City of Verona

111 Lincoln Street
Verona, WI 53593-1520
COMMON COUNCIL
Monday, September 14, 2020 – 7:00 P.M.
www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Common Council will hold its meeting as a virtual meeting. The Common Council will not meet at City Hall, 111 Lincoln Street. Members of the Common Council and Staff will join the meeting by using Zoom Webinar, as described immediately below.

Members of the public can join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. Those requiring toll-free options are asked to contact City Hall for details prior to the meeting at adam.sayre@ci.verona.wi.us or 608-848-9941.

Join the meeting via computer, tablet, or smart phone:
https://zoom.us/j/99359077778
Webinar ID: 993 5907 7778

Join the meeting via phone by dialing:
312-626-6799
Webinar ID: 993 5907 7778

Watch live on the City's YouTube Channel: https://www.youtube.com/user/VeronaWIMeetings

The online meeting agenda and all support materials can be found at https://www.ci.verona.wi.us/. In addition to the public, all Council members and staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 848-9941 or adam.sayre@ci.verona.wi.us.

PUBLIC SPEAKING INSTRUCTIONS

- WRITTEN COMMENTS: You can send comments to the City Council on any matter, either on or not on the agenda, by emailing adam.sayre@ci.verona.wi.us or in writing to Common Council, 111 Lincoln Street., Verona, WI, 53593.
- For public comments, including comments during the public hearing, register and speak: Those wishing to speak during the virtual meeting MUST register by 7:00 PM in advance of the meeting

start time by emailing adam.sayre@ci.verona.wi.us or calling 608-848-9941. You will be given information on how your speaking opportunity will be coordinated.

1. Call to order
2. Roll Call
3. Public Comments
4. Approval of Minutes from the August 24, 2020 Common Council meeting.
5. Mayor's Business
   A. Citizen appointment to the Sustainability Task Force
6. Announcements
7. Administrator's Report
8. Engineer's Report
9. Committee Reports
   A. Finance Committee
      (1) Discussion and Possible Action Re: Payment of bills
      (2) Discussion and Possible Action Re: Amendment to the Agreement between All City Management Services, Inc. and the City of Verona Providing School Crossing Guard Services
   B. Public Safety and Welfare Committee
      (1) Discussion and Possible Action Re: Ordinance No. 20-967 amending Section 10-1-27 of the Code of Ordinances of the City of Verona
   C. Plan Commission
      (1) Discussion and Possible Action Re: Resolution No. R-20-034 approving a General Development Plan for a 1,600 square foot building addition located at 517 Half Mile Road
      (2) Discussion Re: A Planned Unit Development (PUD) concept plan review for a 3-story, 42-unit apartment building located at 1057 North Edge Trail
      (3) Discussion Re: A Planned Unit Development Plan (PUD) concept plan review for an 80-unit apartment building located at 121/125 Berkley Road
      (4) Discussion Re: A Planned Unit Development (PUD) concept plan review for a 10,565 square foot multi-tenant commercial building located at 409/411/415 East Verona Avenue
   D. Public Works/Sewer and Water Committee
      (1) Discussion and Possible Action Re: Resolution No. R-20-035 amending relocation order and determination of necessity related to Project ID 2018-108, Eastside Sanitary Sewer Interceptor Project.
      (2) Discussion and Possible Action Re: Project closeout and Change Order No. 1 for Project ID 2020-102 Bituminous Seal Coat
10. Old Business
   A. Discussion and Possible Action Re: Potential development and use of public funds in the Verona Technology Park.
   The Common Council may convene in closed session as authorized by Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session and take action on the closed session item.

11. Adjournment

Luke Diaz, Mayor

POSTED: Miller's Market
Verona City Hall
Verona Public Library
City Website @ www.ci.verona.wi.us

IF YOU NEED AN INTERPRETER, MATERIALS IN ALTERNATIVE FORMATS, OR OTHER ACCOMODATION 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.

CITY OF VERONA
MINUTES
COMMON COUNCIL
August 24, 2020
Verona City Hall

Due to the COVID-19 pandemic, the Verona Common Council held its meeting as a virtual meeting. The Common Council did not meet at City Hall, 111 Lincoln Street. Members of the Common Council and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. Mayor Diaz called the meeting to order at 7:03 p.m.
2. Roll call: Alderpersons Kate Cronin, Charlotte Jerney, Chad Kemp, Katie Kohl, Christine Posey, Heather Reekie, Charlie Ryan and Evan Touchett were present. Also present: City Administrator Adam Sayre; City Engineer Carla Fischer; and City Clerk Ellen Clark.
3. Public Comment: None
4. Approval of the minutes from the August 12, 2020 Common Council meeting.
   Motion by Reekie, seconded by Cronin, to approve the minutes of the August 12, 2020 Common Council meeting. Motion carried 8-0.
5. Mayor's Business:
   A. Appointment of citizen member to Plan Commission
      Mayor Diaz appointed Steve Hingle as a citizen member to the Plan Commission, with a term expiring April 30, 2022. Motion by Reekie, seconded by Kemp, to approve the appointment of Steve Hingle as a citizen member to the Plan Commission. Motion carried 8-0.
   B. Appointment of citizen member to the City/Town Joint Planning Committee
      Mayor Diaz appointed Steve Hingle as a citizen member to the City/Town Joint Planning Committee, with a term expiring April 30, 2022. Motion by Ryan, seconded by Jerney, to approve the appointment of Steve Hingle as a citizen member to the City/Town Joint Planning Committee. Motion carried 8-0.
   C. Appointment of members to the Sustainability Task Force
      Mayor Diaz appointed citizen members Joe Zillmer and Kirstin Reeser, and Alderpersons Charlie Ryan, Heather Reekie, and Katie Kohl as members of the Sustainability Task Force. There is no term of office designated for the Sustainability Task Force. Motion by Jerney, seconded by Ryan, to approve the appointment of citizen members Joe Zillmer and Kirstin Reeser, and Alderpersons Charlie Ryan, Heather Reekie, and Katie Kohl to the Sustainability Task Force. Motion carried 8-0.
   D. Overview of election processes
      City Clerk Clark reported on August 11, 2020 Partisan Primary voter tallies, voter

registration requirements, absentee ballot processes and timelines for the November 3rd, 2020 Presidential Election, and COVID-19 protections in place at City of Verona polling places.

6. Announcements: None

7. Administrator's Report:
   - A neighborhood meeting regarding the Sugar Creek Elementary School project will be hosted by Steve Brown Apartments and the Alexander Company on Aug 26th.
   - Open Book is scheduled for Thursday, September 10th from 11 a.m. – 7 p.m. and Friday, September 11th from 9 a.m. - 1 p.m.
   - Board of Review is scheduled for Tuesday, September 29th at 5:30 p.m.
   - The 2020 Census is underway. As of August 18th, the city has an 83.7% response rate. There have been reports of people posing as Census workers. The Census Bureau will never ask for your Social Security number, you bank account or credit card numbers, anything on behalf of a political party, money or donations.

8. Engineer's Report:
   - The Woods at Cathedral Point Phase 1: Sanitary sewer construction is nearly complete and water main construction is underway. Work on the twin 48-inch storm pipes is in progress, but slightly delayed while the box storm sewer connection structure is finalized.

   - Sugar Creek Commons Public Improvements: This project will consist of reconstruction of a portion of West Verona Avenue and Legion Street to install a new sanitary sewer main on West Verona Avenue and replace an old water main on Legion Street and Topp Avenue. Left turn lanes from westbound West Verona Avenue, new curb and gutter, asphalt pavement and new sidewalk along the east side of Legion Street will also be constructed.

9. Committee Reports:
   A. Finance Committee
   (1) Discussion and Possible Action Re: Payment of bills. Motion by Kemp, seconded by Cronin, to pay the bills in the amount of $724,488.52. Motion carried 8-0.

10. Adjournment:
    Motion by Kemp, seconded by Touchett, to adjourn at 7:56 p.m. Motion carried 8-0.

Ellen Clark
City Clerk

Administrator Report for September 14, 2020

Upcoming Meetings/Events

- Tourism Commission – September 15th
- Park and Recreation Commission – September 16th
- Finance Committee – September 21st
- Board of Review – September 29th

Board of Review

Board of Review – Tuesday, September 29th at 5:30 p.m. – until adjournment. This is the meeting that will require the Board of Review to hear assessment objections from taxpayers whose objections were not able to be settled at Open Book. This Board of Review meeting must meet for a minimum of two (2) hours.

Free E-Waste Day Cancelled

The 2020 E-Waste Day has been cancelled due to COVID-19 and to ensure the health and safety of Staff. The City continues to accept all e-waste items from Verona residents at the Public Works drop-off site at 410 Investment Court for a nominal fee.

Prescription Drug Take Back Event

The City will be hosting the annual Prescription Drug Take Back Event on October 24th at City Hall. Pro This event will allow people to drop-off prescription drugs for proper disposal. Once the event time is finalized, Staff will update the Council and media.

2020 Census

Census workers have begun door-to-door non-response follow-ups. Census takers are wearing masks and are working between the hours of 9 a.m. to 9 p.m. including weekends. They will have ID badges with US Department of Commerce watermarks and expiration dates. Anyone can still respond at www.2020Census.gov or by phone at (844) 330-2020.

There has been a report of someone posing as a Census worker. Keep in mind that the Census Bureau will never ask for your social security number, your bank account or credit card numbers, anything on behalf of a political party, money, or donations.

The Midwest has the largest amount of states and is the leader in the United States with responses to the Census with a response rate of 70%. The southern part of the United States has a response rate between 57 and 62%. The City has an 84.8% response rate

with 78.8% of the responses by the internet. In 2010, the City had an 87% response rate, which was only done by mail in questionnaires.

Employee Work Anniversaries

The following employees have September work anniversaries:

- Dan Palmer – Public Works Maintenance – 34 years
- Matt Kile – Police K-9 Handler – 9 years
- Marissa Freber – Public Works/Recreation Administrative Assistant – 2 years
- Julie Larson – Senior Center Case Manager – 2 years

CITY OF VERONA ENGINEER REPORT

for September 14, 2020

CONSTRUCTION PROJECTS

WELL 6 PUMPING STATION CONSTRUCTION

Asphalt paving has been completed. The Contractor is continuing to work on miscellaneous electrical, HVAC, and finishing items (e.g. caulking, plugging and sealing wall penetrations, exhaust ductwork, painting, etc.). The gas service to the well house and the pad for the gas meter are in-place. MGE and the Contractor are coordinating gas meter installation. Well start-up is currently scheduled for September 24th.

VERONA AREA HIGH SCHOOL CONSTRUCTION – TRAFFIC IMPROVEMENTS

All project roads are open to traffic with some traffic lane restrictions anticipated in the next couple of weeks or so to complete remaining punchlist and re-work items.

CTH M CONSTRUCTION

The Contractor's crews are addressing various punch list activities throughout the project limits.

THE WOODS AT CATHEDRAL POINT PHASE 1

Underground pipe work (sanitary sewer, water main, storm sewer) under the new streets is virtually complete. Mass grading for the main detention basin is complete. Storm pipe and water main in the vicinity of the intersection of County M and Range Trail is on hold until telecommunication utility conflicts are resolved.

SUGAR CREEK COMMONS – PUBLIC IMPROVEMENTS

This project bid results are under review. Work will consist of reconstruction of a portion of West Verona Avenue (from approximately 200 feet east of Todd Street) and Legion Street (from West Verona Avenue to Topp Avenue) to install a new sanitary sewer main on West Verona Avenue and Legion Street and replace an old water main on Legion Street and Topp Avenue. New median improvements will also be constructed to provide left-turn lanes from westbound West Verona Avenue to the proposed Sugar Creek Commons development. Other improvements include new curb and gutter, asphalt pavement, and new sidewalk along the east side of Legion Street.

MAJOR DESIGN PROJECTS

EAST SIDE INTERCEPTOR DESIGN

Plans are complete and are out for bid. Bid opening is scheduled for September 17th. The construction permits have been issued by the Wisconsin Department of Natural Resources and other governing agencies.

LINCOLN STREET STORMWATER FACILITY DESIGN

Final design is progressing on the pond design and modeling, pond embankment (dam) design and permitting, and corresponding hydraulic and water quality modeling. 60% plans are under review by City staff, with permit applications to be submitted shortly thereafter.

N. MAIN STREET WATER MAIN REPLACEMENT DESIGN

Field data collection has been completed for the N. Main street water main replacement project. Plans and specifications are scheduled for final delivery in winter of 2020 for bidding in early 2021.

MEMORANDUM

To: Mayor and Council Members

From: Adam Sayre, City Administrator

Date: September 11, 2020

Re: Administrator's Memo – September 14, 2020 Common Council Meeting

Listed below is an explanation of items on the September 14, 2020 Common Council agenda:

FINANCE COMMITTEE

2. **<u>Discussion and Possible Action Re</u>: Amendment to the Agreement between All City Management Services, Inc. and the City of Verona Providing School Crossing Guard Services**
   In December of 2019 the City executed an agreement for crossing guard services with All City Management Services Inc. for a period from January 2, 2020 to December 31, 2020. The revised agreement includes a term effective September 1, 2020 until December 31, 2021, that all crossing guards shall receive a 2.5% hourly rate increase starting on January 1, 2021, and the removal of contract penalty language from the original agreement. The amended agreement is $22,883 less than the previous agreement due to crossing guard changes associated with the Verona Area School District.

PUBLIC SAFETY AND WELFARE COMMITTEE

1. **<u>Discussion and Possible Action Re</u>: Ordinance No. 20-967 amending Section 10-1-27 of the Code of Ordinances of the City of Verona**
   The proposed Ordinance amendment will prohibit on-street parking along Paoli Street, North and South Nine Mound Road, Stewart's Woods Road, West End Circle, and Wall Street due to the construction of the new High School. Additional no parking will be added Lincoln Street in close proximity to the Military Ridge State Trail and near the intersection of Verona Avenue. Lastly no parking has been added at the intersection of West Verona Avenue and South Marietta Street to improve sight distances for an existing crosswalk. Detailed exhibits are included in the Council packet.

PLAN COMMISSION

1. **<u>Discussion and Possible Action Re</u>: Resolution No. R-20-034 approving a General Development Plan for a 1,600 square foot building additional located at 517 Half Mile Road**
   The proposed General Development Plan (GDP) would allow for the construction of a 1,600 square foot addition to Atkins Bicycle Shoppe located at 517 Half Mile Road. A zoning exemption would be granted as part of the GDP to reduce the rear yard setback to 10-feet

inside of the twenty-five (25) feet. The Plan Commission held the required public hearing on September 8, 2020 and voted 7-0 to recommend for the approval of the GDP with a rear yard setback exemption of ten (10)-feet.

2. **<u>Discussion Re</u>: A Planned Unit Development (PUD) concept plan review for a 3-story, 42-unit apartment building located at 1057 North Edge Trail**
   The applicant is proposing a Planned Unit Development (PUD) concept plan that would remove a portion of the existing retail building and construct a three (3) story, 42-unit apartment building. The Plan Commission discussed the project on September 8, 2020. Comments from the Plan Commission included how would this qualify as a mixed-use development and possibly be exempt from the residential housing policy, this type of land use could work but wanting more information showing connectivity, scale with surrounding land uses, and building renderings, concern with the lack of greenspace, mixed views as to whether this should be luxury apartments for one-bedrooms or larger units with more bedrooms due to the proximity to the schools, were the existing tenants notified that this concept was before the Plan Commission, this is good infill development and could help the existing businesses in the area, recognized that there are no access and parking issues for this type of land use in this location, and could be a larger building due to the topography. The Council is encouraged to provide feedback and recommendations to the applicant on the concept, suggestions on if the land use would be supported, and the potential height of the building. No formal motion is required as this is the conceptual review of the project, but the applicant is trying to determine if the project can move forward.

3. **<u>Discussion Re</u>: A Planned Unit Development Plan (PUD) concept plan review for an 80-unit apartment building located at 121/125 Berkley Road**
   The applicant is proposing a Planned Unit Development (PUD) concept plan that would remove two (2) existing apartment buildings and construct an eighty (80)-unit apartment building. The Plan Commission discussed the project on September 8, 2020. Comments from the Plan Commission included could the parking lot impervious area be reduced, will the leases be honored for the existing tenants at their current price points, support for the bicycle connection to the Military Ridge State Trail, support for honoring the leases of these tenants and the tenants from the motel apartment building on East Verona Avenue, encourage additional landscaping on the property, support for not having underground parking stalls to match the total number of apartment units due to walkability of the area and the existing tenants not owning vehicles, and support for the eighty (80)-units. The Council is requested to provide feedback and recommendations to the applicant on the concept as well as if the reduction in the underground parking requirement would be supported for this project. No formal motion is required as this is the conceptual review of the project.

4. **<u>Discussion Re</u>: A Planned Unit Development (PUD) concept plan review for a 10,565 square foot multi-tenant commercial building located at 409/411/415 East Verona Avenue**
   The applicant is proposing a Planned Unit Development (PUD) concept plan that would allow for the construction of a one (1)-story, 10,565 square foot multi-tenant commercial building located at 409, 411, and 415 East Verona Avenue. The Plan Commission discussed

the project on September 8, 2020. Comments from the Plan Commission included support for shared parking at City Hall, but not at the Fire Station, support that the motel apartment tenants will be able to move to Berkley Road apartment with their current rent being honored, support for additional right-of-way dedication for East Verona Avenue to provide additional driving lanes with pedestrian and bike improvements, a desire for a formal pedestrian connection from Lincoln Street Apartments to this property, questions regarding the timeline for this project, a desire to reuse or keep the gazebo, disappointed with more franchises in the area and not a local business, and a consensus that this is a gateway for the City, which should have a building that is tall, unique, and architecturally interesting such as a two (2)-story building. The Council is encouraged to provide feedback and recommendations to the applicant on the concept. No formal motion is required as this is the conceptual review of the project.

PUBLIC WORKS/SEWER AND WATER COMMITTEE

1. **<u>Discussion and Possible Action Re</u>: Resolution No. R-20-035 amending relocation order and determination of necessity related to Project ID 2018-108, Eastside Sanitary Sewer Interceptor Project**

   The City is working on the replacement of the eastside sanitary sewer interceptor. August 14, 2020 the initial relocation order was approved by the Common Council under Resolution R-20-032. The amended relocation order incorporates temporary limited easement within one property of interests as shown within the exhibits of the amended relocation order. The project requires the City to acquire easements and easement interests from adjacent land owners. The resolution before you approves the overall easement needs, which is attached to the resolution, and allows City staff to work on acquisition of all properties within the project limits. The resolution also confirms two important statutory steps:

   - First, the resolution acts as the City's relocation order for the project.
   - Second, the resolution confirms that the project is necessary and for a public purpose.

   Both of these steps are required for the City to acquire the property and property interests by condemnation, if that becomes necessary.

2. **<u>Discussion and Possible Action Re</u>: Project closeout and Change Order No. 1 for Project ID 2020-102 Bituminous Seal Coat**

   Fahrner Asphalt Sealers has successfully completed the 2020 Seal Coat project in the following areas:

   - Westridge Parkway
   - Ridge Crest Lane
   - Hillside Way
   - Ridge View Trail
   - Westward Drive
   - Overview Circle
   - Lynne Circle
   - Jenna Court
   - Jenna Drive
   - Birchwood Lane
   - Amanda Way
   - Thompson Street
   - Mark Drive
   - Lucille Street
   - Todd Street
   - Grace Street
   - Grace Court
   - Aspen Avenue
   - Aspen Court
   - Diana Drive
   - Daisy Court
   - Arthur Street
   - South Arthur Court
   - North Arthur Court
   - Linden Street
   - Linden Court

Change order No. 1 is to rectify as-built quantities for the work required to complete the project. This will close the contract with Fahrner Asphalt Sealers and final payment will be issued. The contract notes are as follows:

- Contract award value = $222,890.00
- Change order No. 1 = $918.22 (deduct)
- Contract value after incorporating this change order = $221,971.78

OLD BUSINESS

A. <u>Discussion and Possible Action Re</u>: Potential development and use of public funds in the Verona Technology Park

Staff is working on a development project in the Verona Technology Park that requires the need for tax incremental financing (TIF). The use of TIF is necessary for public roadway/transportation improvements for development occurring in the Technology Park. Staff is requesting a closed session with the Common Council.

Amendment to Agreement between
All City Management Services, Inc. and the City of Verona
for providing School Crossing Guard Services

The **City of Verona** hereinafter referred to as the "City", and **All City Management Services, Inc.**, located at 10440 Pioneer Blvd Ste. 5, Santa Fe Springs, CA 90670, hereinafter referred to as the "Contractor", mutually agree to amend the existing Agreement entered into on December 16, 2019 as follows:

1. **Item #1** The City and the Contractor agree to amend the term of this Agreement to include the 2021 fiscal year beginning on January 1, 2021 through December 31, 2021. Contractor shall assume liability for all site locations, as provided by the City, effective September 1, 2020.

