

City of Verona

Plan Commission Meeting Agenda

City Hall - 111 Lincoln Street

Verona, WI 53593-1520

Monday - March 2, 2020 - 6:30 P.M.

www.ci.verona.wi.us

1. Call To Order
2. Roll Call
3. Public Comment
4. Approval Of Minutes From The February 2, 2020 Plan Commission Meeting

Documents:

[2020-02-03 PLAN COMMISSION MINUTES.PDF](#)

5. Public Hearing - Zoning Map Amendment For Epic Systems Corporation To Rezone Lands From Rural Agriculture (RA) To Suburban Industrial (SI) Located At 1979 Milky Way.
 - a. Discussion & Possible Action - Plat review for Epic Systems Corporation to create two (2) lots and two (2) outlots located at 1979 Milky Way.
 - b. Discussion & Possible Action - Zoning map amendment for Epic Systems Corporation to rezone Lots 1 and 2 to Suburban Industrial (SI) and outlots 1 and 2 to Rural Agriculture (RA).

Documents:

[REPLAT - MARCH PC 2020 PACKET.PDF](#)

6. Public Hearing - Zoning Map Amendment To Rezone 103 North Franklin Street From Neighborhood Office (NO) To Central Commercial (CC) And A Conditional Use Permit To Allow Light Industrial Activities Incidental To Indoor Sales Or Services Land Use.
 - a. Discussion & Possible Action - Zoning map amendment to rezone 103 North Franklin Street from Neighborhood Office (NO) to Central Commercial (CC).
 - b. Discussion & Possible Action - Conditional use permit for 103 Franklin Street to allow light industrial activities incidental to indoor sales or services land use.

Documents:

[CUP AND ZMA - 103 N FRANKLIN ST - MARCH PC 2020 PACKET.PDF](#)

7. Discussion & Possible Action – Site Plan Review For An Addition To Cleary Building Corporation At 190 Paoli Street.

Documents:

[SITE PLAN - 190 PAOLI STREET - MARCH PC 2020 PACKET.PDF](#)

8. Discussion & Possible Action – Initial Review For Lots 9 And 10 In The Verona Technology Park To Construct Two (2) Buildings Located At The Corner Of County Highway M And Thousand Oaks Trail.

Documents:

[INITIAL - LOT 9 AND 10 VERONA TECH PARK - MARCH PC 2020 PACKET.PDF](#)

9. Reports And Comments From The Planning Department

1. Update on development projects.

10. Reports And Comments From The Plan Commissioners

11. Adjournment

Posted: Verona City Hall,

Verona Public Library,

Miller's Market

All agendas are posted on the City's website at: www.ci.verona.wi.us

Notice: If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

City of Verona
Minutes
Plan Commission
February 3, 2020

1. **Call to Order:** Luke Diaz called the meeting to order at 6:00 p.m.
2. **Roll Call:** Mike Bare, Luke Diaz, Sarah Gaskell, Steve Heinzen, Pat Lytle and Scott Manley were present. Beth Tucker Long is expected to arrive shortly. Also present: City Administrator Adam Sayre; Community Development Specialist Katherine Holt; and AECOM Engineer Jess Billmeyer.
3. **Public Comment:** There were no comments by the public.
4. **Minutes:** Motion by Bare, seconded by Manley, to approve the January 6, 2020 Plan Commission Minutes. Motion carried 6-0.

5. **Discussion and Possible Action – Zoning and Sign Ordinance rewrite.**

Jackie Wells, of Houseal Lavigne, and Kurt Asprooth, of Ancel Glink, presented the findings from their analysis of the City's current Zoning Ordinance. The analysis includes an outreach summary, proposed ordinance structure, and preliminary recommendations. A nine article ordinance structure is being proposed. Preliminary recommendations include adding accessory dwelling units as a conditional use in the Residential Development land use category; breaking out multiunit buildings and complexes into separate intensity levels and making smaller scale multiunit developments permitted as a right, rather than a conditional use; updating off-street parking requirements and loading requirements; adding landscaping incentives; updating drive-through stacking length requirements; and updating Planned Unit Development provisions.

There were no comments from the Plan Commission.

Beth Tucker Long now present.

Mayor Diaz requested unanimous consent from the Plan Commission to move on to Item 9, as Items 6, 7 and 8 are scheduled to be heard after 6:30 p.m.

9. **Discussion and Possible Action – Certified survey map to dedicate additional right-of-way to be used for the new high school transportation improvements located at 142 Paoli Street.**

Sayre presented the Staff report. The Applicant is requesting approval of a certified survey map (CSM) to dedicate approximately 1,891 square feet of right-of-way needed to accommodate the construction of a right turn lane from Paoli Street onto South Nine Mound Road, providing access to the new Verona Area High School. The Velocity project is located on this property.

Gaskell asked if anything will be done with the intersection of Nine Mound Road and Legion Street, since there will be more traffic in the area.

Billmeyer replied islands will be added to the north side of the intersection that will move the stop signs to the center of the intersection.

Motion by Lytle, seconded by Bare, to recommend to the Common Council to approve a certified survey map to dedicate additional right-of-way to be used for the new high school transportation improvements located at 142 Paoli Street. Motion carried 7-0.

10. **Discussion and Possible Action – Initial review for Zander Solutions to construct two (2) buildings located at 421 South Nine Mound Road with access from Venture Court.**

Holt presented the Staff report. The Applicant is requesting an initial review to construct a 6,600 square foot building along Venture Court, and a 1,800 square foot storage building at

421 South Nine Mound Road. There are currently three buildings on the property, which will all remain. Access to the site will continue to be from South Nine Mound Road and Venture Court. Staff has no concerns regarding parking, assuming the cross-access easements and drainage easements are completed. The proposed 6,600 square foot building fronting Venture Court is a nineteen foot tall metal building with faux brick accent columns and windows on the façade facing Venture Court. The color of the building is not yet known. Staff is supportive of this building and a storage building.

Manley asked if the Applicant will own both properties.

Holt stated the Applicant does own both properties. The goal is to create two separate lots. It is a good idea to have cross-access agreements, in the event that the current owner no longer owns both properties at some point in the future.

Lytle asked the Applicant if the additional building facing Venture Court will be part of Zander Solutions operations going forward, or if that building is proposed as a development property at some point.

Brenda Schultz, Zander Solutions, replied the plan is an expansion of Zander Solutions, and will help alleviate storage issues.

No action was taken by the Commission.

11. Reports and comments from the Planning Department

a. Update on development projects

Sayre reported drywall is going up on the third floor of the Lincoln Street apartment complex; ACS on Whalen Road is under construction; Liberty Drive construction is primarily on hold pending warmer weather; and the buildings in the Market 5 development are taking shape. The Planning Director recruitment did not yield a candidate. Going forward through this year, Sayre and Holt will continue to handle Planning Department items. A new recruitment may be opened toward the end of this year, or early in 2021.

Lytle asked Sayre's opinion of the community response to the request for online feedback regarding the Zoning and Sign Ordinance rewrite.

Sayre replied the numbers were low. It is difficult to convince people to give feedback on something that isn't in front of them.

12. Reports and comments from the Plan Commissioners

There were no comments from the Plan Commissioners.

The Commission recessed at 6:28 p.m. and resumed at 6:30 p.m.

6. Public Hearing – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of a workshop building located at 1979 Milky Way.

Motion by Diaz, seconded by Tucker Long, to open the public hearing at 6:31 p.m. Motion carried 7-0.

There were no comments by the public.

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

a. Discussion & Possible Action – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of a workshop building located at 1979 Milky Way.

Holt explained Epic is proposing a 17,000 square foot building near the contractor annex on its campus. The building will be used for paint and wood work. Access will be from the existing road for the contractor annex building. The building will match the existing contractor annex building, and Staff has no concerns with the design. Landscaping requirements have been exceeded.

Motion by Manley, seconded by Tucker Long, to recommend to the Common Council to approve a conditional use permit amendment to the Epic Systems Corporation "Group Development" to allow for the construction of a workshop building located at 1979 Milky Way. Motion carried 7-0.

b. Discussion & Possible Action – Site plan review for Epic Systems Corporation to allow for the construction of a workshop building located at 1979 Milky Way.

Motion by Bare, seconded by Tucker Long, to approve the site plan review for Epic Systems Corporation to allow for the construction of a workshop building located at 1979 Milky Way. Motion carried 7-0.

7. Public Hearing – General development plan (GDP) for a planned unit development (PUD) known as the Woods at Cathedral Point, located east of Range Trail, south of County Highway M, and west of the Ice Age National Scenic Trail that would allow for the construction of 139 single-family detached homes, 18 twin homes, and 100 multi-family units. The zoning map amendment would rezone Lot 35 to Urban Residential (UR), Lots 31-34 and Lots 46-59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4 and 6 to Public Institutional (PI).

Motion by Diaz, seconded by Lytle, to open the public hearing at 6:39 p.m. Motion carried 7-0.

Brian Munson, Vandewalle & Associates, requested that the Plan Commission recommend to the Common Council to approve the final plat, general development plan, and zoning map amendment for the Woods at Cathedral Point.

Chris Ehlers, Veridian Homes, stated they are trying to create some housing diversity in the community. The first phase will include homes starting at just under \$280,000, up to more than \$500,000.

Motion by Tucker Long, seconded by Heinzen, to close the public hearing at 6:43 p.m. Motion carried 7-0.

Sayre explained this property consists of approximately 53 acres located at the southeast corner of Range Trail and County Highway M. Lot sizes range from 3,700 square feet to 12,000 square feet. The Applicant is requesting exemptions for minimum lot area, minimum street frontage, front yard setback, side yard setback, minimum dwelling unit separation, rear yard setback, and detached garage rear setback and height. Because this developer is developing the lots and building the houses, they have more control than a typical developer. Access points onto Range Trail are located at Chapel Royal Drive, Westminster Way and Whispering Pines Way, as well as an access point coinciding with the entrance to the new public works facility to the west. Sidewalks will be installed throughout the development. Two private alleyways are included in the development plan, and will be labeled as fire lanes to ensure that the City retains the ability to enforce parking regulations in these areas. Additional parking is proposed for Range Trail in front of the twin homes. Land dedicated to parkland purposes is sufficient.

Heinzen asked for confirmation about the rear yard for the buildings along the parkland area and where guests would park for these residences.

Sayre stated the rear yard would abut the alleyway. There is a sidewalk in front of the homes between the parkland. Street parking would be permitted, but alley parking would be prohibited.

Concern was raised over access to the larger park area in the middle of the development and Ice Age Trail access.

Bare asked for details regarding the covenants and conditions placed on the properties abutting the Ice Age Trail land. He followed with what conditions were required by the Ice Age Trail.

Ehlers replied the covenants have been sent to the Director of the Ice Age Trail Alliance. A berm will be built on any property that abuts the Trail, and vegetation species that are not flammable will be planted between the Trail and the homeowner's property. Homeowners will also be made aware that prairie burns will take place along the Trail at certain times of the year.

Sayre replied the Ice Age Trail board passed a resolution to accept the donation of the land provided that the buildings must be removed, remediated, or an acceptable contract is in place after property transfer, at no cost to the Alliance.

Diaz is happy with the compromises that are being made between the developer and the Ice Age Trail Alliance. He likes the variety of housing, but has concerns about housing costs. Diaz notes that adequate signage is important in the public park area to ensure it is a known public park.

Lytle is encouraged by the desire to include different housing types and price points in this development; however, he believes the five-foot side yard setbacks are too narrow. Developers will now expect narrow setbacks in the future for every development as a requirement.

Gaskell asked if maintenance for the sidewalk that abuts the alleyway twin homes and the green space next to them will be covered by the homeowners.

Munson replied the sidewalks on Range Trail will be maintained by the homeowners. The sidewalks within the parks are typically maintained by the homeowners association.

Gaskell asked if everything is in place for cluster mailboxes.

Munson stated he believes the developer has the cluster mailbox issue well in hand. Some are on outlots, while others are on private property. They have tried to scatter the mailboxes throughout the neighborhoods.

Tucker asked how the housing prices in this development match up with the City's requirements for affordable housing.

Sayre replied the City has no actual affordable housing requirements.

Tucker Long asked if there are any concerns regarding the stormwater pond flooding and cutting off trail access to the park.

Dan Day, D'Onofrio Kottke, replied the overflow area is in the northwest corner of the pond. The trail is set above the pond's 100-year flooding level.

Tucker Long does not like the segregation of housing types, and does not consider \$300,000 to be a reasonable price for a "starter house". She is also concerned that the large park will be misconstrued as part of people's back yards.

Gaskell asked if there is landscaping planned for the road frontage.

Munson replied the design of the basin is part of the landscape that goes all the way to the tree preservation area. The park will be highly visible along Range Trail.

a. Discussion & Possible Action – Final plat for the Woods at Cathedral Point to create 158 lots and 7 outlots located at the southeast corner of County Highway M and Range Trail.

Motion by Diaz, seconded by Gaskell, to recommend to the Common Council to approve the final plat for the Woods at Cathedral Point to create 158 lots and 7 outlots located at the southeast corner of County Highway M and Range Trail, with the following conditions:

- a. The final plat shall be modified to have private alleys labeled as fire lanes.
- b. The final plat shall become effective upon annexation of the property.
- c. The final plat shall become effective upon the execution of a development agreement.

Motion carried 4-3, with Bare, Heinzen and Tucker Long voting no.

b. Discussion & Possible Action – GDP for a PUD to be located at the southeast corner of County Highway M and Range Trail that would allow for the construction of 39 single-family detached homes, 18 twin homes, and 100 multi-family units.

Motion by Diaz, seconded by Gaskell, to recommend to the Common Council to approve a General Development Plan for the Woods Subdivision that would allow for the construction of 101 street-accessed single-family homes, 18 twin homes, 38 alley accessed single-family homes, and 100 multi-family units on 53 acres, with the following conditions:

- a. The General Development Plan shall become effective upon the execution of a development agreement.
- b. The General Development Plan shall become effective upon annexation of the property.

Motion carried 4-3, with Bare, Heinzen and Tucker Long voting no.

c. Discussion & Possible Action – Zoning map amendment for the Woods at Cathedral Point to rezone Lot 35 to Urban Residential (UR), Lots 31-34 and Lots 46-59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4 and 6 to Public Institutional (PI) from their current classification of Rural Agricultural (RA).

Motion by Diaz, seconded by Gaskell, to recommend to the Common Council to approve the zoning map amendment for the Woods Subdivision to rezone Lot 35 to Urban Residential (UR), Lots 31-34 and Lots 46-59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4 and 6 to Public Institutional (PI), with the following conditions:

- a. The zoning map amendment shall become effective upon the execution of a development agreement.
- b. The zoning map amendment shall become effective upon annexation of the property.
- c. For the property zoned UR, the property owner shall install and maintain a multi-family notification sign as outlined in the City's Residential Development Policy.

Motion carried 5-2, with Bare and Lytle voting no.

8. Public Hearing – Zoning map amendment for 515 West Verona Avenue to rezone 0.224 acres from Rural Agricultural (RA) to Urban Commercial (UC).

Motion by Diaz, seconded by Gaskell, to open the public hearing at 7:27 p.m. Motion carried 7-0.

There were no comments by the public.

Motion by Gaskell, seconded by Lytle, to close the public hearing at 7:28 p.m. Motion carried 7-0.

Sayre explained that this item refers to a strip of land that runs through the property upon which the Holiday Inn Express and Suites is located. The annexation will correct a mapping error that occurred at the time of the annexation. As part of the annexation, the City will be required to pay the taxes on this property to the Town of Verona for the next five years. This amounts to approximately \$17,000. The zoning map amendment is required to allow for the hotel on this property.

- a. **Discussion & Possible Action – Annexation petition to annex approximately 0.224 acres of land into the City of Verona. The proposed annexation is located at 515 West Verona Avenue. Specifically, the parcel is identified as parcel number 062/0608-164-9820-0.**

Motion by Lytle, seconded by Heinzen, to recommend to the Common Council to annex approximately 0.224 acres of land to the City of Verona.

Bare asked what the consequence to the City would be if the annexation were not approved.

Sayre replied the property would remain in the Town of Verona, and the City would lose the value of approximately \$995,000 that has been assessed on this property.

Motion carried 6-0, with Gaskell abstaining.

- b. **Discussion & Possible Action – Zoning map amendment for 515 West Verona Avenue to rezone 0.224 acres from Rural Agricultural (RA) to Urban Commercial (UC).**

Motion by Manley, seconded by Bare, to recommend to the Common Council to approve the zoning map amendment to rezone 0.224 acres of land from Rural Agricultural (RA) to Urban Commercial (UC). Motion carried 6-0, with Gaskell abstaining.

13. Adjournment

Motion by Manley, seconded by Tucker Long, to adjourn at 7:33 p.m. Motion carried 7-0.

Planning Report

City of Verona

Plan Commission 03-02-2020

Epic

Plat and Zoning Map Amendment

Summary: The Applicant has submitted a plat to reduce twenty-three (23) tax parcels to two (2) tax parcels and two (2) outlots all contained on existing Epic land. A zoning map amendment is proposed to ensure all land within Lots 1 and 2 are zoned Suburban Industrial (SI).

Property Location: 1979 Milky Way

Property Owner: Epic Systems Corporation
1979 Milky Way
Verona, WI 53593

Applicant: Same

Existing Zoning:	Suburban Industrial (SI) and Rural Agriculture (RA)
Proposed Zoning:	Suburban Industrial (SI) and Rural Agriculture (RA)
Existing Land Use:	Open space and office buildings
Proposed Land Use:	Same

Background:

In May of 2016, the Tax Incremental Funding (TIF) District 7 closed. After the TIF closure, Staff recommended Epic begin to replat their properties to remove property lines that are through the middle of buildings, adjust public road right-of-way lines to match the final design of the roads, modify easements, and modify language on the Final Plat that is no longer applicable. In essence, the Final Plat would be a completely new parcel that matches existing conditions and accommodates potential future structures on a single parcel.

In March of 2003, Council approved Epic's request for a Final Plat for 340.18-acres that included ten (10) lots and six (6) outlots. Staff's recommendation was to conditional approve the Final Plat with notes to be added to the Final Plat and points of clarification such as dedications and easements.

In September of 2005, Council approved Epic's request for a Certified Survey Map (CSM) to split a lot to create a separate parcel for the learning and conference facility. The Epicenter (the learning and conference facility) was a separate parcel detaching it from Tax Increment District (TID) 7. This meant that taxing jurisdictions were immediately able to receive tax revenue based on the value of the Epicenter rather than having to wait until the TID is closed out in the future before receiving tax revenue from the value of the Epicenter.

In March of 2007, the Epicenter was near completion and minor revisions were requested and approved for the CSM to reflect the final placement of the building.

Epic Systems Corporation
Plat and Zoning Map Amendment

In January of 2011, Epic requested annexation of 194 acres of land to the City to accommodate growth and expansion of their campus, which was approved.

In May of 2013, Epic requested annexation of 40.880 acres to the City of Verona, which was approved. Epic's intent was to install geothermal bore fields, a substation, and a stormwater management pond.

As a separate application in May of 2013, Council approved Epic's request to replat and divide portions of the Cross Point, Meister Addition, and Epic Plats. The replat required vacation of public right-of-ways. Epic purchased these lands for future expansions for Campuses 4 and 5. This replat removed several previously platted single-family lots. This replat created three (3) lots and seven (7) outlots. As part of this approval, Staff recommended in the future and after the TIF District closes, "*Epic submit a CSM or plat for all their lands to cleanup existing lot line configurations*".

In April of 2015, Epic requested annexation of 50.31 acres of land along CTH PD to be used as expansion of the existing office campus, which was approved.

In November of 2017, Council approved Epic's request for a CSM to subdivide one (1) lot into two (2) lots ensuring the new lot can be serviced by Madison Metropolitan Sewerage District (MMSD) instead of the existing septic field. This area contains the Contractor Annex building.

In December of 2019, the Plan Commission reviewed an initial plat for this property. Comments from the Plan Commission included will this change affect the property's assessed value, does Epic own the property on the south side of Epic Lane, and concerns regarding continued access to the City owned well and creating a City owned island surrounded by Epic.

Plat Review:

As previously discussed, Epic has submitted a Plat (labeled as Epic 2) approval for review by the Plan Commission. The City Attorney reviewed the Plat regarding language for easements, restrictions, and conditions over the Epic campus property. Staff has coordinated with Epic Staff to determine what should be included in the Plat and how it should be labeled. This Plat would remove all of the CSMs from the last sixteen (16) years and ensure that existing land conditions match parcels. The Plat would shift right-of-ways and modify and release easements. The proposed Plat will help the City Assessor in future assessments to have a single parcel containing the majority of buildings and lot lines will no longer split buildings. Staff is supportive of this Plat.

Rezoning Findings:

The Applicant proposes to rezone Lots 1 and 2 to be consistent with Suburban Industrial (SI) changing any remaining Rural Agriculture (RA) properties within the Lot. The Applicant will maintain the existing zoning of RA for outlots 1 and 2. The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

- a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in [Section 13-1-5](#) and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

Staff is comfortable with the existing stormwater management plan as this is monitored and reviewed regularly since the proposed lot has several buildings under construction.

- b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*
- 1. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
 - 2. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;*
 - 3. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
 - 4. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning map needs to be amended due to above #3. The property lines have changed from multiple parcels into two (2) lots. The Applicant is requesting a change to allow the entire lot to have the same zoning district.

- c. *How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed Zoning Map amendment maintains the desired consistency of the land uses, land use intensities, and land use impacts as the existing land uses will

Epic Systems Corporation
Plat and Zoning Map Amendment

remain. The change in the Zoning Map will allow the Applicant to develop additional buildings as needed without rezoning portions of the property, which will be in two (2) lots.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend approval of the Plat for Epic Systems Corporation to create two (2) lots and two (2) outlots.
2. Recommend approval of the Zoning Map amendment for Epic Systems Corporation to rezone Lots 1 and 2 to Suburban Industrial (SI) and outlots 1 and 2 to remain as Rural Agriculture (RA).

