

CITY OF VERONA
PLAN COMMISSION
MINUTES
September 5, 2023

9/5/2023 - Minutes

1. Call To Order

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

2. Roll Call

Milly Harrison, Tyler Powers, Tyler Wood, Luke Diaz, Christine Posey, Pat Lytle and Mike Hankard were present. Also present: Director of Planning and Development Adam Sayre, City Administrator Jamie Aulik, and City Engineer Carla Fischer.

3. Public Comment

None

4. Minutes

Approval of minutes from August 7, 2023 Plan Commission meeting

Motion by Powers, seconded by Wood to approve the minutes from the August 7, 2023 Plan Commission meeting. Motion carried 7-0.

5. 1979 Milky Way

Public Hearing – Zoning map amendment to rezone approximately 439-acres of land to Suburban Industrial (SI) located at 1979 Milky Way

Motion by Diaz, seconded by Posey to open the public hearing at 6:32 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Diaz, seconded by Harrison to close the public hearing at 6:32 p.m. Motion carried 7-0.

a. **Discussion & Possible Action** – Zoning map amendment to rezone approximately 439-acres to Suburban Industrial located at 1979 Milky Way

Sayre stated that the request from Epic to rezone this property is part of their long-term campus planning.

Motion by Diaz, seconded by Posey to recommend that the Common Council approve the zoning map amendment for Epic Systems Corporation to rezone 439-acres of land from Rural Agricultural (RA) to Suburban Industrial (SI). Motion carried 6-0 with Powers abstaining due Epic Systems Corporation being his employer.

6. 1979 Milky Way

Discussion & Possible Action – Urban service area (USA) amendment to add approximately 262-acres of land located at 1979 Milky Way to the City's Urban Service Area

Sayre stated that this item is also part of Epic's long-term planning.

Motion by Posey, seconded by Lytle to recommend that the Common Council approve a resolution approving the proposed modifications to the City's Urban Service Area for approximately 262-acres of land located at 1979 Milky Way. Motion carried 6-0 with Powers abstaining due Epic Systems Corporation being his employer.

7. 1061 Thousand Oaks Trail

Discussion & Possible Action – Site plan review for a 40,000 square foot addition located at 1061 Thousand Oaks Trail

Sayre stated that access would remain the same. The applicant will be installing a geothermal field in the parking lot along with landscaping islands. The building is consistent with other buildings in the Technology Park.

Motion by Harrison, seconded by Powers to approve the site plan to allow for construction of a 40,000 square foot addition located at 1061 Thousand Oaks Trail. Motion carried 7-0.

8. 301 Prairie Heights Drive

Discussion & Possible Action – Site plan review for a 10,000 square foot child daycare facility located at 301 Prairie Heights Drive

Sayre stated that this item was postponed at the last Plan Commission meeting due to concerns over the play area location. He added the applicant is proposing to construct a rock barrier berm between the existing Wisconsin Department of Transportation fence and the six (6)-foot fence that the applicant will install.

Motion by Lytle, seconded by seconded by Harrison to approve the site plan, with the revised landscaping berm, to allow for construction of a 10,000 square foot daycare early learning center located at 301 Prairie Heights Drive. Motion carried 7-0.

9. Lot 28, Liberty Business Park

Discussion & Possible Action – Initial review to construct a 5,000 square foot car wash located north of County Highway M and south of Laser Street

Sayre stated that access to the property would be from Laser Street. The applicant will need to extend Laser Street. There will be 30 parking stalls that will service 15 vacuums.

Posey asked how the runoff from the car wash works. Fischer stated that it is connected to the sanitary sewer, not the stormwater.

Diaz has concerns about how the water will affect the sewer system and the extension of Laser Street.

Lytle asked the applicant to describe how the water is managed. Nicholas Teresi, the applicant, stated that the water that is used until the dryer's area where the water falls into a trench. The water is separated and what can be recycled. Lytle asked the applicant to come back with specifics on how the water is treated/recycled.

Hankard asked what was planned for the property to the east. Sayre stated that it would be either commercial or industrial. The nearest residential property is 1,400 feet away. Hankard didn't like the design

of the building and would be in favor of calming the design and/or adding vegetation screening. He added, overall, it's not a bad spot for a car wash.

Powers would prefer that the door be cream like the rest of the building, instead of the white pictured.

10. Reports And Comments From The Planning Department

Sayre thanked the Commission for their hard work during his ten (10) years. He added that Katherine will be working remotely for the City.

a. Update on development projects.

11. Adjournment

Motion by Posey, seconded by Powers to adjourn at 7:06 p.m. Motion carried 7-0.

Respectfully submitted,

Holly Licht, City Clerk