2. **Item #14** Effective January 1, 2021 City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Twenty-five Dollars and Forty-five Cents ($25.45) per hour, (based on actual hours worked), per Crossing Guard during the term. As a result, every Crossing Guard primarily assigned to the Verona program shall receive a 2.5% increase in their hourly wage in 2021. Based on an estimated 3,983 program hours annually, the total costs shall not exceed One Hundred One Thousand, Three Hundred and Sixty-seven Dollars ($101,367.00) for the year 2021.

3. **Items #15** Contractor penalty for failure to provide service to a location where Crossing Guards are required; shall be waived/removed from original Agreement.

Except as provided for in this Amendment, all other terms and conditions of the original Agreement and Amendments thereto between the City and the Contractor remain in effect.

City of Verona	**All City Management Services, Inc.**
By_____	By_____
Signature	Demetra Farwell, Corporate Secretary
_____	
Print Name and Title	
Date_____	Date _____

ORDINANCE NO.
AN ORDINANCE AMENDING SECTION 10-1-27
OF THE CODE OF ORDINANCES OF
THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that the Code of Ordinances, City of Verona, Wisconsin is amended as follows:

1. Section 10-1-27 (a) is hereby amended to remove and amend the following:

   (47) On the northwest side of Paoli Street, two hundred fifty (250) feet north from the intersection of South Nine Mound Road.

   (48) Reserved.

   (49) On the northwest side of Paoli Street, from the intersection of South Nine Mound Road extending southwest to the intersection of Venture Court.

   (51) On both sides of South Nine Mound Road, one hundred twenty-five (125) feet west from the intersection of Paoli Street.

2. Section 10-1-27 (a) is hereby amended to add the following paragraphs (68) and (87):

   (70) On both sides of Wall Street, beginning from West Verona Avenue, extending south, to the center of West End Circle.

   (71) On both sides of West End Circle, beginning from the center of Wall Street, extending west, to include all of West End Circle and its cul-de-sac.

   (72) On both sides of West End Circle, beginning from the center of Wall Street, extending east, to the center of Wildcat Way and extending north to West Verona Avenue.

   (73) On both sides of Wildcat Way, beginning from the center of West End Circle, extending east, to the center of Stewart's Woods Road.

   (74) On both sides of Wildcat Way, beginning from the center of Stewart's Woods Road, extending south and east, for a distance of seven hundred (700) feet.

   (75) On Wildcat Way, the entire cul-de-sac of Wildcat Way.

(76) On both sides of Stewart's Woods Road, beginning from the center of Wildcat Way, extending north and east, to the center of South Nine Mound Road.

(77) On both sides of West Verona Avenue, beginning from the center of West End Circle, extending east, to the center of North and South Nine Mound Road.

(78) On the west side of South Nine Mound Road, from the intersection of West Verona Avenue to the intersection of Stewart's Woods Road.

(79) On the west and south side of South Nine Mound Road, from the intersection of Stewart's Woods Road extending southeast for four hundred twenty-five (425) feet.

(80) On the east side of South Nine Mound Road, from the intersection of West Verona Avenue to the intersection of Half Mile Road.

(81) On the east side of South Nine Mound Road, from the intersection of Half Mile Road extending southeast for six hundred fifty (650) feet.

(82) On the southwest side of South Nine Mound Road, from the curb line for 421 South Nine Mound Road extending northwest for one hundred thirty (130) feet.

(83) On the northeast side of South Nine Mound Road, from the curb line of Industrial Drive extending southeast for two hundred thirty-five (235) feet.

(84) On the east side of North Nine Mound Road, from the intersection of West Verona Avenue extending north for two hundred fifty (250) feet.

(85) On the west side of North Nine Mound Road, from the intersection of West Verona Avenue extending north for two hundred fifteen (215) feet.

(86) On the southeast side of Paoli Street, from the center of South Nine Mound Road extending north for two hundred fifty (250) feet.

(87) On the southeast side of Paoli Street, from the center of South Nine Mound Road extending south for three hundred fifty (350) feet.

(88) On the west side of Lincoln Street, from the center of Military Ridge State Trail extending north and south for fifty (50) feet.

(89) On the east side of Lincoln Street, from the center of Military Ridge State Trail extending north for fifty (50) feet.

(90) On the east side of Lincoln Street, from the northern curb line of 111 Lincoln Street extending north to the center of Military Ridge State Trail.

(91) On both sides of Lincoln Street, from the intersection of East Verona Avenue extending south for one hundred five (105) feet.

(92) On the south side of West Verona Avenue, from the curb line of South Marietta Street extending west for ninety-seven (97) feet.

3. This ordinance shall become effective upon passage and publication as required by law.

CITY OF VERONA

_____

Luke Diaz, Mayor

(seal)

_____

Ellen Clark, City Clerk

ENACTED:

PUBLISHED:

Memorandum

To: Public Safety and Welfare Committee

From: Bernie Coughlin, Police Chief

Date: September 14, 2020

Re: **Ordinance Amendments**

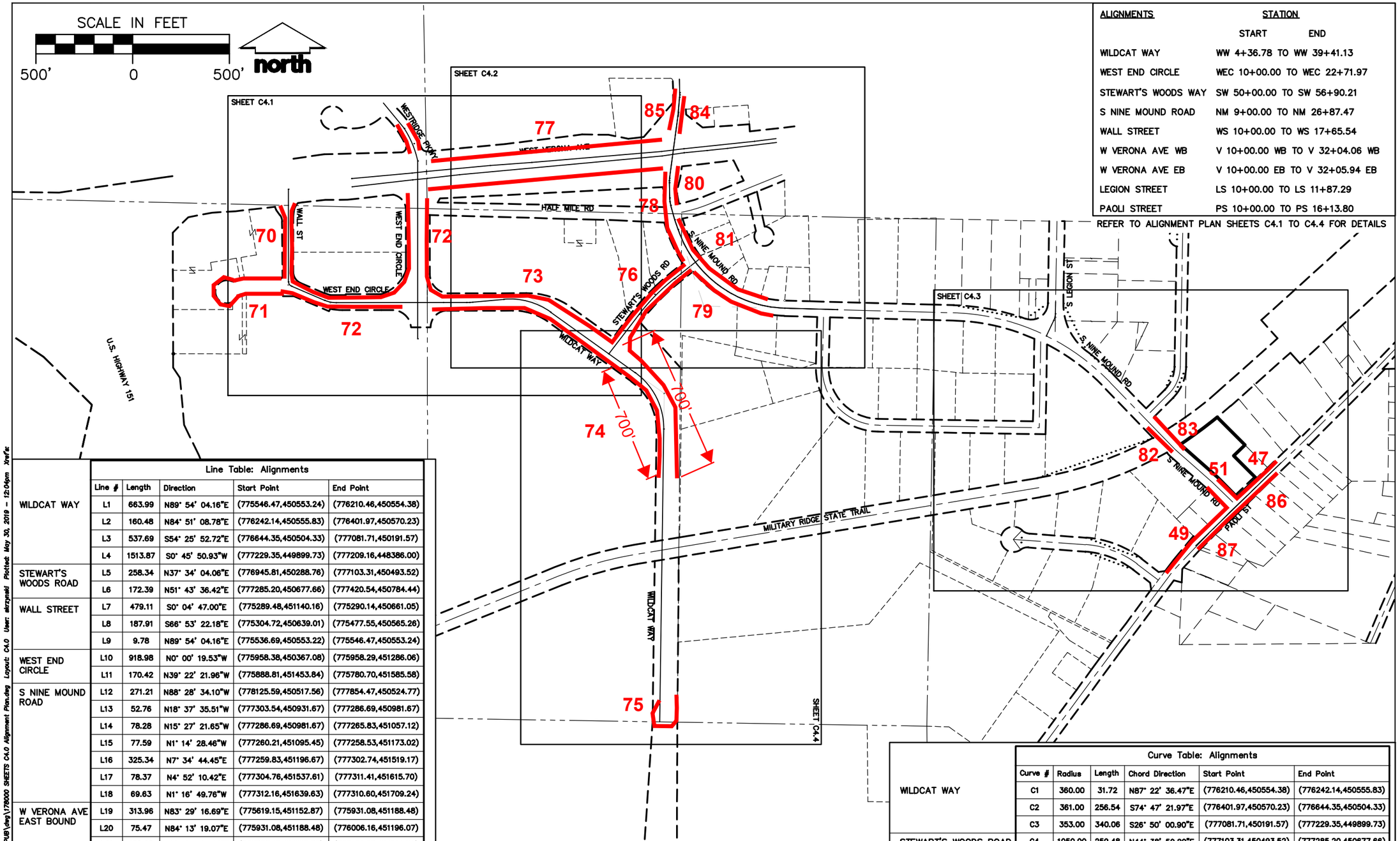
Staff determined a need to amend the Sec. 10-1-27 prohibiting on-street parking. The Verona Area School District (VASD) will complete road improvements prior to the new high school opening. As part of those improvements, neighboring roads will be restriped, contain additional turn lanes, and have pedestrian accommodations. Staff has added language to prohibit parking in various sections of roads for Paoli Street, North and South Nine Mound Road, Stewart's Woods Road, West End Circle, and Wall Street. The parking prohibitions are recommended to accommodate sight distances, turn lanes, and the ability to maneuver easily along the roads with the increase in traffic and pedestrians. Currently, cars are parked in these areas and creating bottle necks for drivers trying to maneuver in the vicinity of the new high school.

In addition to the language added for the new high school road improvements, staff added language prohibiting on-street parking on the west side of Lincoln Street north and south of the Military Ridge State Trail bound by the Department of Natural Resources property lines. The east side of Lincoln Street prohibits parking north of the Trail and south of the Trail to the northern entrance to City Center. When the construction traffic for the Lincoln Street Apartments was parked on Lincoln Street, sight distances between vehicles and Trail users was comprised and created bottle necks for drivers trying to maneuver in this area as well as people who were trying to visit the City Center. This will prohibit parking near the Trail and City Hall to allow better maneuverability and sight lines.

Language was also added to prohibit parking on West Verona Avenue from South Marietta Street west to improve sight distances for the crosswalk. This would remove three on-street parking spaces on West Verona Avenue.

Please let me know if you have any questions.

Thank you.



ALIGNMENTS	STATION START	STATION END
WILDCAT WAY	WW 4+36.78	WW 39+41.13
WEST END CIRCLE	WEC 10+00.00	WEC 22+71.97
STEWART'S WOODS WAY	SW 50+00.00	SW 56+90.21
S NINE MOUND ROAD	NM 9+00.00	NM 26+87.47
WALL STREET	WS 10+00.00	WS 17+65.54
W VERONA AVE WB	V 10+00.00 WB	V 32+04.06 WB
W VERONA AVE EB	V 10+00.00 EB	V 32+05.94 EB
LEGION STREET	LS 10+00.00	LS 11+87.29
PAOLI STREET	PS 10+00.00	PS 16+13.80

REFER TO ALIGNMENT PLAN SHEETS C4.1 TO C4.4 FOR DETAILS

Line Table: Alignments

	Line #	Length	Direction	Start Point	End Point
WILDCAT WAY	L1	663.99	N89° 54' 04.16"E	(775546.47,450553.24)	(776210.46,450554.38)
	L2	160.48	N84° 51' 08.78"E	(776242.14,450555.83)	(776401.97,450570.23)
	L3	537.69	S54° 25' 52.72"E	(776644.35,450504.33)	(777081.71,450191.57)
	L4	1513.87	S0° 45' 50.93"W	(777229.35,449899.73)	(777209.16,448386.00)
STEWART'S WOODS ROAD	L5	258.34	N37° 34' 04.06"E	(776945.81,450288.76)	(777103.31,450493.52)
	L6	172.39	N51° 43' 36.42"E	(777285.20,450677.66)	(777420.54,450784.44)
WALL STREET	L7	479.11	S0° 04' 47.00"E	(775289.48,451140.16)	(775290.14,450661.05)
	L8	187.91	S66° 53' 22.18"E	(775304.72,450639.01)	(775477.55,450565.26)
	L9	9.78	N89° 54' 04.16"E	(775536.69,450553.22)	(775546.47,450553.24)
WEST END CIRCLE	L10	918.98	N0° 00' 19.53"W	(775958.38,450367.08)	(775958.29,451286.06)
	L11	170.42	N39° 22' 21.96"W	(775888.81,451453.84)	(775780.70,451585.58)
S NINE MOUND ROAD	L12	271.21	N88° 28' 34.10"W	(778125.59,450517.56)	(777854.47,450524.77)
	L13	52.76	N18° 37' 35.51"W	(777303.54,450931.67)	(777286.69,450981.67)
	L14	78.28	N15° 27' 21.65"W	(777286.69,450981.67)	(777265.83,451057.12)
	L15	77.59	N1° 14' 28.46"W	(777260.21,451095.45)	(777258.53,451173.02)
	L16	325.34	N7° 34' 44.45"E	(777259.83,451196.67)	(777302.74,451519.17)
	L17	78.37	N4° 52' 10.42"E	(777304.76,451537.61)	(777311.41,451615.70)
	L18	69.63	N1° 16' 49.76"W	(777312.16,451639.63)	(777310.60,451709.24)
W VERONA AVE EAST BOUND	L19	313.96	N83° 29' 16.69"E	(775619.15,451152.87)	(775931.08,451188.48)
	L20	75.47	N84° 13' 19.07"E	(775931.08,451188.48)	(776006.16,451196.07)
	L21	168.60	N83° 34' 29.08"E	(776006.16,451196.07)	(776173.70,451214.94)
	L22	1050.58	N84° 42' 48.15"E	(776173.70,451214.94)	(777219.82,451311.74)
	L23	116.51	N81° 42' 17.29"E	(777219.82,451311.74)	(777335.11,451328.55)
	L24	118.31	N84° 22' 12.21"E	(777335.11,451328.55)	(777452.85,451340.16)
	L25	105.18	N84° 00' 27.38"E	(777452.85,451340.16)	(777557.45,451351.14)
	L26	257.34	N83° 11' 14.99"E	(777557.45,451351.14)	(777812.97,451381.66)
W VERONA AVE WEST BOUND	L27	312.50	N84° 42' 42.58"E	(775616.24,451194.95)	(775927.41,451223.75)
	L28	75.51	N83° 45' 57.28"E	(775927.41,451223.75)	(776002.47,451231.95)
	L29	330.29	N84° 38' 25.42"E	(776002.47,451231.95)	(776331.32,451262.80)
	L30	215.48	N85° 54' 21.42"E	(776331.32,451262.80)	(776546.25,451278.19)

Line Table: Alignments

	Line #	Length	Direction	Start Point	End Point
W VERONA AVE WEST BOUND	L31	673.66	N85° 09' 58.24"E	(776546.25,451278.19)	(777217.51,451334.95)
	L32	116.30	N82° 59' 36.50"E	(777217.51,451334.95)	(777332.95,451349.14)
	L33	367.49	N84° 00' 10.37"E	(777332.95,451349.14)	(777698.42,451387.53)
	L34	112.82	N82° 48' 13.45"E	(777698.42,451387.53)	(777810.36,451401.67)
LEGION STREET	L35	62.36	N1° 31' 34.84"E	(779253.61,450496.05)	(779255.27,450558.38)
	L36	89.16	N25° 27' 17.65"E	(779207.01,450381.01)	(779245.33,450461.51)
PAOLI STREET	L37	613.80	N45° 44' 39.76"E	(779980.76,449297.80)	(780420.39,449726.15)

Curve Table: Alignments

	Curve #	Radius	Length	Chord Direction	Start Point	End Point
WILDCAT WAY	C1	360.00	31.72	N87° 22' 36.47"E	(776210.46,450554.38)	(776242.14,450555.83)
	C2	361.00	256.54	S74° 47' 21.97"E	(776401.97,450570.23)	(776644.35,450504.33)
	C3	353.00	340.06	S26° 50' 00.90"E	(777081.71,450191.57)	(777229.35,449899.73)
STEWART'S WOODS ROAD	C4	1050.00	259.48	N44° 38' 50.20"E	(777103.31,450493.52)	(777285.20,450677.66)
WALL STREET	C5	24.00	27.99	S33° 29' 04.59"E	(775290.14,450661.05)	(775304.72,450639.01)
	C6	150.00	60.76	S78° 29' 39.01"E	(775477.55,450565.26)	(775536.69,450553.22)
WEST END CIRCLE	C7	510.72	182.57	N22° 29' 46.62"W	(775958.29,451286.06)	(775888.81,451453.84)
S NINE MOUND ROAD	C8	598.17	729.23	N53° 33' 04.80"W	(777854.47,450524.77)	(777303.54,450931.67)
	C9	156.55	38.84	N8° 20' 55.06"W	(777265.83,451057.12)	(777260.21,451095.45)
	C10	154.00	23.71	N3° 10' 08.00"E	(777258.53,451173.02)	(777259.83,451196.67)
	C11	223.20	23.96	N1° 47' 40.33"E	(777311.41,451615.70)	(777312.16,451639.63)
LEGION STREET	C12	85.66	35.77	N13° 29' 26.24"E	(779245.33,450461.51)	(779253.61,450496.05)

JSD Professional Services, Inc.
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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VERONA AREA SCHOOL DISTRICT

CLIENT ADDRESS:
700 NORTH MAIN STREET
VERONA, WI 53593

PROJECT:
VASD NEW HIGH SCHOOL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
CITY OF VERONA
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/29/2019	BID SET
2	05/31/2019	ISSUED FOR CONS/CB #1
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
OVERALL ALIGNMENT PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 17-8000-PUB

File: R:\2017\178000 VASD High School\178000 - PUB\dwg\178000 SHEETS C4.0 Alignment Plan.dwg Layout: C4.0 User: mkrzynski Plotted: May 30, 2019 - 12:04pm Xrefs:

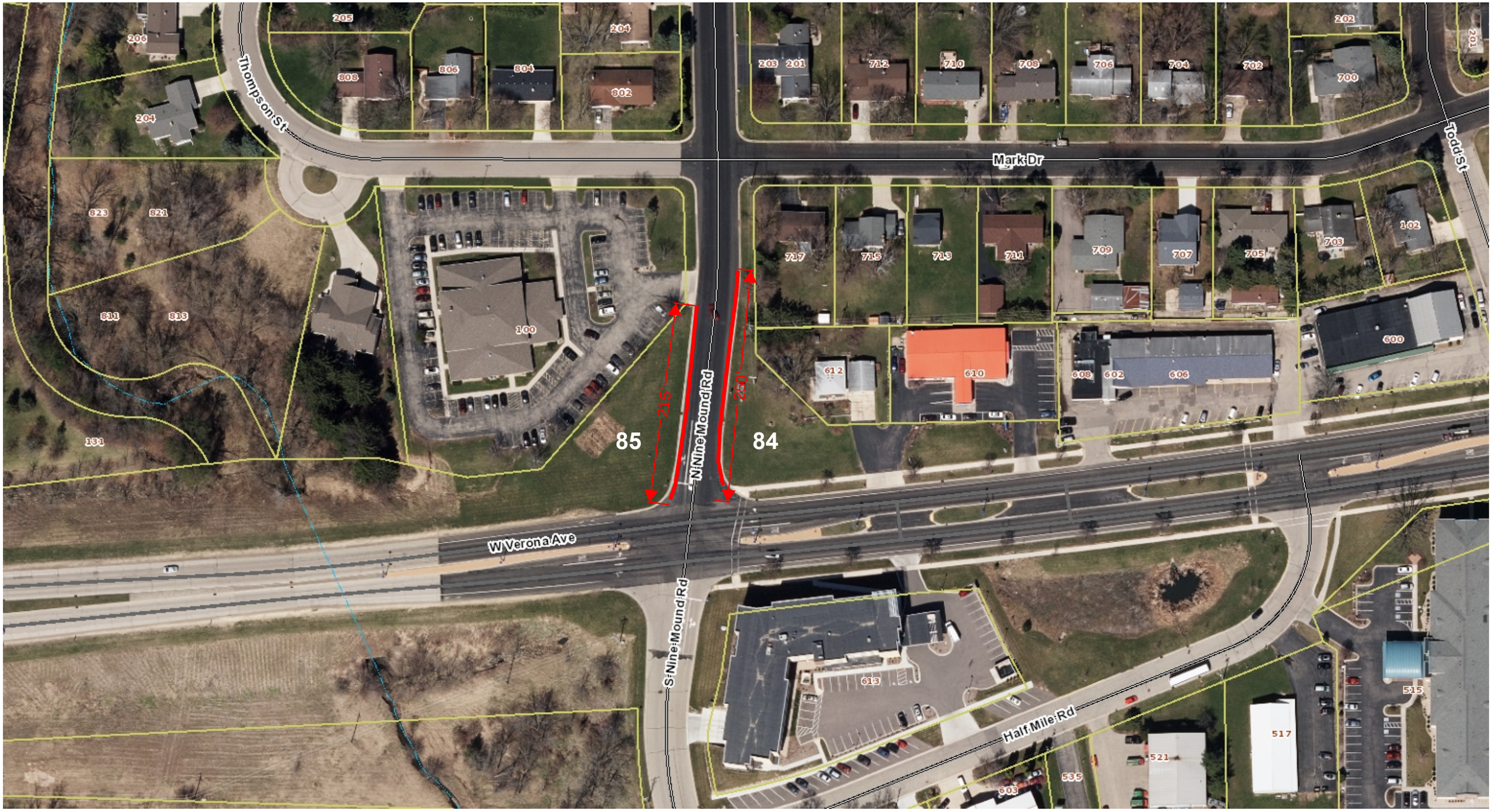
City of Verona GIS

DISCLAIMER: The City of Verona does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 100 '