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator

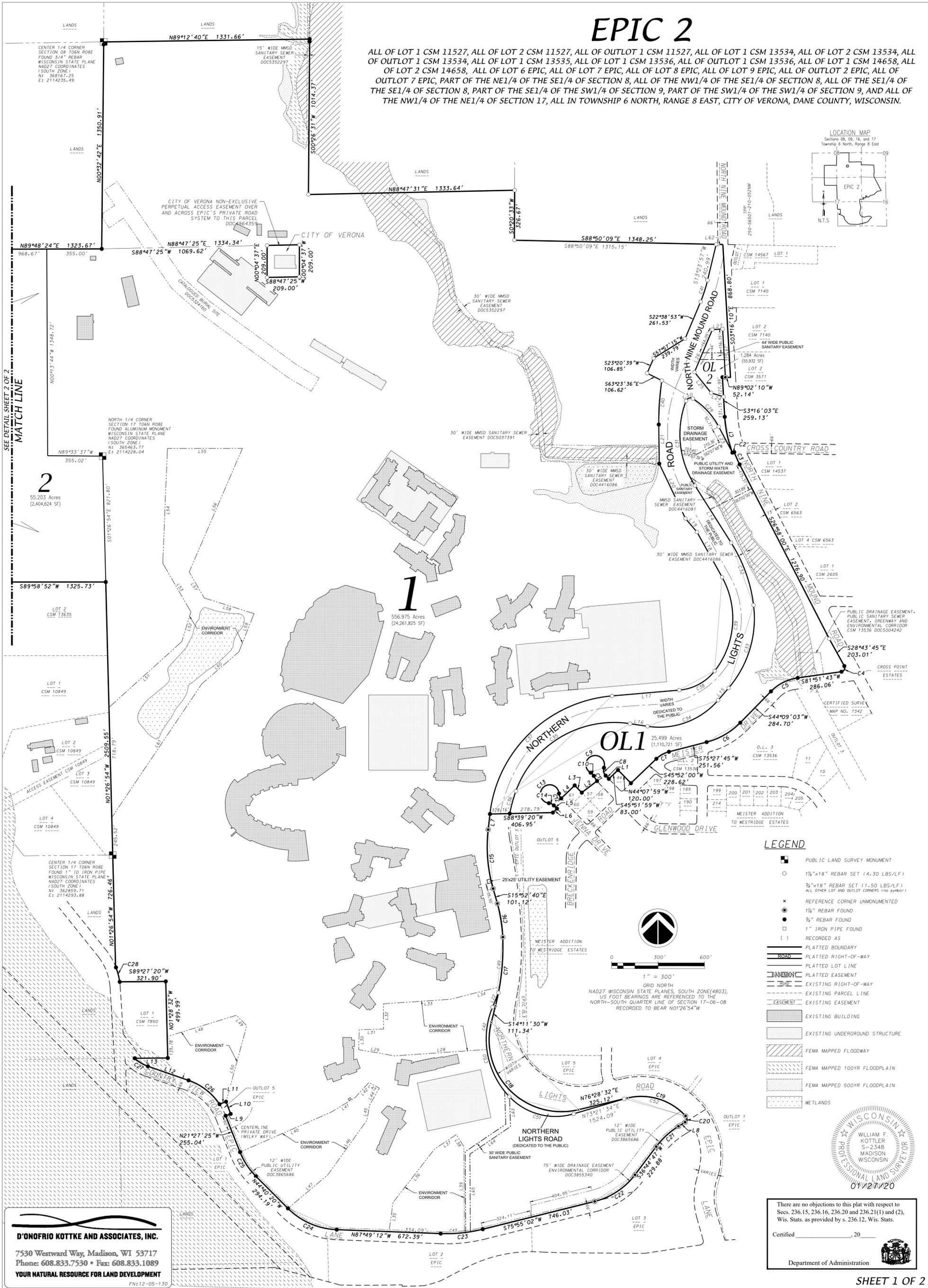
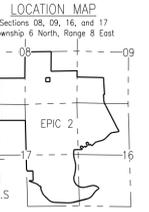
Epic 2 Plat Narrative

Introduction

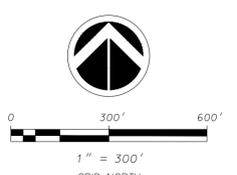
The purpose of the Epic 2 plat is to update parcel boundaries along with related easements, restrictions, and conditions over the Epic campus property along with adjacent right of way. Currently, the area contained within the proposed plat consists of 23 tax parcels, resulting from more than a dozen Certified Survey Maps and Plats recorded over the past 16 years. The development that has ensued does not coincide with these parcels. The Epic 2 plat will essentially *wipe the slate clean* resulting in property boundaries and records that coincide with current and future planned use.

EPIC 2

ALL OF LOT 1 CSM 11527, ALL OF LOT 2 CSM 11527, ALL OF OUTLOT 1 CSM 11527, ALL OF LOT 1 CSM 13534, ALL OF LOT 2 CSM 13534, ALL OF OUTLOT 1 CSM 13534, ALL OF LOT 1 CSM 13535, ALL OF LOT 1 CSM 13536, ALL OF OUTLOT 1 CSM 13536, ALL OF LOT 1 CSM 14658, ALL OF LOT 2 CSM 14658, ALL OF LOT 6 EPIC, ALL OF LOT 7 EPIC, ALL OF LOT 8 EPIC, ALL OF LOT 9 EPIC, ALL OF OUTLOT 2 EPIC, ALL OF OUTLOT 7 EPIC, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE NW1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE SE1/4 OF THE SE1/4 OF SECTION 8, PART OF THE SE1/4 OF THE SW1/4 OF SECTION 9, PART OF THE SW1/4 OF THE SW1/4 OF SECTION 9, AND ALL OF THE NW1/4 OF THE NE1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



- ### LEGEND
- PUBLIC LAND SURVEY MONUMENT
 - 1/2"x1/8" REBAR SET (4.30 LBS/LF)
 - 3/4"x1/8" REBAR SET (1.50 LBS/LF)
 - REFERENCE CORNER UNMONUMENTED
 - 1/2" REBAR FOUND
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - RECORDED AS
 - PLATTED BOUNDARY
 - ROAD
 - PLATTED RIGHT-OF-WAY
 - PLATTED LOT LINE
 - EASEMENT
 - EXISTING RIGHT-OF-WAY
 - EXISTING PARCEL LINE
 - EXISTING EASEMENT
 - EXISTING BUILDING
 - EXISTING UNDERGROUND STRUCTURE
 - FEMA MAPPED FLOODWAY
 - FEMA MAPPED 100YR FLOODPLAIN
 - FEMA MAPPED 500YR FLOODPLAIN
 - WETLANDS



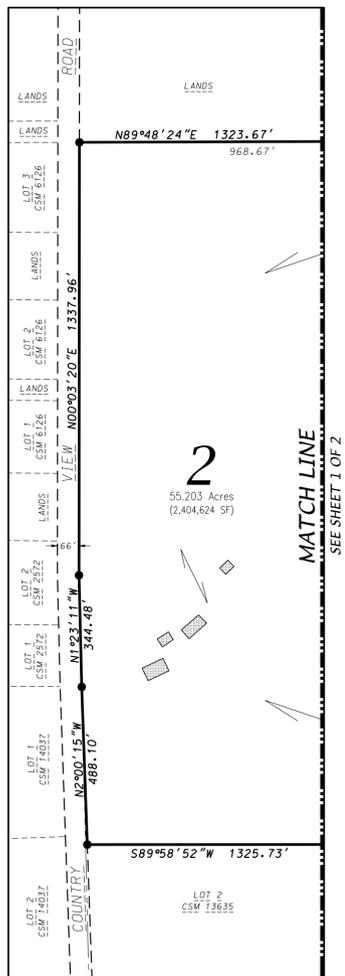
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT
 FN:12-05-130

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration



EPIC 2

ALL OF LOT 1 CSM 11527, ALL OF LOT 2 CSM 11527, ALL OF OUTLOT 1 CSM 11527, ALL OF LOT 1 CSM 13534, ALL OF LOT 2 CSM 13534, ALL OF OUTLOT 1 CSM 13534, ALL OF LOT 1 CSM 13535, ALL OF LOT 1 CSM 13536, ALL OF OUTLOT 1 CSM 13536, ALL OF LOT 1 CSM 14658, ALL OF LOT 2 CSM 14658, ALL OF LOT 6 EPIC, ALL OF LOT 7 EPIC, ALL OF LOT 8 EPIC, ALL OF LOT 9 EPIC, ALL OF OUTLOT 2 EPIC, ALL OF OUTLOT 7 EPIC, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE NW1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE SE1/4 OF THE SE1/4 OF SECTION 8, PART OF THE SE1/4 OF THE SW1/4 OF SECTION 9, PART OF THE SW1/4 OF SECTION 9, AND ALL OF THE NW1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	239.70'	805.18'	17°03'24"	S12°01'36"E	238.81'	S3°29'54"E	S20°33'18"E
C2	12.05'	480.00'	1°26'18"	N74°17'51"E	12.05'	N75°01'00"E	N73°34'42"E
C3	87.61'	792.50'	6°20'04"	S23°47'58"E	87.57'	S20°37'56"E	S26°58'00"E
C4	48.26'	25.00'	110°35'50"	N26°33'48"E	41.11'	N81°51'43"E	N28°44'07"W
C5	197.45'	300.00'	37°42'39"	S63°00'23"W	193.91'	S81°51'43"W	S44°09'03"W
C6	255.21'	467.00'	31°18'42"	N59°48'24"E	252.05'	N75°27'45"E	N44°09'03"E
C7	94.53'	183.00'	29°35'45"	S60°39'52"W	93.48'	S75°27'45"W	S45°52'00"W
C8	55.50'	50.00'	63°36'02"	S12°19'58"E	52.70'	S19°28'03"W	S44°08'00"E
C9	272.43'	60.00'	260°09'01"	S69°23'32"W	91.82'	N19°28'03"E	S60°40'58"E
C10	28.84'	50.00'	33°02'42"	N44°09'37"W	28.44'	N27°38'17"W	N60°40'58"W
C11	40.04'	233.00'	9°50'44"	S32°33'38"E	39.99'	S27°38'17"E	S37°29'00"E
C12	35.79'	50.00'	41°00'52"	S23°37'35"E	35.03'	S3°07'09"E	S44°08'00"E
C13	274.40'	60.00'	262°01'45"	S45°51'58"W	90.55'	N3°07'09"W	S85°08'54"E
C14	35.79'	50.00'	41°00'51"	N64°38'29"W	35.03'	N44°08'03"W	N85°08'54"W
C15	388.97'	1000.00'	22°17'10"	S44°44'05"E	386.52'	S6°24'30"W	S15°52'40"E
C16	222.96'	935.00'	13°39'47"	N9°02'46"W	222.44'	N2°12'53"W	N15°52'39"W
C17	452.42'	1580.00'	16°24'23"	N5°59'19"E	450.88'	N14°11'30"E	N2°12'53"W
C18	961.52'	468.00'	117°42'58"	S44°39'59"E	801.11'	S14°11'30"W	N76°28'32"E
C19	417.48'	385.00'	62°07'47"	N72°27'34"W	397.33'	N41°23'40"W	S76°28'32"W
C20	43.32'	25.00'	99°16'17"	N8°14'28"E	38.10'	N57°52'37"E	N41°23'40"W
C21	196.57'	533.00'	21°07'50"	S47°18'42"W	195.46'	S57°52'37"W	S36°44'47"W
C22	319.27'	467.00'	39°01'15"	N56°19'55"E	313.09'	N75°55'02"E	N36°44'47"E
C23	274.48'	967.03'	16°15'46"	N84°02'55"E	273.56'	S87°49'12"E	N75°55'02"E
C24	353.08'	468.86'	43°08'52"	S66°14'46"E	344.80'	S44°40'20"E	S87°49'12"E
C25	189.97'	468.86'	23°12'55"	S33°03'52"E	188.68'	S21°27'25"E	S44°40'20"E
C26	258.21'	399.00'	37°04'45"	N52°10'42"W	253.73'	N33°38'19"W	N70°43'04"W
C27	101.03'	239.84'	24°08'05"	S58°39'02"E	100.28'	S46°34'59"E	S70°43'04"E
C28	104.66'	433.00'	13°50'56"	N14°54'53"W	104.41'	N7°59'25"W	N21°50'21"W
C29	250.21'	483.20'	29°40'05"	S42°24'42"E	247.42'	S57°14'44"E	S27°34'39"E
C30	53.51'	30.00'	102°11'39"	N71°39'26"E	46.69'	N20°33'37"E	S57°14'44"E
C31	576.18'	622.34'	53°02'45"	N5°57'46"W	555.82'	N32°29'08"W	N20°33'37"E
C32	435.44'	1000.00'	24°56'56"	N19°36'50"W	432.01'	N7°08'22"W	N32°05'18"W
C33	581.06'	700.00'	47°33'39"	N16°38'28"E	564.52'	N40°25'17"E	N7°08'22"W
C34	508.68'	500.00'	58°17'25"	N69°34'00"E	487.02'	S81°17'18"E	N40°25'17"E
C35	931.56'	675.00'	79°04'25"	N59°10'29"E	859.38'	N19°38'17"E	S81°17'18"E
C36	151.71'	959.44'	9°03'35"	N15°06'29"E	151.55'	N10°34'41"E	N19°38'17"E

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C37	1195.17'	870.00'	78°42'37"	S45°40'51"W	1103.38'	S85°02'09"W	S6°19'32"W
C38	268.25'	325.00'	47°17'26"	S61°23'26"W	260.70'	S37°44'43"W	S85°02'09"W
C39	650.70'	560.00'	66°34'33"	S4°27'26"W	614.71'	S28°49'50"E	S37°44'43"W
C40	287.84'	1754.42'	9°24'01"	S3°58'30"W	287.52'	S8°40'30"W	S0°43'30"E
C41	147.31'	993.00'	8°30'00"	N17°38'57"E	147.18'	N21°53'57"E	N13°23'57"E
C42	281.64'	550.00'	29°20'24"	S7°31'51"W	278.58'	S22°12'03"W	S7°08'21"E
C43	153.62'	967.03'	9°06'07"	N87°37'45"E	153.46'	S87°49'12"E	N83°04'41"E
C49	364.48'	1580.00'	13°13'03"	N4°23'39"E	363.68'	N11°00'10"E	N2°12'53"W
C50	627.26'	550.00'	65°20'40"	N10°28'18"W	593.82'	N43°08'38"W	N22°12'03"E
C51	454.37'	410.00'	63°29'48"	N74°53'32"W	431.48'	S73°21'34"W	N43°08'38"W
C52	434.73'	385.00'	64°41'49"	N74°17'31"W	412.00'	N41°56'37"W	S73°21'34"W

LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	S44°08'00"E	29.13'	L24	S72°29'38"E	83.83'	L46	N35°19'18"E	435.69'
L2	N52°31'00"E	124.41'	L25	S38°34'02"E	173.62'	L47	N49°39'13"E	339.46'
L3	S44°08'00"E	65.64'	L26	N22°38'53"E	300.85'	L48	S72°43'14"W	469.03'
L4	N45°51'59"E	122.00'	L27	S86°32'27"W	66.23'	L49	N44°14'48"W	95.47'
L5	S44°08'03"E	29.12'	L28	N86°00'11"E	598.78'	L50	N15°07'07"E	513.65'
L6	N45°52'01"E	36.78'	L29	S80°04'28"E	235.05'	L51	N47°38'32"E	636.62'
L7	N6°24'28"E	102.18'	L30	S1°21'48"W	129.92'	L52	N16°54'06"E	203.13'
L8	N57°52'37"E	50.42'	L31	S88°14'35"W	157.63'	L53	N29°43'48"W	366.10'
L9	N69°53'17"E	35.01'	L32	S0°16'27"E	164.55'	L54	N2°16'54"E	749.75'
L10	N20°40'39"W	85.03'	L33	S86°07'55"W	433.12'	L55	N89°54'50"E	485.20'
L11	S68°32'31"W	45.14'	L34	S75°36'50"W	329.13'	L56	S23°06'03"W	877.37'
L12	S70°43'04"E	278.37'	L35	S7°42'04"W	191.66'	L57	S29°43'48"E	195.23'
L13	N89°27'20"E	213.94'	L36	S37°34'14"W	440.15'	L58	S72°23'22"E	338.13'
L14	S32°05'18"E	440.53'	L37	S56°05'16"W	169.86'	L59	S21°21'14"W	267.53'
L15	S40°25'17"W	105.04'	L38	N31°49'11"W	92.80'	L60	S48°58'03"W	317.37'
L16	N81°17'18"W	114.20'	L39	N0°19'45"W	561.07'	L61	S33°42'58"W	1049.95'
L17	N85°02'09"E	436.22'	L40	S66°05'26"W	650.09'	L62	S88°50'09"E	33.10'
L18	N28°50'47"W	335.89'	L41	S58°19'32"W	177.00'	L63	S2°00'41"E	193.97'
L19	N40°20'10"W	115.25'	L42	S42°07'10"W	131.16'	L64	S55°40'03"W	318.22'
L20	N25°17'14"W	396.62'	L43	N61°52'38"W	77.05'	L65	S0°19'45"E	507.12'
L21	N0°43'30"W	255.40'	L44	N29°35'55"E	126.23'			
L22	N22°12'03"E	101.67'	L45	N10°17'36"E	101.33'			



LEGAL DESCRIPTION

I, William F. Kottler, Professional Land Surveyor S-2348 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Verona, and under the direction of the owner, I have surveyed, divided and mapped EPIC 2 and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 1 CSM 11527, all of Lot 2 CSM 11527, all of Outlot 1 CSM 11527, all of Lot 1 CSM 13534, all of Lot 2 CSM 13534, all of Outlot 1 CSM 13534, all of Lot 1 CSM 13535, all of Lot 1 CSM 13536, all of Outlot 1 CSM 13536, all of Lot 1 CSM 14658, all of Lot 2 CSM 14658, all of Lot 6 EPIC, all of Lot 7 EPIC, all of Lot 8 EPIC, all of Lot 9 EPIC, all of Outlot 2 EPIC, all of Outlot 7 EPIC, part of the NE1/4 of the SE1/4 of Section 8, all of the NW1/4 of the SE1/4 of Section 8, all of the SE1/4 of the SE1/4 of Section 8, part of the SE1/4 of the SW1/4 of Section 9, and all of the NW1/4 of the NE1/4 of Section 17, ALL in Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 26,666,449 Square Feet (612.177 acres) described as follows:

COMMENCING at the South 1/4 corner of said Section 8; thence S01°26'54"W, 821.80 feet to the POINT OF BEGINNING; thence S89°58'52"W, 1325.73 feet; thence N02°00'15"W, 488.10 feet; thence N01°23'11"W, 344.48 feet; thence N00°03'20"E, 1337.96 feet; thence N89°48'24"E, 1323.67 feet; thence N88°47'25"E, 1069.62 feet; thence S00°04'37"W, 209.00 feet; thence N88°47'25"E, 209.00 feet; thence N00°04'37"E, 209.00 feet; thence S88°47'25"W, 209.00 feet; thence N00°32'42"E, 1350.91 feet; thence N89°12'40"E, 1331.66 feet; thence S00°26'30"W, 1014.37 feet; thence N88°47'31"E, 1333.64 feet; thence S00°20'33"W, 326.67 feet; thence S88°50'09"E, 1348.25 feet; thence S03°16'10"E, 868.80 feet; thence N89°02'02"W, 52.14 feet; thence S03°16'10"E, 256.06 feet; thence 242.76 feet along the arc of a curve to the left with a radius of 804.50 feet and chord of S11°54'51"E, 241.84 feet; thence 12.05 feet along the arc of a curve to the left with a radius of 480.00 feet and chord of N74°17'51"E, 12.05 feet; thence 87.62 feet along the arc of a curve to the left with a radius of 792.50 feet and chord of S23°47'58"E, 87.57 feet; thence S26°58'00"E, 1276.90 feet; thence S28°43'45"E, 203.01 feet; thence 48.26 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of S26°33'59"W, 41.10 feet; thence S81°51'43"W, 286.06 feet; thence 197.45 feet along the arc of a curve to the left with a radius of 300.00 feet and chord of S63°00'23"W, 193.91 feet; thence S44°09'03"W, 284.70 feet; thence 255.21 feet along the arc of a curve to the right with a radius of 467.00 feet and chord of S59°48'24"W, 252.05 feet; thence S75°27'45"W, 251.56 feet; thence 94.53 feet along the arc of a curve to the left with a radius of 183.00 feet and chord of S60°39'52"W, 93.48 feet; thence S45°52'00"W, 228.62 feet; thence N44°07'59"W, 120.00 feet; thence S45°51'59"W, 83.00 feet; thence N44°08'00"W, 29.13 feet; thence 55.50 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of N12°19'58"W, 52.70 feet; thence 272.43 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S69°23'32"W, 91.82 feet; thence 28.84 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of S44°09'37"E, 28.44 feet; thence 40.04 feet along the arc of a curve to the left with a radius of 233.00 feet and chord of S32°33'38"E, 39.99 feet; thence S52°31'00"W, 124.41 feet; thence N44°08'00"W, 65.64 feet; thence S45°51'59"W, 122.00 feet; thence 35.79 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of N23°37'34"W, 35.03 feet; thence 274.40 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S45°51'58"W, 90.55 feet; thence 35.79 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of S64°38'29"E, 35.03 feet; thence S44°08'03"E, 29.12 feet; thence S45°52'01"W, 36.78 feet; thence S88°39'20"W, 200.60 feet; thence S88°39'30"W, 206.35 feet; thence S06°24'30"W, 102.19 feet; thence S84°21'59"E, 0.00 feet; thence 388.97 feet along the arc of a curve to the left with a radius of 1000.00 feet and chord of S04°44'05"E, 386.52 feet; thence S15°52'40"E, 101.11 feet; thence 222.97 feet along the arc of a curve to the right with a radius of 935.00 feet and chord of S09°02'47"E, 222.44 feet; thence 452.42 feet along the arc of a curve to the right with a radius of 1580.00 feet and chord of S05°59'19"W, 450.88 feet; thence S14°11'30"W, 111.34 feet; thence 961.52 feet along the arc of a curve to the left with a radius of 468.00 feet and chord of S44°39'59"E, 801.11 feet; thence N76°28'32"E, 325.12 feet; thence 417.48 feet along the arc of a curve to the right with a radius of 385.00 feet and chord of S72°27'34"E, 397.33 feet; thence 43.32 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of S08°14'28"W, 38.10 feet; thence S57°52'37"W, 50.42 feet; thence 196.57 feet along the arc of a curve to the left with a radius of 533.00 feet and chord of S47°18'42"W, 195.46 feet; thence S36°44'47"W, 229.88 feet; thence 319.27 feet along the arc of a curve to the right with a radius of 467.00 feet and chord of S66°19'55"W, 313.09 feet; thence S75°55'02"W, 746.03 feet; thence 274.48 feet along the arc of a curve to the right with a radius of 967.03 feet and chord of S84°02'55"W, 273.56 feet; thence N87°49'12"W, 672.39 feet; thence 353.08 feet along the arc of a curve to the right with a radius of 468.86 feet and chord of N66°14'46"W, 344.80 feet; thence N44°40'20"W, 294.19 feet; thence 189.97 feet along the arc of a curve to the right with a radius of 468.86 feet and chord of N33°03'52"W, 188.68 feet; thence N21°27'25"W, 255.04 feet; thence N69°53'17"E, 35.01 feet; thence N20°40'39"W, 85.03 feet; thence S68°32'31"W, 45.14 feet; thence 258.21 feet along the arc of a curve to the left with a radius of 399.00 feet and chord of N52°10'42"W, 253.73 feet; thence N70°43'04"W, 278.37 feet; thence 101.03 feet along the arc of a curve to the right with a radius of 239.84 feet and chord of N58°39'02"W, 100.28 feet; thence N89°27'20"E, 45.78 feet; thence N89°27'20"E, 168.16 feet; thence N01°28'32"W, 499.99 feet; thence S89°27'20"W, 297.58 feet; thence 104.66 feet along the arc of a curve to the left with a radius of 433.00 feet and chord of N14°54'53"W, 104.41 feet; thence N01°26'54"W, 2509.55 feet to the POINT OF BEGINNING.

Dated this 27th day of January, 2020.

William F. Kottler, Professional Land Surveyor, S-2348



CORPORATE OWNER'S CERTIFICATE

EPIC SYSTEMS CORPORATION, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this map.

EPIC SYSTEMS CORPORATION does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Verona
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said EPIC SYSTEMS CORPORATION has caused these presents to be signed by its officer(s) of said corporation

at _____, Wisconsin this _____ day of _____, 20____.

EPIC SYSTEMS CORPORATION

signature _____ signature _____
print name _____ print name _____
title _____ title _____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20____, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____.

VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plat of EPIC 2 located in the City of Verona, was hereby approved by Resolution adopted on _____, 20____ and further resolve that the conditions of said approval were fulfilled on _____, 20____ and said resolution further provided for the acceptance of those lands and rights dedicated by said EPIC 2 to the City for public use.

Dated this _____ day of _____, 20____.

Ellen Clark, City Clerk, City of Verona, Dane County, Wisconsin

CITY OF VERONA TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly appointed, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of EPIC 2

as of this _____ day of _____, 20____.

