
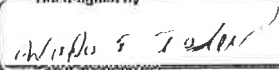


Plan Commission Application

City of Verona – Planning & Development Department

111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941

X	Description	Administrative Fee
	Annexation	\$ 300.00 + Taxes
	Conditional Use Permit	\$ 300.00
	Site Plan	\$ 300.00
	Variance	\$ 300.00
x	Zoning Map Amendment (From <u>SC</u> To <u>PL</u>)	\$ 300.00
	Zoning Text Amendment	\$ 300.00
	Planned Development	Optional Pre-Application Review
		Step 1: Preliminary Plan
		\$ 300.00
		Step 2: Final Plan
		\$ 300.00
	Certified Survey Map (CSM)	\$ 150.00 + \$100/lot
	Preliminary Plat Review	\$ 300.00 + \$50/lot
	Final Plat Review	\$ 300.00 + \$25/lot
<p>*NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.</p>		
<p>Date: <u>OCTOBER 26, 2022</u></p>		
<p>Project/Business Name:</p>		
<p>Address/Location: <u>411 PRAIRIE HEIGHTS DRIVE</u></p>		
<p>City, State, Zip Code: <u>VERONA WI 53593</u></p>		
<p>Proposed Use of Property: <u>ATHLETICS & EDUCATION</u></p>		
<p>Applicant: <u>Michael Beresford (Impact Christian School)</u></p>		<p>Property Owner: Wade Teslow (Verona Athletic Center, LLC)</p>
<p>Address: <u>7702 OLD SAUK RD</u></p>		<p>Address 3051 Cedar Crest Ct.</p>
<p>City/State/Zip <u>MADISON WI 53717</u></p>		<p>City/State/Zip: Dubuque, IA 52003</p>
<p>Phone: <u>(c) 970 366 0957</u></p>		<p>Phone: (563) 580-5984</p>
<p>E-mail: <u>mberesford@highpointchurch.org</u></p>		<p>E-mail: wtleslow@tanworldlive.com</p>
<p>Signature: </p>		<p>Signature: </p>

City of Verona
Planning and Development
 111 Lincoln Street
 Verona, WI 53593-1520
 Phone: (608) 845-848-9941 Fax: (608) 845-8613
www.ci.verona.wi.us

APPENDIX A

CITY OF VERONA ENVIRONMENTAL ASSESSMENT CHECKLIST FOR SUBDIVISIONS AND LAND DIVISIONS BY CERTIFIED SURVEY

All "Yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development/land division.


Land Resources

Does the project site involve any of the following:
 (If "yes", how does the developer propose to address the matter?)

	Yes	No
A. <u>Change in relief and drainage patterns?</u> If yes, attach two (2) copies of: <input type="checkbox"/> A topographic map showing, at a minimum, two (2) foot contour intervals.		X
B. <u>A floodplain?</u> If yes, attach two (2) copies of: <input type="checkbox"/> A typical stream valley cross-section showing 1) the channel of the stream; 2) the 100 year floodplain limits; and 3) the floodway limits (if officially adopted) of each side of the channel; AND <input type="checkbox"/> A cross-section of the area to be developed.		X
C. <u>An area of soil instability—greater than 20% slope and/or organic soils, peats, or mucks at or near the surface?</u>		X
D. <u>Prime agricultural land (Class I, II, or III soils)?</u>		X
E. <u>Wetlands and mapped environmental corridors?</u>		X
F. <u>Unique physical features or wildlife habitat?</u>		X
Water Resources		
Does the project site involve any of the following:		
A. <u>Location within the area traversed by a navigable stream or dry run?</u>		X
B. <u>Lake Frontage?</u>		X

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Human and Scientific Interest		
Does the project site involve any of the following:		
	Yes	No
A. <u>An area or buildings of archeological/geological/historical interest?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Buildings or monuments with unique architecture?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. <u>Unique, uncommon, or rare plant or animal habitats?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. <u>Old growth trees?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy, Transportation, and Communications		
A. <u>Does the development encompass any future street appearing on the City of Verona Official Map?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Is the development traversed by an existing or planned utility corridor (gas, electric, water, sewer interceptor, communications, storm sewer or other)?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City Planning		
A. <u>Is the development consistent with the City Master Plan and other adopted planning documents?</u>	<input type="checkbox"/>	<input type="checkbox"/>
B. Please provide any other relevant information below: <div style="margin-left: 20px;">NO EXTERIOR CHANGES</div>		

From: Mike Beresford mberesford@highpointchurch.org 
Subject: Fwd: Verona VAC Variance
Date: November 1, 2022 at 10:40 AM
To:



From: Wade Teslow <wteslow@tanworldlive.com>
Sent: Thursday, October 27, 2022 1:38 PM
To: Ryan Bennett <rbennett@lee-associates.com>
Subject: Verona VAC Variance

Warning: The sender of this email could not be validated through SPF records and may not match the person in the "From" field.

To Whom it May Concern,'

My name is Wade Teslow and I am the Managing Member of Verona Athletic Center, LLC, the current owner of the Verona Athletic Center located at [411 Prairie Heights Drive in Verona, Wisconsin](#). Please be advised that I am in full support of current prospective purchasers Kevin Mehring and Travis Gavinski efforts to obtain a zoning change or use variance, with the intent to allow Impact Christian Schools to operate at the property. Hopefully this email is sufficient enough to allow this process commence with the City of Verona. Please let me know if you have any questions.

Bests regards,

Wade Teslow
Managing Member
Verona Athletic Center, LLC
[\(563\) 580-5984](tel:(563)580-5984)

Sent from my iPhone



VAC Rezoning
Applica...CA.pdf



October 18, 2022

City of Verona
Planning and Development
Submittal for Zoning Map Amendment

To whom it may concern,

Impact Christian Schools (ICS) provides academic and school leadership for Christian Schools. There are currently five Impact schools. High Point Christian Schools (K-8 in Madison), High Point Christian School (K-8 in Mt. Horeb), Lighthouse Christian School (K-8 in Madison), Abundant Life Christian School (K-12 in Madison) and Community Christian School (K-12 in Baraboo). ICS provides services such as faculty professional development, accreditation oversight with ACIS, curriculum oversight, assistance in hiring, policy, marketing, bookkeeping and many other administrative functions. ICS assists each school in assuring strong academics, character development, healthy classroom management and helping the students find ways to serve others.

It is the desire of ICS to open Impact Christian Academy, a 9-12 grade private school on the west side of the Madison metro area. Verona is an ideal location in light of accessibility, the growth of the west side of Madison and in Verona itself. There is a growing demand for Christian education. This, along with the Wisconsin Parental Choice Program, private education is now accessible to a wider range of parents.

It is our desire to open the high school in August of 2023 and we have already filed the proper paperwork with the Department of Public Instruction. ICS is also recognized within the Choice program.

Our goal is to have 100-120 9th and 10th graders in year one and then add grades over the following 2 years.



The building itself, the Verona Athletic Center, is 58,000 sq. ft. The tenants in the lower floor all have athletics in common (training for or participation in) and it is the desire that many of the tenants remain. The upper floor, 16,000 sq. ft. (of the 58,000) is currently empty and it will be reconfigured into classrooms and appropriate learning

areas. Some of the main floor will be reconfigured in coming years to accommodate growth.

There will be no structural changes to the building or to the footprint, parking, or entry.



Thank you for your considerations,

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Beresford".

Michael Beresford
Impact Christian Schools
Strategic Development
mberesford@impactcs.org
c) 970-366-0957