City of Verona
111 Lincoln St
Verona, WI 53593
(608) 845 - 6495

Print Date: 5/19/2020



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Print Date: 5/19/2020

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SCALE: 1" = 100 '

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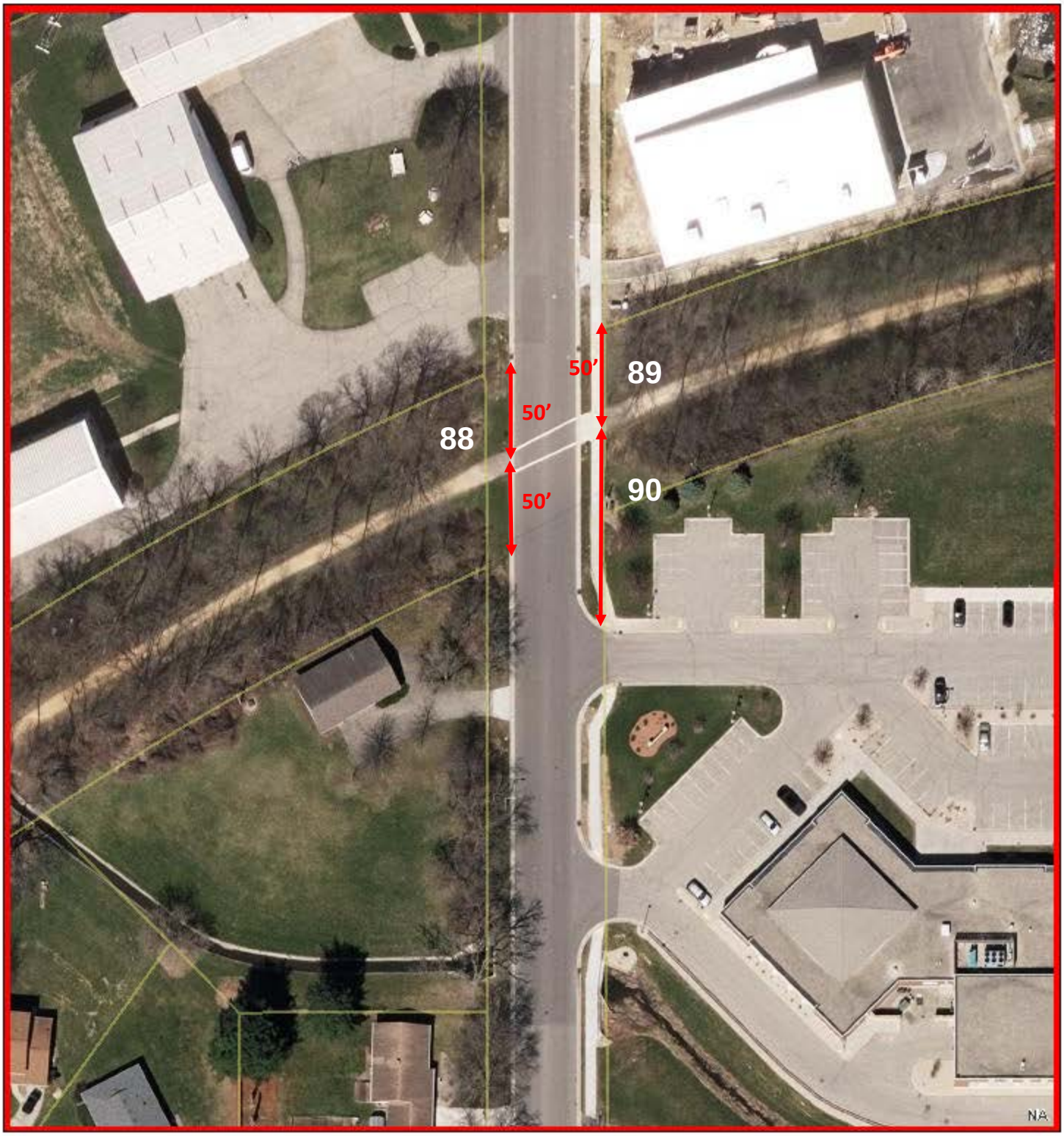
Lincoln Street



July 20, 2020

0 50 100 200 Feet

Dane County Mask

Dane County Mask

Parcels

N

Lincoln Street at East Verona Avenue

July 20, 2020

0 50 100 200 Feet

Dane County Mask

Dane County Mask

Parcels

N

N

West Verona Avenue at South Marietta Street

ORDINANCE NO. 20-967
AN ORDINANCE AMENDING SECTION 10-1-27
OF THE CODE OF ORDINANCES OF
THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that the Code of Ordinances, City of Verona, Wisconsin is amended as follows:

1. Section 10-1-27 (a) is hereby amended to remove and amend the following:

   (47) On the northwest side of Paoli Street, two hundred fifty (250) feet north from the intersection of South Nine Mound Road.

   (48) Reserved.

   (49) On the northwest side of Paoli Street, from the intersection of South Nine Mound Road extending southwest to the intersection of Venture Court.

   (51) On both sides of South Nine Mound Road, one hundred twenty-five (125) feet west from the intersection of Paoli Street.

2. Section 10-1-27 (a) is hereby amended to add the following paragraphs (68) and (87):

   (70) On both sides of Wall Street, beginning from West Verona Avenue, extending south, to the center of West End Circle.

   (71) On both sides of West End Circle, beginning from the center of Wall Street, extending west, to include all of West End Circle and its cul-de-sac.

   (72) On both sides of West End Circle, beginning from the center of Wall Street, extending east, to the center of Wildcat Way and extending north to West Verona Avenue.

   (73) On both sides of Wildcat Way, beginning from the center of West End Circle, extending east, to the center of Stewart's Woods Road.

   (74) On both sides of Wildcat Way, beginning from the center of Stewart's Woods Road, extending south and east, for a distance of seven hundred (700) feet.

   (75) On Wildcat Way, the entire cul-de-sac of Wildcat Way.

(76) On both sides of Stewart's Woods Road, beginning from the center of Wildcat Way, extending north and east, to the center of South Nine Mound Road.

(77) On both sides of West Verona Avenue, beginning from the center of West End Circle, extending east, to the center of North and South Nine Mound Road.

(78) On the west side of South Nine Mound Road, from the intersection of West Verona Avenue to the intersection of Stewart's Woods Road.

(79) On the west and south side of South Nine Mound Road, from the intersection of Stewart's Woods Road extending southeast for four hundred twenty-five (425) feet.

(80) On the east side of South Nine Mound Road, from the intersection of West Verona Avenue to the intersection of Half Mile Road.

(81) On the east side of South Nine Mound Road, from the intersection of Half Mile Road extending southeast for four hundred (400) feet.

(82) On the southwest side of South Nine Mound Road, from the curb line for 421 South Nine Mound Road extending northwest for one hundred thirty (130) feet.

(83) On the northeast side of South Nine Mound Road, from the curb line of Industrial Drive extending southeast for two hundred thirty-five (235) feet.

(84) On the east side of North Nine Mound Road, from the intersection of West Verona Avenue extending north for two hundred fifty (250) feet.

(85) On the west side of North Nine Mound Road, from the intersection of West Verona Avenue extending north for two hundred fifteen (215) feet.

(86) On the southeast side of Paoli Street, from the center of South Nine Mound Road extending north for two hundred fifty (250) feet.

(87) On the southeast side of Paoli Street, from the center of South Nine Mound Road extending south for three hundred fifty (350) feet.

(88) On the west side of Lincoln Street, from the center of Military Ridge State Trail extending north and south for fifty (50) feet.

(89) On the east side of Lincoln Street, from the center of Military Ridge State Trail extending north for fifty (50) feet.

(90) On the east side of Lincoln Street, from the northern curb line of 111 Lincoln Street extending north to the center of Military Ridge State Trail.

(91) On both sides of Lincoln Street, from the intersection of East Verona Avenue extending south for one hundred five (105) feet.

(92) On the south side of West Verona Avenue, from the curb line of South Marietta Street extending west for ninety-seven (97) feet.

This ordinance shall become effective upon passage and publication as required by law.

CITY OF VERONA

_____

Luke Diaz, Mayor

(seal)

_____

Ellen Clark, City Clerk

ENACTED:

PUBLISHED:

CITY OF VERONA
RESOLUTION NO. R-20-034

RESOLUTION APPROVING A GENERAL DEVELOPMENT PLAN LOCATED AT 517 HALF MILE ROAD THAT WOULD ALLOW FOR THE CONSTRUCTION OF A 1,600 SQUARE FOOT BUILDING ADDITION

WHEREAS, a developer is proposing to construct 1,600 square foot building addition at 517 Half Mile Road; and

WHEREAS, the property Applicant has requested approval of the proposed General Development Plan (GDP) to construct the development; and

WHEREAS, the Plan Commission held a public hearing on the proposed GDP on September 8, 2020 and voted to recommend approval of the General Development Plan with a rear yard setback exemption of ten (10)-feet.

NOW, THEREFORE, BE IT RESOLVED that the City of Verona Common Council approves the General Development Plan to allow for the construction of 1,600 square foot building addition.

Passed, signed and dated this 14th day of September, 2020.

CITY OF VERONA

SEAL

_____
Luke Diaz, Mayor

_____
Ellen Clark, City Clerk

Planning Report

City of Verona

Plan Commission 9-8-2020

517 Half Mile Road

Planned Unit Development – General Development Plan

Summary: The Applicant submitted a request for planned unit development (PUD) concept plan review for 517 Half Mile Road. The Applicant proposes to construct a one-story, 1,600 square foot addition to the existing building. The Applicant is requesting an exemption to the rear yard setback

Property Location: 517 Half Mile Road

Property Owners: Daniel Atkins – Atkins Bike Shoppe
517 Half Mile Road
Verona, WI 53593

Applicant: Same

Existing Zoning: Urban Commercial (UC), Downtown Design and Use Overlay District
Existing Land Use: Indoor Sales and Service (Bicycle Shop)
Proposed Land Use: Same

Figure 1 – Location Map

Site Description:

Atkins Bike Shoppe ("Application") has submitted a request to construct 1,280 square foot addition at 517 Half Mile Road ("Property" or "Subject Property"). The Property is zoned Urban Commercial (UC) and is located within the Downtown Design and Use Overlay District. This is being reviewed as a Planned Unit Development (PUD) as exemptions will be requested.

Background:

In August of 2020, the Plan Commission and the Common Council discussed the concept plan for a one (1)-story, 1,280 square foot addition with an eighteen (18)-foot rear setback. Comments from the Plan Commission included support for the business and glad to see the business is expanding, recommend talking to the neighbors regarding the reduction of the rear setback, and will the Zoning Ordinance reduce the rear setback to what is being requested. Comments from the Common Council included glad the business is thriving and fully support the rear setback reduction as this abuts an industrial area instead of a residential area.

Development Process:

Any planned unit development for this Property will have to go through the following development process and meet all of the requirements prior to receiving a building permit. Some of these steps may occur concurrently.

- **Planned Unit Development (PUD)** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.

    - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.

    - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which occurred at the August 2020 Plan Commission meeting.

    - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the GDP is approved, this step provides the zoning entitlements to the project, which is this application.

- *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project.

Planning Review:

Bulk Requirements:

Staff reviewed the bulk requirements for the UC Zoning District. The Applicant proposes a ten (10) foot rear setback, while the minimum setback is twenty-five (25) feet, and is requesting an exemption to the rear setback requirement. The western side yard setback is twenty-five (25) feet and the eastern side yard setback is fifty-five (55) feet. The Applicant has met the minimum side yard setbacks of ten (10) feet. The front yard setback will remain the same as the addition will be for the rear of the building. The height of the addition will match the existing building height. Overall, Staff is comfortable with the rear setback exemption as the addition would abut an industrial area.

Access/ Parking:

The Applicant will utilize the existing access point from Half Mile Road. The parking area does not have stripped parking spaces and is not proposed to have stripping as part of this Application. Based on the rendering, the parking lot will extend to match the addition. The Zoning Ordinance requires one (1) parking space per 300 square feet. The addition would require five (5) parking spaces, which will be accommodated with the extension of the pavement. Staff recommends the Applicant stripe the parking lot for customers, which could accommodate approximately twenty (20) parking spaces.

The Applicant has plenty of bicycle parking and will add more if it is needed for their business. Sidewalks do not exist in front of the Property as the sidewalk ends at the eastern property line and do not exist beyond the Property.

Design:

Conceptual building renderings were included in the Application. The rendering shows the addition will match the existing building with a continuation of the existing roof line as well as the same style and color of the existing metal building as depicted in Figures 2 and 3. Staff looks forward to reviewing a dumpster enclosure in the Precise Implementation Plan (PIP). Staff is supportive of the design of the building as it is a continuation of the existing building.

Figure 2 - Existing building

Figure 3 - Proposed addition on existing building

Landscape:

The Applicant has submitted a landscaping plan as provided in the Plan Commission packet. Currently, the Property contains a lawn area, but does not have any landscaping. The Applicant is proposing to use maple trees, dogwoods, American Hornbeam, arborvitae, juniper, and bush honeysuckle. These plantings will be located in the front lawn area near Half Mile Road. The Zoning Ordinance requires the Applicant to meet the minimum landscaping point requirement of 158 points, which they exceeded with a total of 169 points. Staff is supportive of the landscaping improvements to the Property as there were no trees on the site.

Public Notification:

As required in the Zoning Ordinance, properties located in a 200-foot radius were notified of a public hearing for this Property. A public hearing sign was posted on the Property on August 13, 2020. At the time of writing the staff report, Staff has not received any comments regarding the addition. The Applicant spoke to their neighbors regarding a reduction in the rear yard setback.

Staff Comments:

In general, Staff is supportive of a ten (10)-foot rear setback for a 1,600 square foot addition as the addition abuts industrially zoned properties.

Recommendation:

Staff recommends the Plan Commission recommend that the Common Council approved the General Development Plan (GDP) for 517 Half Mile Road with a rear yard setback exemption of ten (10)-feet.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

Mark R. Sonday

From: atcycle@tds.net
Sent: Monday, August 10, 2020 11:04 AM
To: Mark R. Sonday
Subject: Brief discussion to address building needs

To our wonderful Verona folks and clients:

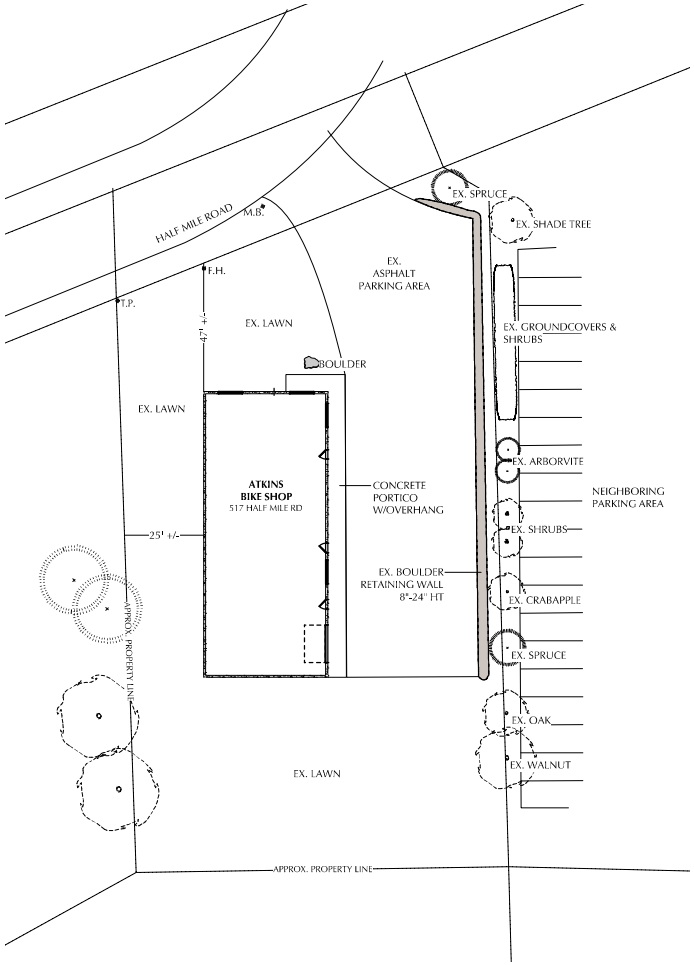
We have needed more space for quite some time but now now it is really hard to manage with our existing space It's a great problem to have, we've become even busier.

I've spoken with our neighbors Joe and Jason. They are both supportive and on board with our plans. Including the shorter setback.

With the current plans it will be barely noticeable that anything has even changed. They also make the most sense for our parking availability.

We're happy to follow any landscape guidelines.

Thanks, Dan Atkins



DRAWING SCALE:
34"X22" - 1"= 20'-0"
17"X11" - 1"= 40'-0"

DRAWING KEY:
BASE INFORMATION TAKEN FROM THOM R. GRENLIE CERTIFIED SURVEY DATED 08/02/1990, CLEARY BUILDING CORP. ELEVATIONS & FLOOR PLAN DATED 07/13/2020, CLEARY BUILDING CORP. DRAWING TITLED "PLOT PLAN" WITH NO DATE, DCLIS AERIAL PHOTOGRAPHY 2017 AND MODS FIELD OBSERVATIONS 07/31/2020

maraLee olson
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www.maraleeolsondesignstudio.com

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MARALEEOLSONDESIGNSTUDIO.COM

DANIEL ATKINS - ATKINS VERONA BICYCLE SHOPPE

517 HALF MILE ROAD
VERONA, WI 53593

Existing Conditions

N

DRAWING SCALE:
1' = 20'-0"

0 10 20 FT

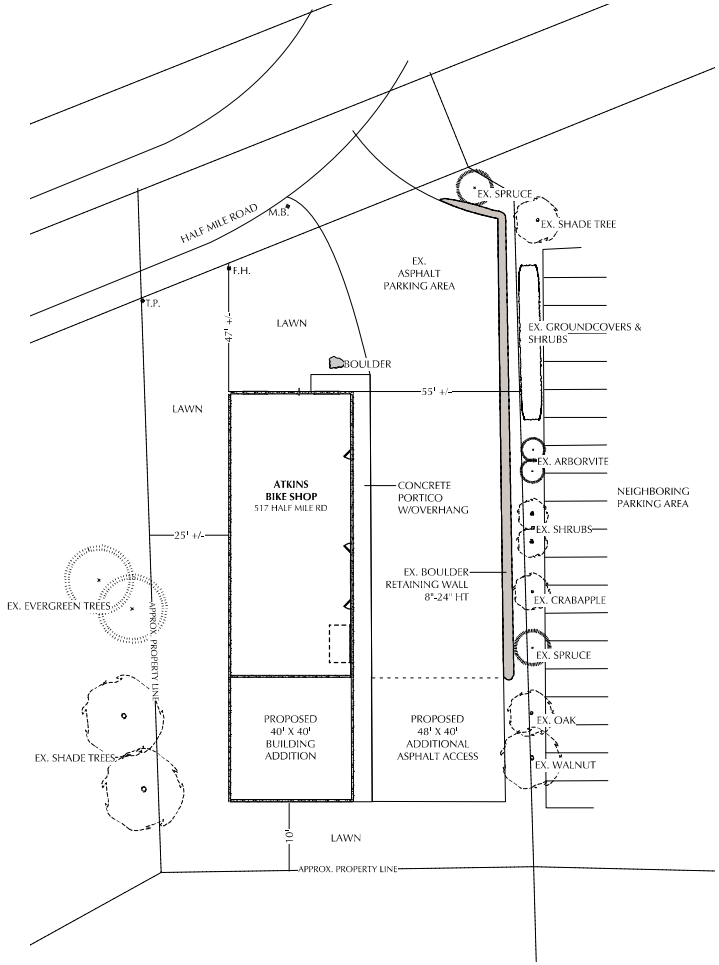
DRAWN BY: MLO
DATE: 07/28/2020
REVS:
08/06/2020

Design Development Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

SHEET NUMBER

L-1.0



FIELD NOTES:

GRADING & PAVING

1. ALL FINAL GRADES TO BE SET ACCORDING TO CLEARY BUILDING DRAWING SET.
2. GRADES TO DRAIN POSITIVELY AWAY FROM BUILDING AND PARKING AREAS, FOR INFILTRATION ALONG EXISTING PROPERTY LINE DRAINAGE SYSTEM
3. NEW ASPHALT PARKING EXTENSION TO BE SET ACCORDING TO CLEARY DRAWING SET.