Brian Lamers, City Treasurer, City of Verona, Dane County, Wisconsin

Planning Report

City of Verona

Plan Commission 03-02-2020

103 North Franklin Street

Zoning Map Amendment and Conditional Use Permit

Summary: The Applicant has submitted a request for a conditional use permit to allow an office and to make custom wood bats in the existing building at 103 N. Franklin St. This project requires approval of a zoning map amendment from Neighborhood Office to Central Commercial and a conditional use permit.

Property Location: 103 North Franklin Street

Property Owner: Night Owl Wood Studio LLC
103 North Franklin Street
Verona, WI 53593

Applicant: Same as above

Existing Zoning: Neighborhood Office (NO)
Proposed Zoning: Central Commercial (CC)
Existing Land Use: Quonset hut used for storage
Proposed Land Use: Quonset hut used for office and custom wood bats

Figure 1 – Location Map



103 North Franklin Street
Zoning Map Amendment and CUP

Site Description:

The Applicant is requesting a conditional use permit (“CUP”) to allow light industrial activities incidental to indoor sales or services land use and a Zoning Map Amendment (“ZMA”) for 103 North Franklin Street (“Property”) depicted in Figure 1. The Property has a Quonset hut, which will remain and improvements will be done to the interior of this building. There are no access points to this property or curb cuts.

South of the property, 202 West Verona Avenue, contains Postal Connections and Klinke Cleaners with two other commercial uses. Capitol Bank, 108 West Verona Avenue, is on the corner of North Franklin Street and West Verona Avenue. Unwin Chiropractic and Wellness Center, 102 North Franklin Street, is located across the street. The previous aforementioned properties are in the CC zoning district as depicted in Figure 4. The property to the north, 107 North Franklin Street, is zoned Neighborhood Residential.

The Applicant is requesting a zoning map amendment to change the existing zoning of Neighborhood Office (NO) to Central Commercial (CC). The proposed light industrial activities incidental to indoor sales or services is not permitted in the NO zone as an accessory land use. This type of land use requires a conditional use permit in the CC zone.

Use	Neighborhood Office	Central Commercial
Single-family: 8,000 sf lot	Permitted	Conditional Use
Group Day Care Center (9+ children)	Conditional Use	Conditional Use
Selective Cutting	Permitted	
Lot Line House: 7,200 sf lot	Conditional Use	
Village House: 6,000 sf lot	Conditional Use	
Twin House/Duplex: 5,000 sf per dwelling unit (du)	Conditional Use	
Two-Flat: 4,000 sf per du	Conditional Use	
Townhouse: 3,600 sf per du	Conditional Use	
Multiplex: 3,600 sf per du	Conditional Use	
Apartment: 3,600 sf per du	Conditional Use	
Passive Outdoor Public Recreation	Permitted	Permitted
Active Outdoor Public Recreation	Permitted	Permitted
Indoor Institutional	Permitted	Permitted
Public Services/Utilities	Permitted	Permitted
Office	Permitted	Permitted
Personal/Professional Service	Permitted	Permitted
Indoor Sales or Service	Conditional Use	Permitted
Indoor Maintenance Service		Permitted

103 North Franklin Street
Zoning Map Amendment and CUP

Use	Neighborhood Office	Central Commercial
Off-Site Parking Lot		Permitted
Institutional Residential	Conditional Use	Conditional Use
Clear Cutting	Conditional Use	
Outdoor Institutional	Conditional Use	Conditional Use
In-vehicle sales or service		Conditional Use
Indoor Commercial Entertainment	Conditional Use	Conditional Use
Commercial Indoor Lodging	Conditional Use	Conditional Use
Boarding House	Conditional Use	Conditional Use
Land uses as accessory uses		
Commercial Apartment	Conditional Use	Permitted
Private Residential Garage or Shed	Permitted	Permitted
Company Cafeteria	Permitted	Permitted
Home Occupation	Permitted	Permitted
Company Provided On-Site Recreation	Conditional Use	Conditional Use
In-Vehicle Sales and Service	Conditional Use	Conditional Use
Light Industrial Incidental to Indoor Sales		Conditional Use
Outdoor Display Incidental		Conditional Use
Farm Residence	Permitted	

Planning Review:

The existing building depicted in Figure 3, which will be used, continues to meet all of the setback requirements for the proposed CC zone as well as the height requirements. While not required, the Applicant has agreed to plant trees. The Applicant will add full cutoff lighting near the doors to make the building inviting. A small sign may be added to the building in the future.

Access and Parking:

The Applicant will extend the existing sidewalk shown in Figure 2 from the southern property line to the northern property line. Access to the site will be via a sidewalk to the front door of the building as there currently is no access to this property. The CC zoning district has no parking requirements. The Applicant will parallel park on North Franklin Street similar to neighbors in the area. There are marked parallel parking spaces on

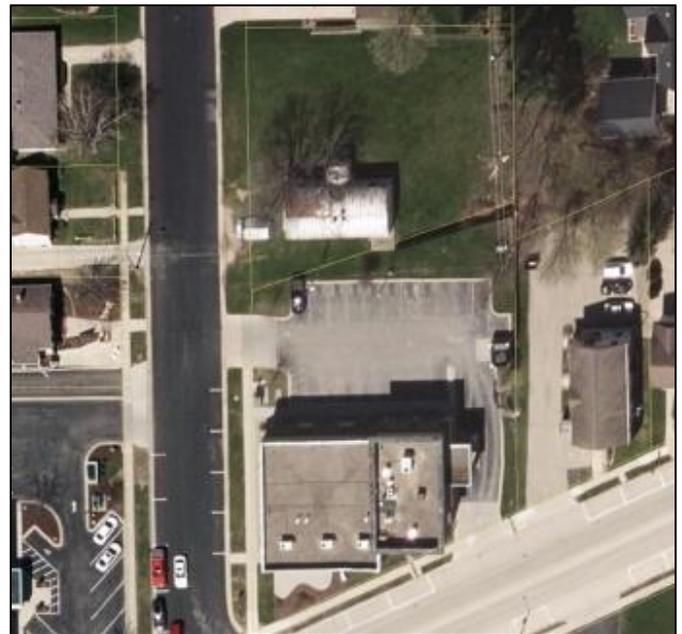


Figure 2 - 2017 Aerial showing existing conditions

103 North Franklin Street
Zoning Map Amendment and CUP

North Franklin Street by 202 West Verona Avenue. Staff has no concerns with parking as there will be a minimal amount of people in this building.

Proposed Use:

The Applicant is requesting a conditional use permit to allow an office, custom engraving, and custom wood bats at 103 North Franklin Street. The Zoning Ordinance allows light industrial activities incidental to indoor sales or service with the insurance of a conditional use permit. The Ordinance requires the request to meet the following conditions:

1. The total area devoted to light industrial activities shall not exceed 15% of the total area of the buildings on the property.
2. The production area shall be physically separated by a wall from other activity areas and shall be soundproofed.

The Applicant is aware of the above Ordinance requirements and has indicated in the submittal the production area will not exceed 195 square feet and will be soundproofed. Staff recommends the above requirements be included as a condition of approval.



Figure 3 - Proposed floor plan and building

Rezoning Findings:

The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

103 North Franklin Street
Zoning Map Amendment and CUP

- a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 13-1-5 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

The proposed zoning map amendment will accomplish several of the purposes listed in the Zoning Ordinance including the promotion of health and general welfare. Staff finds the proposed rezoning conforms to the requirements of the DNR and FEMA.

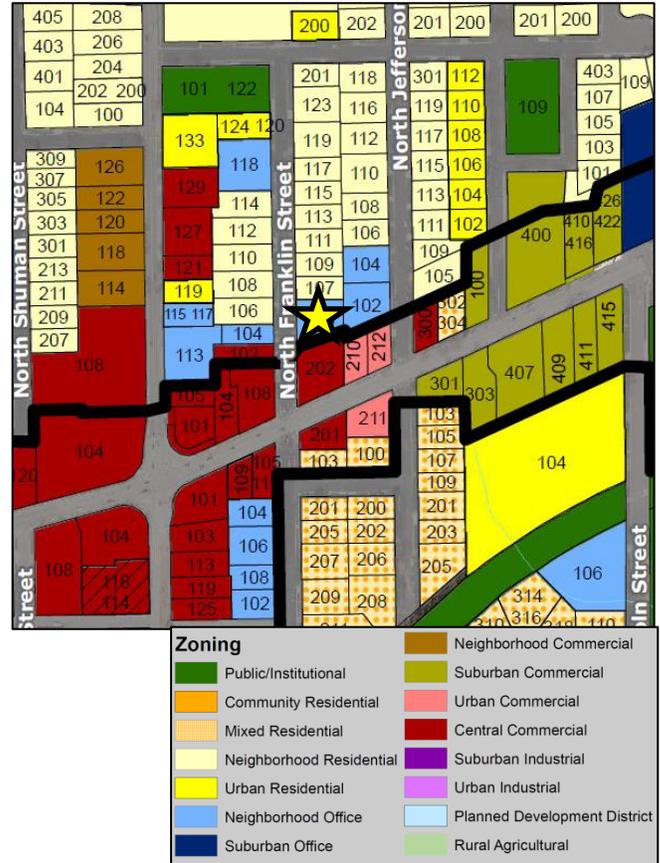


Figure 4 - Zoning Map

- b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*

1. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
2. *A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.);*
3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning maps needs to be amended due to above number 4. The Applicant is requesting a change to the zone to accommodate light industrial activities incidental to indoor sales or services, which is prohibited in the NO zone.

- c. *How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed zoning map amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as the neighboring area to the Property is completely built out. The proposed zoning change will allow by right or as a conditional use five (5) land uses that were not previously allowed in the current (NO) zone. The proposed change will also remove ten (10) land uses that were allowed in the NO zone, which are all residential uses. The change in the zoning map will allow this user to utilize the existing building with minimal exterior changes and the lowest impact to neighbors especially since a parking lot will not be added to the Property.

Conditional Use Permit Findings:

The Applicant is requesting a conditional use permit approval for a light industrial activity incidental to indoor sales or services land use, which is an accessory land use as a conditional use in the CC zoning district. The Zoning Ordinance requires all conditional uses to fulfill general standards and specific standards for all conditional use permit requests (Sec. 13-1-363).

General Standards Findings:

- a. *How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, this Chapter, and any other plan, program, or Chapter adopted, or under consideration pursuant to official notice by the City?*

A light industrial activity incidental to indoor sales and services land use allows the Property owner to continue their online sales business and create bays in the rear of the building. The Applicant has noted in the narrative that “this is not a retail establishment and will not increase traffic”. This is not an intensive use and allows the existing building to remain on the Property.

- b. *How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, this Chapter, and any other plan, program, or Chapter adopted, or under consideration pursuant to official notice by the City?*

The location of the proposed use is in harmony with the goals and policies of the City in the specific location proposed.

- c. *Does the proposed conditional use, in its proposed location and as depicted on the required site plan [see Subsection (c)(4), above], result in a substantial or undue adverse impact on nearby property, the character of the neighborhood,*

103 North Franklin Street
Zoning Map Amendment and CUP

environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or Chapter adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

The proposed use will not add a parking lot to the Property, which will be similar to other residences along North Franklin Street. If additional parking is needed, the Applicant can add a driveway similar to the residences, which is not required in the CC zone. This land use has a low impact to the neighbors as it is a small space for employees. There are no adverse impacts on adjoining properties or the environment.

d. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed zoning map amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as the neighboring area is completely built. This use has a low impact as there will only be two (2) employees on-site, which is similar to two (2) people living in a single-family detached home.

e. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The Applicant will utilize an existing building and will connect or extend existing utilities that are in the right-of-way to this Property. This use will not impose an undue burden on these facilities or services.

f. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections (d)(2)a—e above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

The proposed land use allows the existing building to be used and does not encroach near the existing neighbor's home. The benefits of the proposed use outweigh any adverse impacts in the neighborhood.

Specific Standards Findings:

1. *The total area devoted to light industrial activity shall not exceed 15% of the total area of the buildings on the property, or 5,000 sf, whichever is less.*

This requirement has been met. The Applicant has an area of 195 square feet to turn wood bats in the 1,300 square foot building. This area is under the 15% of the total building area.

2. *Production area shall be physically separated by a wall from other activity areas and shall be soundproofed to the level required by Section 13-1-288 for all adjacent properties.*

This requirement has been met. The Applicant will have an office in the front of the building that will have a wall separating the woodworking and will be sound proofed.

Community Input:

At the time of writing the staff report, Staff received letters of support and two (2) phone calls inquiring about the public hearing signs that are posted on the Property. The letters that Staff has received to date are attached to the packet. There is support for reutilizing the existing building, supports for a small business in Verona, and discussion of the Applicant's continuing role in volunteering in the Verona community.

Staff Comments:

Staff is supportive of the zoning map amendment to change the property from NO to CC zone. Staff recommended the Applicant to discuss their land use with the neighbors to alleviate any concerns regarding noise from creating bats.

Staff is supportive of the conditional use permit for a light industrial activity incidental to indoor sales and services land use. This will have a low impact to the neighbors while utilizing a unique building in the City of Verona.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning map amendment to rezone 103 North Franklin Street from the current classification of Neighborhood Office to Central Commercial.
2. Recommend the Common Council approve the conditional use permit to allow a light industrial activity incidental to indoor sales and services land use at 103 North Franklin Drive with the following conditions:

1. The total area devoted to light industrial activities shall not exceed 15% of the total area of the buildings on the property.

103 North Franklin Street
Zoning Map Amendment and CUP

2. The production area shall be physically separated by a wall from other activity areas and shall be soundproofed.
3. Any noise from the building shall conform to the standards of the City's Ordinances.

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator

Katherine Holt

Subject: In support of night owl wood studios

From: Tim McRoberts

Sent: Tuesday, February 4, 2020 1:09 PM

To: Adam Sayre

Subject: In support of night owl wood studios

Adam,

My name is Tim McRoberts (Verona resident), and I am in full support of John Dingle and Brad D’Orazio’s need for a rezoning for commercial use of 103 N Franklin Street. Their company “Night Owl Wood Studio” has accelerated growth since inception and expansion outside of a current “garage space” is eminent.

First, the purchase of the aforementioned property this will revitalize the property land and building that has been barren for some time. Second, another small business in Verona that brings more taxes should be a warm welcome. Thirdly, Brad’s local reputation in the community for 17 years (coaching Verona youth and Varsity baseball) should also be a strong factor in understanding his desire to get proper zoning for his commercial needs.

This kind of project and land redevelopment is exactly what Verona needs downtown. Brad is a local resident and has a strong network of influence and community development, we should be proud to offer him a commitment back.

Tim McRoberts

--

Tim McRoberts



February 4th, 2020

Attn: Adam Sayre
Adam.sayre@ci.verona.wi.us

Dear Adam,

I am writing on behalf of Night Owl Studio, LLC and their property located at 103 N. Franklin Street in Verona, WI.

They are requesting a zoning text amendment and conditional use permit for their baseball bat making business.

I have personally known Brad D'Orazio for the past 13 years. He has provided so much passion and support for many of the area community facilities. We have served together on the Little League board. We are founders of the shed we built at Stampfl field that have helped thousands of residents in our community, which is a great example of a public/private opportunity.

I have had two sons that have played baseball in Verona including having been coached by Brad and his staff at Verona Area High School. I served at the booster club President and interacted with Brad on a daily basis.

Brad is a very detailed and goal oriented person. Everything he gets involved in he helps make it better. There is no doubt that this venture with Night Owl studio and making wooden bats is going to be a tremendous success.

He has purchased a great location and his efforts will benefit Verona as a whole. I would hope the city would see this the same way as a positive for the community.

Please let me know if you have any questions or further comments.

Sincerely,

Eric S. Lund
CEO

230 Horizon Drive, Suite 102B • Verona, WI 53593

Phone: 608-845-9999 • Fax: 608-845-9929 • Email: info@slhosp.com • Web: www.slhosp.com

RESORT AND HOTEL MANAGEMENT, DEVELOPMENT AND CONSULTING

From: Verona Area Historical Society
Sent: Thursday, February 27, 2020
To: Katherine Holt
Subject: Re: 103 N. Franklin Street

Hello City of Verona staff and representatives. Please allow me to submit an opinion on the proposed use for the Quonset hut at 103 North Franklin Street. I am the president of the Verona Area Historical Society, although these opinions reflect my person thoughts (we have not discussed this issue formally as a group yet).

I support Mr. D'Orazio's proposed plans for this structure. They appear to be a great creative way to give a new and sustainable use to this historically-interesting building.

For background, we have learned from several of our older members that this structure housed George Batker, believed to be Verona's last blacksmith. Mr. Batker previously had a blacksmith shop on South Main Street in the building "Plumbing and Glass" occupies today. At that location he shoed horses and did typical blacksmith work. When he moved to this Quonset hut in the 1940s, he was no longer shoeing horses but still had an anvil and did some traditional blacksmith work along with transitioning to more modern mechanic type work. This transition from horses to cars and machines is historically interesting to Verona as it reflects the local affect of a National trend. Both the Plumbing and Glass building and this hut have a part in telling that story, so it is nice that there is a realistic use that will help keep the hut around and reinvigorated.

Aside from the historical perspective, the baseball bat shop also seems like an interesting and unique thing to have in Verona. Our downtown benefits from uniqueness; it helps set us apart from other communities.

Thank you for your time!
Jesse Charles
Verona Area Historical Society, President
608-577-5525

To: Verona Common Council, Verona Plan Commission, and Verona Planning & Development Staff

From: Night Owl Wood Studio, LLC, Brad D'Orazio & John Dingle, Owners

Summary

Applicant Brad D'Orazio, on behalf of Night Owl Wood Studio LLC, proposes to use the current structure located at 103 N. Franklin Street as an office, for custom laser engraving, and to make custom wood bats. Currently 103 N. Franklin Street is in the Neighborhood Office (NO) District zone. Applicant respectfully requests a zoning text amendment to Central Commercial (CC). Rezoning the property to CC would allow Applicant to apply for a Conditional Use Permit to allow "light industrial activities incidental to indoor sales or services land use." Currently, the property could be used as an office and for custom laser engraving, but making custom wood bats is not allowed in the NO zone.

Background and Current Conditions

The property has not been adequately maintained in years. There are dead trees on the property, large visible holes in the structure, and often there have been inoperable vehicles parked for long periods of time. Raccoons, birds, and other animals have inhabited the building. The building has been an eye sore for years.

Proposed Use

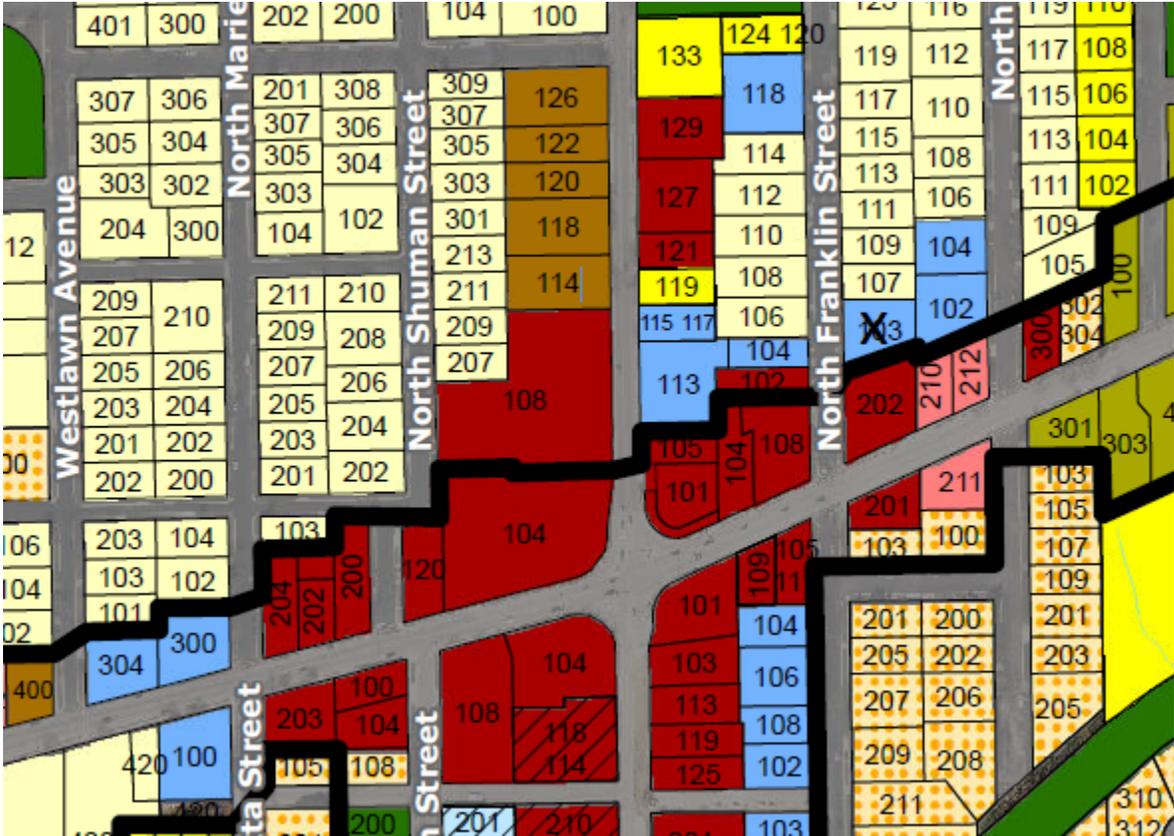
The current structure will remain intact with an upgrade to the existing electrical, plumbing, and heating. A new bathroom will be constructed. The total area devoted to turning wood bats on a lathe (the light industrial activity) will be 195 square feet, which does not exceed 15% of the total area of the building. The area devoted to the light industrial activity will be separated by a wall from the office and will also be sound proofed. Adequate street parking is available. Adding trees, a sidewalk, a small sign on the building, and full cutoff lighting upgrades will make this property an attractive addition to the area.

The proposed use for this property will maintain the integrity of the neighborhood. This is not a retail establishment and will not increase traffic. There will be no negative impact on businesses or residences in the immediate area. Operations will take place indoors.

Zoning in the Area

103 N. Franklin Street shares the south lot line with 200-204 E. Verona Avenue which is currently zoned CC. This address is home to Klinke Cleaners, Summit Credit Union, Cost Cutters, and Postal Connections. There are many other parcels located near 103 N. Franklin that are also zoned CC. See attached for an excerpt of the City of Verona Zoning Map dated September 2019, 103 N. Franklin Street is marked with an "X". There are numerous other parcels in this area zoned Neighborhood Residential (NR) that share lot lines with parcels zoned CC.

Excerpt of the City of Verona Zoning Map dated September 2019



06 060815424518 X Q

Show search results for 060815...



