

CITY OF VERONA
MINUTES
COMMON COUNCIL

July 26, 2021
Verona City Hall

1. Mayor Diaz called the meeting to order at 7:30 p.m.
2. Pledge of Allegiance
3. Roll Call: Kate Cronin, Heather Reekie, Phil Hoechst, Chad Kemp, Evan Touchett and Rye Kimmett were present. Charlie Ryan and Christine Posey were absent and excused. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and City Clerk Holly Licht.
4. Oath of Office for Elected Officials: Clerk Licht Administered the oath for Rye Kimmett.
5. Public Comments
 - A. Virtual Public Comments: None
 - B. In-Person Public Comments
 - Darla Armstrong, 304 W. Verona Ave., spoke against the Steve Brown/Alexander Group development. She stated that the space is not large enough for the planned development. She stated that a 4th floor rooftop patio and the architecture is not appropriate for the neighborhood.
 - Kathy Spahn, 101 Westlawn Ave., spoke against the PIP PUD from Steve Brown Apartments and Alexander group. She had concerns about the noise, lights, and parking. She also had concerns about snow removal, police, and EMS services in the area.
 - Beth Foss, 384 Breckenridge Rd., stated that she is in favor of keeping the New Century school building. She stated that she was concerned that there is not a safe way to bike to and park at the Steve Brown/Alexander Group development. She stated that she was not in favor of the 5-foot setback of Building D.
 - Jesse Charles, 1234 Cathedral Point Dr., spoke regarding the New Century school building. He reminded the council that city committed to putting a deed restriction on the property to prevent demolition and the applicants have agreed to submit the building for listing on the national register for historical buildings.
 - Le Jordan, Verona Chamber of Commerce, spoke in favor of the Steve Brown/Alexander Group development. She stated that the walking area would be a great addition to downtown.
6. Approval of Minutes from the June 28, 2021 Common Council meeting

Motion by Touchett, seconded by Kemp to approve the minutes from the June 28, 2021 Common Council meeting. Motion carried 6-0.

7. Mayor's Business
 - A. Council Member Committee Appointments

Motion by Touchett, seconded by Reekie to approve the appointments of Alder Kimmett to the CDA, Senior Services Committee and Joint Planning Committee and Alder Hoechst to the Public Safety Committee. Motion carried 6-0.

- B. Authorization of a person to comment on Public Service Commission of Wisconsin items

Motion by Touchett, second by Hoechst to appoint Mayor Diaz as the spokesperson to the Public Service Commission of Wisconsin. Motion carried 6-0.

C. Election of City Council Representative to the Plan Commission

Cronin nominated alder Posey. There were no other nominations. Motion by Reekie, seconded by Cronin to elect alder Posey to serve as the City Council representative to the Plan Commission. Motion carried 6-0.

8. Announcements: None

9. Administrator's Report

- There will be 2 public hearings at the August 2nd Plan Commission: CUP for a professional office for vehicle sales and rental land use to be located at 400 S. Nine Mound Rd, and a zoning amending relating to building heights in the SI zoning district.
- We are still waiting for the 2020 Census information.

10. Engineer's Report

Carla Fischer presented the Engineer's Report:

Eastside Interceptor: All pipe has been placed, and all local connection to the new interceptor are complete. Seed restoration is partially complete. Streambank improvements are scheduled to begin in August.

Badger Mill Creek Restoration: The permit was received on July 8. Construction is scheduled to begin on August 2.

Lincoln Street Stormwater Facility: The excavation is 98% complete. About 74% of the clay needed for the project has been trucked in.

N Main St. Water Main Replacement: The project started on July 14th and is scheduled to be completed by August 20th. Northbound and Southbound traffic is currently bidirectional with crossover being on the Llanos intersection.

11. Committee Reports

A. Finance Committee

(1) Discussion and Possible Action Re: Payment of bills

Motion by Kemp, seconded by Cronin to approve the payment of bills in the amount of \$1,626,965.51. Motion carried 6-0.

(2) Discussion and Possible Action Re: Use of Federal American Rescue Plan funds

Motion by Kemp, second by Cronin to utilize approximately \$447,000 of the Federal American Rescue Plan funds for loss of revenue, COVID grants and to utilize stimulus funds as part of the 2022 budget. Motion carried 6-0.