PLANTING AREAS: REFER TO PLANTING PLAN, SHEET L-3.0

DRAWING SCALE:
34"X22" - 1"= 20'-0"
17"X11" - 1"= 40'-0"

DRAWING KEY:
BASE INFORMATION TAKEN FROM THOM R. GRENLIE CERTIFIED SURVEY DATED 08/02/1990, CLEARY BUILDING CORP. ELEVATIONS & FLOOR PLAN DATED 07/13/2020, CLEARY BUILDING CORP. DRAWING TITLED "PLOT PLAN" WITH NO DATE, DCLIS AERIAL PHOTOGRAPHY 2017 AND MODS FIELD OBSERVATIONS 07/31/2020

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DANIEL ATKINS - ATKINS VERONA BICYCLE SHOPPE

517 HALF MILE ROAD
VERONA, WI 53593

Site Plan

N

DRAWING SCALE:
1" = 20'-0"

0 10 20 FT

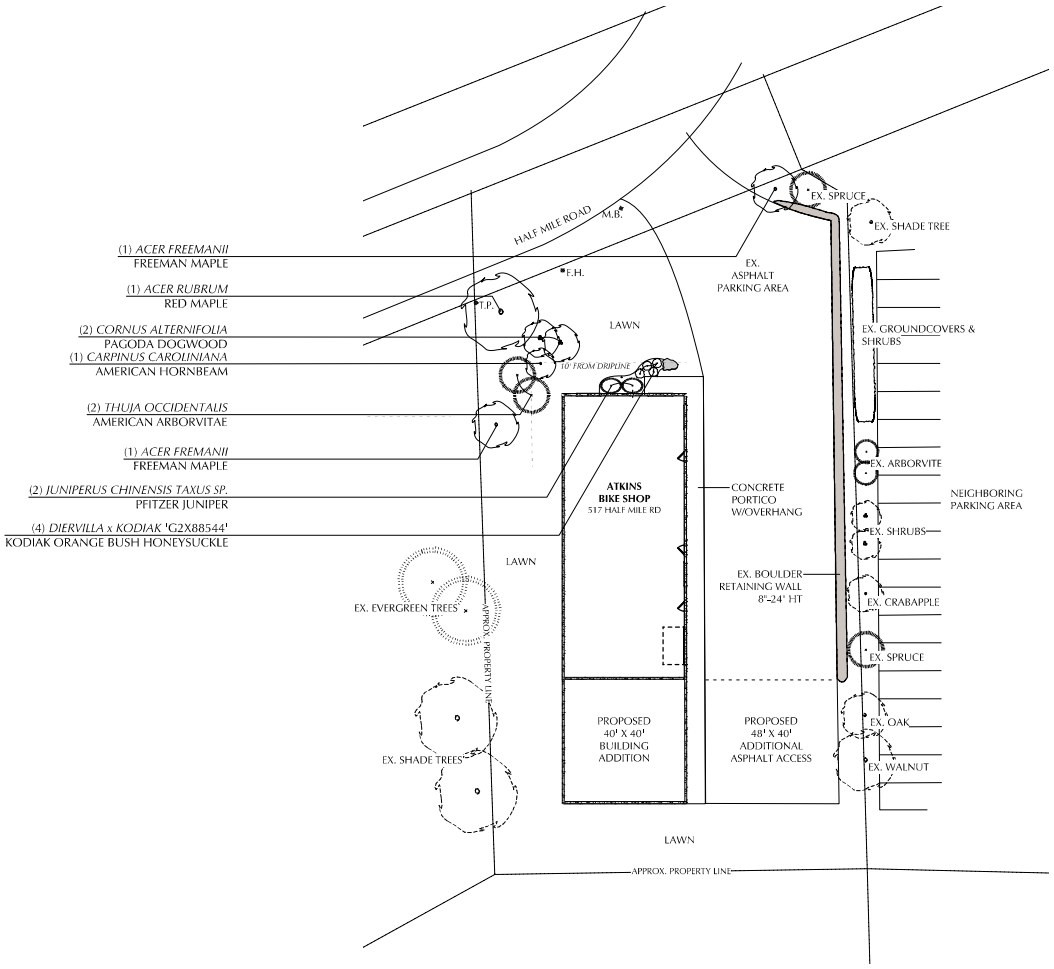
DRAWN BY: MLO
DATE: 07/28/2020
REVS:
08/06/2020

Design Development Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

SHEET NUMBER

L-2.0



VERONA LANDSCAPE POINTS CALCULATOR

FOR PROPOSED 40' X 132' BUILDING

POINTS REQUIRED PER 100 lf BUILDING FOUNDATION
344 lf foundation/100 = 3.44 units x 20pts = 68.8 pts

POINTS PROPOSED
(2) MED EVERGREEN TREES = 40 pts
(1) MED DECIDUOUS TREE = 15 pts
(2) MED EVERGREEN SHRUBS = 10 pts
(4) LOW DECIDUOUS SHRUBS = 4 pts
69 pts

POINTS REQUIRED PER 1,000 sf GROSS FLOOR AREA
5,280 sf GFA/1,000 = 5.28 units x 5pts = 26.4 pts

POINTS PROPOSED
(1) TALL DECIDUOUS TREE = 30 pts

POINTS REQUIRED PER 100 lf STREET FRONTAGE
113.5 lf street frontage/100 = 1.135 units x 20 pts = 22.7 pts

POINTS PROPOSED
(1) TALL DECIDUOUS TREE = 30 pts

POINTS REQUIRED PER 10,000 sf PAVED AREA or
20 OFF-STREET PARKING STALLS
9317 proposed sf paved area/10,000 = 0.93 units x 40 pts = 37.2 pts
room for 20 stalls proposed = 1 unit x 40 pts = 40 pts

POINTS PROPOSED
(1) TALL DECIDUOUS TREE = 30 pts
(2) TALL DECIDUOUS SHRUBS = 10 pts
40 pts

TOTAL POINTS **157.90 REQUIRED, 169 PROPOSED**

PLANTING SCHEDULE

PROPOSED EVERGREEN TREES (MEDIUM, 30 PTS)

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	4'	B&B	*THUJA OCCIDENTALIS*	AMERICAN ARBORVITAE

PROPOSED DECIDUOUS TREES (TALL, 30 PTS; MEDIUM 15 PTS)

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	1.5" CAL	B&B	*ACER FREMANII*	FREEMAN MAPLE
1	1.5" CAL	B&B	*ACER RUBRUM*	RED MAPLE
1	6'	B&B	*CARPINUS CAROLINIANA*	AMERICAN HORNBEAM

PROPOSED EVERGREEN SHRUBS (MEDIUM 5 PTS)

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	18"	CONT.	*JUNIPERUS CHINENSIS 'PFITZER'*	PFITZER JUNIPER

PROPOSED DECIDUOUS SHRUBS (TALL, 5 PTS; LOW, 1PT)

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	36"	B&B	*CORNUS ALTERNIFOLIA*	MULTI-STEM, PAGODA DOGWOOD
4	18"	CONT	*DIERVILLA x KODIAK 'G2X88544'*	HONEYSUCKLE

FIELD NOTES

PLANTING AREAS
1. ALL FUTURE PLANTING AREAS TO BE STRIPPED CLEAN OF PLANT MATERIALS
2. ALL FUTURE PLANTING AREAS TO RECEIVE MIN 6-8" CLEAN SCREETED TOPSOIL, HAND MIXED & INCORPORATED
3. ALL PLANTS TO MEET AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA) STANDARDS FOR STOCK AND PLANTING
4. ALL PLANT MATERIALS TO RECIEVE ONE-YEAR GUARANTEE FOR REPLACEMENT

MULCHES & LAWN
1. BARK MULCH TO BE TWICE SHREDDED HARDWOOD MULCH; NO RECYCLED OR DYED MULCH
2. INDIVIDUAL TREES AND LARGE SHRUBS TO RECEIVE MIN 3' DIAMETER BARK MULCH RING, 4" DEPTH
3. SHRUB AREA NEAR FRONT ENTRY TO RECEIVE CONTINUOUS BARK MULCH BED, 4" DEPTH
4. BARK MULCH ADJACENT TO LAWN TO RECEIVE NATURAL, DEEP MULCH EDGE
5. ALL DISTURBED LAWN AREAS, TO RECIEVE MIN 6" CLEAN, SCREETED TOPSOIL WITH STARTER FERTILIZER, BE SEEDED WITH MADISON PARKS OR EQUIVLANET, AND CLEAN STRAW MULCH OR JUTE NETTING WITH LOOSE KNOTS FOR EROSION CONTROL AND ANIMAL SAFETY. NO NYLON NETTING TO BE USED.

DRAWING SCALE:
34"X22" - 1"= 20'-0"
17"X11" - 1"= 40'-0"

DRAWING KEY:
BASE INFORMATION TAKEN FROM THOM R. GRENLIE CERTIFIED SURVEY DATED 08/02/1990, CLEARY BUILDING CORP. ELEVATIONS & FLOOR PLAN DATED 07/13/2020, CLEARY BUILDING CORP. DRAWING TITLED "PLOT PLAN" WITH NO DATE, DCLIS AERIAL PHOTOGRAPHY 2017 AND MODS FIELD OBSERVATIONS 07/31/2020

maraLee olson DESIGN STUDIO
www.maraleeolsondesignstudio.com
1848 WALDORF BLVD
MADISON, WI 53719
PH (608) 469-6780
FX (608) 845-6200
MARALEEOLSONDESIGNSTUDIO.COM

DANIEL ATKINS - ATKINS VERONA BICYCLE SHOPPE
517 HALF MILE ROAD
VERONA, WI 53593
Landscape Plan

N

DRAWING SCALE:
1" = 20'-0"
0 10 20 FT

DRAWN BY: MLO
DATE: 07/28/2020
REVS:
08/06/2020

Design Development Phase:
This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

SHEET NUMBER
L-3.0

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Customer Information

Building Specification For:

CAPITAL LAWN SPRINKLER, DON DAHLK
636 S NINE MOUND RD
VERONA, WISCONSIN 53593
Cell Phone: (608) 445-1331
Email: dondahlk@capitalsprinkler.com

Building Site Location:

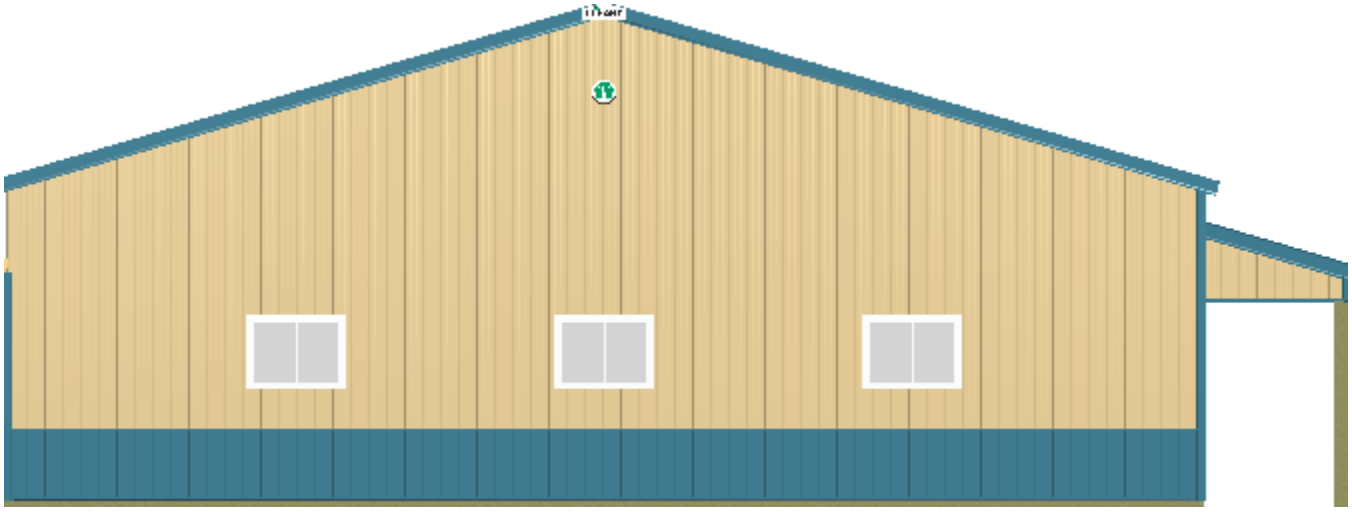
Location: N/A
Tenant: N/A
636 S NINE MOUND RD
VERONA, WISCONSIN 53593
County: DANE

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

3/22/2016
CAPITAL LAWN SPRINKLER, DON DAHLK
Doc ID: 7769820160322081713

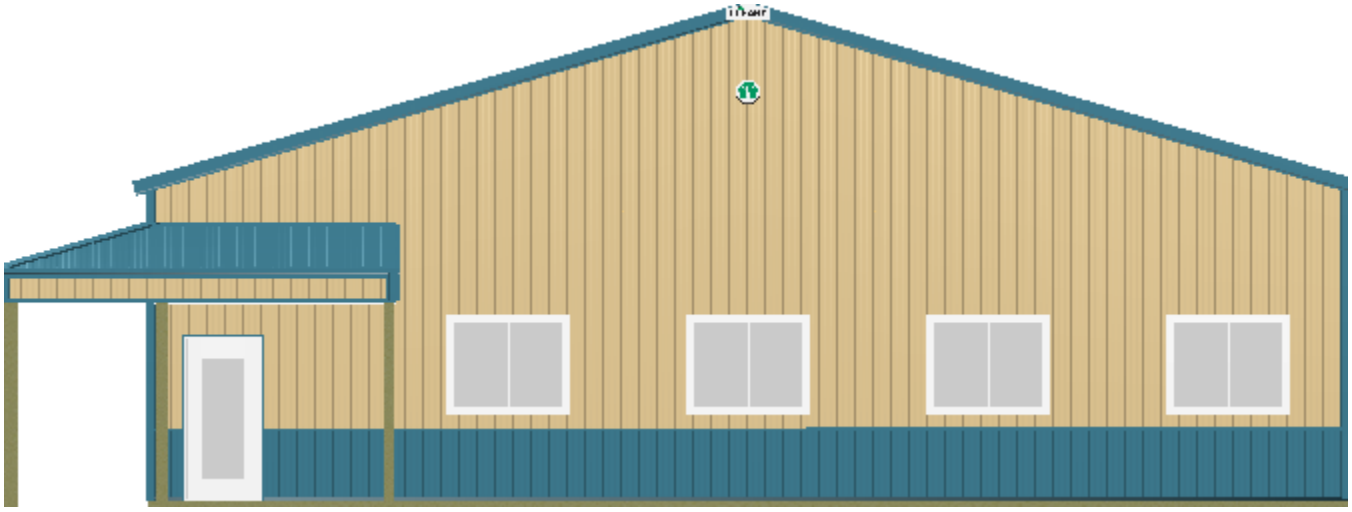
Elevations & Floor Plan

Elevations for Building 1



North End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



South End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

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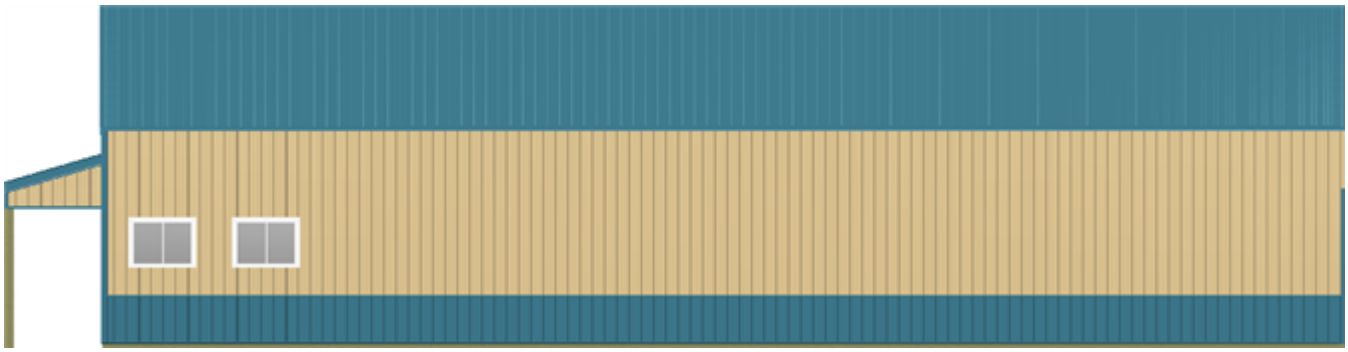
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan



East Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

West Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

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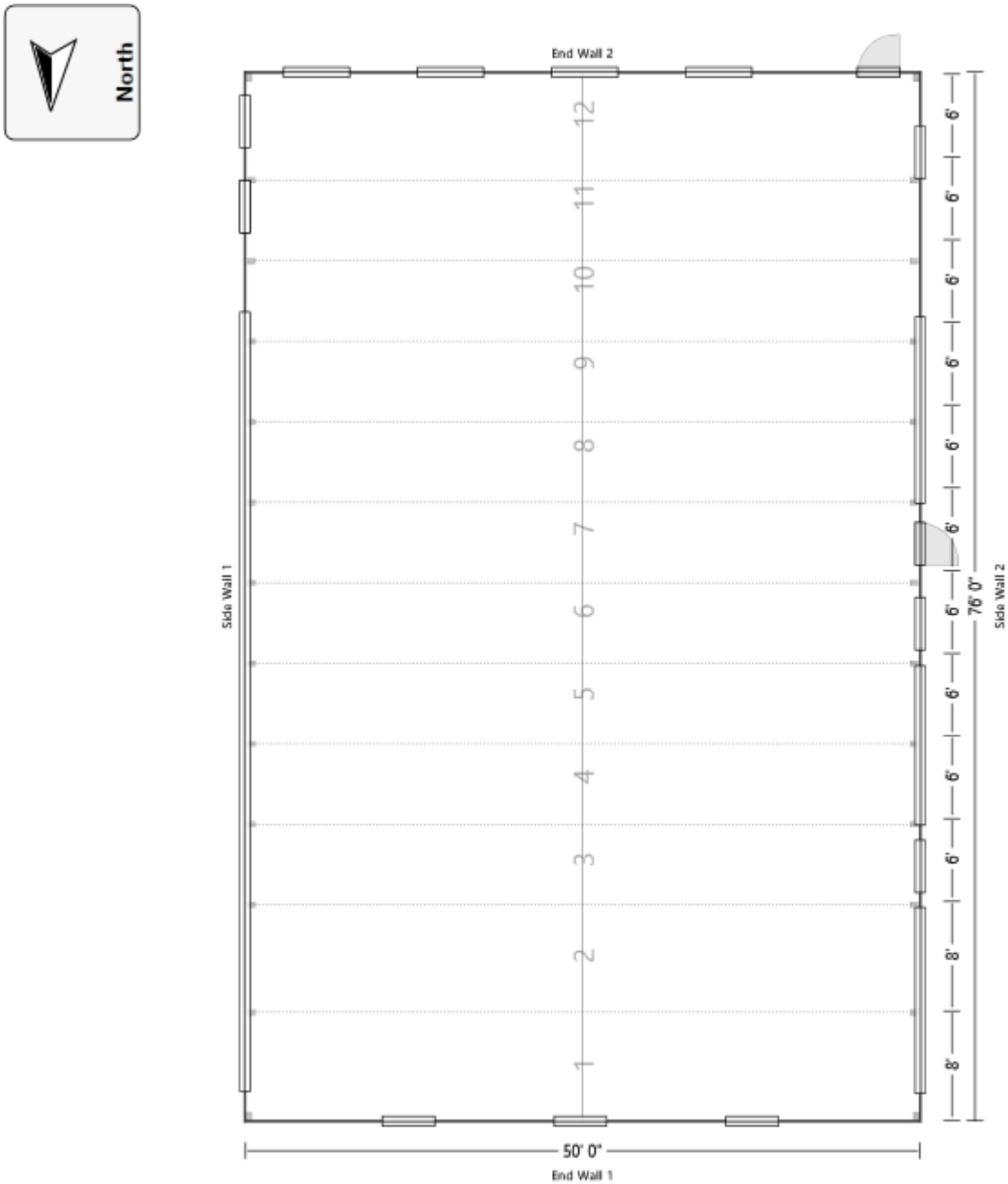
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