OUTLOT 3
0.3 ac 106
060815427131

104
060815428710

VERONA ASSESSOR'S PLAT
VERONA INCORPORATE LIMITS

OUTLOT 14
0.2 ac 102
060815428649

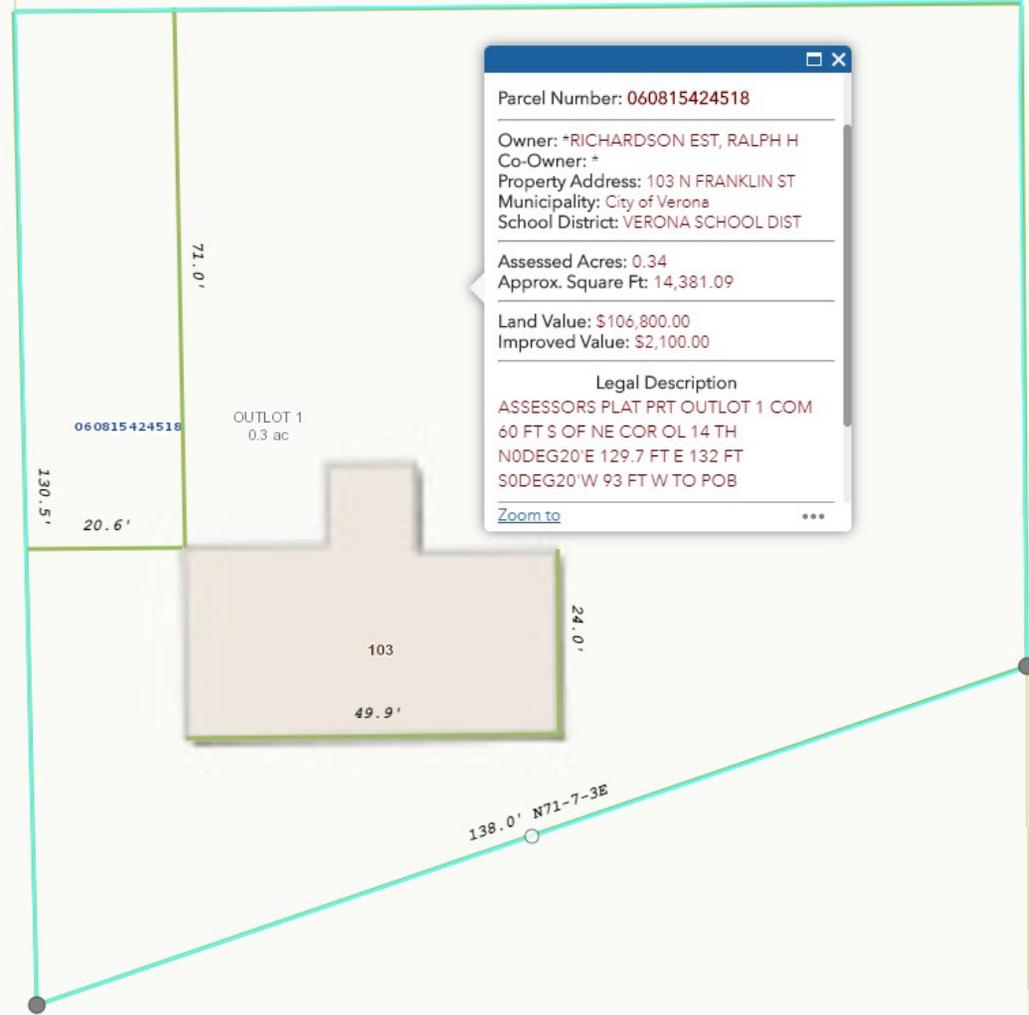
OUTLOT 13
0.5 ac 108
060815428443

20ft

060815424714

OUTLOT 1
0.2 ac

107
132.6'



060815424518

OUTLOT 1
0.3 ac

130.5'

20.6'

71.0'

103

49.9'

24.0'

138.0' N71-7-3E

86.9' S0-28-16E

060815424322

060815428854

OUTLOT 15
0.5 ac

202

OUTLOT 17
0.2 ac

Parcel Number: **060815424518**

Owner: *RICHARDSON EST, RALPH H
Co-Owner: *
Property Address: 103 N FRANKLIN ST
Municipality: City of Verona
School District: VERONA SCHOOL DIST

Assessed Acres: 0.34
Approx. Square Ft: 14,381.09

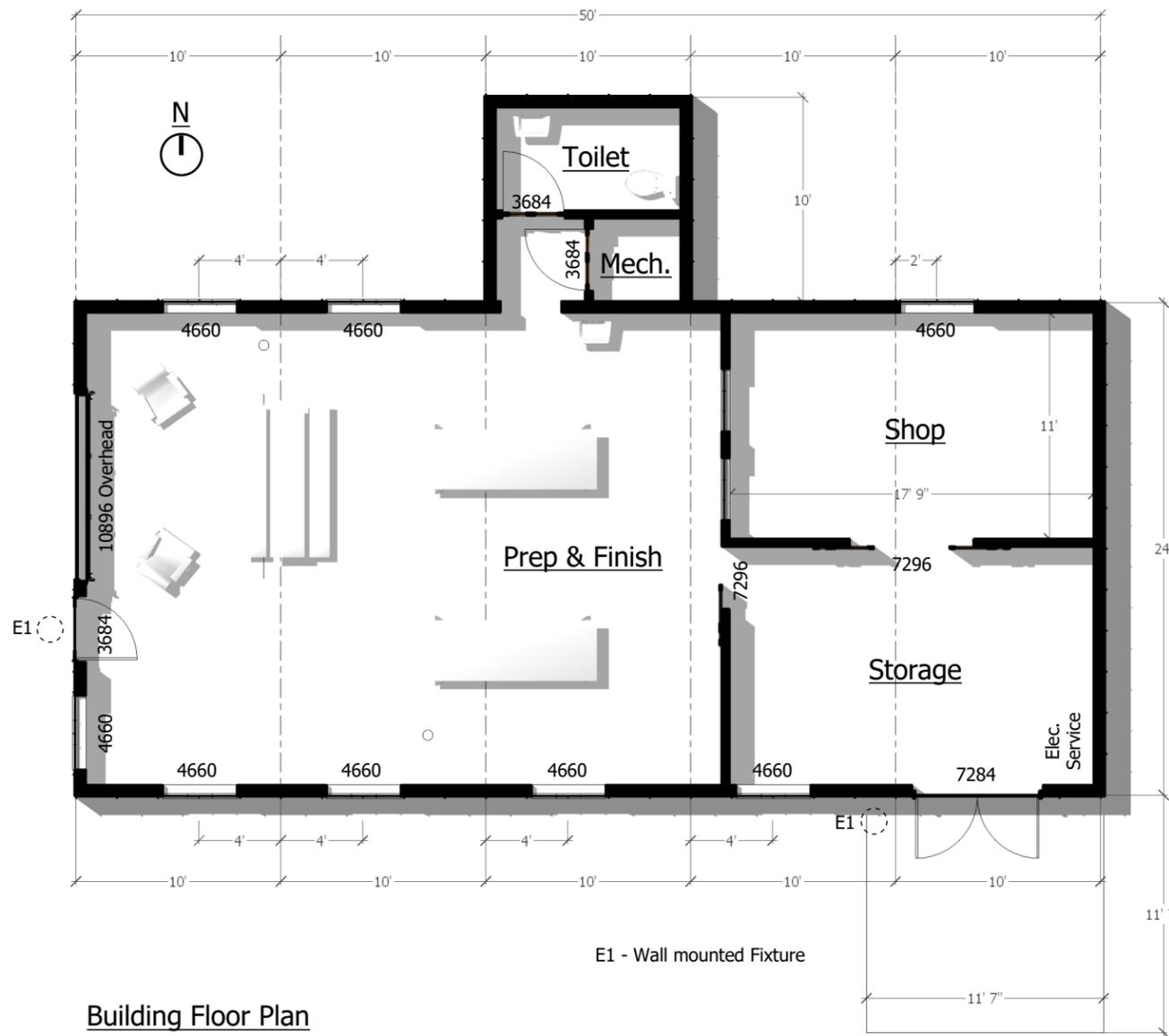
Land Value: \$106,800.00
Improved Value: \$2,100.00

Legal Description
ASSESSORS PLAT PRT OUTLOT 1 COM
60 FT S OF NE COR OL 14 TH
N0DEG20'E 129.7 FT E 132 FT
S0DEG20'W 93 FT W TO POB

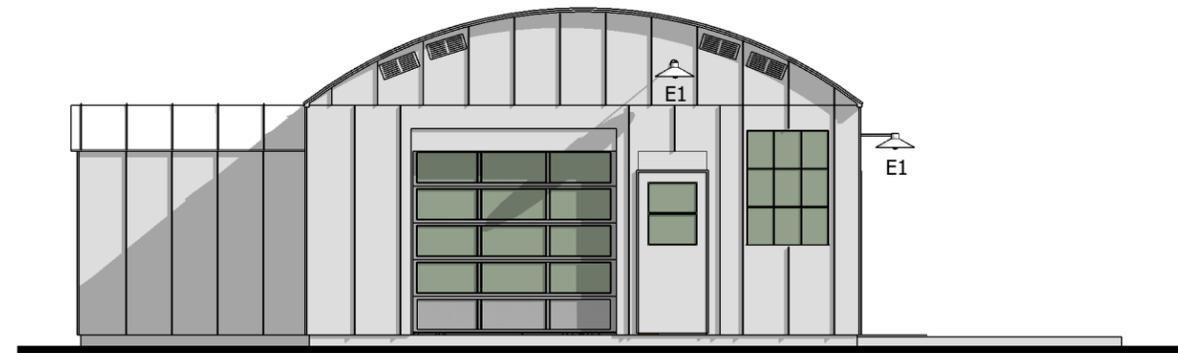
[Zoom to](#)

N FRANKLIN ST

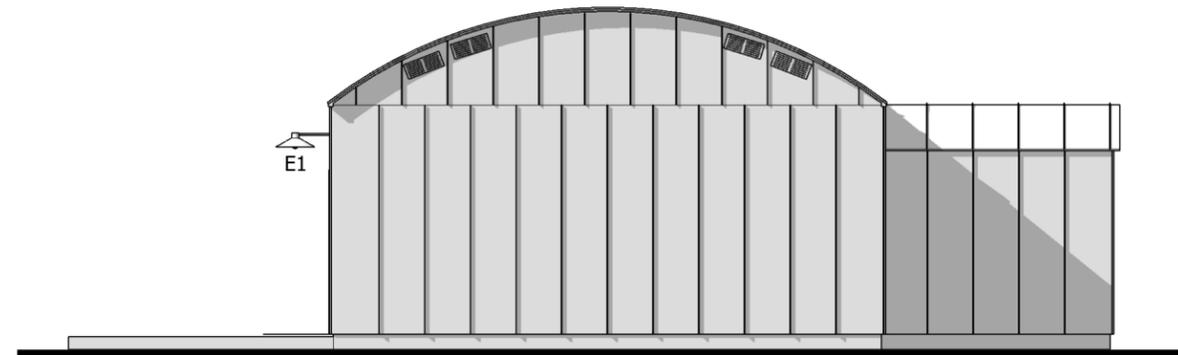
N Franklin St



Building Floor Plan



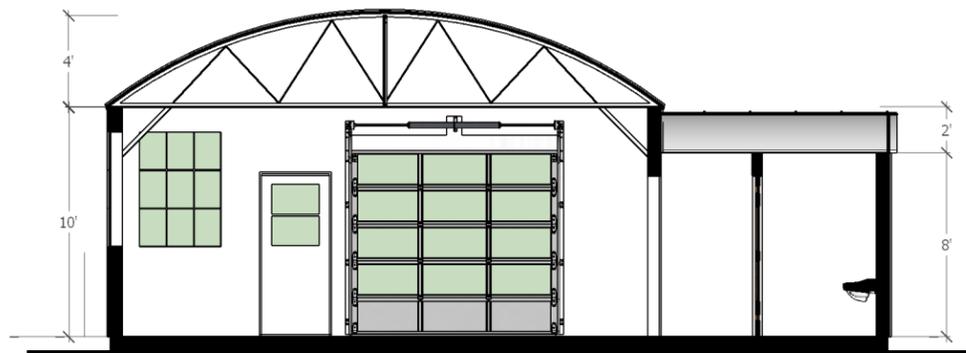
West Elevation



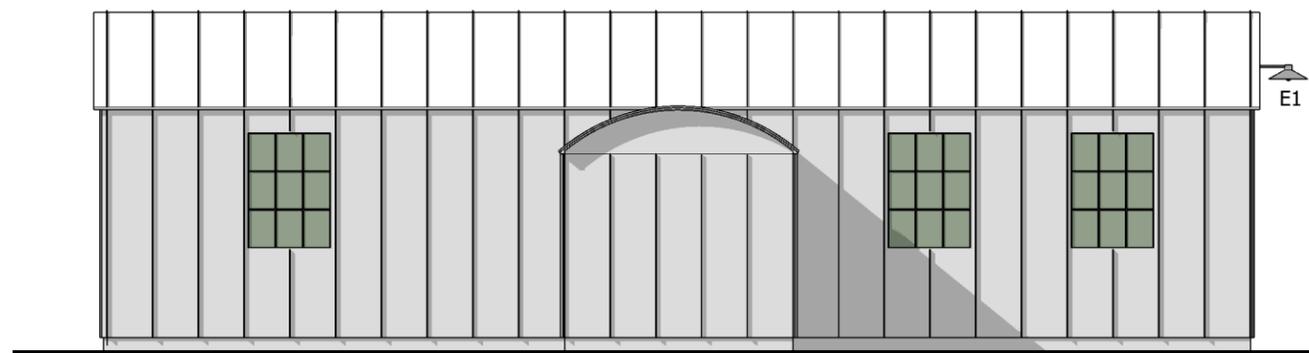
East Elevation



South Elevation



Building Section



North Elevation

Planning Report

City of Verona

Plan Commission 3-2-2020

Cleary Building Corporation

Site Plan Review

Summary: The applicant is requesting a site plan approval to allow for the construction of a 48,588 square foot building addition located at 190 Paoli Street.

Property Location: 190 Paoli Street

Property Owner: Cleary Building Corporation
Roger Solberg
PO Box 930220
Verona, WI 53593

Applicant: Same

Existing Zoning: Urban Industrial
Proposed Zoning: Urban Industrial
Existing Land Use: Existing Industrial Building
Proposed Land Use: Building Addition

Figure 1 – Location Map



Site Description:

The Applicant is requesting a site plan review (“Application”) to construct a 48,588 square foot addition to an existing corporate headquarters office building located at 190 Paoli Street (“Property”) as depicted in red in Figure 1. The Property is zoned Urban Industrial. The Property has several storage buildings, miscellaneous out-buildings, exterior lumber storage areas, corporate office building, and a construction plant. Land uses surrounding the Property include industrial uses to northeast and southeast, the new high school to the west, Fireman’s Park across Paoli Street, and Military Ridge State Trail abutting the Property to the north.

Background:

In September of 2008, Cleary Building Corporation (“Applicant”) was sent a letter detailing floodplain changes that were effective in January of 2009. The letter discussed the impacts to the Property and the proposed addition with recommendations on how to modify the addition to conform to those new requirements. The 2008 Staff letter recommended the following:

- 1) “Fill the area proposed for the proposed addition and raise the height of the first floor of the proposed addition/building expansion to a height at or greater than 947 feet;
- 2) Eliminate the basement from the proposed addition/building expansion;
- 3) Provide fill around the proposed addition/building expansion to raise the ground for a distance of 15 feet out from the building foundation to elevation 947;
 - a. Please note that if you chose to fill – such work will need to be *outside* of the 2009 100-year flood plain.
- 4) Flood-proof the foundation and basement of the addition/building expansion;
- 5) Eliminate openings (windows and doors) below 947 feet in elevation for the addition/building expansion”.

In October of 2008, the Applicant was approved for an addition onto their existing office building, which is a permitted use in the Urban Industrial zoning district with site plan approval. The site plan was approved with five (5) handicapped parking stalls included in the plans and for a total of 43,500 square feet of office space to be provided.

Through emails over the years, Bruce Sylvester, City of Verona Director of Planning, in March of 2009, granted an extension for construction to commence beyond the normal twelve (12) months until November 1, 2011. Another extension request was sent by email from the Applicant to the City. Staff granted another extension until December 31, 2013. The email stated, “If the project is not commenced before December 31, 2013 – Cleary will need to re-apply for the zoning (Site Plan) approval and obtain Plan Commission approval”.

The Applicant is applying for site plan review to construct the proposed 48,588 square foot addition that would provide additional office space at the headquarters. Although this was previously approved and not built, the Applicant is held to the current City standards in the Ordinances for evaluation of a site, which includes updated stormwater management practices and floodplain information.

Planning Review:

Bulk Requirements:

The proposed building addition meets the required setbacks and will be setback approximately 40-feet from Military Ridge State Trail property line, which is the closest property line. The setback for the addition is over the minimum setback requirements. The height of the addition will match the height of the existing building and will not cast shadows on other properties. Staff has no concerns with the bulk requirements as it is a large Property.

Parking/Access:

The Applicant has stated there are a total of 152 parking spots, which one (1) sheet in the plan set shows 142 parking spaces. The Applicant has informed Staff that there are a total of 149 employees. City parking standards require one (1) parking stall for each 300 square feet of gross building area for office use, which are 160 parking spaces. Although the numbers do not match, there is still enough parking available for employees to park. If parking becomes a concern, there are additional parking areas that could be used.

Access to the site will not change with the two (2) existing access points from Paoli Street. Staff has no concerns with the existing access.

Landscaping:

The Applicant has submitted a landscaping plan with the project that shows the existing and proposed plantings. The new plantings include a Pin Oak, Red Maple, several Junipers, Yews, and Spireas. The Zoning Ordinance requires 114 landscaping points for the proposed building addition; the applicant has provided 326 points. Staff has no concerns with the proposed landscaping plan.

Drainage/Stormwater:

The project will trigger the City's stormwater redevelopment standards, requiring the project to meet water quality standards and rate control standards. The Applicant requested as part of their Application that stormwater management analysis be waived. The Application stated, "Per my discussion with Bruce Sylvester in 2008 if the project square footage did not increase impervious surface area by more than 6000 square feet, a storm water runoff analysis would not be required. As such we would request that the storm water analysis be waived". Staff will not grant a waiver for the stormwater analysis as the standards have changed since 2008. The City requires all applicants to submit a stormwater analysis as part of their application. The Applicant is now in discussions with an engineer to prepare a stormwater management and erosion control plan.

Cleary Building Corporation
Site Plan

The floodplain will be reviewed as part of this Application as the floodplain information was modified in 2009. The Property is located in the floodplain. At the time of writing the Staff report, Staff continues to work with Applicant to meet City floodplain zoning ordinance requirements. Staff recommends that conditions of approval occur related to the stormwater and floodplain details becoming finalized before issuance of building permits.

Architecture:

The proposed architecture and building materials are consistent with the existing materials and color on the building. The additions will contain stucco siding, Anderson windows, and a standing seam metal roof. Staff has no concerns with the proposed building design.

Recommendation:

Staff recommends the Plan Commission approve the site plan with the following conditions:

1. A topographic survey shall be prepared by a registered land surveyor, establishing the elevation of the existing building corners and the elevation of the natural grade in the location of the proposed building additions.
2. If the natural ground where the addition is proposed is below the floodplain elevation OR connected to an existing building below the floodplain elevation, the project shall conform to the City's floodplain zoning ordinance (Title 13, Ch. 2 – Floodplain Zoning) including but not limited to:
 - o The elevation of the lowest floor shall be at least two (2) feet above the floodplain elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
 - o The basement or crawlway floor may be placed at the regional flood elevation if it is dry floodproofed to two (2) feet above the flood plain elevation. No basement or crawlway floor is allowed below the regional flood elevation.
 - o Contiguous dryland access shall be provided from a structure to land outside of the floodplain.
3. The Applicant shall complete and sign the City of Verona Erosion Control & Stormwater Management Permit Application.
4. Prior to the issuance of building permits, the City Engineer shall review and approve a stormwater management and erosion control plan for the project that conforms to the City of Verona Erosion Control & Stormwater Management Permit Application.
5. All wells shall be abandoned on site per Wisconsin Department of Natural Resource standards and the Applicant shall connect to the City of Verona municipal water supply.

Cleary Building Corporation
Site Plan

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator



City of Verona

Planning and Development Department
111 Lincoln Street
Verona, WI 53593-1520
Phone: (608) 845-6495 Fax: (608) 845-8613
www.ci.verona.wi.us

FILE COPY

VIA CERTIFIED MAIL WITH RETURN RECEIPT

September 12, 2008

Roger Solberg
Cleary Building Corporation
190 Paoli Street
Verona, Wisconsin 53593

Re: Flood plain issues related to your request for building additions at Cleary Building Corporation's corporate offices at 190 Paoli Street.
Case: SP-08-4

Dear Mr. Solberg:

This letter is to clarify for you the City of Verona's understanding of flood plain issues as they relate to the Cleary Building Corporation's property at 190 Paoli Street and as they relate to your request for approval to expand office buildings on this site.

As I explained in our meeting on August 13th—FEMA is adopting new 'Flood Insurance Rate Maps' (FIRMS). These FIRMS officially establish the location of 100-year flood plains (Note: The 100-year flood plain is the area that will likely flood in a rain storm that has a 1% chance of occurring in any given year.) FEMA is updating FIRMS throughout the country using more current and accurate data. New FIRMS for Dane County—including the City of Verona—were officially released in July of this year and will become effective on January 2nd, 2009.

As I also explained—the official location of flood plains in the vicinity of Cleary Building Corporation's property at 190 Paoli Street will change as a result of these new FIRMS. Specifically—the portion of the 190 Paoli Street property that will be considered to be within a flood plain after January 2nd, 2009 will *increase*.

As we have reviewed your request for approval to expand/build additions onto the office buildings at 190 Paoli Street, we have reviewed both the current FIRMS (dated 2003) and the FIRMS that will become effective on January 2nd, 2009. According to our review—the location of your proposed building addition/expansion is located *outside* of the 100-year flood plain based on both the 2003 FIRMS and the 2009 FIRMS. Therefore, city staff will recommend that your request for approval for building additions be approved. However, we believe that you should be made aware of the following matters:

- 1) As explained above, we believe that your existing office building and the proposed addition/expansion are outside of both the 2003 and 2009 100-year flood plain;
- 2) Based on city survey work—we believe that the elevation of the grade adjacent to your existing office building is 946 feet;
- 3) Based on your submitted request for approval of the building addition/expansion—we believe that the elevation of the grade adjacent to your proposed building addition/expansion will be 946;
- 4) Based on your submitted request for approval of the building addition/expansion—we believe that the elevation of your lowest level in your proposed building addition/expansion will be 942 feet;
- 5) The 100-year flood plain elevation on the 2009 FIRMS is 946 feet;
- 6) The 2009 FIRMS are based on 4-foot contour intervals. While the official 2009 FIRM map line shows that your existing office building and proposed additions *are* outside of the flood-plain, we believe that in the event of a 100-year flood event, the existing office building and the proposed additions *could* experience water around the foundation and/or water in building areas with a floor elevation below 946 feet.
- 7) The 2009 FIRMS will place much of your production facility within the 100-year flood plain.

The City of Verona encourages you to consider the following recommendations:

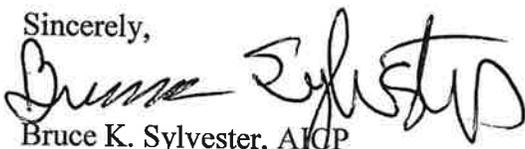
- 1) Fill the area proposed for the proposed addition and raise the height of the first floor of the proposed addition/building expansion to a height at or greater than 947 feet;
- 2) Eliminate the basement from the proposed addition/building expansion;
- 3) Provide fill around the proposed addition/building expansion to raise the ground for a distance of 15 feet out from the building foundation to elevation 947;
 - a) Please note that if you chose to fill—such work will need to be *outside* of the 2009 100-year flood plain.
- 4) Flood-proof the foundation and basement of the addition/building expansion;
- 5) Eliminate openings (windows and doors) below 947 feet in elevation for the addition/building expansion.

If you chose any of these recommendations—please incorporate the changes into the plans you will submit to the Plan Commission for the October 6th ‘Initial Review’ of your proposal.

Lastly—the City of Verona encourages Cleary Building Corporation to purchase flood insurance for the property at 190 Paoli Street. Because the City of Verona participates in the National Flood Insurance Program (NFIP), any property owners within the city—regardless of whether or not their property is in a flood plain or not—are eligible to purchase flood insurance. Contact FEMA or—if there is a mortgage on the property at 190 Paoli Street—contact the mortgage holder for more information.