B. Plan Commission

- (1) Discussion and Possible Action Re: Ordinance No. 21-984 Approving a Zoning Map Amendment to rezone 240 Enterprise Drive from Suburban Office (SO) to Neighborhood Office (NO)

Motion by Kemp, seconded by Cronin to approve Ordinance No. 21-984 Approving a Zoning Map Amendment to rezone 240 Enterprise Drive from Suburban Office (SO) to Neighborhood Office (NO). Motion carried 6-0.

- (2) Discussion and Possible Action Re: Resolution R-21-029 Approving a Conditional Use Permit for a group daycare center, +9 persons to be located at 240 Enterprise Drive

Cronin asked about the entrance and exits of the parking lot. Administrator Adam Sayre stated that there would be 2 access points, but they will encourage 1-way drop off traffic.

Motion by Cronin, seconded by Kemp to approve Resolution R-21-029 Approving a Conditional Use Permit for a group daycare center, +9 persons to be located at 240 Enterprise Drive. Motion carried 6-0.

- (3) Discussion and Possible Action Re: Resolution R-21-030 Approving a Precise Implementation Plan (PIP) for a Planned Unit Development (PUD) submitted by Steve Brown Apartments for the construction of a mixed-use building with twenty (20) apartment units and approximately 10,000 square feet of commercial space and three (3) buildings containing a total of 112 apartment units located at 420 Church Avenue and 100 South Marietta Street

City Administrator Adam Sayre said that the Plan Commission recommend approval 3-2. He also stated there was lengthy discussion about the lighting, the character of building D, the rooftop patio, and concerns over the parking.

Alder Touchett and Alder Kemp stated that they had concerns over the setback of Building D. Alder Kemp also stated that he would like the development to be more walkable and bikeable. City Administrator Adam Sayre stated that naturally it will become more walkable, but the traffic is going to increase, and we cannot change that W. Verona Ave. is a major street in the community. Mayor Diaz stated that the Church St. extension will help with bike and walkability.

Alder Cronin asked why the 5-foot setback was granted. Administrator Sayre stated that with a 15-foot setback, a row of parking would be lost.

Kimmitt stated that Building D is an essential part of the development. She added that the setback for Park Bank is zero. She stated that Toot & Kate's have successfully run an outdoor patio with 5 feet.

Mayor Diaz stated that he agreed that Building D is essential, and that 5-feet is appropriate for the setback. Overall, the project is going to be positive for the community.

Reekie stated that she wanted to ensure there would be enough parking, especially since there is going to be impervious surfaces anyway. Dan Seeley, Steve Brown Apartments, stated that there would be pavers for future restaurant or business. Reekie asked if the green space could be at the front of the building instead of the back. Seeley stated that the smaller setback makes the development more walkable and like most communities with a downtown.

Hoechst expressed concerns over the parking. Seeley stated that they are creating spaces with the Church Ave extension, the angled parking on Marietta St, and the parking lot. He emphasized that adding anymore parking spaces would take away from the size of the park.

Motion by Kemp, seconded by Kimmett to approve Resolution R-21-030 Approving a Precise Implementation Plan (PIP) for a Planned Unit Development (PUD) submitted by Steve Brown Apartments for the construction of a mixed-use building with twenty (20) apartment units and approximately 10,000 square feet of commercial space and three (3) buildings containing a total of 112 apartment units located at 420 Church Avenue and 100 South Marietta Street. Motion carried 5-1 with Touchett voting "no".

- (4) Discussion and possible Action Re: Resolution R-21-031 Approving a Precise Implementation Plan (PIP) for a Planned Unit Development (PUD) submitted by Alexander Company for the construction of five (5) buildings containing 100 apartment units located at 420 Church Avenue

Motion by Kemp, seconded by Cronin to approve Resolution R-21-031 Approving a Precise Implementation Plan (PIP) for a Planned Unit Development (PUD) submitted by Alexander Company for the construction of five (5) buildings containing 100 apartment units located at 420 Church Avenue. Motion carried 6-0.

- (5) Discussion and possible Action Re: Resolution R-21-032 Approving a preliminary and final plat to create five (5) lots and one (1) outlot located at 420 Church Avenue, the former elementary school property, and 100 South Marietta Street

Motion by Kemp, seconded by Kimmett to approve Resolution R-21-032 Approving a preliminary and final plat to create five (5) lots and one (1) outlot located at 420 Church Avenue, the former elementary school property, and 100 South Marietta Street. Motion carried 5-0.

- (6) Discussion and possible Action Re: Resolution R-21-033 Approving a Certified Survey Map (CSM) to create two (2) lots located at 1203 Wild Willow Way

Motion by Cronin, seconded by Hoechst to approve Resolution R-21-033 Approving a Certified Survey Map (CSM) to create two (2) lots located at 1203 Wild Willow Way. Motion carried 6-0.