3/22/2016
CAPITAL LAWN SPRINKLER, DON DAHLK
Doc ID: 7769820160322081713

Elevations & Floor Plan

Floor Plan



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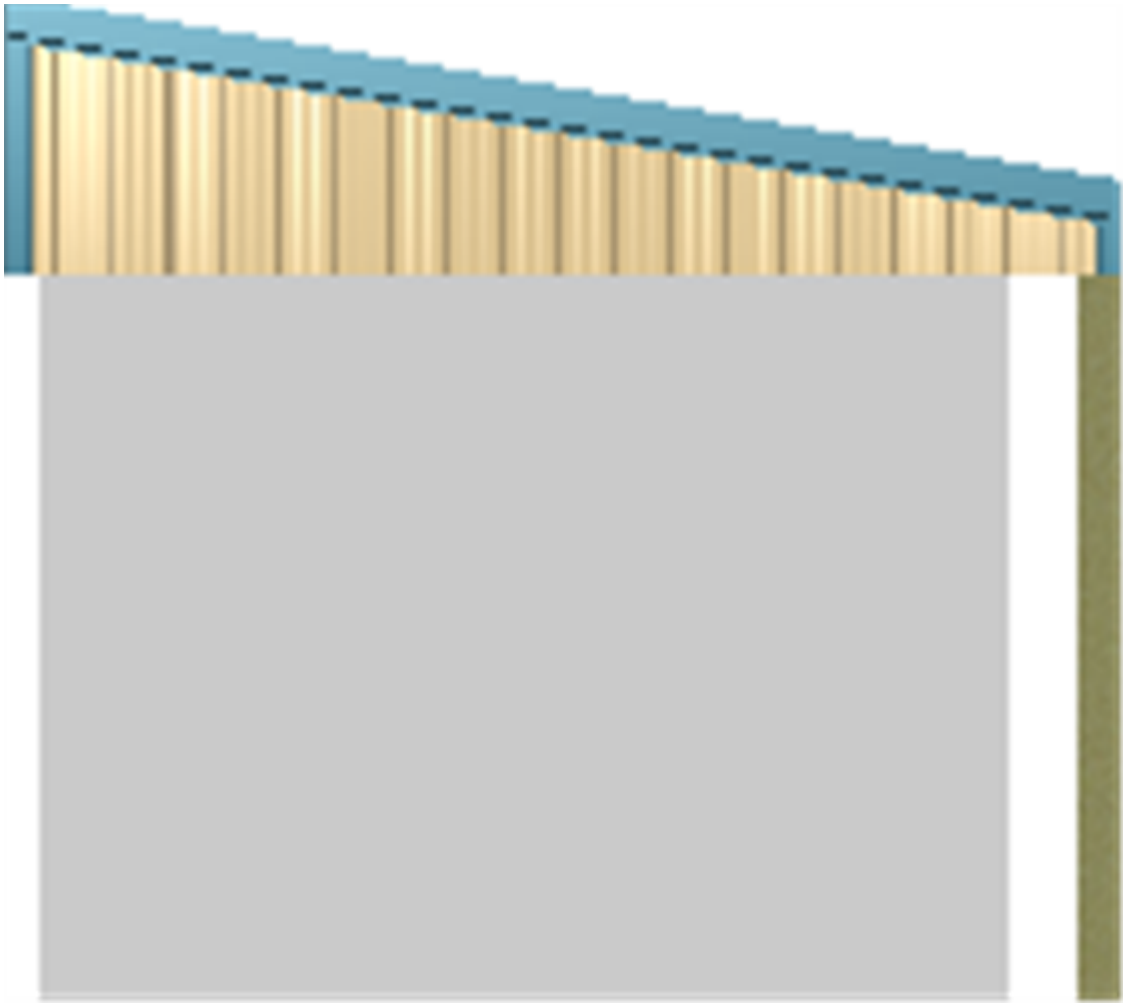
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Elevations for Building 2 (Lean)



South End Wall 1 on Building 2 (Lean)

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
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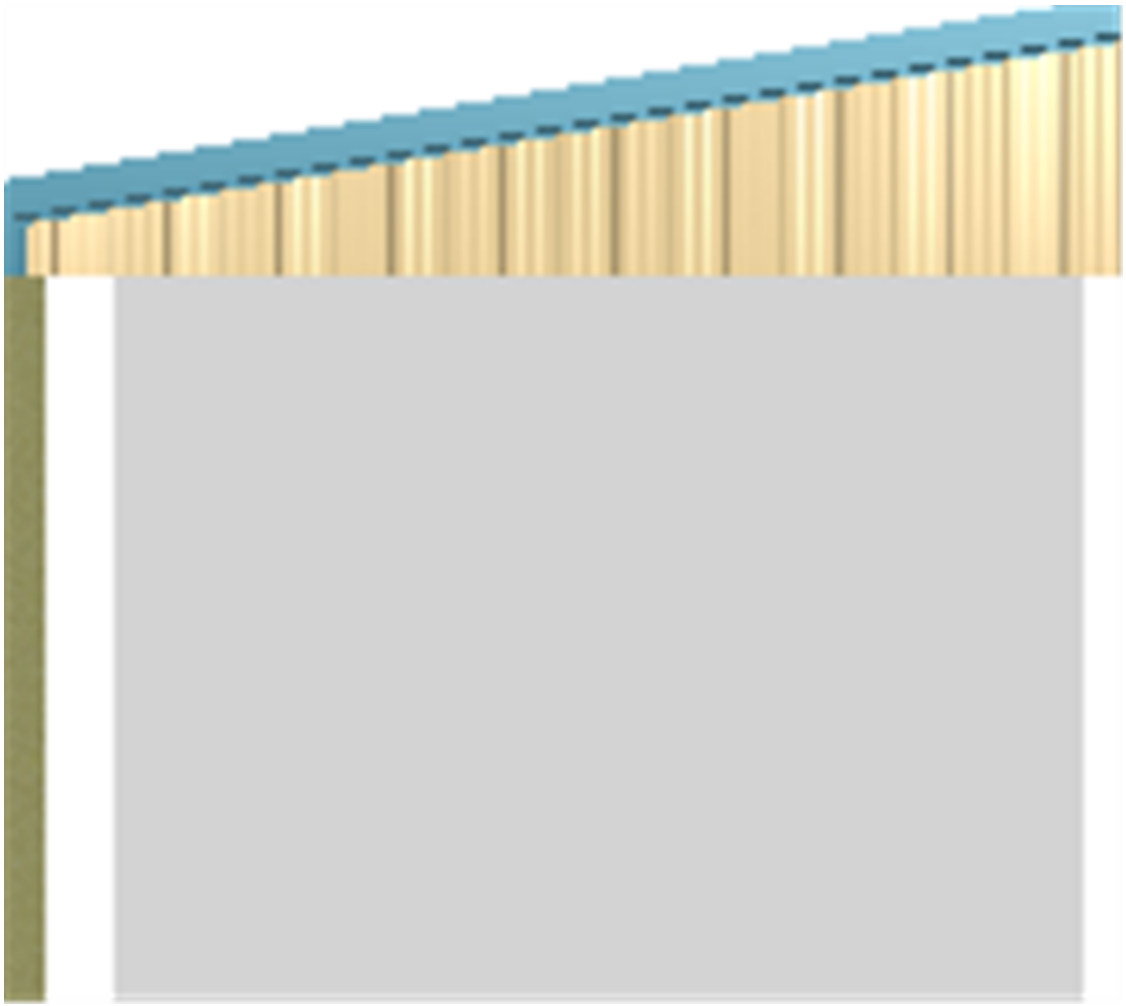
Elevations & Floor Plan



North End Wall 2 on Building 2 (Lean)

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

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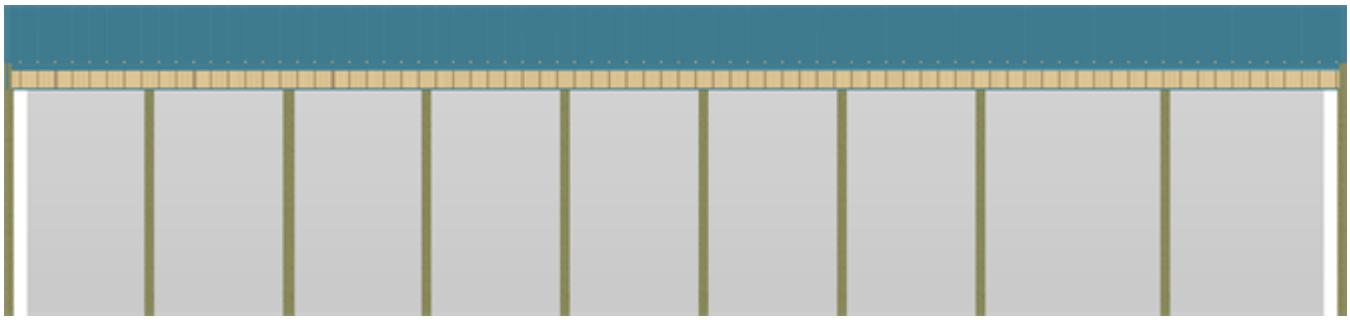
Elevations & Floor Plan



East Side Wall 2 on Building 2 (Lean)

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

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Verona, WI 53593-0220
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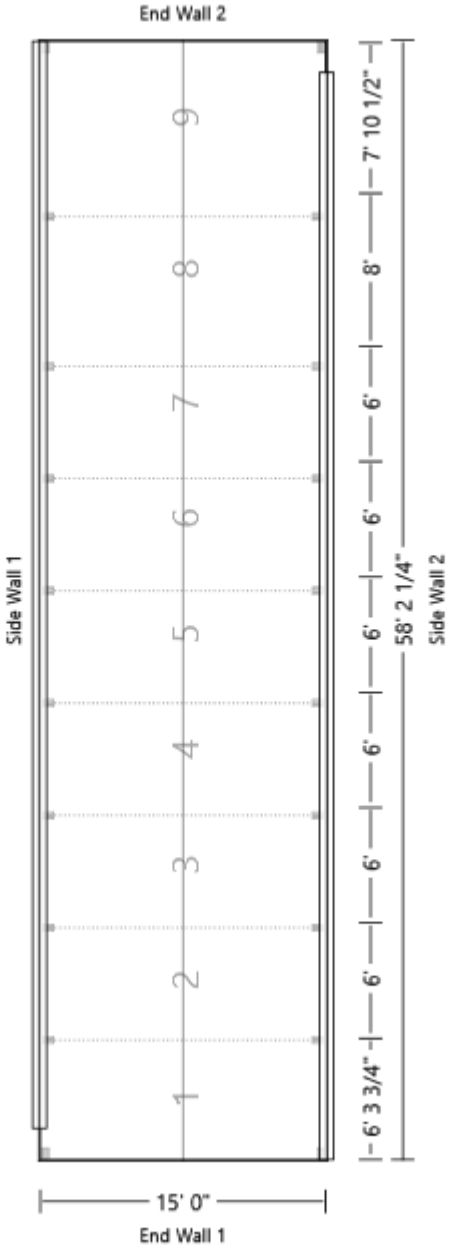
3/22/2016
CAPITAL LAWN SPRINKLER, DON DAHLK
Doc ID: 7769820160322081713

Elevations & Floor Plan

Floor Plan



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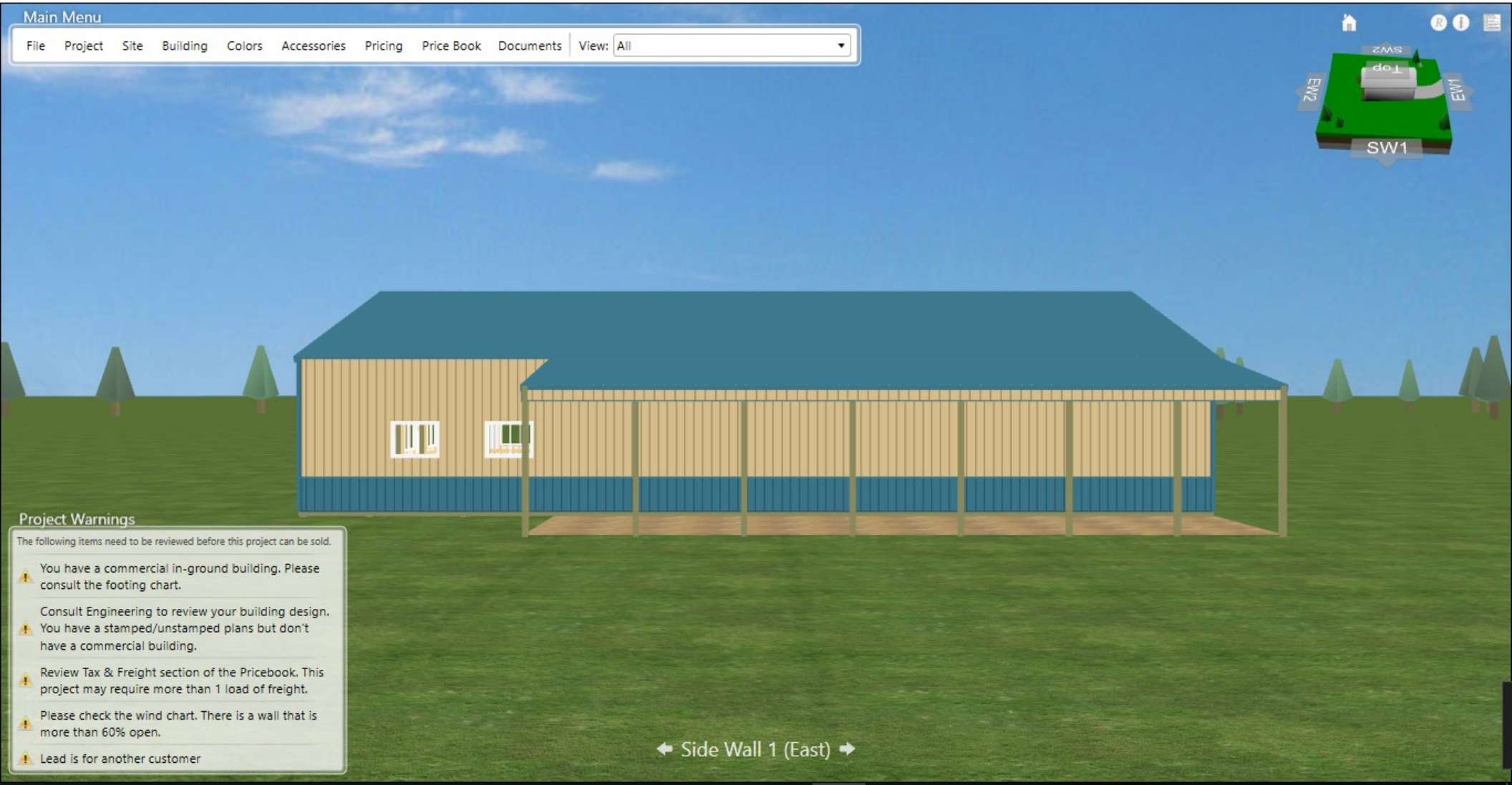
Cleary Building Corp. (Build 695) - CAPITAL LAWN SPRINKLER, N - Last Saved: - Database: .\ClearyExpress.Cleary_DreamMaker_1 - CL:

Main Menu

File Project Site Building Colors Accessories Pricing Price Book Documents View: All



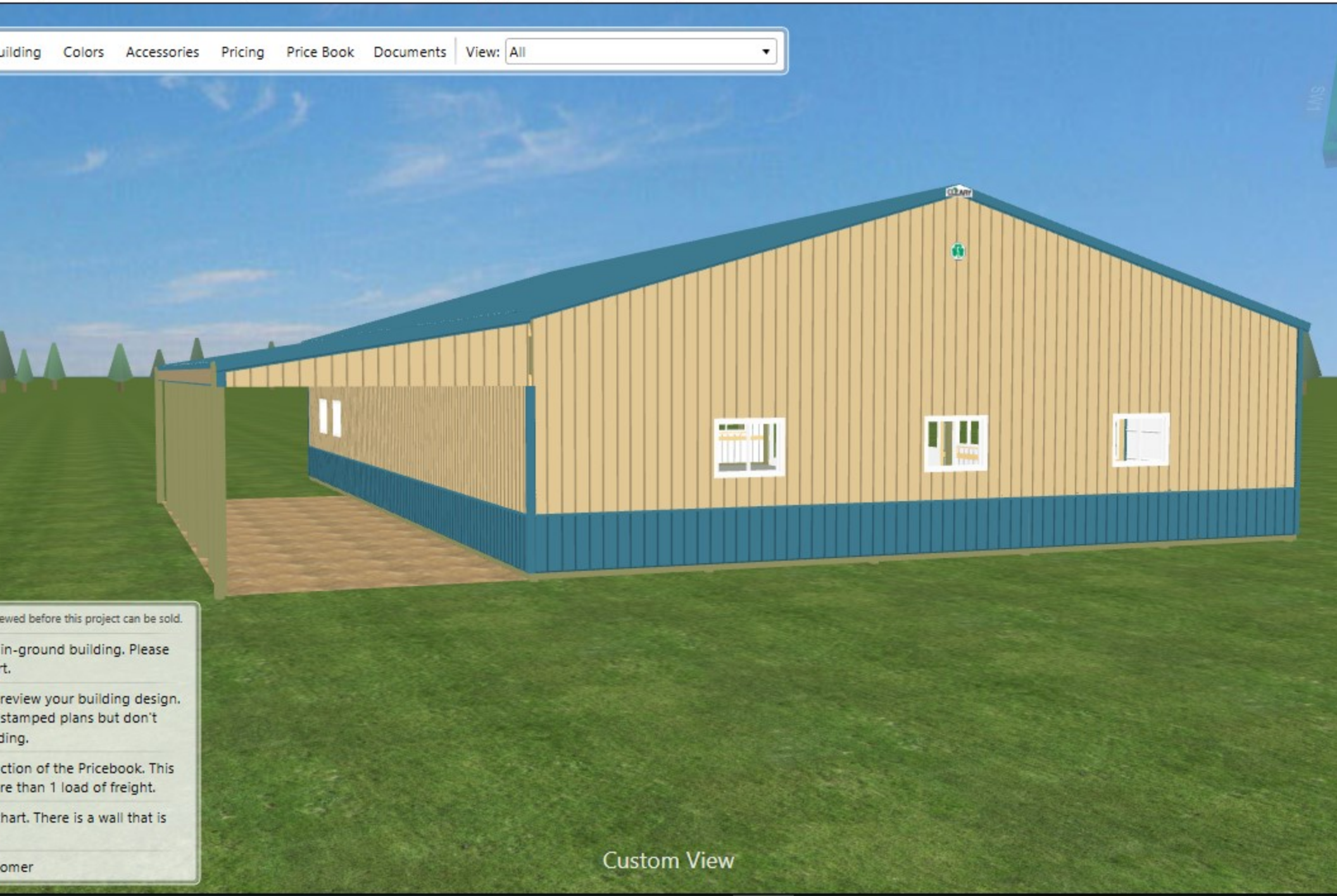
Project Warnings

The following items need to be reviewed before this project can be sold.

- You have a commercial in-ground building. Please consult the footing chart.
- Consult Engineering to review your building design. You have a stamped/unstamped plans but don't have a commercial building.
- Review Tax & Freight section of the Pricebook. This project may require more than 1 load of freight.
- Please check the wind chart. There is a wall that is more than 60% open.
- Lead is for another customer

Desktop 2:22 PM 3/21/2016

ild 695) - CAPITAL LAWN SPRINKLER, N - Last Saved: - Database: .\ClearyExpress.Cleary_DreamMaker_1 - CL:



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Planning Report

City of Verona

Plan Commission 9-8-2020

1057 North Edge Trail

Planned Unit Development – Concept Plan

Summary: The Applicant submitted a request for a planned unit development (PUD) Concept Plan review for 1057 North Edge Trail to remove a portion of the existing retail building and construct a three (3) story, 42-unit apartment building.

Property Location: 1057 North Edge Trail

Property Owners: Prairie Oaks Retail Center, LLC
Mike Johnson
7502 Ganser Way
Madison, WI 53719

Applicant: Same as above

Existing Zoning: Planned Unit Development with no underlying zone
Existing Land Use: Commercial
Proposed Land Use: Apartments

Figure 1 – Location Map

Site Description:

Prairie Oaks Retail Center, LLC ("Application") has submitted a request to raze the northern portion of the existing commercial building located at 1057 North Edge Trail ("Property" or "Subject Property") and to construct a three (3) story, 42-unit apartment building. The Property is zoned Planned Unit Development (PUD) with no underlying zone. This project is being reviewed as a Concept Plan as the Property is zoned PUD and exemptions may be requested.

