

CITY OF VERONA
PLAN COMMISSION
MINUTES
September 6, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Luke Diaz, Christine Posey, Pat Lytle, Tyler Powers, Mike Hankard, Beth Tucker Long and Tyler Wood were present. Also present: City Engineer Carla Fischer, and Director of Planning and Development Katherine Holt.

3. Public Comment: None

4. Approval of minutes from August 1, 2022 Plan Commission meeting.

Motion by Tucker Long, seconded by Powers to approve the minutes from the August 1, 2022 Plan Commission meeting. Motion carried 7-0.

5. **Public Hearing** – Zoning map amendment to rezone the property located east of 233 Wildcat Way from suburban commercial (SC) to neighborhood office (NO) zoning district.

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 Tucker Long to close the public hearing at 6:33 p.m. Motion carried 7-0.

- a. Discussion & Possible Action – Zoning map amendment to rezone 7.4 acres east of 233 Wildcat Way from suburban commercial (SC) to neighborhood office (NO) zoning district.

Holt stated that applicant has met the bulk requirements including setbacks. Access to the property will be from Wildcat Way. There will be 80 underground parking stalls and four surface parking stalls for visitors. Staff supports this land use in this location as it minimizes traffic in a potentially high traffic volume.

Motion by Lytle, seconded by Posey to recommend that the Common Council approve a zoning map amendment to rezone 7.4 acres east of 233 Wildcat Way from suburban commercial (SC) to neighborhood office (NO) zoning district with the following condition: the zoning map amendment shall become effective upon Azura Verona LLC/applicant acquiring the property. Motion carried 7-0.

- b. Discussion & Possible Action – Conditional use permit for senior housing dependent care and community living, 16+ persons land uses located east of 233 Wildcat Way.

Motion by Powers, seconded by Tucker Long to recommend that the Common Council approve a conditional use permit for senior housing dependent care and community living, 16+ persons land uses located east of 233 Wildcat Way with the

following condition: the conditional use permits shall become effective upon Azura Verona LLC/applicant acquiring the property. Motion carried 7-0.

- c. Discussion & Possible Action – Site plan review for an eighty (80) unit assisted living and memory care building located east of 233 Wildcat Way.

Posey asked the applicant if they took the noise level of the high school fields into account. Matt Lyons, Azura, stated they want the high school students to be able to volunteer and interact with residents. He added that sporting events could be social outings for the residents.

Lytle asked for clarification on the snowmobile trail. Holt stated that the goal was to pave the trail from Old PB to the connection with Military Ridge State Trail and allow the snowmobilers access to the gas pumps at Kwik Trip.

Hankard stated that the sidewalks should be wide enough to accommodate residents. Fischer stated that sidewalk would be five feet.

Motion by Tucker Long, seconded by Powers to approve a site plan review for an eighty (80) unit assisted living and memory care building located east of 233 Wildcat Way with the following conditions: the site plan shall become effective upon Azura Verona LLC/applicant acquiring the property, if snowmobile access is modified, the location must be approved by City Staff as this connection cannot be removed, and the monument sign location shall not be located in the snowmobile route. Motion carried 7-0.

6. Discussion & Possible Action – Discontinuance of Topp Avenue and a certified survey map (CSM) review to create two (2) lots located south of 501 and 509 West Verona Avenue.

Holt stated that with the removal of Topp Avenue, the land for Topp Avenue will be split equally by the property owners.

Lytle asked if the driveway for the duplex on Topp Avenue would be continued to be used. Holt stated that the driveway will extend to Legion Street to give access to the property and the property will be issued a Legion St. address.

Motion by Tucker Long, seconded by to recommend that Common Council approve the certified survey map to create two lots located at 114 Legion Street and south of 501 and 509 West Verona Avenue and a discontinuance of 0.651 acres from Topp Avenue with the following condition: demolition of the existing buildings shall be completed along Topp Avenue prior to discontinuance of Topp Avenue and the recording of the CSM. Motion carried 7-0.

7. Reports and comments from the Planning Department

- a. Update on development projects: Holt stated that Costco is complete. There is one project that will come to the Plan Commission in October. There may be some zoning text amendments as well.

8. Adjournment: Motion by Posey, seconded by Wood to adjourn at 7:00 p.m. Motion carried 7-0.

Respectfully submitted,

Holly Licht, City Clerk