If you have any questions, please do not hesitate in call me at 848-9941.

Sincerely,



Bruce K. Sylvester, AICP

Bruce.sylvester@ci.verona.wi.us



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(608) 845-9700 / Fax (608) 845-7070
www.clearybuilding.com



1/30/20

re: Proposed Cleary Building Corp. Office Addition

Cleary Building Corp. has resurrected a previously City of Verona approved and permitted administrative office addition project at 190 Paoli St. The original building addition was approved through Verona Planning and Zoning and the city building department in 2008. Approval was further extended through 2013. Unfortunately, at the time, economic conditions did not justify construction of the addition. Those economic conditions have now changed and in order to accommodate projected company growth and space needed for current and additional administrative staff, Cleary Building Corp. is now requesting that approval for that project be granted.

I have attached the "Plan Commission Staff Report October 6th, 2008" regarding this project. The renewed project will remain the same as described in this staff report with the exception that Cleary will not be remodeling the entrance area (see A. Critical Issues/Building Details 1) a proposed remodeling...)

Attached also is the Plan Commission approval letter dated October 10, 2008.

Revised building elevation drawings without the front entrance remodel are provided. The exterior building appearance and siding treatments will match the current office exterior. (Picture attached.)

The internal layout of offices has changed somewhat and building plans will be resubmitted through the City of Verona for building permit approval using current building codes.

Regarding Storm Water Management: As per the 2008 City zoning approval: "The majority of the new addition will be located over existing asphalt parking and a currently steep slope embankment area which does not retain water. Approximately 1300 square feet of additional impervious roof area will be created over existing lawn area." Per my discussion with Bruce Sylvester in 2008 if the project square footage did not increase impervious surface area by more than 6000 square feet, a storm water runoff analysis would not be required. As such we would request that the storm water analysis be waived.

I have attached relevant documents from 2008 regarding the previous approval.

- 1) Plan Commission Staff Report dated October 6th, 2008
- 2) Plan Commission approval of site plan letter dated October 10, 2008
- 3) Copy of issued Building Permit #B2008-444
- 4) Photo of existing office building exterior. New addition will match current exterior appearance.

Cleary Building Corp would like to start project construction in April 2020. Given that zoning for this project was previously reviewed and approved in 2008, Cleary would request that zoning approval be granted at the March 2 meeting without the need for a second meeting, in order to expedite our construction timeline. (A request similar to that noted in the Page 1, bottom paragraph of the 2008 Staff report.)

Thank you,

Roger Solberg
Vice President of Engineering
Cleary Building Corp.
rsolberg@clearybuilding.com

built with pride before the  *is applied*

AGENDA NUMBER: 4
REPORT NUMBER: PC-08-54
CASE NUMBER: SP-08-4
TYPE: INITIAL REVIEW
AND DECISION



Planning and Development

Plan Commission Staff Report October 6th, 2008

Item for Plan Commission Consideration: Initial Review and request for approval of a Site Plan—including proposed site lay-out and building elevations—for a proposed addition onto Cleary Building Corporation's office building at 190 Paoli.

Recommended Action: Review the plans for an addition onto Cleary Building Corporation's office building at 190 Paoli Street. Approve the plans as presented OR provide feedback and require the applicant to return later for Site Plan approval.

I. Basis of Recommendation

Background.

Cleary Building Corporation's corporate headquarters are located at 190 Paoli Street. The site includes their corporate office building, materials storage buildings (lumber racks), a construction plant, and miscellaneous out-buildings. The site is zoned 'Urban Industrial'. Cleary Building Corp. has requested approval for an addition onto their existing office building. Offices are 'Permitted Uses' in the Urban Industrial zoning district [13-1-57(b)(1)(e)]. Verona's ordinances require proposed additions onto commercial buildings that are 'permitted uses' to obtain Site Plan approval from the Plan Commission.

Because the proposed building addition will match exactly the existing office building, and because both the proposed addition and the existing office building are not visible from the street (Paoli Street), the applicant has requested that the Plan Commission approve this request at tonight's meeting rather than conducting an 'Initial Review' and asking the applicant to return in November for a final decision. Staff recommends that *if the Plan Commission does not request any significant revisions to the proposed building or site plan*, that the request be approved tonight. If, however, the Plan Commission requests significant revisions or additional information—staff recommends that the applicant be required to return next month with additional information and/or revisions as requested.

A. Critical Issues

Building Details

The proposal included two parts: 1) a proposed remodeling of a portion of the existing office building and 2) two proposed additions onto the existing office building. The proposed remodeling—which is visible on the attached 'East' and 'South' elevations—would create a more attractive 'atrium-style' appearance on the front of the building and would provide a nice interior space within the building overlooking the adjacent pond. The two additions are proposed for the west end of the building, with the first and larger addition proposed to be 6,773 square feet in size with two floors and the second addition proposed to be 2,160 square feet in size with two floors. Both proposed additions include basements. After the additions—approximately 43,500 square feet of office space (21,747 on two floors...) will be provided.

Building Materials

Proposed exterior materials will match the existing building, and will include: stucco siding, Anderson windows, and a standing seam metal roof.

Site Lay-out and Setbacks.

The site is very large and the building is located behind a pond on the site. Setbacks for all proposed additions will meet requirements:

Front:	Over 200 feet where 25 feet are required;
Rear:	42 feet where 25 feet are required;
West and East:	Over 200 feet where 20 feet are required;

Parking

154 parking stalls are provided for approximately 43,500 square feet of offices. City parking standards require one parking stall for each 300 square feet of gross building area for office uses, or 145 parking stalls. Parking on-site is adequate and additional areas are available if additional parking should ever become necessary.

Utilities:

The Verona Fire District has required the installation of fire sprinklers in the office building, which requires the installation of a water main to provide water service to the building (the building is currently on its own well). The Public Works Committee, Director of Public Works and City Engineer have reviewed and approved the design and location of this water main.

Floodplain Matters:

Portions of the Cleary Building Corporation's site at 190 Paoli Street are considered to be within a floodplain *both* according to the currently-in-effect 2003 FIRMS *and* according to the new FIRMS that will become effective in January of 2009. The existing office building and the proposed additions are *not* within a floodplain, according to both the 2003 and the 2009 FIRMS. Nonetheless, staff

have provided Cleary Building Corporation with recommendations to minimize the risk of flood damage to their existing office building and the proposed additions, including raising the height of the first floor elevation of the proposed additions; eliminating basements from the proposed additions (or eliminating openings (windows) in the basement levels of the proposed additions...); floodproofing basement areas; and providing fill around the existing buildings and proposed additions to raise the height of the adjacent ground. The city has also encouraged Cleary Building Corporation to consider purchasing flood insurance.

B. Policy:

<u>Zoning</u>	Urban Industrial
<u>Existing Land Use:</u>	Offices, construction facilities, and construction materials storage for Cleary Building
<u>Proposed Land Use:</u>	Same
<u>Master Plan:</u>	Industrial

C. Legal:

Notification:

No notification is required for Site Plans.

D. Other Actions:

The decision of the Plan Commission is final regarding proposed Site Plans.

II. Attachments and References

1. Digital photo showing current (and proposed) building materials/appearance;
2. Elevations sheet;
3. Site Plan showing entire site;
4. Site plan of office-building portion of the site, with landscaping;

III. Principal Parties Expected at Meeting:

1. Mr. Roger Solberg, Cleary Building Corporation.

RECEIVED OCT 13 2008



City of Verona

Planning and Development Department
111 Lincoln Street
Verona, WI 53593-1520
Phone: (608) 845-6495 Fax: (608) 845-8613
www.ci.verona.wi.us

October 10, 2008

Roger Solberg, Cleary Building Corporation
190 Paoli Street
Verona, Wisconsin 53593

Re: Plan Commission approval of the site plan for the proposed office building additions at Cleary Building Corporations headquarters at 190 Paoli Street.
Case #: SP-08-4.

Dear Mr. Solberg: Roger :

This letter is to confirm that on October 6th, 2008 the Plan Commission *approved* the following plans for the proposed office building additions at 190 Paoli Street:

- 1) The Site Plan as shown on the site-plan sheets that were provided to the Plan Commission (no sheet numbers or dates...) and that are on-file in the Department of Planning and Development;
- 2) The Landscape Plan as shown on the site-plan sheets that were provided to the Plan Commission (no sheet numbers or dates...) and that are on-file in the Department of Planning and Development; and
- 3) The building elevations as shown on the elevations sheet that was provided to the Plan Commission (no sheet number or date...) and that is on-file in the Department of Planning and Development.

Please note that City Code Section 13-1-366(h) states "Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of this Article. An approved site plan shall be revised and approved via the procedures of Subsections (b) and (d), above, so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications".

Important Note—This approval is a *zoning* approval. If your project entails construction, remodeling, or relocating your business you will also need to obtain building and occupancy permits from the Building Inspector and the Fire District. Please contact the Building Inspector at 848-9940 and the Fire Inspector at 845-9401 to find-out what additional permits are necessary *before* you can begin construction, remodeling, or relocation of your business.

Please call me at 848-9941 if you have any questions.

Sincerely,


Bruce Sylvester, AICP
bruce.sylvester@ci.verona.wi.us

Copy: Building Inspector

Site Info

LEGAL DESCRIPTION:

Lot 2 Csm 762 Cs3/309 Descr As Sec 22-6-8 Prt Nw1/4sw1/4 & P Rt Sw1/4nw1/4 Exc C

Work shall not proceed until the inspector has approved the various stages of construction or 2 business day period since notification has elapsed. This permit shall lapse and be void 6 months after the date of issuance if the project has not commenced or if the project has not been completed within one year. This card must be posted in plain view from the street from such time that the project has started until such time that a final inspection has been made. Issuance of this placard may take place prior to all contractors or required plans being submitted. Conditions resulting from the lack of contractor or plan information are listed on the owner/applicant copy of the permit application.



CITY OF VERONA UNIFORM

BUILDING AND TRADES

PERMIT

B2008-444

Inspections			
	Cncld	RGH	FNL
Erosion Control			
Footing			
Foundation			
Exterior Drain Tile			
Interior Drain Tile			
Temporary Service			
Permanent Service			
Construction			
Electrical			
Plumbing			
HVAC			
Gas Piping			
Insulation			
Final Inspection			
Site Grading			

Project Office addition and entrance remodel

Contractors

**Cleary Building Corp #
Matthew Lawinger #35324-6**

**Owner Cleary Building Corp
(Agent):
Site 190 Paoli St Unit
Address1:
Site Unit
Address 2:**

NOTICE OF NONCOMPLIANCE

This Issuing jurisdiction shall notify the Applicant in writing of any violations to be corrected. All cited violations, except erosion control ones, shall be corrected within 30 days after notification unless extension of time is granted.

City of Verona, Wisconsin

**Person BL Flannery
Issuing:
Date 12/22/08
Issued:**

**Cert. No 249647
Telephone (608) 848-9940**

affix uniform permit seal here (when applicable)
Seal No.

0

WIS. STATS 101.63



CLEARY
BUILDING CORP
Welcome You
EMPLOYMENT & VETERANS PREFERRED

TABLE OF CONTENTS

- 110. SITE PLAN
- 120. LANDSCAPE PLAN
- 130. EXTERIOR LIGHTING PLAN - FIRST FLOOR
- 131. EXTERIOR LIGHTING PLAN - SECOND FLOOR
- 140. GRADING PLAN
- 141. IMPERVIOUS AREA DELINEATION PLAN
- 150. FLOOR PLAN - FIRST FLOOR
- 151. FLOOR PLAN - SECOND FLOOR
- 152. FLOOR PLAN - BASEMENT

PROPOSED COLOR ELEVATIONS



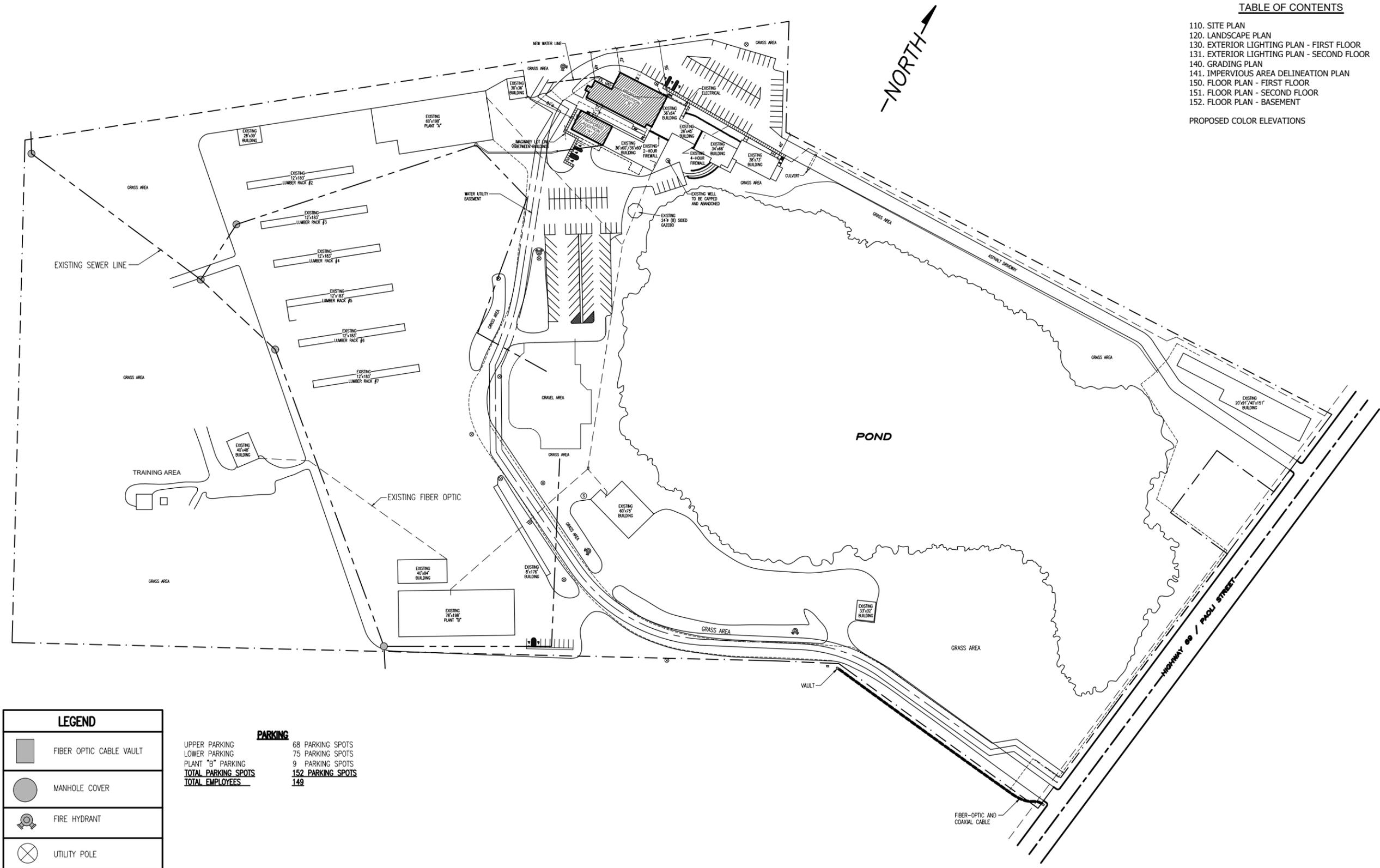
190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

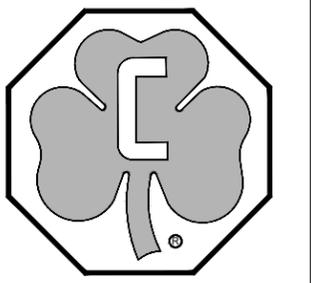


LEGEND	
	FIBER OPTIC CABLE VAULT
	MANHOLE COVER
	FIRE HYDRANT
	UTILITY POLE
	SEPTIC TANK COVER

PARKING	
UPPER PARKING	68 PARKING SPOTS
LOWER PARKING	75 PARKING SPOTS
PLANT "B" PARKING	9 PARKING SPOTS
TOTAL PARKING SPOTS	152 PARKING SPOTS
TOTAL EMPLOYEES	149

PROJECT NAME:
CLEARY ADDITION
 PROJECT SITE ADDRESS:
 190 PAOLI ST
 VERONA, WI / DANE COUNTY
 BUILDING SIZE:
 SHEET NAME:
 SITE PLAN

PROJECT NUMBER:
PR2020007
 SHEET NUMBER:
110
 SHEET SCALE: 1"=170'





190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
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PROJECT NAME:
CLEARY ADDITION

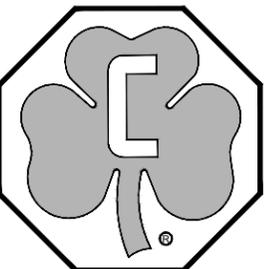
PROJECT SITE ADDRESS:
190 PAOLI ST
VERONA, WI / DANE COUNTY

BUILDING SIZE:
SHEET NAME:
LANDSCAPE PLAN

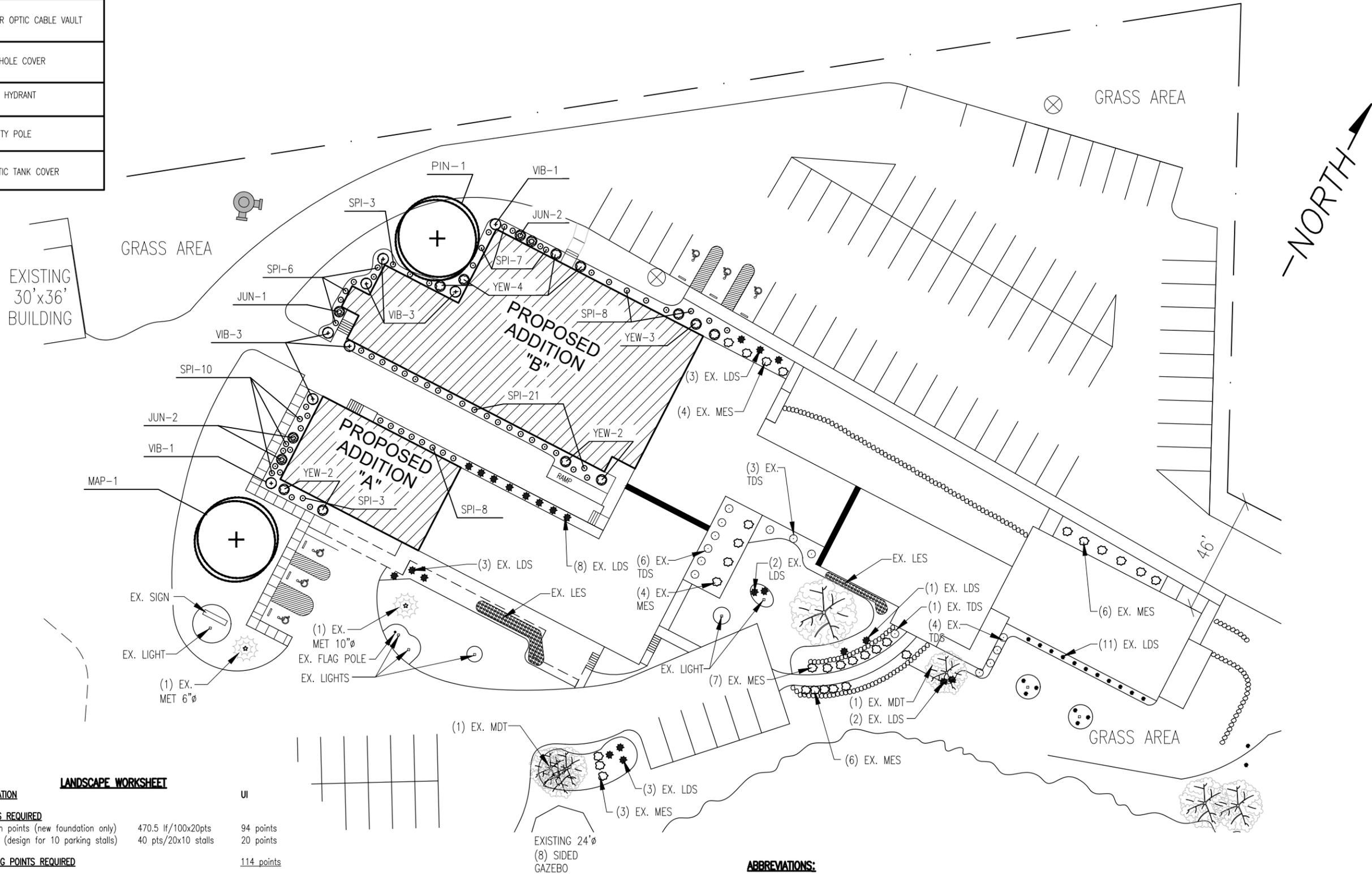
PROJECT NUMBER:
PR2020007

SHEET NUMBER:
120

SHEET SCALE: 1"=40'



LEGEND	
	FIBER OPTIC CABLE VAULT
	MANHOLE COVER
	FIRE HYDRANT
	UTILITY POLE
	SEPTIC TANK COVER



LANDSCAPE WORKSHEET

ZONING CLASSIFICATION	UI
LANDSCAPE POINTS REQUIRED	
Building Foundation points (new foundation only)	470.5 lf/100x20pts = 94 points
Paved Area points (design for 10 parking stalls)	40 pts/20x10 stalls = 20 points
TOTAL LANDSCAPING POINTS REQUIRED	114 points

LANDSCAPE POINTS SUPPLIED	UI
Climax Tree	1@75 = 75
Tall Deciduous Tree	1@30 = 30
Medium Deciduous Tree	0@15 = 0
Low Deciduous Tree	0@10 = 0
Tall Evergreen Tree	0@40 = 0
Medium Evergreen Tree	0@20 = 0
Low Evergreen Tree	5@12 = 60
Tall Deciduous Shrub	8@5 = 40
Medium Deciduous Shrub	0@3 = 0
Low Deciduous Shrub	66@1 = 66
Medium Evergreen Shrub	11@5 = 55
Low Evergreen Shrub	0@3 = 0
TOTAL LANDSCAPE POINTS SUPPLIED	326 points

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
PIN (CT)	1	2" dia.	Pin Oak	BB
MAP (TDT)	1	1.5" dia.	Red Maple	BB
JUN (LET)	5	3-5 FT	Juniper - Star Power	BB
YEW (MES)	11	18" Tall	Yew	BB
VIB (TDS)	8	36" Tall	Viburnum - Koreanspice	POT
SPI (LDS)	66	18" Tall	Spiraea	POT

ABBREVIATIONS:

CLIMAX TREE -	CT
TALL DECIDUOUS TREE -	TDT
MEDIUM DECIDUOUS TREE -	MDT
LOW DECIDUOUS TREE -	LDS
TALL EVERGREEN TREE -	TET
MEDIUM EVERGREEN TREE -	MET
LOW EVERGREEN TREE -	LET
TALL DECIDUOUS SHRUB -	TDS
MEDIUM DECIDUOUS SHRUB -	MDS
LOW DECIDUOUS SHRUB -	LDS
MEDIUM EVERGREEN SHRUB -	MES
LOW EVERGREEN SHRUB -	LES