Currently, the Property contains commercial land uses with several vacancies throughout the building. The Applicant is proposing to give the existing tenants in the northern portion of the commercial building the option to relocate to the Cross Country Road side of the building giving those tenants better visibility and filling in vacancies in that section of the building. Some of the larger commercial spaces would be divided to accommodate the needs to the current tenants if they chose to relocate there.

Background:

In December of 1997, the Prairie Oaks Neighborhood was zoned from Rural Agriculture (RA) to PUD. One person stated that the area should be split into several zoning districts rather than a single PUD, but that did not occur. The General Development Plan (GDP) was approved for this area as depicted in Figure 2 with the Subject Property outlined in yellow.

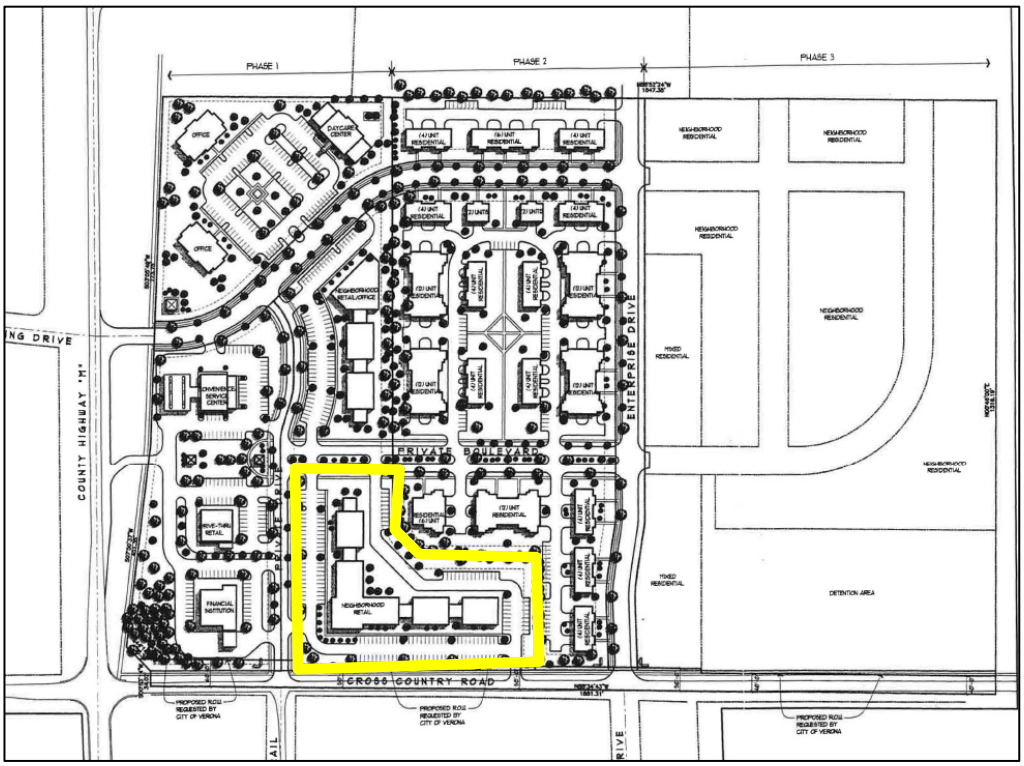


Figure 2 - Approved GDP from 1997

Over the years, Prairies Oaks Neighborhood has developed closely to the approved GDP. There is only one (1) undeveloped lot left from the GDP, which is immediately east of the Goddard School.

Development Process:

Any planned unit development for this Property will have to go through the following development process and meet all of the requirements prior to receiving a building permit. Some of these steps may occur concurrently.

- **Planned Unit Development (PUD)** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.

    - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.

    - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which is the current Application.

    - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the GDP is approved, this step provides the zoning entitlements to the project.

    - *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project.

- **Land Division** – An applicant will need to submit a certified survey map and/or plat to combine property lines. This would go before the Plan Commission and the Common Council for their approvals.

- **Zoning** – The Applicant will need to apply for a zoning map amendment to have an underlying zone as one does not exist. The underlying zone would be comparable to the type of land use that exist and is proposed.

Certified Survey Map (CSM) and Zoning:

Currently, the Property is one (1) large lot of approximately 3.6-acres as depicted in Figure 3. As previously discussed, the Property is zoned PUD without an underlying zone. The Applicant is proposing to split the Property by an CSM into two (2) different lots with one (1) lot of approximately 2.36-acres containing the existing commercial

along Cross Country Road and the second lot depicted in the below red box of approximately 1.24-acres containing the proposed apartment building. Staff recommends a cross-access/parking agreement for the two (2) lots.

The lot in the below red box is recommended to be zoned Urban Residential (UR) as this zoning district allows apartments by right. The remaining commercial lot along Cross Country Road is recommended to be zoned Suburban Commercial (SC). The SC zoning district allows for personal or professional services, indoor sales or service, and office as a by right use. Restaurants and gyms require a conditional use permit in this zone. The land uses allowed in the SC zone will be modified as part of the Zoning Ordinance rewrite and may allow some land uses permitted by right instead of conditionally permitted land uses.

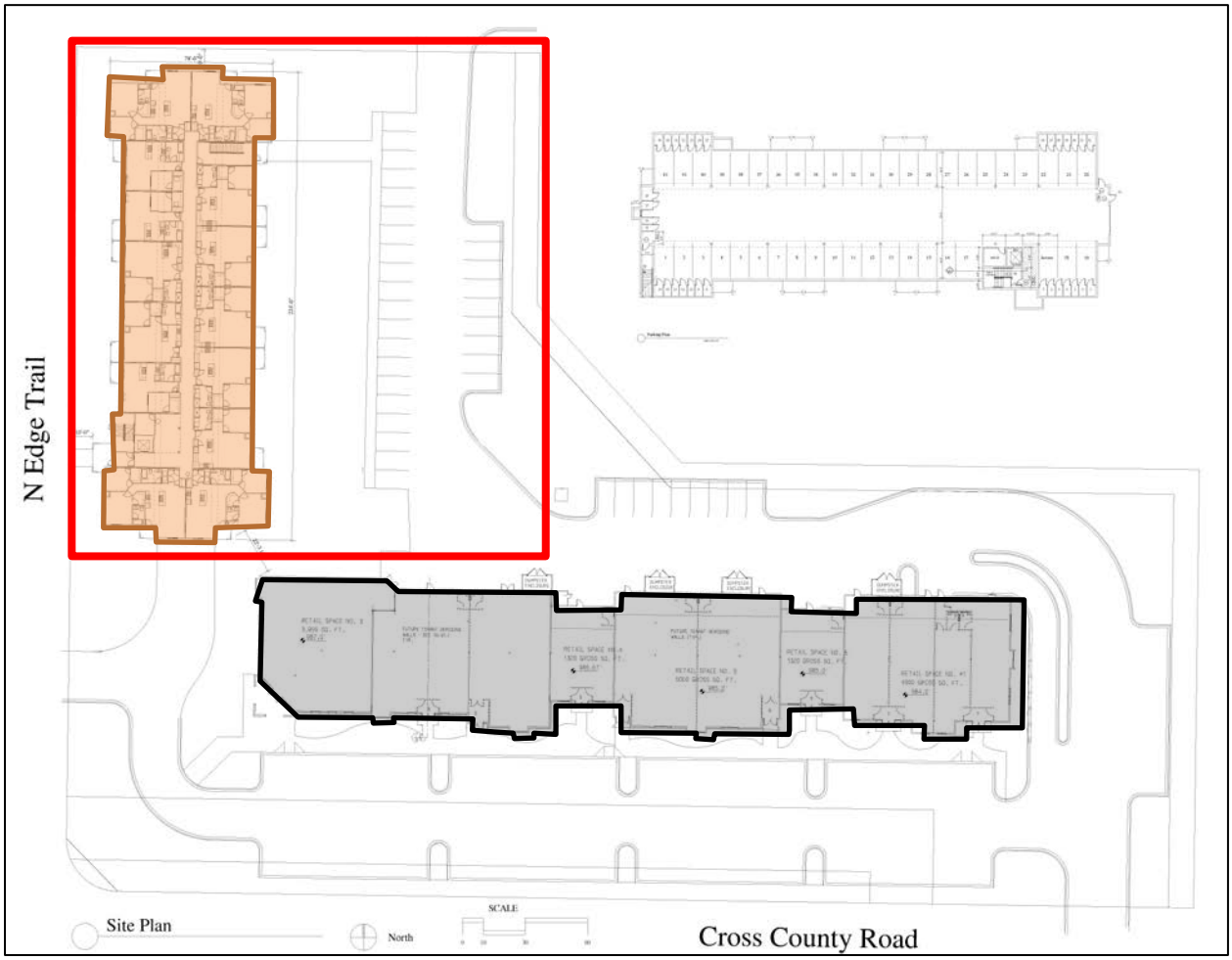


Figure 3 – Proposed site with red box around proposal area and new lot.

Planning Review:

Bulk Requirements:

The existing commercial building that will remain will meet the setback requirements for the SC zoning district with the caveat that this building was originally approved as a PUD zone. The building meets the setback requirements for the SC zone. Staff has found no documentation regarding exemption requests for this building for setbacks,

height, density, or parking. This building would remain grandfathered as is designed and used if any of these items are not met.

The proposed apartment building is fifteen (15)-feet from the front setback, which is less than the required twenty-five (25)-feet as depicted in orange in Figure 4. The side setback to the north is ten (10)-feet, which is less than the required fifteen (15)-feet. Willow Pointe is north of this site and was part of the original GDP approval. The front setback for that building was approved for 22.5-feet. Staff recommends the front setback for this project be closer to 20-feet. Staff would support porches encroaching closer similar to the Murray Glen Apartment development to the east. The proposed apartment building will be separated from the commercial building by twenty-two (22)-feet. The Zoning Ordinance for the UR zone requires a minimum of thirty (30)-feet of separation between buildings, but the SC zone requires a minimum of twenty (20)-feet. Staff is supportive of the twenty-two (22)-foot separation between buildings. The Applicant is proposing three (3) floors, but has not listed the height of the building. The UR zone has a height restriction of forty-five (45)-feet.

Access/ Parking:

Access to the site will continue to be from North Edge Trail, Prairie Way Boulevard, and Cross Country Road as depicted in Figure 4. North Edge Trail is an existing private street. The underground parking access point will come from North Edge Trail. No new curb cuts are proposed as part of this development. As previously discussed, Staff recommends the Applicant have a cross- access/parking agreement for the two (2) lots. The Applicant is proposing one (1) underground parking space per dwelling unit. The Applicant stated in the narrative that bicycle parking will be incorporated into the building design. The existing surface parking lot may be extended along the length of the proposed building. Otherwise, the parking would remain as it is today for the commercial building area.

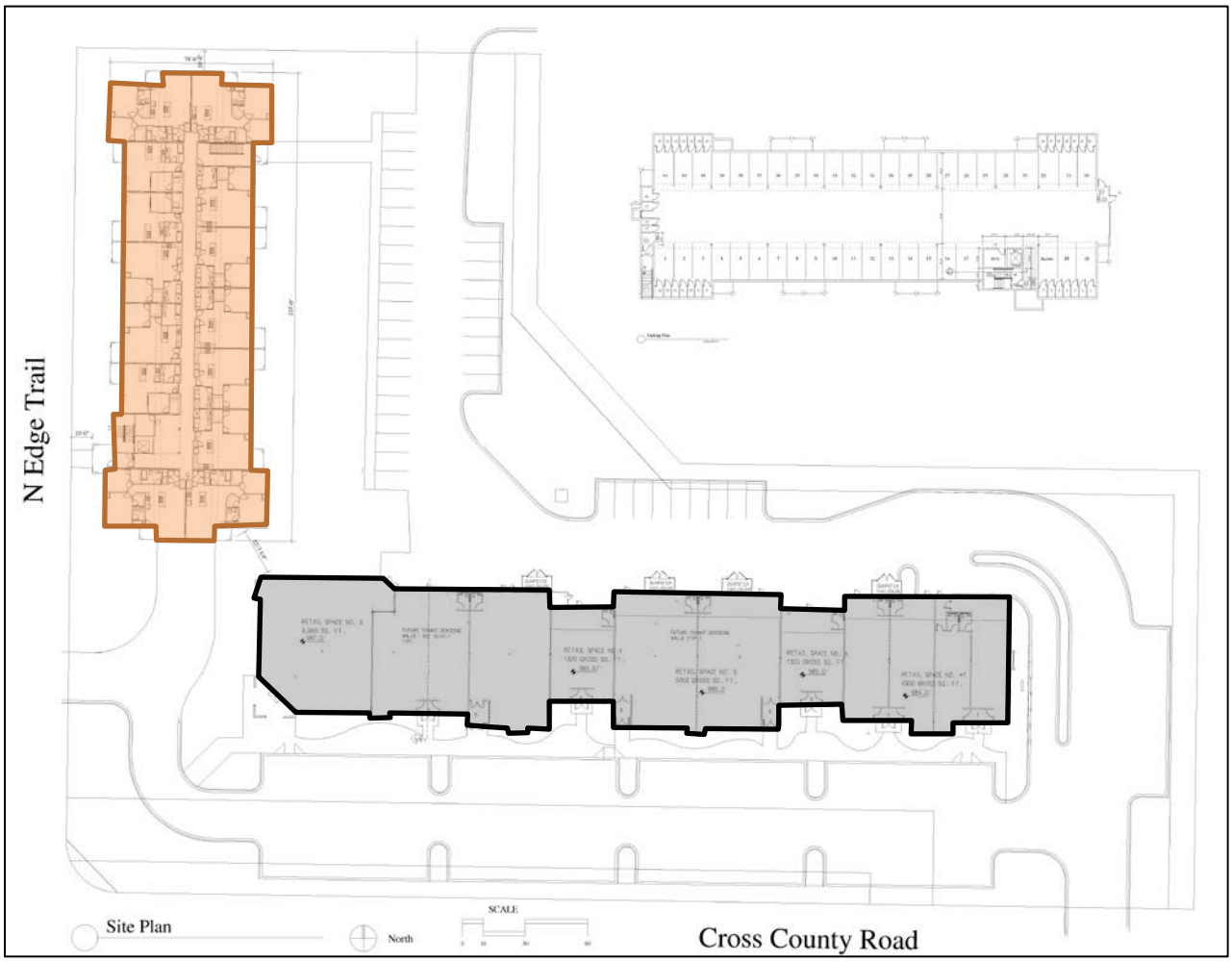


Figure 4 - Concept Plan with existing building in gray and proposed building in orange.

Design:

The Applicant is purposing nine (9) studios, twenty-one (21) one (1) bedrooms, and twelve (12) two (2) bedrooms with two (2) bathrooms units for a total of forty-two (42) units. These types of units may change throughout the planning process. The Applicant is proposing a luxury style apartment building. Conceptual building renderings were not included in the submittal. Staff encourages the Plan Commission to review the types of units and provide feedback to the Applicant.

Residential Phasing Policy:

Effective October 1, 2012, the City began a Residential Development Policy limiting approvals of multi-family developments to a target range between 25 and 50 new multi-family units each year. The policy has three (3) types of exemptions, which are age-restricted housing, downtown development, and mixed-use development. Table 1 list several residential projects that were recently approved or are in the planning process.

Table 1: Residential Development

Name of Project	Location	Proposal	Status	Type
121-125 Berkley Street	121-125 Berkley Street	80-unit apartments (Removal of 20 existing units on site)	Concept Plan is under review	Market Rate
The Edge	1057 North Edge Trail	42-unit apartments (Removal of existing commercial)	Concept Plan is under review	Market Rate
Kettle Creek North	North of Country View Elem. School	174 single-family	Approved & under construction in phases	Single-Family
Klassik/Old National Bank	410 & 420 W. Verona Ave.	9,319 s.f. commercial & 80-unit market rate & affordable apartments	GDP is under review	Mixed-Use Workforce
841 N. Main St.	841 N. Main St.	100-unit age restricted senior housing units with assisted care	Approved & grading site	Age-Restricted
Sugar Creek Commons	W. Verona Ave. & Legion St.	26,000 s.f. commercial/143-apartment units	Approved & waiting on developer to begin construction	Mixed-Use Market Rate
Velocity	142 Paoli St.	Convert commercial to 3 live-work units	Approved	Market Rate
Whispering Coves	West of CTH M near CTH PD	214 lots with 209 single-family	Waiting on final conditions of approval; It would be built in phases	Single-Family & Apartments
The Woods	Range Trail & CTH M	100-unit multi-family, 18 twin homes, 38 alley single-family, & 101 street accessed single-family	Approved & grading site (PIP will be needed for multi-family). Will be built in phases	Single-Family & Apartments

As an estimate, the City has approximately 528 multi-family housing units either proposed or approved. Staff anticipates additional request for apartments in the North Neighborhood in the near future and for the New Century School property. As an estimate, the City has approximately 500 single-family lots approved. The single-family development is done in phases including Kettle Creek North, and the Woods at Cathedral Point. The multi-family units are generally dispersed throughout the City and are located along larger roadways. This Application could be considered mixed-use in the sense that the commercial building fronting onto Cross Country Road would remain the rest of the property is flipped to multi-family apartment units. This could become exempt from the phasing policy if the property in total would be considered as mixed-use not solely the individual buildings.

The purpose of highlighting these projects is to make the Plan Commission and Council aware of the upcoming development projects in the City. Most of the projects listed above have been exempted from the Policy; however the City will be seeing a large influx in the near future of apartments in the City.

Staff Comments:

In general, Staff is receptive to the Application. Additional design details are necessary to provide a full review and analysis of the project. Generally, Staff is comfortable with the proposed use and redevelopment on the Property. Staff is happy that the existing tenants will have an opportunity to move to the vacant areas in the existing building along Cross Country Road. Staff believes this is a good solution to the vacancies that the Applicant has mentioned that were occurring well before COVID. Staff recommends the Applicant host a neighborhood meeting after the Common Council initial review of the project.

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

Prairie Oaks Retail Center
1011 - 1057 North Edge Trail
Verona, WI 53593

August 7, 2020

Redevelopment Concept Plan

Prairie Oaks Retail Center, LLC, has owned the Prairie Oaks Retail and Office Center located at 1057 N. Edge Trail since 2005 (the "Center"). At the time of acquisition, the occupancy rate for the Center was about 90% full. The original developer of the Center, Horizon Development Group, occupied approximately 60% of the space. The Center remained under that occupancy level until the financial crisis of 2008 and the related crash of financial markets. During and arising from that crisis, the Center lost several tenants. Of those commercial tenants who vacated, such as TDS Telephone and Classic Cleaners, which except for the crisis, were anticipated to remain at the Center for a long time. This was the first signal that the retail and office rental market was changing. Companies were downsizing and consolidating. Horizon Development also began downsizing its requirement within the Center and then completely vacated in November 2009. Overall, the aggregate tenancy dropped by more than 50% by 2010. Since that time, it has been a constant struggle to attract new tenants for the existing neighborhood-type strip mall. The demand for medium size office or retail space at the Center does not exist.

The outlook for the Center operating solely as a retail space is not positive. Included in the concept plan information is a rental brochure for the property from July 2020. The rental spaces listed for lease in the brochure have been for lease for over a year. The 3,382 sq. ft. space at 1043 N. Edge Trail has been for lease for over 5 years. In addition, there is another 1,500 sq. ft available that is not listed in the brochure. The total sq. ft. for lease now is 10,665 aq. Ft. In summary, this reflects a 34% vacancy rate.

Many of the Center tenants are on month to month leases and have been for years. They have not agreed to longer lease terms as they do not want to make that type of commitment. With the ongoing Covid 19 situation, we sadly anticipate additional vacancies to arise going forward. The commercial rental market will continue to be soft for years to come. Due to these circumstances, Prairie Oaks Retail Center, LLC is excited to announce that it believes a proactive and improved use for the property is to redevelop a portion of the parcel.

The redevelopment plan proposes to raze the building that is along the North Edge Trail side of the parcel. The commercial tenants that are now located on that side would have the option to relocate to the Cross Country Road side of the property. The Cross Country Road side of the property has higher traffic counts (5,800 vehicle per day) resulting in much better visibility and more demand for leasing than the North Edge Trail side. It is better suited for the smaller retail or service related type of businesses that may be able to survive this Covid 19 situation. In our redevelopment plan we would split up some of the larger spaces on the Cross Country Rd. side to accommodate the relocation of current tenants or for the future demand for smaller spaces. We will get a higher occupancy level in the downsized building resulting in a better income to expense ratio.