C. Public Safety Committee

- (1) Discussion and Possible Action Re: Special Event Permit application and Temporary Class "B" Fermented Malt Beverage/ "Class B" Wine license application from Michael Obrien,

Verona Wildcat Youth Hockey, for the Hometown Brewdown beer tasting event from 1p.m.-6 p.m. on Saturday, September 25, 2021

Motion by Reekie, second by Touchett to approve Special Event Permit application and Temporary Class "B" Fermented Malt Beverage/ "Class B" Wine license application from Michael Obrien, Verona Wildcat Youth Hockey, for the Hometown Brewdown beer tasting event from 1p.m.-6 p.m. on Saturday, September 25, 2021 with the conditions that the applicant provides a certificate of insurance and the background check is completed. Motion carried 6-0.

D. Senior Services Committee

(1) Discussion and Possible Action Re: Senior Center Agreement with the Town of Verona

Motion by Hoechst, second by Touchett to approve the Senior Center Agreement with the Town of Verona. Hoechst stated that the agreement will allow Town residents to use the senior center services and won't have to use the Belleville Senior Center. Motion carried 6-0.

12. New Business

(A) Discussion and Possible Action Re: Process for filling District 2 Council vacancy

Administrator Adam Sayre stated that staff is recommending that the council appoint someone to fill the vacancy until a special election can be held in April 2022. The person elected in 2022 would then fill the seat until April 2023. There were no objections with the process nor timeline of filling the vacancy.

(B) Discussion and Possible Action Re: Building Inspector employment agreement

The Common Council may convene in a closed session for discussion and possible action regarding a Building Inspector Agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of Verona. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Cronin, seconded by Kemp to go into closed session at 9:14 p.m. for discussion and possible action regarding a Building Inspector Agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation, or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of Verona. Motion carried 6-0 on roll call vote.

CLOSED SESSION

Motion by Touchett, seconded by Reekie to reconvene in open session at 9:46 p.m. Motion carried 6-0.

City Administrator Adam Sayre stated that the candidate is Todd Parkos. He was employed with the city previously for 9 years and left in 2016. The applicant has all the required certifications, except commercial plumbing, which he will obtain with 18 months of employment.

Mayor Diaz recommended that the council approve Todd Parkos as the Building Inspector.

Motion by Kemp, seconded by Cronin to approve the employment agreement with Todd Parkos. Motion carried. 6-0.

13. Old Business

- (1) Discussion and Possible Action Re: Developer's agreement for Whispering Coves Phase 1 public improvement.

City administrator Adam Sayre stated that public Improvements will start July 2021 and be completed by December 2021.

Motion by Kemp, seconded by Touchett to approve the developer's agreement for Whispering Coves Phase 1, subject to final review and approval by the City Administrator and City Attorney. Motion carried 6-0.

- (2) Discussion and Possible Action Re: Real estate purchase and sale agreements, including term sheets, with Steve Brown Apartments and the Alexander Company for the redevelopment of the Sugar Creek/New Century School sites located at 420 Church Avenue.

The Common Council may convene in a 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 convene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Kemp, seconded by Kimmitt to go into closed session at 9:16 p.m. for discussion and possible action regarding a Building Inspector Agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation, or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of Verona. Motion carried 6-0 on roll call vote.

CLOSED SESSION

Motion by Touchett, seconded by Reekie to reconvene in open session at 9:46 p.m. Motion carried 6-0.

Motion by Kemp, seconded by Cronin to approve Real estate purchase and sale agreements, including term sheets, with Steve Brown Apartments and the Alexander Company for the redevelopment of the Sugar Creek/New Century School sites located at 420 Church Avenue. Motion carried 6-0.

- (3) Discussion and Possible Action Re: Redevelopment of the Klassik property located at 410/420 West Verona Avenue.

The Common Council may convene in a 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 convene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Touchett, seconded by Kemp to go into closed session at 9:18 p.m. 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. Motion carried 6-0 on roll call vote.

CLOSED SESSION

Motion by Touchett, seconded by Reekie to reconvene in open session at 9:46 p.m. Motion carried 6-0.

The council did not act on this item.

14. Adjournment: Motion by Touchett, seconded by Kemp to adjourn at 9:50 p.m. Motion carried 6-0.

Respectfully Submitted,
Holly Licht, City Clerk