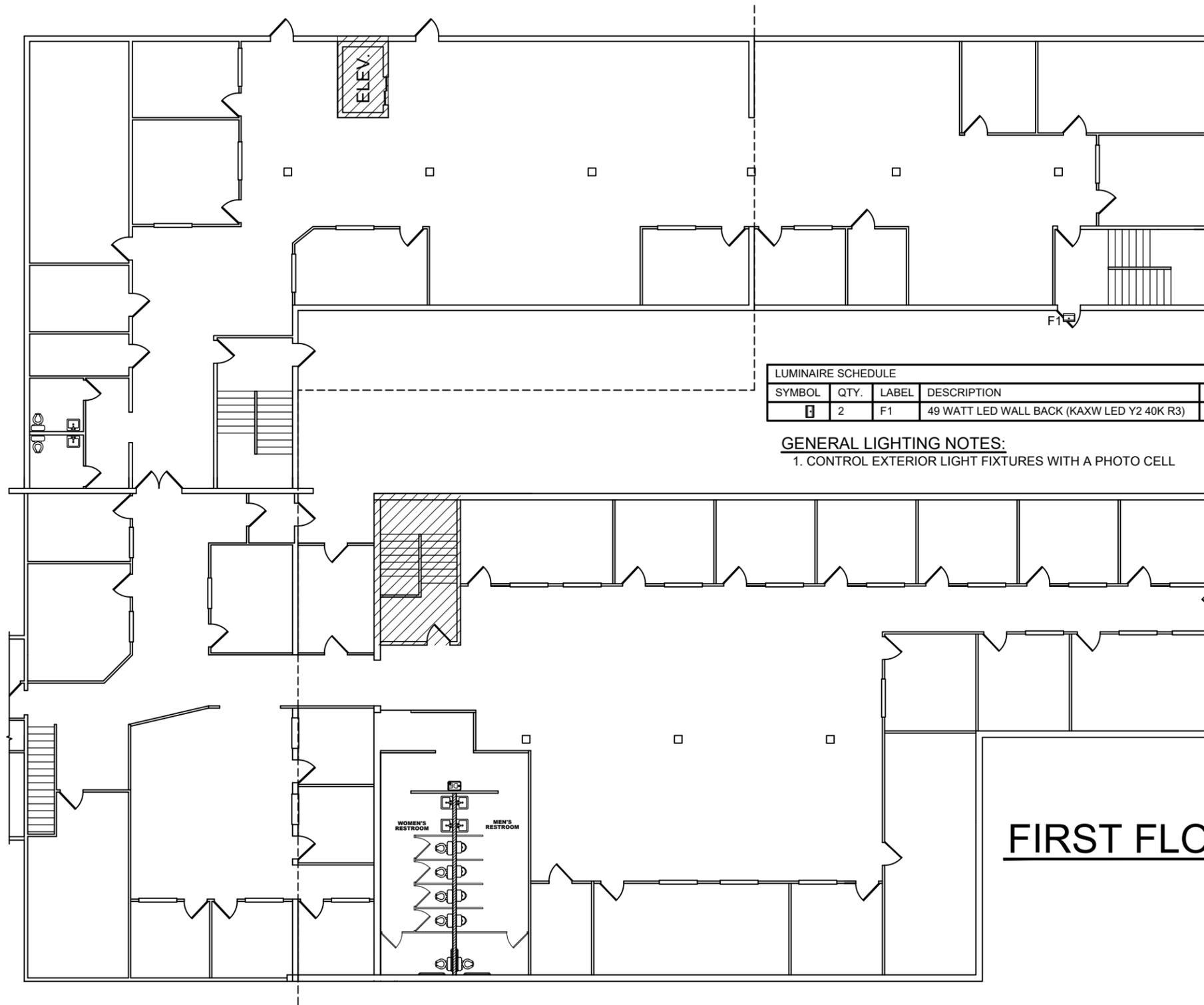
190 PAOLI STREET / P. O. BOX 930220
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DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



LUMINAIRE SCHEDULE					
SYMBOL	QTY.	LABEL	DESCRIPTION	LUM. LUMENS	LUM. WATTS
F1	2	F1	49 WATT LED WALL BACK (KAXW LED Y2 40K R3)	6115	49

GENERAL LIGHTING NOTES:

- CONTROL EXTERIOR LIGHT FIXTURES WITH A PHOTO CELL

FIRST FLOOR

PROJECT NAME:
CLEARY ADDITION

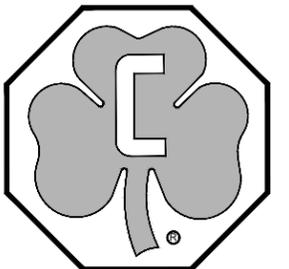
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190 PAOLI ST
VERONA, WI / DANE COUNTY
BUILDING SIZE:

SHEET NAME:
EXTERIOR LIGHTING PLAN - FIRST FLOOR

PROJECT NUMBER:
PR2020007

SHEET NUMBER:
130

SHEET SCALE: 1/16" = 1'-0"





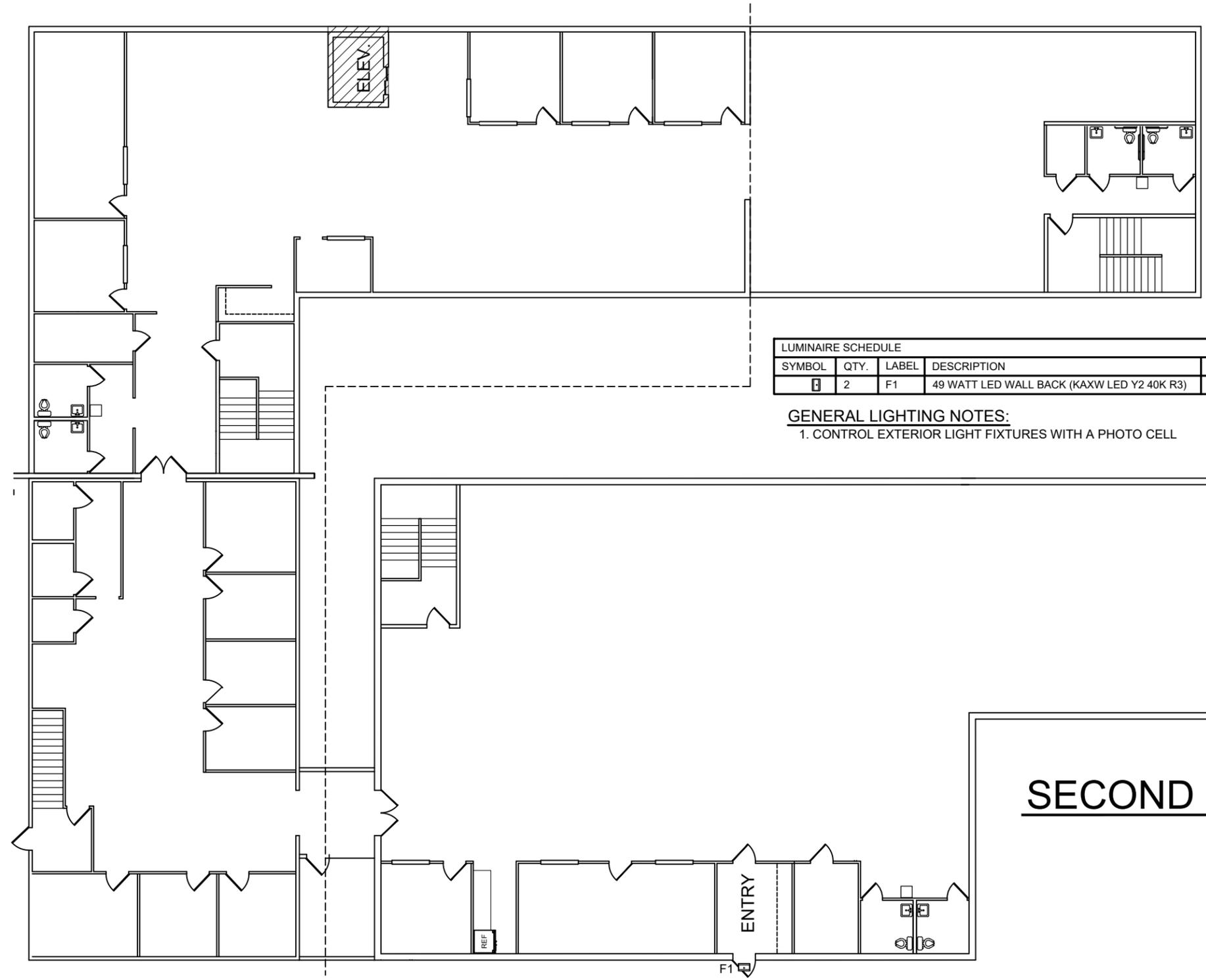
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



LUMINAIRE SCHEDULE					
SYMBOL	QTY.	LABEL	DESCRIPTION	LUM. LUMENS	LUM. WATTS
	2	F1	49 WATT LED WALL BACK (KAXW LED Y2 40K R3)	6115	49

GENERAL LIGHTING NOTES:

- CONTROL EXTERIOR LIGHT FIXTURES WITH A PHOTO CELL

SECOND FLOOR

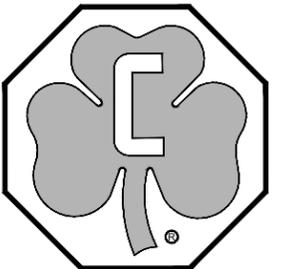
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PROJECT SITE ADDRESS:
190 PAOLI ST
VERONA, WI / DANE COUNTY
BUILDING SIZE:

SHEET NAME:
EXTERIOR LIGHTING PLAN - SECOND FLOOR

PROJECT NUMBER:
PR2020007

SHEET NUMBER:
131

SHEET SCALE: 1/16" = 1'-0"





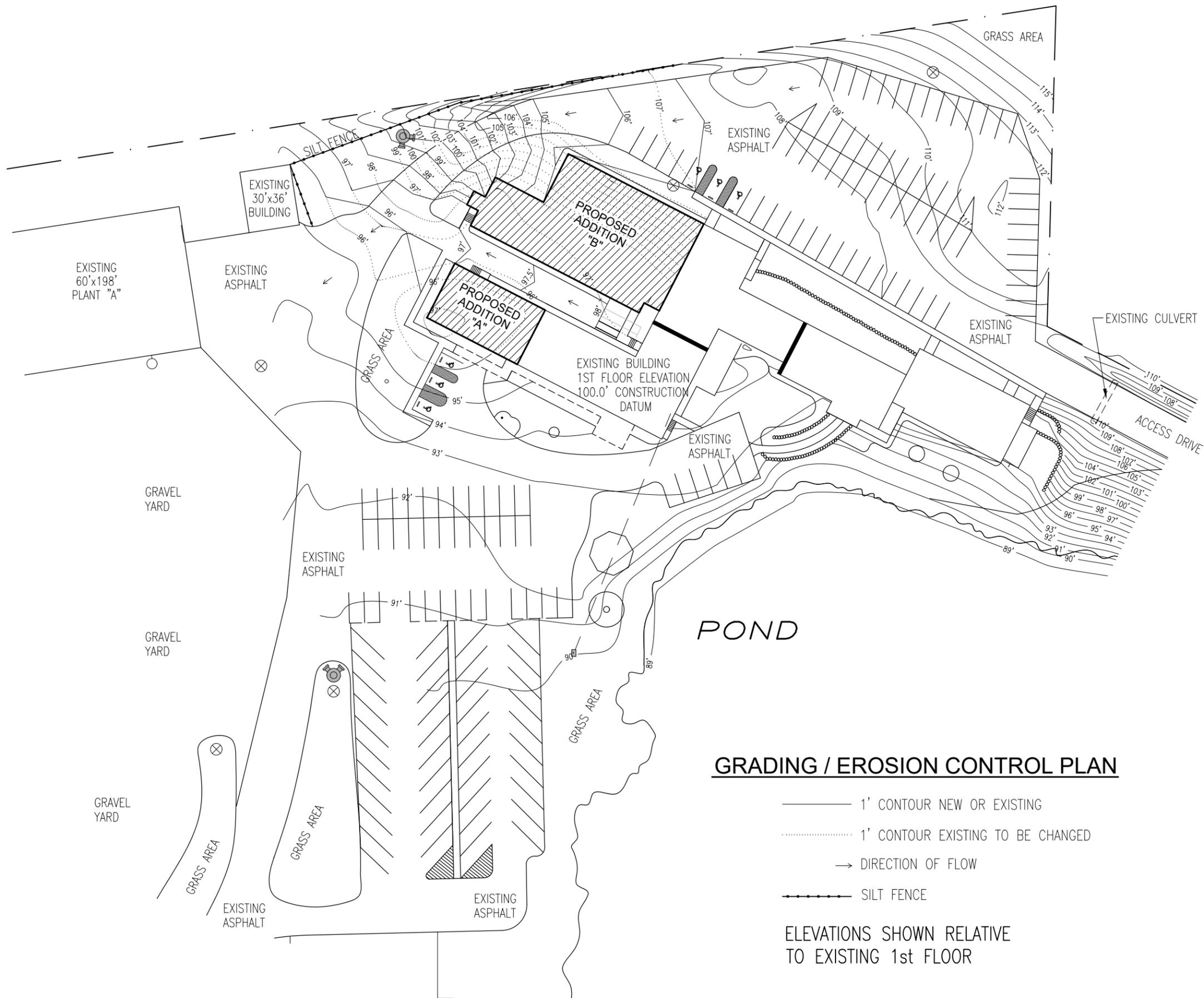
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



POND

GRADING / EROSION CONTROL PLAN

- 1' CONTOUR NEW OR EXISTING
- 1' CONTOUR EXISTING TO BE CHANGED
- DIRECTION OF FLOW
- - - - SILT FENCE

ELEVATIONS SHOWN RELATIVE TO EXISTING 1st FLOOR

PROJECT NAME:
CLEARY ADDITION

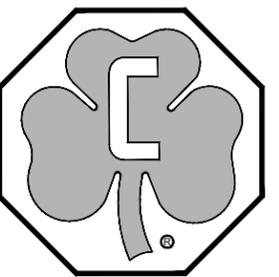
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190 PAOLI ST
VERONA, WI / DANE COUNTY

BUILDING SIZE:
SHEET NAME:
GRADING PLAN

PROJECT NUMBER:
PR2020007

SHEET NUMBER:
140

SHEET SCALE: 1"=60'





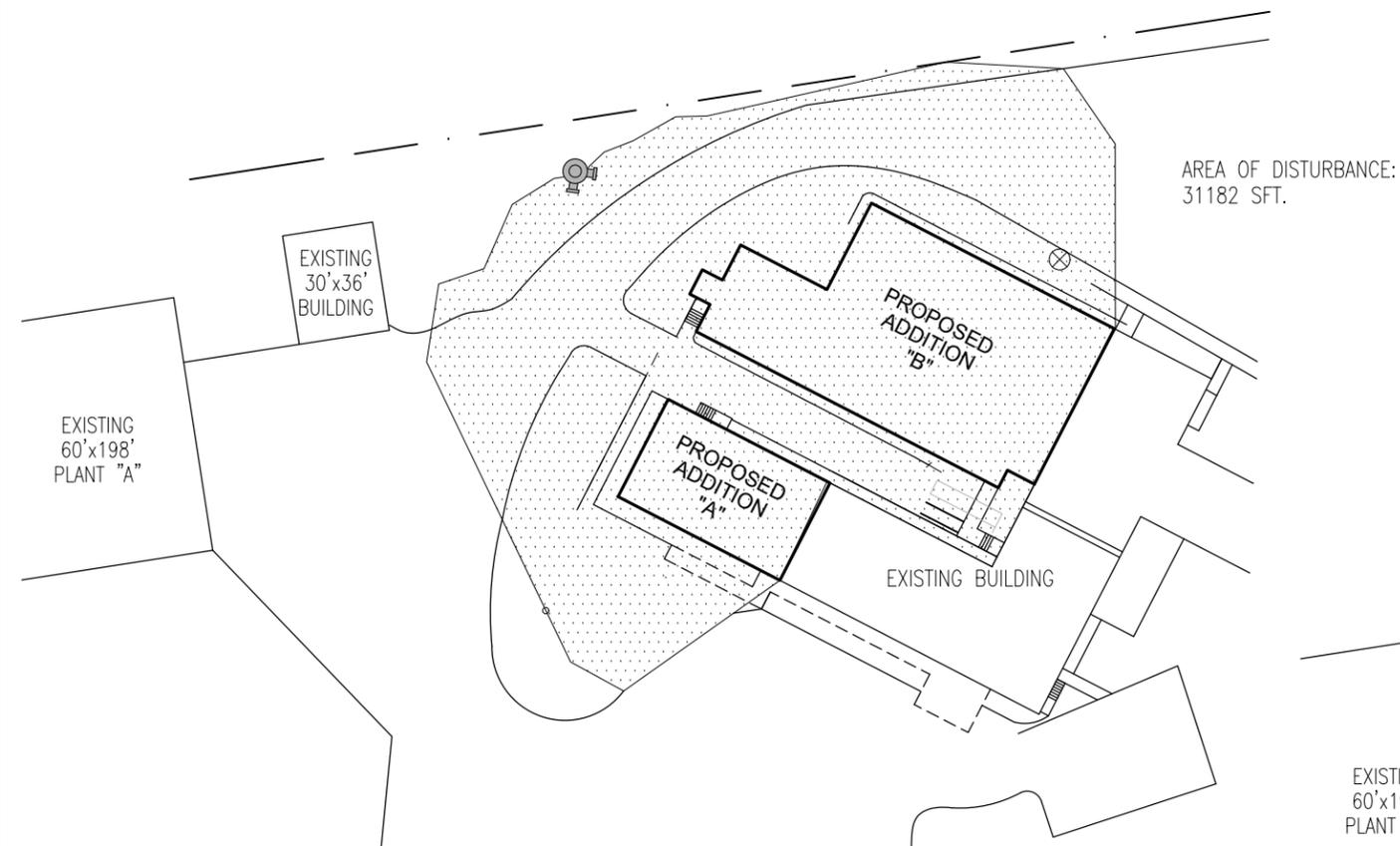
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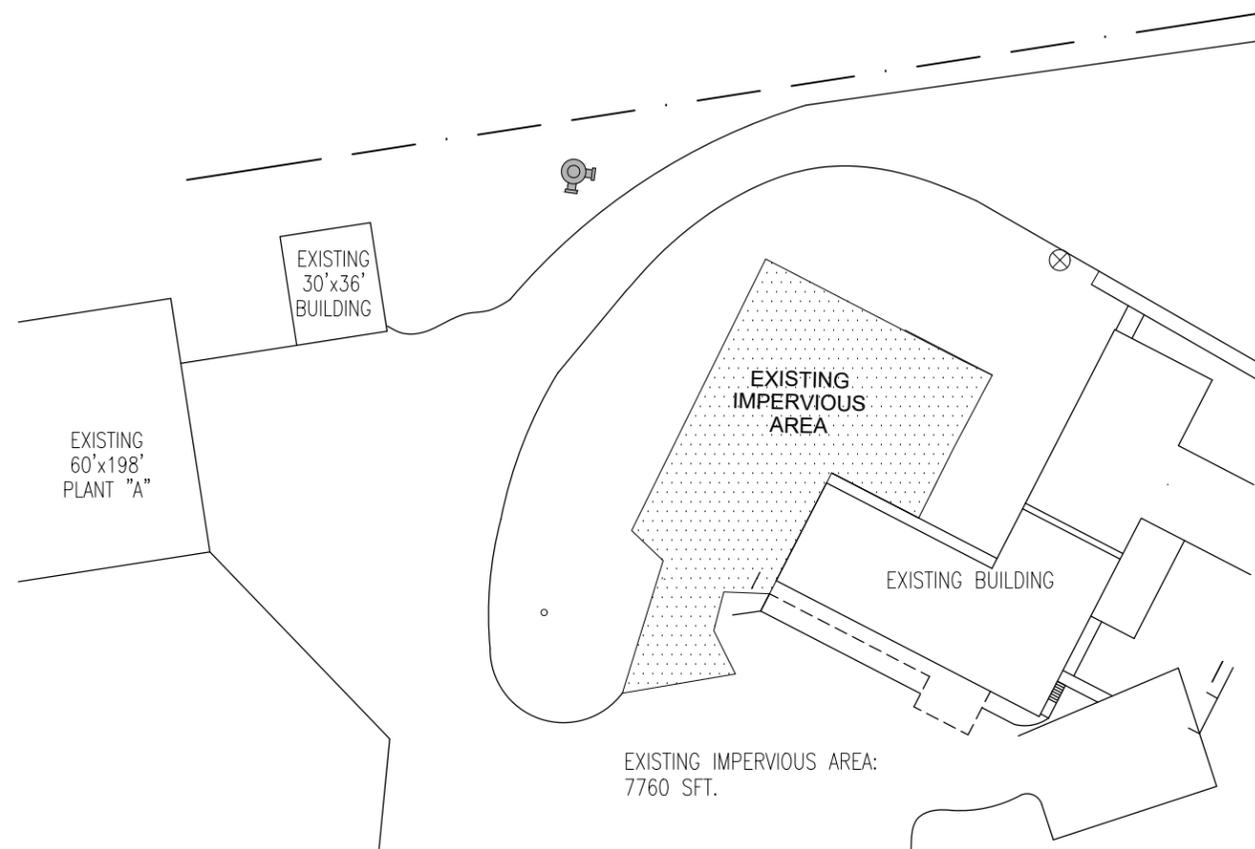
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PLAN REVISIONS:

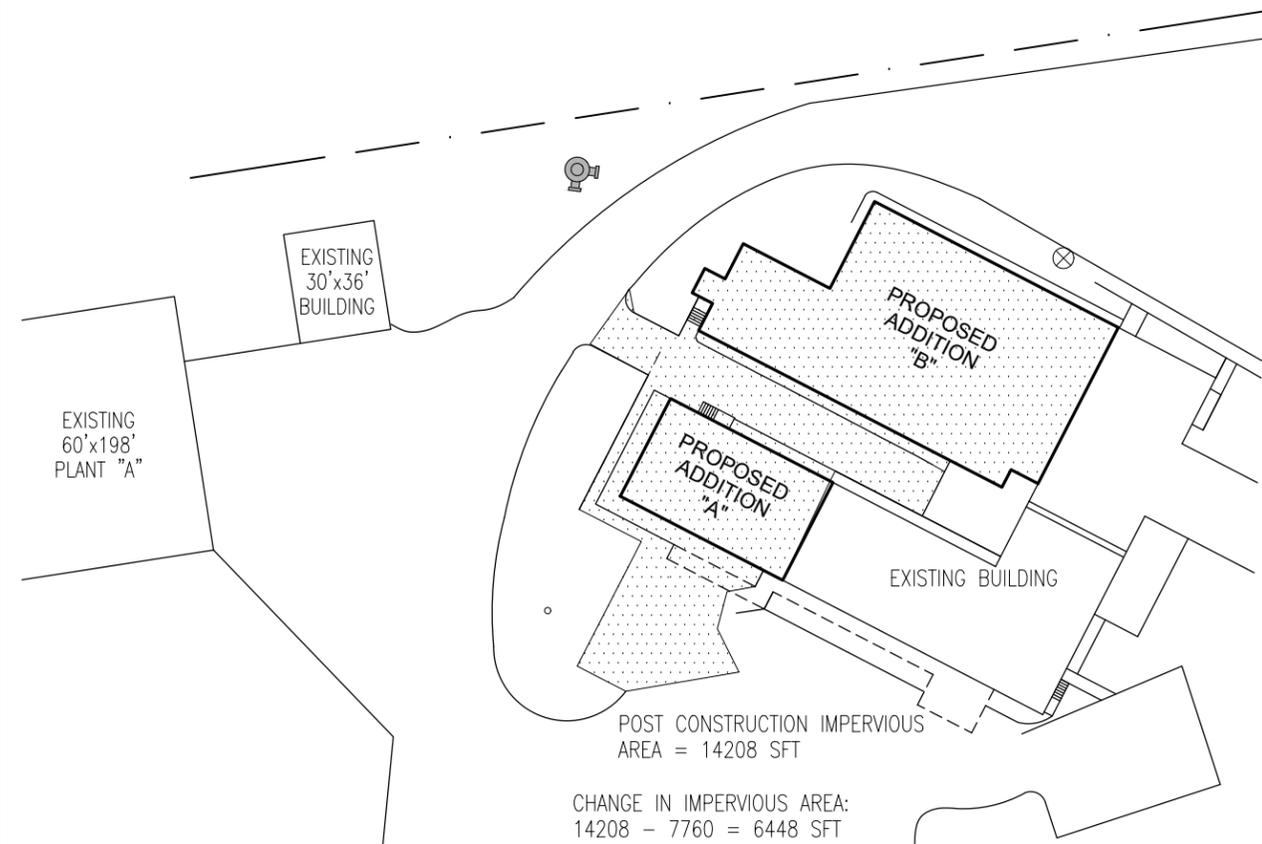
NUMBER	DATE	BY
1		
2		
3		
4		



PROPOSED AREA OF DISTURBANCE



PRE-CONSTRUCTION IMPERVIOUS AREA



POST-CONSTRUCTION IMPERVIOUS AREA

CHANGE IN IMPERVIOUS AREA:
14208 - 7760 = 6448 SFT

PROJECT NAME:
CLEARY ADDITION

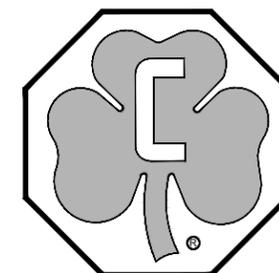
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190 PAOLI ST
VERONA, WI / DANE COUNTY
BUILDING SIZE:

SHEET NAME:
IMPERVIOUS AREA DELINEATION PLAN

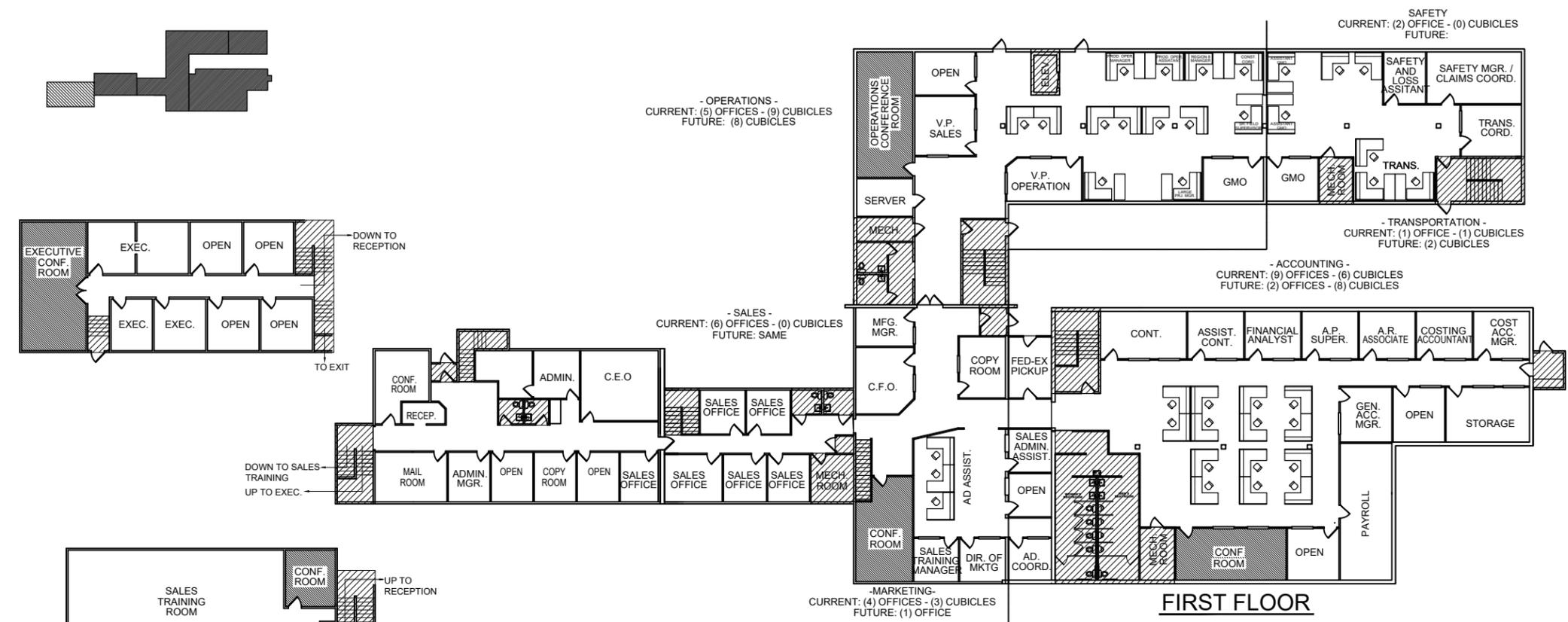
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PR2020007

SHEET NUMBER:
141

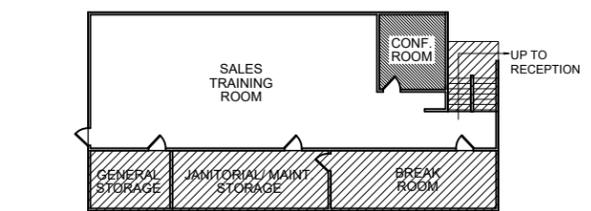
SHEET SCALE: 1"=60'



NUMBER	DATE	BY
1		
2		
3		
4		



FIRST FLOOR



PROPOSED LAYOUT

DEPARTMENT	FUTURE EXPANSION
ENGINEERING	9 CUBICLES
CONSTRUCTION PROC.	20 CUBICLES
PURCHASING	2 CUBICLES
HUMAN RESOURCES	1 CUBICLES
ADMIN	2 OFFICES - TBD
EXECUTIVE	4 OFFICES - TBD
BASEMENT	OPEN - TBD
OPERATIONS	8 CUBICLES
TRANSPORTATION	2 CUBICLES
SAFETY	0
ACCOUNTING	2 OFFICES - 8 CUBICLES
MARKETING	1 OFFICE
I/S	3 CUBICLES

SQUARE FOOTAGE BY DEPT.

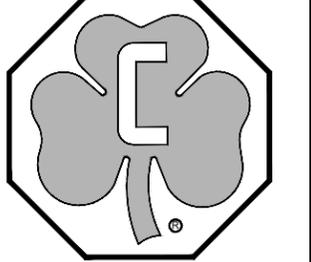
DEPARTMENT	SQUARE FOOTAGE
ENGINEERING	5442 SQUARE FEET
CONSTRUCTION PROC.	5540 SQUARE FEET
PURCHASING	1942 COMBINED SQUARE FEET
HUMAN RESOURCES	3148 SQUARE FEET
ADMIN	2003 SQUARE FEET
EXECUTIVE	1722 SQUARE FEET
BASEMENT	5556 SQUARE FEET
OPERATIONS	5118 SQUARE FEET
TRANSPORTATION	2824 SQUARE FEET
SAFETY	4516 SQUARE FEET
ACCOUNTING	1583 SQUARE FEET
MARKETING/CFO/MFG. MGR.	9194 SQUARE FEET
I/S	48588 SQUARE FEET
RESTROOMS, STORAGE	
MECH., STAIRS, COMMONS	

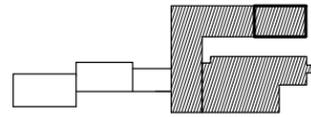
PROJECT NAME:
CLEARY ADDITION
PROJECT SITE ADDRESS:
190 PAOLI ST
VERONA, WI / DANE COUNTY
BUILDING SIZE:
SHEET NAME:
FLOOR PLAN - FIRST FLOOR

PROJECT NUMBER:
PR2020007

SHEET NUMBER:
150

SHEET SCALE: 1/32" = 1'-0"





PROPOSED LAYOUT

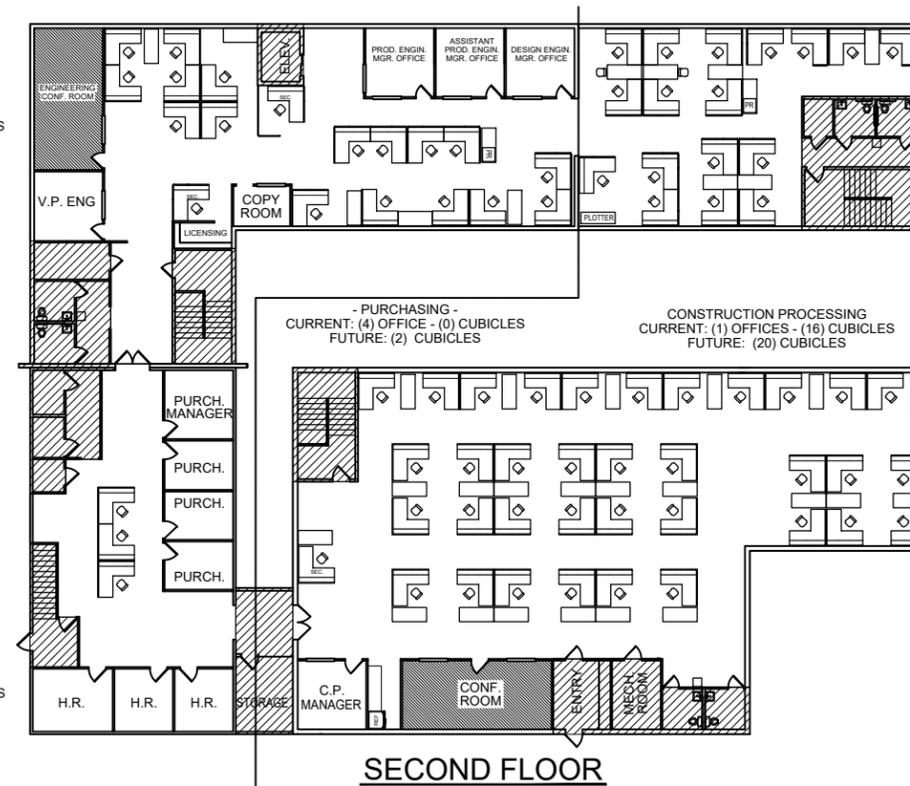
DEPARTMENT	FUTURE EXPANSION
ENGINEERING	9 CUBICLES
CONSTRUCTION PROC.	20 CUBICLES
PURCHASING	2 CUBICLES
HUMAN RESOURCES	1 CUBICLES
ADMIN	2 OFFICES - TBD
EXECUTIVE	4 OFFICES - TBD
BASEMENT	OPEN - TBD
OPERATIONS	8 CUBICLES
TRANSPORTATION	2 CUBICLES
SAFETY	0
ACCOUNTING	2 OFFICES - 8 CUBICLES
MARKETING	1 OFFICE
I/S	3 CUBICLES

SQUARE FOOTAGE BY DEPT.

DEPARTMENT	SQUARE FOOTAGE
ENGINEERING	5442 SQUARE FEET
CONSTRUCTION PROC.	5540 SQUARE FEET
PURCHASING	1942 COMBINED SQUARE FEET
HUMAN RESOURCES	
ADMIN	3148 SQUARE FEET
EXECUTIVE	2003 SQUARE FEET
BASEMENT	1722 SQUARE FEET
OPERATIONS	5556 SQUARE FEET
TRANSPORTATION	
SAFETY	
ACCOUNTING	5118 SQUARE FEET
MARKETING/CFO/MFG. MGR.	2824 SQUARE FEET
I/S	4516 SQUARE FEET
TRAINING	1583 SQUARE FEET
RESTROOMS, STORAGE MECH., STAIRS, COMMONS	9194 SQUARE FEET
	48588 SQUARE FEET

- ENGINEERING -
CURRENT: (4) OFFICE - (27) CUBICLES
FUTURE: (9) CUBICLES

- HUMAN RESOURCES -
CURRENT: (3) OFFICE - (0) CUBICLES
FUTURE: (1) CUBICLES



- PURCHASING -
CURRENT: (4) OFFICE - (0) CUBICLES
FUTURE: (2) CUBICLES

CONSTRUCTION PROCESSING
CURRENT: (1) OFFICES - (16) CUBICLES
FUTURE: (20) CUBICLES



190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
CLEARY ADDITION

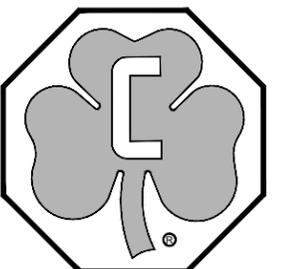
PROJECT SITE ADDRESS:
190 PAOLI ST
VERONA, WI / DANE COUNTY

BUILDING SIZE:
SHEET NAME:
FLOOR PLAN - SECOND FLOOR

PROJECT NUMBER:
PR2020007

SHEET NUMBER:
151

SHEET SCALE: 1/32" = 1'-0"





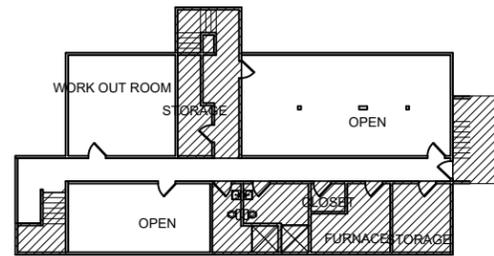
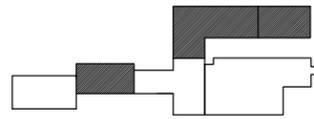
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NAME

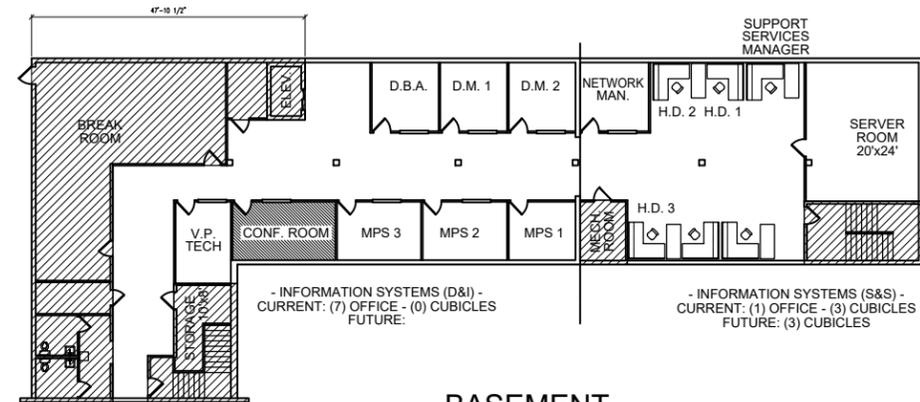
DATE DRAWN: DATE

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



BASEMENT



BASEMENT

PROPOSED LAYOUT

DEPARTMENT	FUTURE EXPANSION
ENGINEERING	9 CUBICLES
CONSTRUCTION PROC.	20 CUBICLES
PURCHASING	2 CUBICLES
HUMAN RESOURCES	1 CUBICLES
ADMIN	2 OFFICES - TBD
EXECUTIVE	4 OFFICES - TBD
BASEMENT	OPEN - TBD
OPERATIONS	8 CUBICLES
TRANSPORTATION	2 CUBICLES
SAFETY	0
ACCOUNTING	2 OFFICES - 8 CUBICLES
MARKETING	1 OFFICE
I/S	3 CUBICLES

SQUARE FOOTAGE BY DEPT.

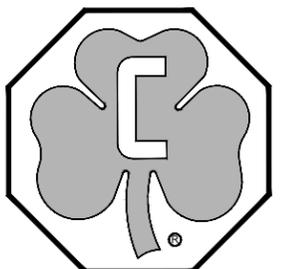
DEPARTMENT	SQUARE FOOTAGE
ENGINEERING	5442 SQUARE FEET
CONSTRUCTION PROC.	5540 SQUARE FEET
PURCHASING	1942 COMBINED SQUARE FEET
HUMAN RESOURCES	
ADMIN	3148 SQUARE FEET
EXECUTIVE	2003 SQUARE FEET
BASEMENT	1722 SQUARE FEET
OPERATIONS	5556 SQUARE FEET
TRANSPORTATION	
SAFETY	
ACCOUNTING	5118 SQUARE FEET
MARKETING/CFO/MFG. MGR.	2824 SQUARE FEET
I/S	4516 SQUARE FEET
TRAINING	1583 SQUARE FEET
RESTROOMS, STORAGE MECH., STAIRS, COMMONS	9194 SQUARE FEET
	48588 SQUARE FEET

PROJECT NAME: **CLEARY ADDITION**
 PROJECT SITE ADDRESS: **190 PAOLI ST
VERONA, WI / DANE COUNTY**
 BUILDING SIZE:
 SHEET NAME: **FLOOR PLAN - BASEMENT**

PROJECT NUMBER:
PR2020007

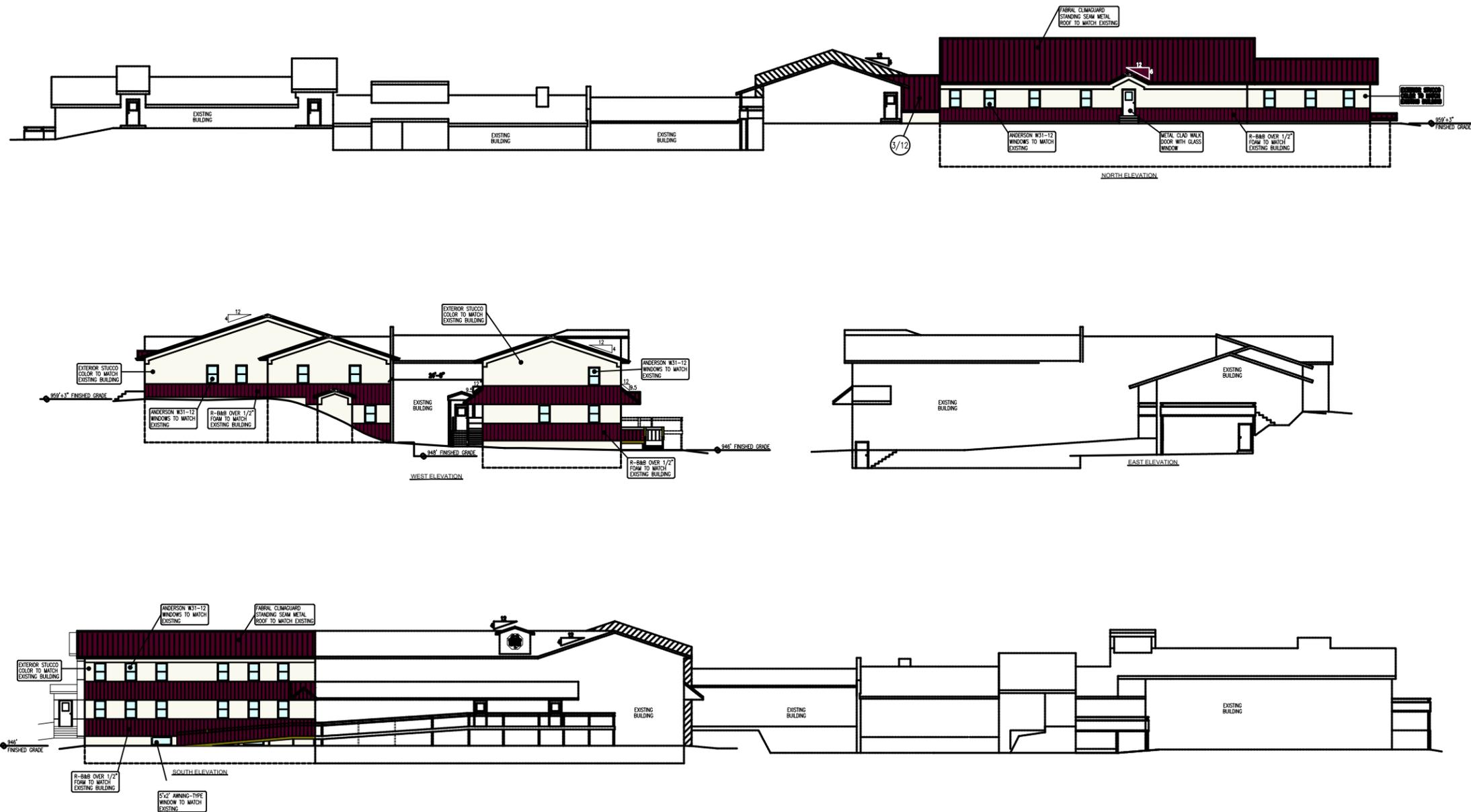
SHEET NUMBER:
152

SHEET SCALE: 1/32" = 1'-0"





Proposed Additions for: Cleary Building Corp.



NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS

built with pride before the  is applied

SHEET SCALE: 1/32" = 1'-0"

Planning Report

City of Verona

Plan Commission 3-2-2020

KSW Construction

Initial Review

Summary: The Applicant has submitted a request for an initial review to create two (2) new buildings. This request will require a site plan review and may require a certified survey map and a group development conditional use permit.

Property Location: Lots 9 and 10 at the corner of CTH M, Thousand Oaks Trl., and John P. Livesey Blvd.

Property Owner: Anorev LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

Applicant: KSW Construction Corporation
807 Liberty Dr. #106
Verona, WI 53593

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant lots
Proposed Land Use: Office and flexible industrial uses space

Figure 1 – Location Map



Site Description:

The Applicant is requesting an initial review (“Application”) to construct an 8,200 square foot office building located at the corner of Thousand Oaks Trail and County Highway M (CTH M) and a 41, 200 square foot flexible industrial use building with access from John P. Livesey Boulevard. The proposed buildings will be located on Lots 9 and 10 (“Property”) depicted in Figure 1 in red in the Verona Technology Park, which is zoned Suburban Industrial. The Property is currently vacant with a wetland located at the corner of Thousand Oaks Trail and John Livesey Boulevard. Land uses surrounding the Property include industrial, business, and restaurant uses.

As part of the project, the Applicant is requesting a certified survey map (CSM) to create one (1) lot.

Southeast Neighborhood Plan:

The Property is located in the Southeast Neighborhood Plan (“Plan”), which was adopted in 2010. The Property and others are discussed on page 20 of the Plan. The Application conforms to the recommendations of the Plan.

- “The City plans to utilize this area for creating jobs and employment opportunities for Verona residents with office, corporate headquarter, light manufacturing, warehousing, educational, and similar business park-type developments;”
- “The City will require a minimum of 25% landscaping areas/open space for developments within this Business Park sub-area – consistent with the City’s ‘Suburban Office’ and ‘Suburban Industrial’ zoning district requirements;”
- “Land-uses further east—farther away from Highway 18-151—are planned to include a mix of office, warehouse, distribution, educational and light industrial land-uses. Due to the large roof-areas typical of such developments, all of these land-uses present excellent opportunities for successfully treating storm water on-site and improving water-quality in the Badger Mill Creek and Sugar River as compared with the current unregulated agricultural land-uses;”
- “High-quality architecture and building design will be required for development within this area—but especially along Highway 18-151, given the higher visibility parcels will have along Highway 18-151. The Plan Commission will serve as the architectural review and approval board for any proposed development within this area;”

The Applicant is proposing to locate the KSW headquarters in one of the proposed buildings. The other building’s tenants are unknown at this time, but would be consider flexible industrial space such as light industrial. The Applicant understands that landscaping is important to the development of this Property. The Applicant is proposing landscaping to screen the parking areas and highlight the building. The parking areas are proposed to have canopy trees.

Planning Review:

The proposed buildings meet the minimum setback requirements for the SI zoning district. The Applicant will submit a landscaping plan, photometric plan, and greater details for the building in their formal site plan submittal.