On the vacated North Edge Trail side of the property, we would raze that part of the building and create a new parcel. We would like to build a new apartment building on that portion of the new parcel.

As shown on the concept site plan, there appears to be room to build a three story 42 unit apartment building with underground parking along North Edge Trail where part of the original building would be removed. There would be a minimum of one underground space per unit. Bike parking and an area for an outdoor patio with grill stations would be incorporated into the plan. The initial concept plan consists of a unit mix of (9) studios with sleeping rooms, (21) one bedrooms, and (12) two bedroom, two bath units. The actual number of units will be determined as the development process evolves.

If our plan is approved and we can redevelop the parcel, it would be a win, win situation. The existing remaining Prairie Oaks Retail Center on Cross Country Road would be improved with a facelift and infrastructure upgrades. We would have a higher occupancy rate due to the smaller spaces created and filled from either relocating current tenants or new tenants. A new luxury apartment project on the North Edge Trail side would bring additional residents to the area and help with all commercial businesses in the neighborhood. A new luxury apartment project would also add to the City of Verona tax base.

We look forward to the approval process and working with the City of Verona to deliver a high quality luxury apartment building that will become an asset to the neighborhood. Johnson Properties has been in the apartment building development and management business for over 40 years. We will be supervising the construction of building and continuing to directly manage the project upon completion. The last apartment project developed by Johnson Properties occurred in Fitchburg in 2017 (known as The Pointe) and comprises 82 unit luxury apartment project successfully and currently occupied at a rate of 98%. Johnson Properties will apply the same passion, commitment, and management expertise in pursuit of a similar quality building in Verona.

Please feel free to contact me with any questions or comments you may have.

Thank you,

Mike Johnson
Managing Partner
Prairie Oaks Retail Center, LLC
7502 Ganser Way
Madison, WI 53719
(608) 829-0000
mikejmanagement@outlook.com

THE EDGE

Luxury Apartments

1051 North Edge Trail, Verona, WI 53562

Concept Plan - Apartment Unit Mix August 5, 2020

42 Units - (9) Studios (21) One Bedrooms (12) Two Bedrooms

1st Floor – 14 Units – Walk up entry access

Studio - w/sleeping room (3)

One Bedroom Ranch (7)

Two Bedroom / Two Bathroom Ranch (4)

2nd Floor – 14 Units

Studio - w/sleeping room (3)

One Bedroom Ranch (7)

Two Bedroom / Two Bathroom Ranch (4)

3rd Floor – 14 Units

Studio - w/sleeping room (3)

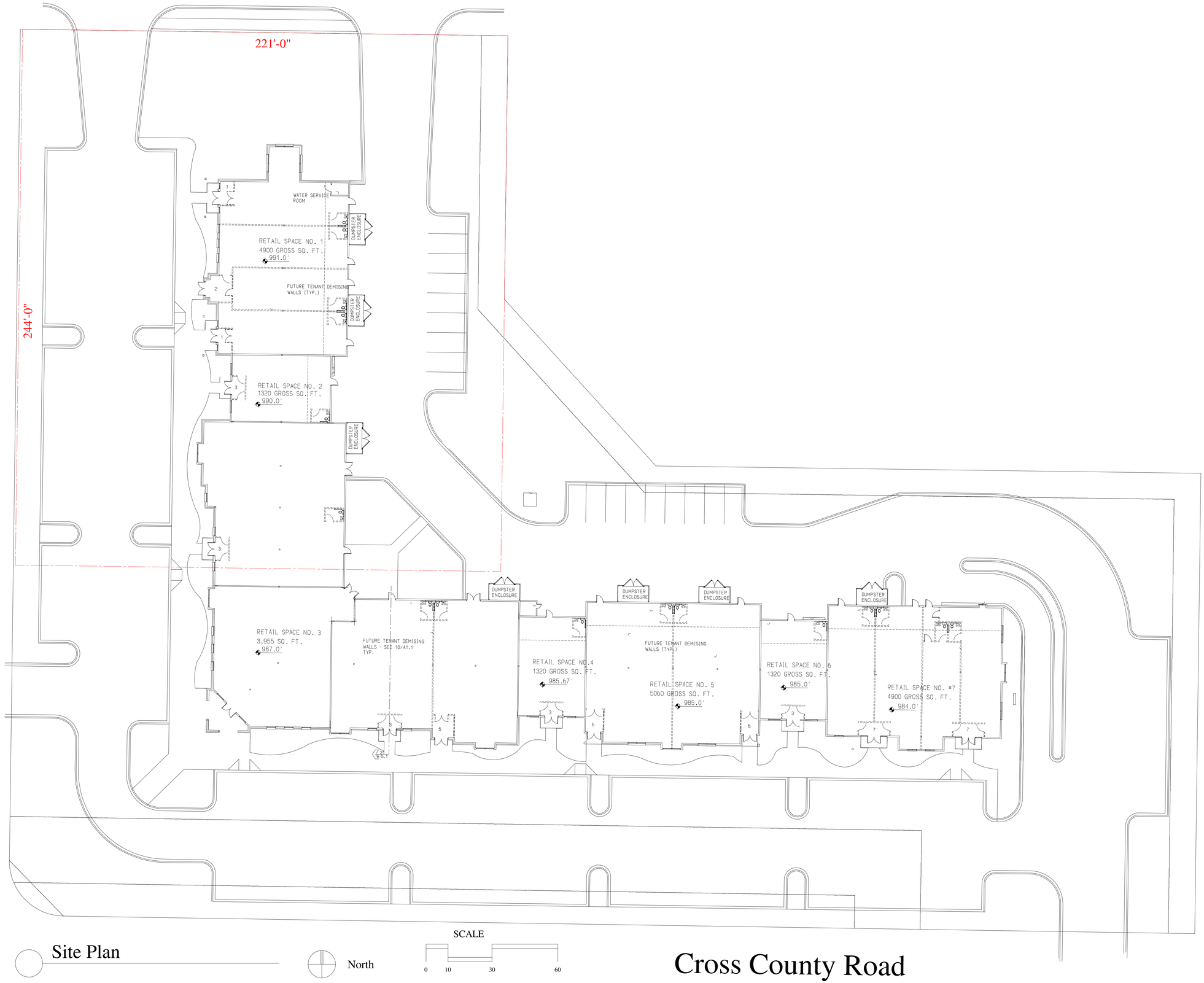
One Bedroom Ranch (7)

Two Bedroom / Two Bathroom Ranch (4)

***All 3rd floor units will have vaulted ceilings with skylights.**

Project Amenities

- All units to have high end appliances
- Washers and dryers in every unit
- Granite counter tops
- High Efficiency HVAC Systems
- 42 Underground Parking stalls
- Patio Area with pergola, grill stations and fire pit
- Fitness room



Site Plan

North

SCALE

0 10 30 60

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

Concepts In Architecture, LLC

Proposed for: Johnson Properties
Mike Johnson

Address:

Project: The Edge - Luxury Apartments

Address: Verona WI

Sheet Title: Existing Site Plan

Date: 07-13-2020

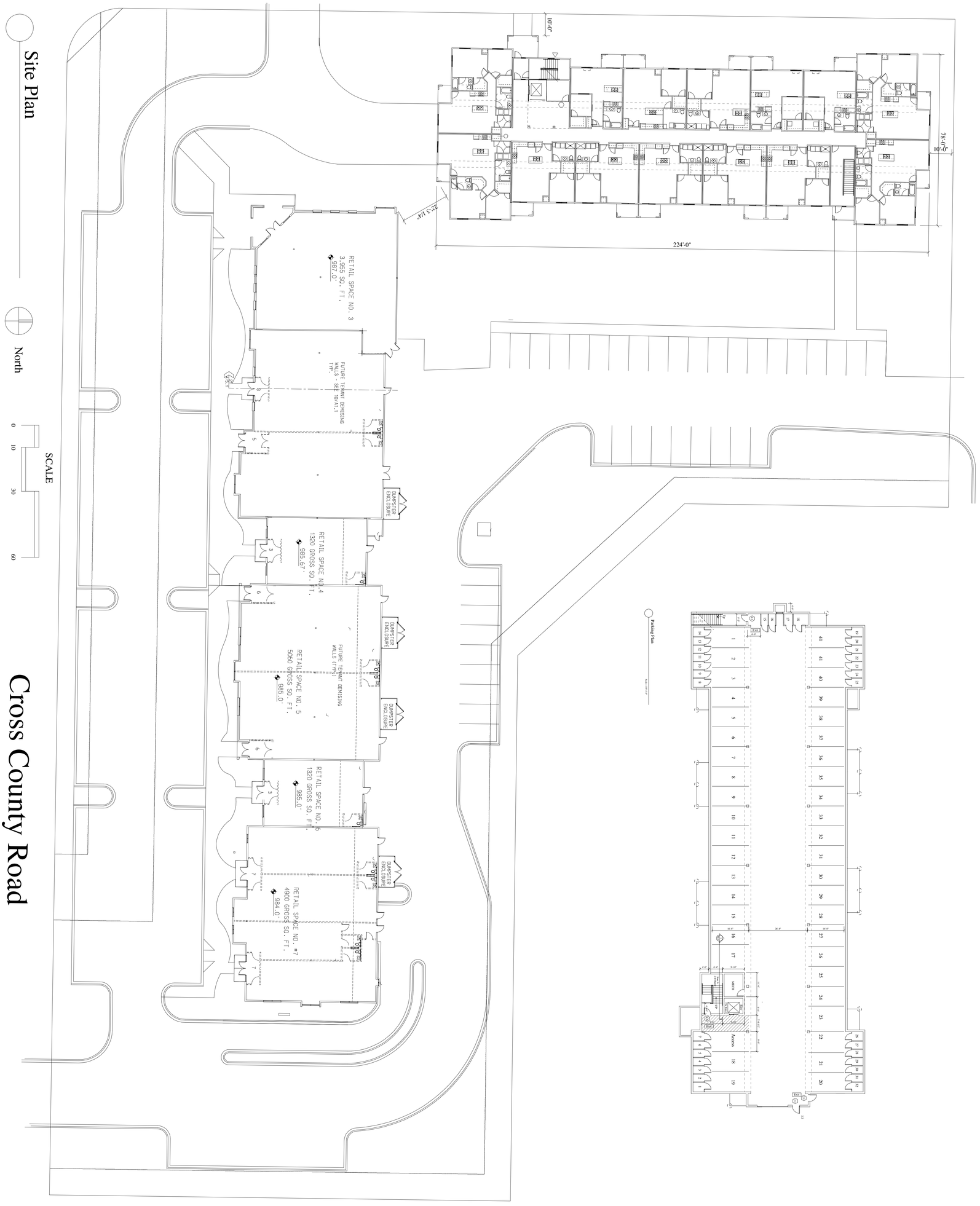
Scale: As Noted

Job #: 05-01

SHEET

C1

N Edge Trail



SHEET C2	Date: 08-05-2020	Project: The Edge - Luxury Apartments	Proposed for: Johnson Properties Mike Johnson
	Scale: As Noted	Address: Verona WI	Address:
	Job #: 05-01	Sheet Title: Site Plan	

Concepts In Architecture, LLC

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

FOR LEASE

PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

Leasing Information

Space Available:
Suite 1031: 3,605 Square Feet
Suite 1043: 3,382 Square Feet
Suite 1051: 1,380 Square Feet
Suite 1057: 798 Square Feet

Date Available:
Currently Available

Net Base Rent:
$11.95 per square foot leased

Building Operating Expenses:
Tenants pay proportionate share of building real estate taxes, insurance, CAM costs. Est. expenses: $4.50/Sq. Ft. leased.

Other:
Tenant responsible for leased space utilities and cleaning.

Property Profile

- Retail and office mixed-use development.
- Frontage and access on Cross Country Road.
- Traffic Counts:
  - Highway M (Main Street): 12,700 AADT
  - Cross Country Road: 5,800 AADT
- 147 Parking Stalls (4.67/1,000 Sq Ft ratio)
- Strong demographics and household income profile from surrounding residential neighborhood.
- Nearby locations include: Verona High School, Draft House, Monk's Bar & Grill, La Petite Academy

2020	Population	Households	Avg. Household Income
1 Mile	6,233	2,562	$107,212
2 Mile	29,112	12,106	$123,620
3 Mile	46,519	19,847	$120,997

For More Information Please Contact:

Ruedebusch Commercial Investments
4605 Dovetail Drive
Madison, WI 53704
www.ruedebusch.com/brokerage

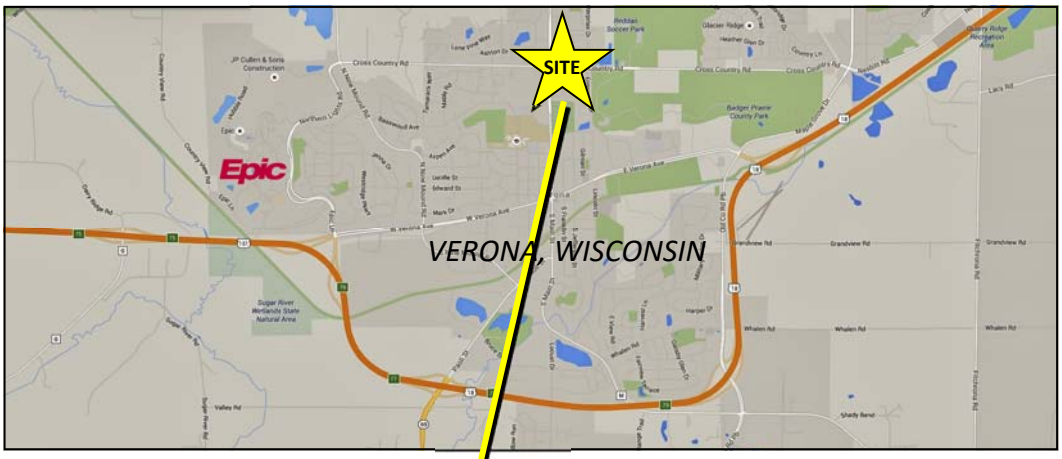
Thomas G. Phillips, CCIM, SIOR
Phone: 608.243.9070 x234
Mobile: 608.770.4950
E-mail: tomp@ruedebusch.com

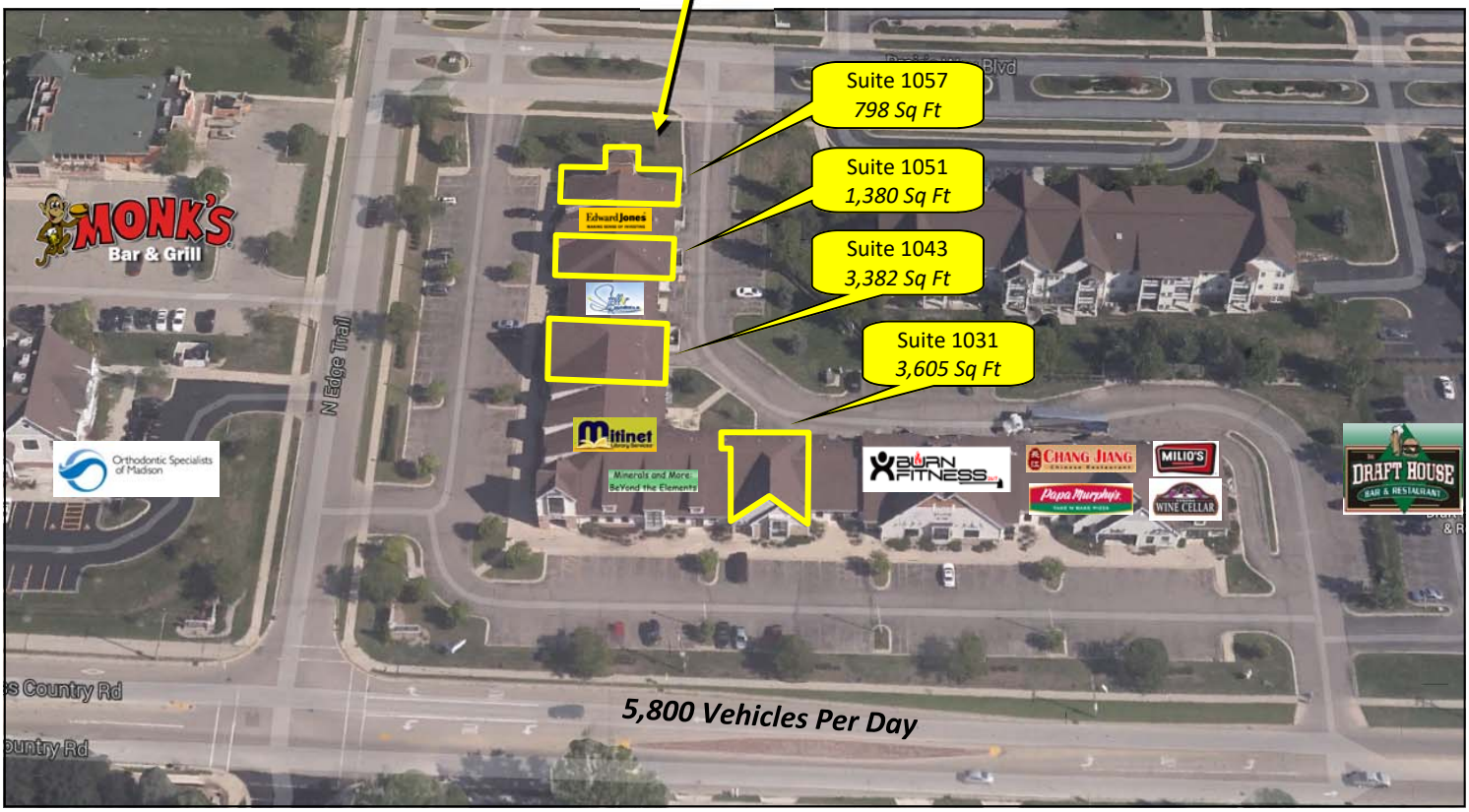
FOR LEASE

PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

Location





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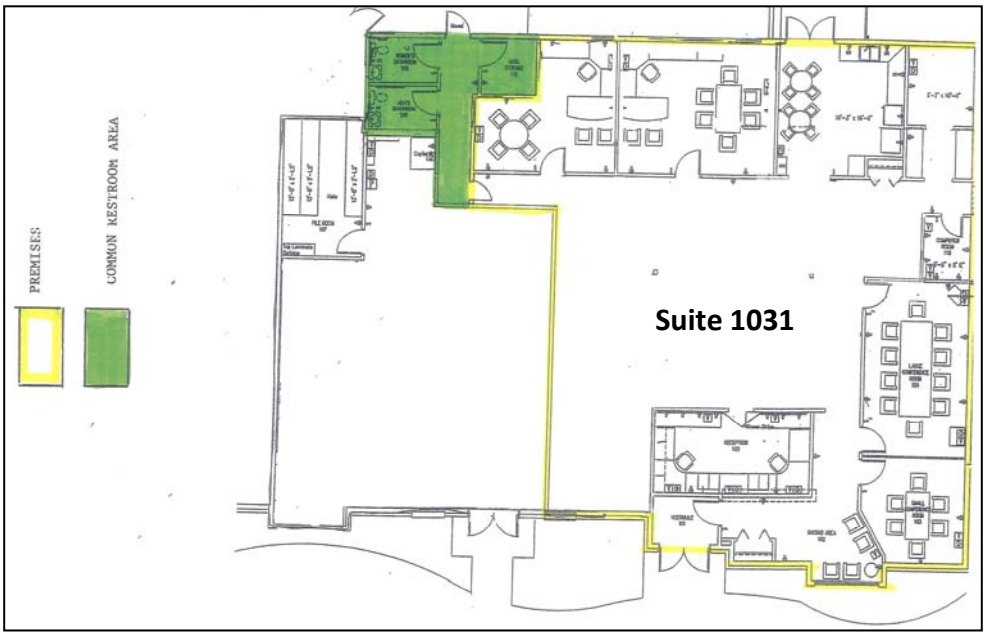
FOR LEASE

PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

Suite 1031 (3,605 Sq. Ft.)



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FOR LEASE

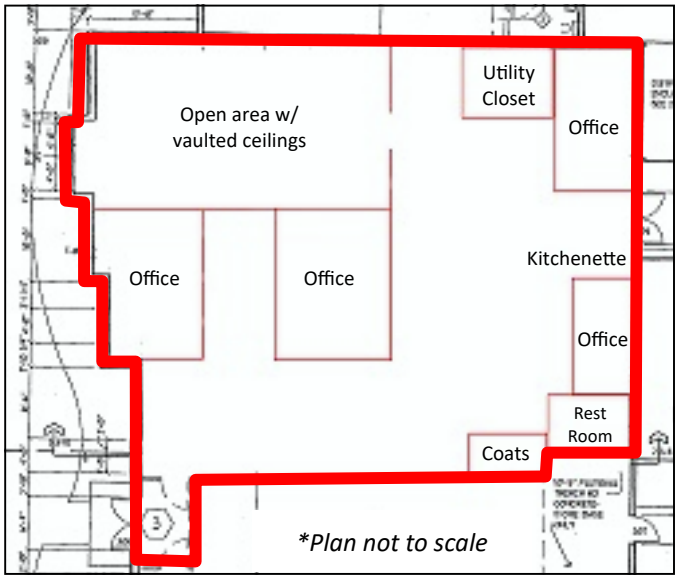
PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

Suite 1043 (3,382 Sq. Ft.)