Access/Parking:

Access to the site will be from John Livesey Boulevard and all access points will be prohibited from Thousand Oaks Trail and CTH M. Staff recommends the Applicant have a cross-access easement agreement between the two buildings to ensure access is available to both buildings in the future from the private internal access roads. Staff recommends that the Applicant design the parking lot to have access to the east when that property becomes developed. The existing cul-de-sac bulb may need an agreement similar to the Attainment Company to ensure a temporary turnaround is available after the project is built.

The Applicant has provided approximately one hundred (100) surface parking spaces surrounding the buildings. The Applicant has included two (2) rows of parking between the building and CTH M.

In 2014, the Plan Commission approved plans for Liberty Business Park commercial building (currently where Sugar River Pizza is located) with the condition that the applicant “shall relocate one (1) row of parking from south of the building and shall shift the building to the south and west”. Staff is recommending the Applicant move the building to the north and shifts one row of parking to the south or disperses around the building.

Staff does not foresee a concern at this time with parking as it is difficult to know how much parking is needed as the tenants are unknown.

Drainage/Stormwater:

Stormwater management details are being discussed and Staff will be providing feedback to the Applicant in the near future.

Layout:

Staff recommends the Applicant consider move the flexible industrial building to the north and to the east. It is difficult to configure this building to have the best layout without knowing the users and the precise door locations. Future submittals will provide clarity to this comment. The private internal road into the site should be visually pleasing with landscaping along the road and the industrial building should be built of high quality. The Applicant is proposing canopy trees throughout the parking areas as previously discussed. The landscaping plans will be submitted in subsequent applicants.

Lots 9 and 10 Verona Technology Park
Initial Review

The Applicant has added two (2) screening walls to shield views of the loading docks and truck areas. Staff recommends the Applicant use the walls to display art such as murals or use them as a palette for something creative other than fencing that is heavily landscaped. These could be unique features for the Property.

Certified Survey Map (CSM):

Staff and the Applicant have discussed the option to consolidate Lots 9 and 10 into one (1) lot through a CSM. The advantage is that Lot 9 will not be landlocked if two (2) lots become one (1) lot as access is prohibited for Lot 9 from CTH M and Thousand Oaks Trail. The wetland area and storm water infiltration puts a constraint on the Property, which forces access to occur on Lot 10. There may not be a need to have an access agreement if the two (2) lots are one (1) lot. If the lots are combined, the Applicant will have to apply for a conditional use permit for a group development to have two (2) buildings on one (1) lot.

Staff Comments:

In general, Staff is supportive of the proposed buildings on these lots. Staff looks forward to reviewing greater details about the function, relationship, and design of the buildings.

Recommendation:

Staff recommends the Plan Commission review the submitted materials and provide feedback to the Applicant.

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator

January 31, 2020

Mr. Adam Sayre
Director of Planning and Development
City of Verona
111 Lincoln Street
Verona, Wisconsin 53593

RE: Proposed Commercial Buildings
Lot 9 & 10
John P. Livesey Blvd
Dimension IV Madison Project No. 20013

Dear Mr. Sayre:

KSW Construction is proposing a commercial building development on Lot 9 & 10 on John P. Livesey Blvd. Enclosed is a preliminary site plan and building elevation for a preliminary review of the project at the March 2 planning commission meeting.

Please review and let us know if you have any questions or concerns.

Thank you.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerry Bourquin, AIA
Principal

Enclosures: Project Description
Application Form
Site Plan

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

dimensionivmadison.com

PROJECT DESCRIPTION

Site: Verona Technology Park
Lots 9 & 10
John P. Livesey Blvd
Verona, Wisconsin

Area:
6.6 acres

Proposed Project/Building:

The proposed buildings will be the new home of KSW Construction and a commercial tenant.

The Phase I building will be an 8,000 – 10,000 sf office/warehouse building for KSW Construction office. It will include parking for approximately 30 vehicles and a delivery/employee vehicle area.

The Phase II building will be a 40,000 sf building. It will be 1 story with parking for 70+ vehicles.

Building Area:

Phase I – KSW office 8,000 – 10,000 square feet
Phase II – Commercial Building 40,000 square feet
Total – 48,000 – 50,000 square feet

Parking:

Phase I – 30+
Phase II – 70+
Total – 100+

Landscaping:

Landscaping will be designed to screen the parking area use around the building and highlight the building.

The parking will have canopy trees throughout the parking area.

Stormwater:

The drainage from the project will be routed to the technology park stormwater access. Infiltration areas will be incorporated into the site and 75' wetland buffer area on site.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

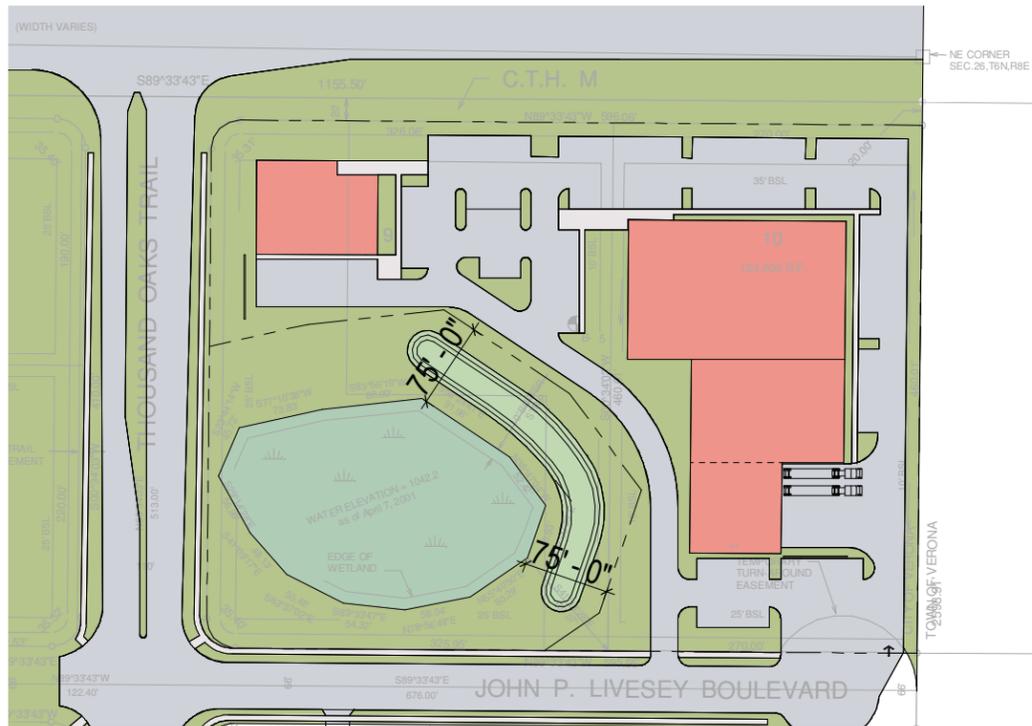
p 608.829.4444

f 608.829.4445

dimensionivmadison.com

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI



Architecture :

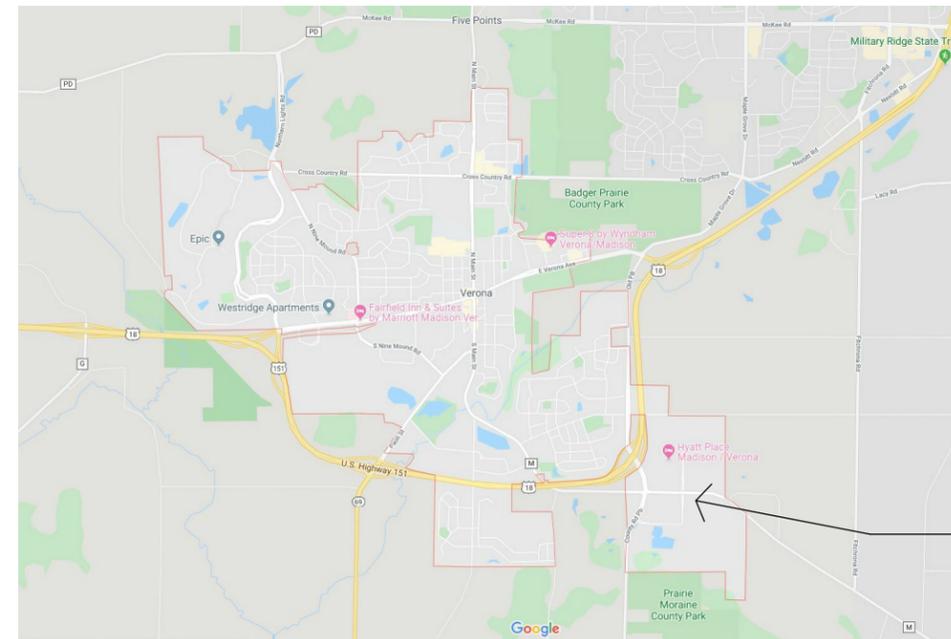
Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

KSW Construction

807 Liberty Dr. #106, Verona, WI 53593
p: (608) 845-2290 kswconstruction.com



LIST OF DRAWINGS:

- G0.1 - Cover Sheet
- Context Images
- Site Survey
- Verona Technology Park Overall Aerial
- Site Zoning Map
- Wetland Areas - Overall Aerial
- Schematic Site Plan

SITE LOCATION



View from Hwy M to East toward Thousand Oaks Trail



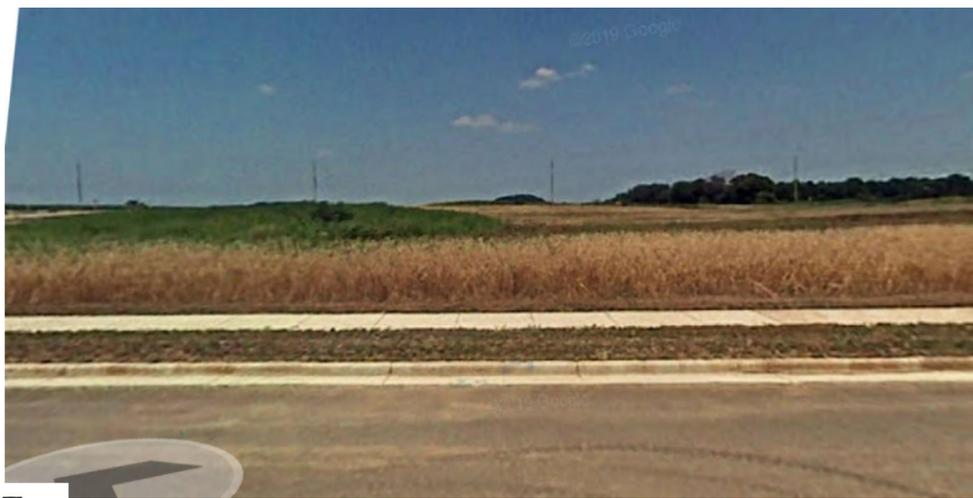
View from Hwy M to SE at Thousand Oaks Trail



View at Thousand Oaks Trail to South



View at Thousand Oaks Trail & John Livesey Blvd to East



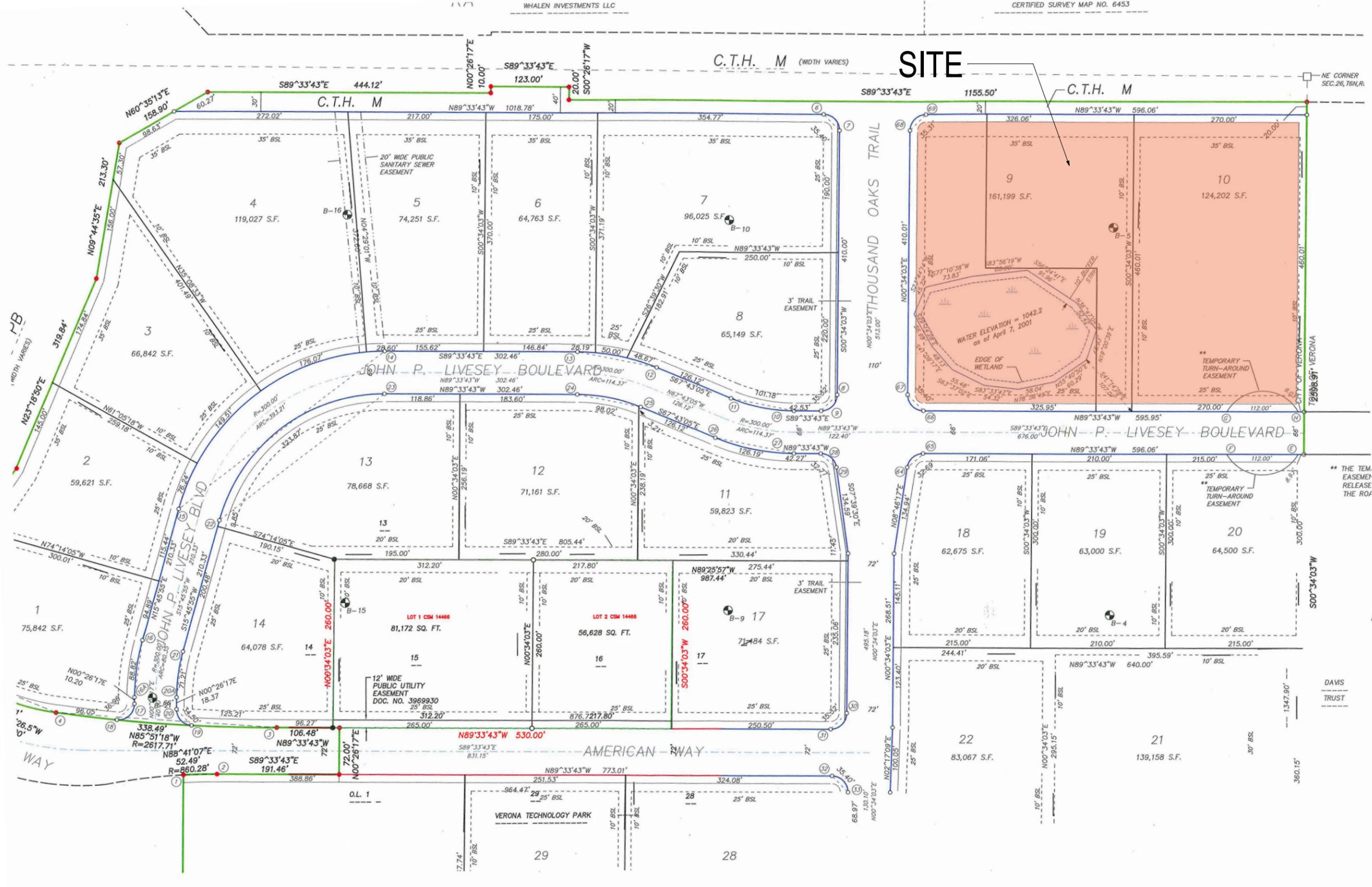
View from John Livesey Blvd to North



View from Hwy M to West toward Thousand Oaks Trail

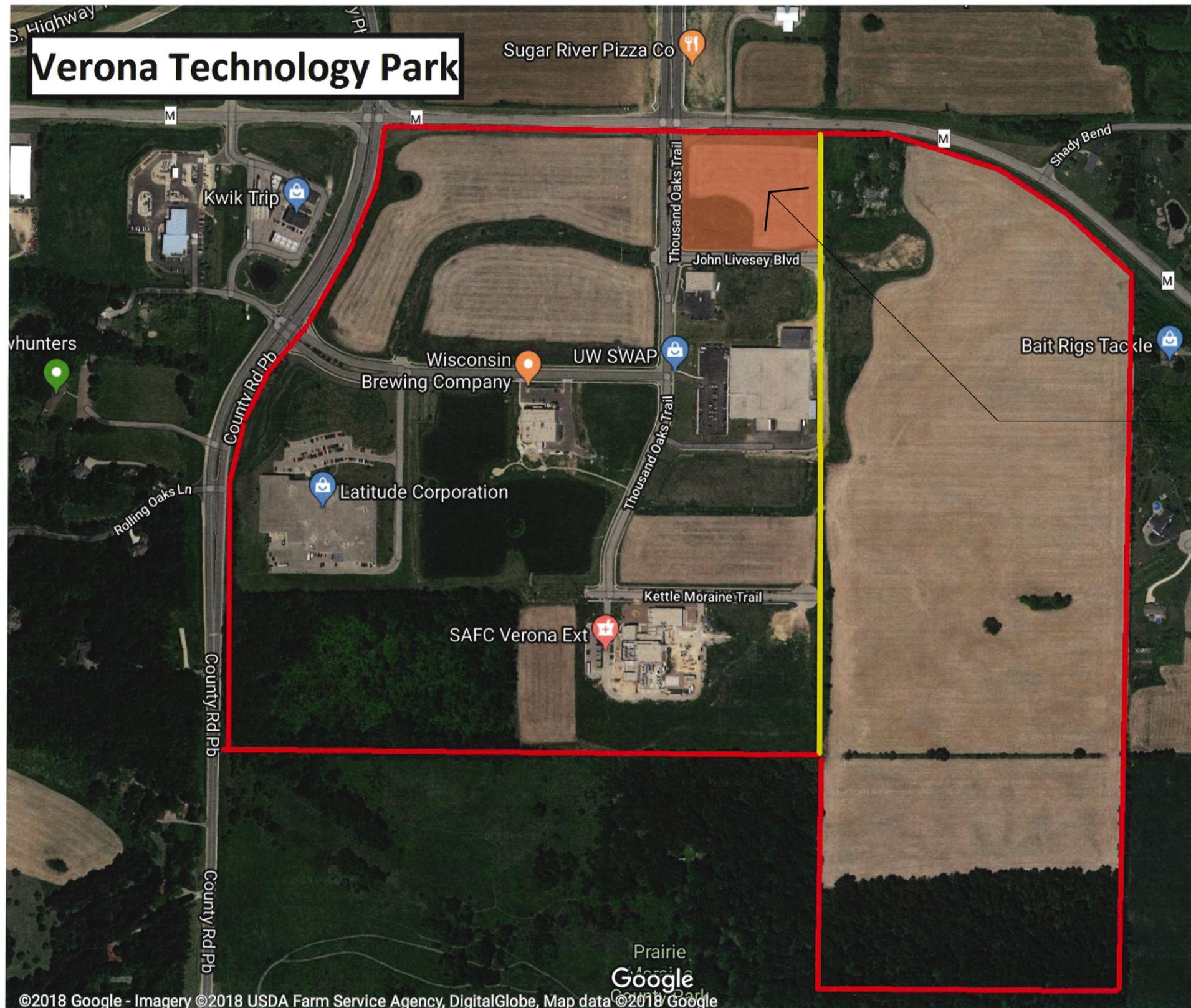
Context Images

KSW OFFICE DEVELOPMENT



1 Site Survey
1" = 80' 0"





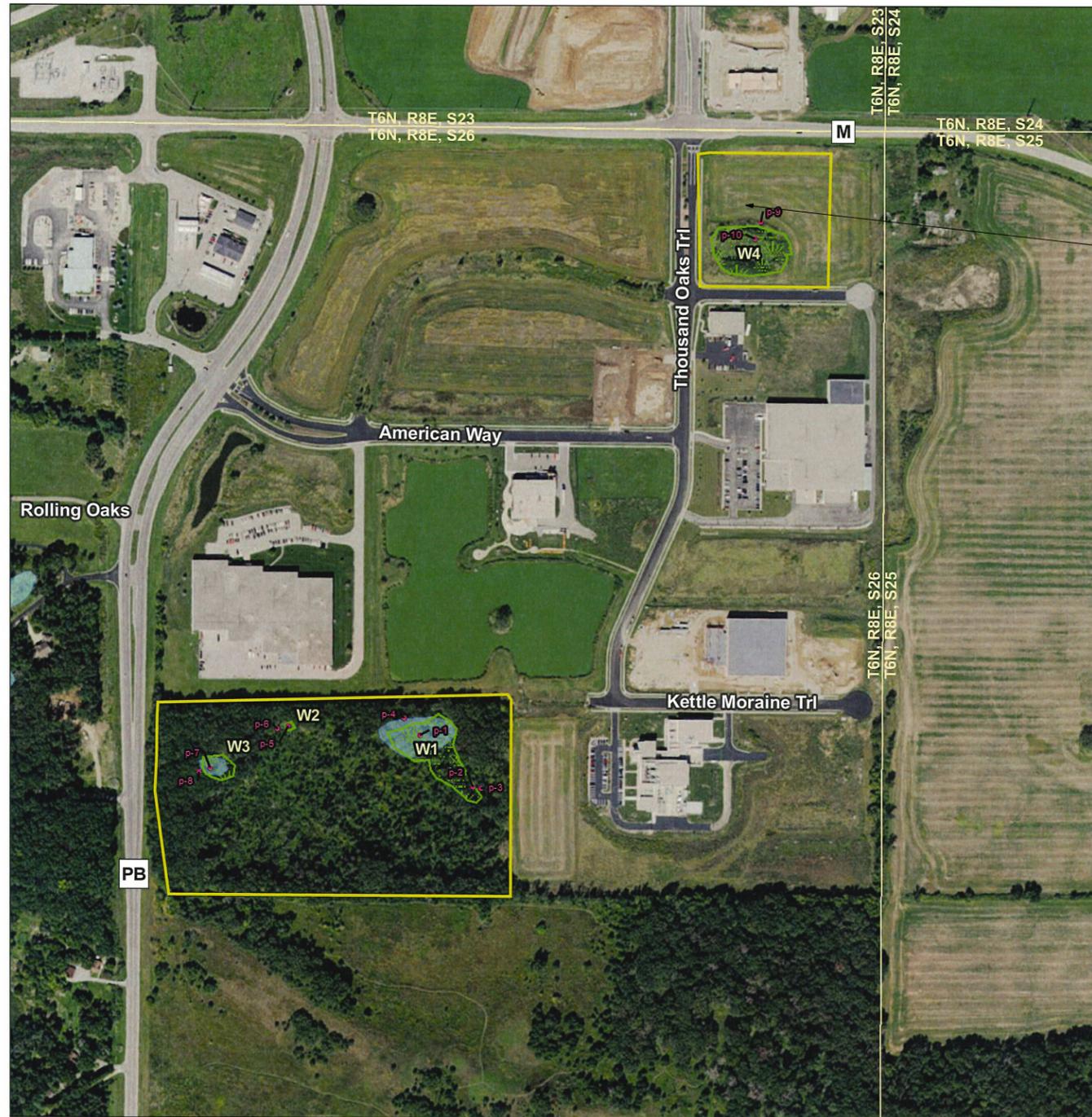
©2018 Google - Imagery ©2018 USDA Farm Service Agency, DigitalGlobe, Map data ©2018 Google

Verona Technology Park - Overall Aerial

Not to Scale 
KSW OFFICE DEVELOPMENT



Site Zoning Map



Site



Notes
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: WDNR, WDOT, Stantec
 3. Orthophotography: NAF 2015

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

- Legend**
- Approximate Project Boundary
 - Sample Point
 - Field Delineated Wetland
 - ~ DNR 24k Hydrography
 - ~ Perennial Stream
 - ~ Intermittent Stream
 - ~ Waterbody

Site Wetland Areas

Figure No. **5** **DRAFT**

Title
Field Collected Data

Client/Project
Livesey Company
Verona Tech Park

Project Location: T6N, R8E, S26
 Prepared by CP on 2016-08-12
 T. of Verona, WI
 Technical Review by JD on 2016-08-12
 Dane Co., WI
 Independent Review by XXX on 2016-XX-XX



Not to Scale



SCHEMATIC SITE PLAN

KSW OFFICE DEVELOPMENT

DIMENSION Madison Design Group
 architecture · interior design · planning
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 p608.829.4444 f608.829.4445 dimensionmadison.com

KSW
 CONSTRUCTION CORPORATION

Verona Technology Park, Lots 9 & 10, John P. Livesey Blvd., Verona, WI