Kitchenette

Open area w/ vaulted ceilings



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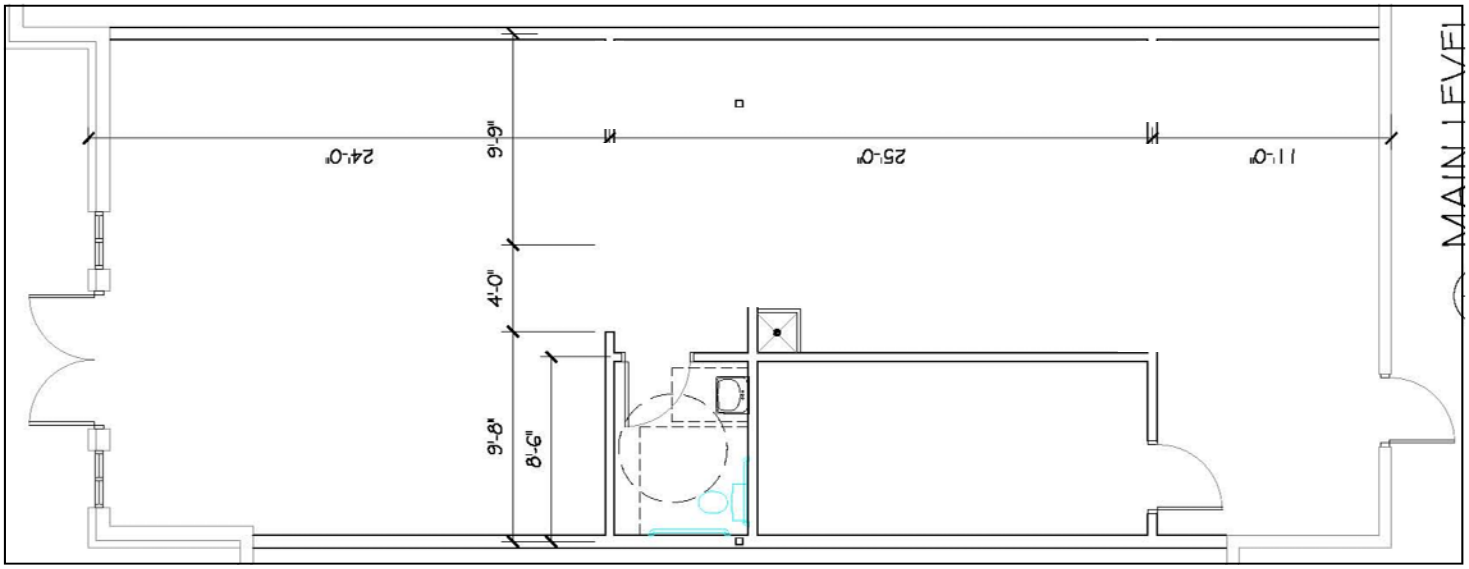
FOR LEASE

PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

Suite 1051 (1,380 Sq. Ft.)



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FOR LEASE

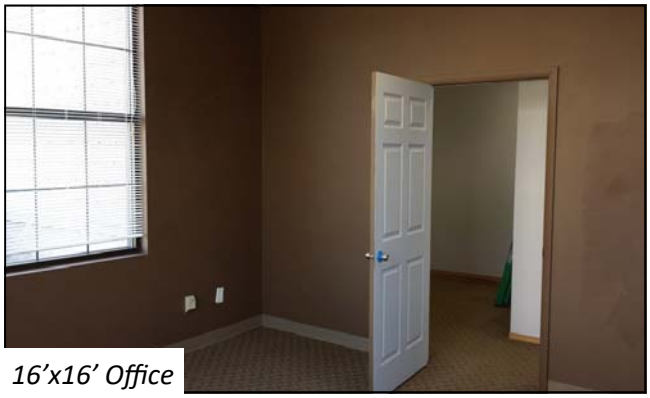
PRAIRIE OAKS CENTER
1011 - 1057 North Edge Trail
Verona, WI 53593

RUEDEBUSCH COMMERCIAL INVESTMENTS

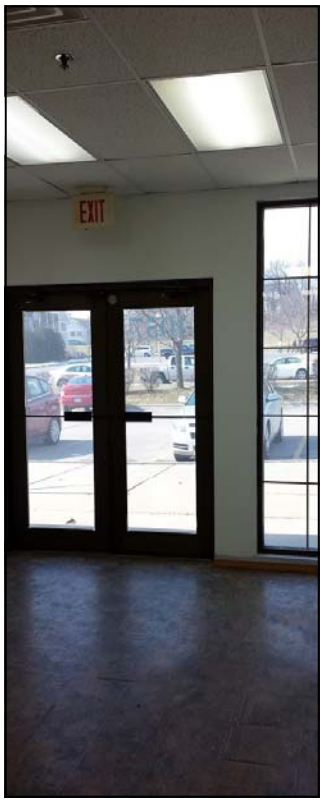
Suite 1057 (798 Sq. Ft.)

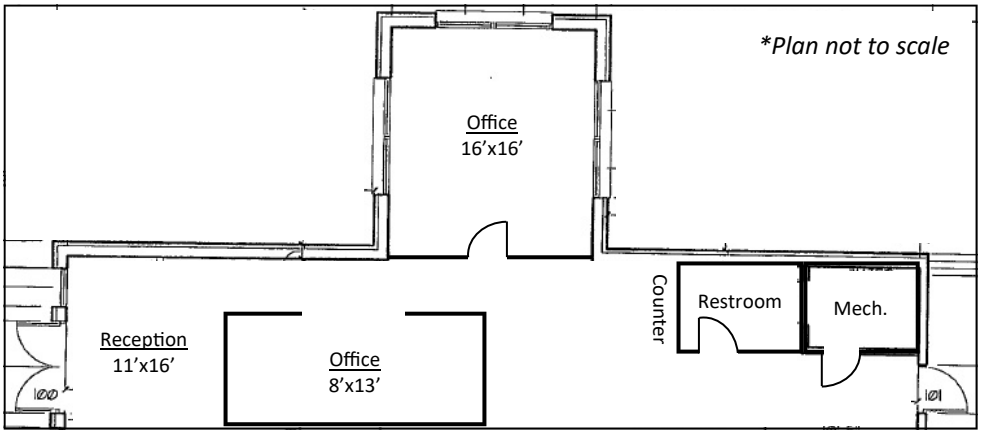
Primary Hallway

Endcap Unit



16'x16' Office





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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

Drafted by Attorney Debra Peterson Conrad

Planning Report

City of Verona

Plan Commission 9-8-2020

121 & 125 Berkley Road

Planned Unit Development – Concept Plan

Summary: The Applicant has submitted a request for a planned unit development (PUD) Concept Plan review for 121 and 125 Berkley Road to construct an eighty (80)-unit apartment building.

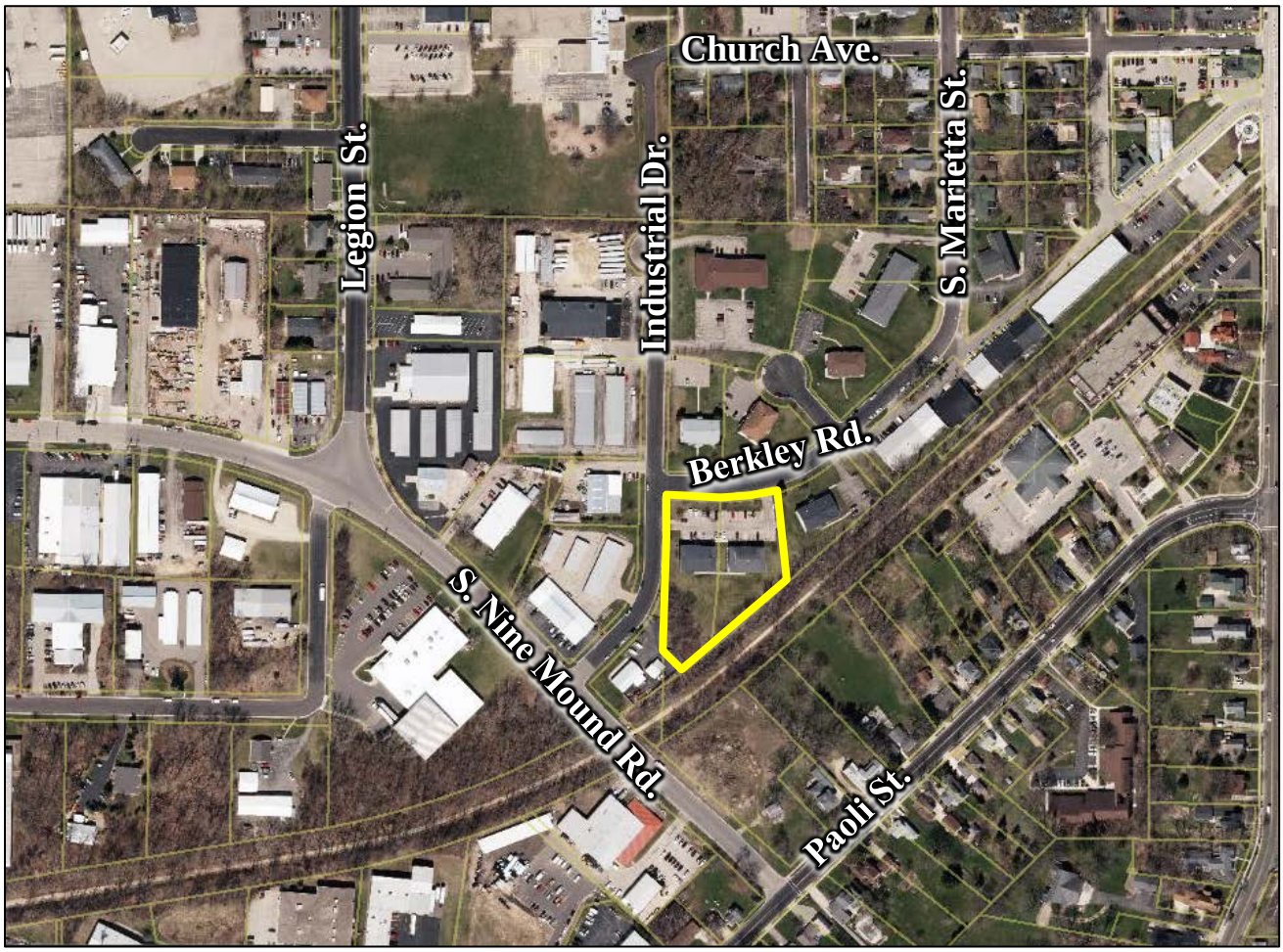
Property Location: 121 and 125 Berkley Road

Property Owners: East Avenue Properties
407 East Verona Avenue
Verona, WI 53593

Applicant: Same

Existing Zoning: Urban Residential (UR)
Existing Land Use: Apartments (20-units)
Proposed Land Use: Apartments (80-units)

Figure 1 – Location Map



Site Description:

East Avenue Properties ("Application") has submitted a request to remove the existing (2) apartment buildings located at 121 and 125 Berkley Road ("Property" or "Subject Property") and to construct eighty (80)-unit apartment building The Property is zoned Urban Residential (UR). This is being reviewed as a Planned Unit Development (PUD) as exemptions will be requested.

Currently, the Property contains two (2) apartment buildings that were built in 1970s. Each building contains ten (10) apartment units for a total of twenty (20)-units for the Property.

Background:

The Applicant is proposing to redevelopment the Berkley Apartments at 121 and 125 Berkley Road that were built in 1970s. As part of that redevelopment, the Applicant is proposing to allow the current residents the option to relocate from the former motel building located at 409 East Verona Avenue to the constructed 80-unit apartment building located at 121 and 125 Berkley Road. While these projects are in separate locations, the Applicant owns both properties and hopes to have accommodations for the existing residents.

Development Process:

Any planned unit development for this Property will have to go through the following development process and meet all of the requirements prior to receiving a building permit. Some of these steps may occur concurrently.

- **Planned Unit Development (PUD)** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.

    - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.

    - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which is the current Application.

    - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the

GDP is approved, this step provides the zoning entitlements to the project.

- *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project.

- **Land Division** – An applicant will need to submit a certified survey map and/or plat to combine property lines. This would go before the Plan Commission and the Common Council for their approvals.

Layout:

Conceptual floor plans were included in the Application, but exterior building designs were not included. The proposed building will be three (3)-stories with underground parking. Refuse is located in the parking garage and would be rolled out to a garbage truck for collection. A patio is located in the southern corner of the Property abutting the Trail. The neighboring property has a portion of the parking lot on this Property, which would become landscaped. Staff recommends the Applicant coordinate with the neighboring property owner.

Figure 2 - Concept Plan

The Applicant proposes to relocate the two (2) access points. The access point located on Industrial Drive will move south from the existing location to be farther away from the intersection with Berkley Road. The access point for Berkley Road will shift to the west, while still allowing enough space from the intersection. Staff is supportive of the relocated access points.

A sidewalk is proposed around both sides of the Property as depicted in Figure 2. These sidewalks will not connect to existing sidewalks as they do not exist; however, Staff is supportive of the sidewalks as the former Sugar Creek Elementary School and New Century Charter School property (420 Church Avenue) will be redeveloped with

public amenities that neighbors may use. The 420 Church Avenue project may lead to redevelopment of existing properties in the vicinity of 420 Church Avenue. The Applicant is proposing bicycle parking in front of the building with a potential path connecting directly to the Military Ridge State Trail ("Trail"). The Applicant should coordinate with the Wisconsin Department of Natural Resources (DNR) regarding the connection as this is their property. Staff is supportive of this connection.

The Applicant is proposing 112 parking stalls, which includes fifty-three (53) surface and fifty-nine (59) underground parking stalls. The Zoning Ordinance requires 1.5 spaces for efficiency, two (2) spaces for a one (1)-bedroom and 2.5 spaces for a two (2)-bedroom. Staff's calculation per the Zoning Ordinance would require 159 parking stalls, which is a difference of forty-seven (47) parking stalls. The Applicant is proposing a parking ratio of 1.4 parking stalls per unit. The City has allowed one (1) underground parking space for each apartment unit through the PUD process. The Applicant in their narrative states, "Many of the existing tenants renting at these two (2) properties use other forms of transportation other than a car" (p. 2).

Table 1 contains a comparison of Velocity located 142 Paoli Street, Lincoln Street Apartments and the Berkley Road proposal. All of the properties are built and occupied, abut the Trail with easy access to the Trail, and are located in the UR Zoning District.

Table 1: Berkley Road, Velocity, and Lincoln Street Apartment comparison

	Berkley Road		Velocity		Lincoln Street	
	Total	Sq. ft.	Total	Sq. ft.	Total	Sq. ft.
Unit Type						
Efficiency	25	450+			30	500 – 600
1-bedroom	34	600+	20	720 - 900	30	750 – 850
2-bedroom	21	900+	9	950 - 1160	30	1050 – 1200
Total units	**80**		**29**		**90**	
Parking						
Parking ratio	1.4		2.4		1.66	
Surface stalls	53		35		60	
Underground stalls	59		35		90	
Total stalls	**112**		**70**		**150**	

Staff is supportive of the reduction in overall parking. The apartment units are on the smaller range for the City per the above table and would cater towards their existing thirty-five (35) tenants, while drawing in new tenants. Staff agrees that the Trail would allow residents to reduce their demand for having or using a vehicle. Staff recommends the Plan Commission give feedback regarding amount of underground parking.

Residential Phasing Policy:

Effective October 1, 2012, the City began a Residential Development Policy limiting approvals of multi-family developments to a target range between 25 and 50 new multi-family units each year. The policy has three (3) types of exemptions, which are age-

restricted housing, downtown development, and mixed-use development. Table 2 lists several residential projects that were recently approved or are in the planning process.

Table 2: Residential Developments

Name of Project	Location	Proposal	Status	Type
121-125 Berkley Street	121-125 Berkley Street	80-unit apartments (Removal of 20 existing units on site)	Concept Plan is under review	Market Rate
The Edge	1057 North Edge Trail	42-unit apartments (Removal of existing commercial)	Concept Plan is under review	Market Rate
Kettle Creek North	North of Country View Elem. School	174 single-family	Approved & under construction in phases	Single-Family
Klassik/Old National Bank	410 & 420 W. Verona Ave.	9,319 s.f. commercial & 80-unit market rate & affordable apartments	GDP is under review	Mixed-Use Workforce
841 N. Main St.	841 N. Main St.	100-unit age restricted senior housing units with assisted care	Approved & grading site	Age-Restricted
Sugar Creek Commons	W. Verona Ave. & Legion St.	26,000 s.f. commercial/143-apartment units	Approved & waiting on developer to begin construction	Mixed-Use Market Rate
Velocity	142 Paoli St.	Convert commercial to 3 live-work units	Approved	Market Rate
Whispering Coves	West of CTH M near CTH PD	214 lots with 209 single-family	Waiting on final conditions of approval; It would be built in phases	Single-Family & Apartments
The Woods	Range Trail & CTH M	100-unit multi-family, 18 twin homes, 38 alley single-family, & 101 street accessed single-family	Approved & grading site (PIP will be needed for multi-family). Will be built in phases	Single-Family & Apartments

As an estimate, the City has approximately 528 multi-family housing units either proposed or approved. Staff anticipates additional request for apartments in the North Neighborhood in the near future and for the New Century School property. As an estimate, the City has approximately 500 single-family lots approved. The single-family development is done in phases including Kettle Creek North, and the Woods at Cathedral Point. The multi-family units are generally dispersed throughout the City and are located along larger roadways. This Application proposes to remove thirty-five (35) existing units and replace with eighty (80)-units for a net gain of forty-five (45)-units.

The purpose of highlighting these projects is to make the Plan Commission and Council aware of the upcoming development projects in the City. Most of the projects listed above have been exempted from the Policy; however the City will be seeing a large influx in the near future of apartments in the City.

Certified Survey Map (CSM);

The Property consists of two (2) existing lots, which are 121 and 125 Berkley Road. As part of this Application, the two (2) existing lots will be combined into one (1) new lot with one (1) building.

Timeline:

The Applicant is proposing an eighty (80)-unit apartment building on Berkley Road. The Applicant hopes to begin construction in spring of 2021 with ten (10) to twelve (12) months for construction. This will allow the Applicant to relocate existing tenants from the twenty (20)-units at Berkley Road as well as the fifteen (15)-unit apartment building (former motel) at 409 East Verona Avenue.

Staff Comments:

In general, Staff is receptive to the Application. Additional design details are necessary to provide a full review and analysis of the project. Generally, Staff is comfortable with the proposed use and redevelopment on the Property. Staff recommends the Applicant host a neighborhood meeting after the Common Council initial review of the project.

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

August 7, 2020

City of Verona
Planning & Development
111 Lincoln Street
Verona, WI 53593

RE: Concept Plan Submittal
121/125 Berkley Road & 409/411/415 East Verona Avenue
Verona, WI 53593

Concept Review Description
This is a concept review of two properties controlled by East Ave. Properties. Both have residential units that would be redistributed onto one of the sites, while the other site would be redeveloped into a mixed-use commercial property.
The main goal of the concept review is to determine if the density and the proposed uses are supported by the commission and the council. Moving forward and spending additional costs to prepare a full plan commission submittal will follow with commission and council support.
If the concepts move forward, East Ave. Properties would likely sell the East Verona Avenue site to a developer with the intentions of not removing the existing buildings until the 80-unit apartment is completed. The 80-unit apartment would be held by East Ave Properties, which is owned and operated 100% by the Hughes Family.

Berkley Apartments
This concept submittal is for the proposed redevelopment of property located at 121/125 Berkley Road. The property is currently zoned Urban Residential (UR) and we are proposing razing two apartment buildings (20 units) and creating one new apartment building with 80 units proposed.

East Verona Avenue Multi-Tenant
This concept submittal is for the proposed redevelopment of property located at 409/411/415 East Verona Avenue. The property is currently zoned Suburban Commerical (SC)and we are proposing razing two apartments, (15 units) and a commercial tenant building and creating one new multi-tenant building with a drive-thru.

Proposed Project Phasing
We would be removing the existing 15 units on East Verona Ave and 20 existing units on Berkley. Once completed new 80 unit on Berkley would have a net add of 45 units to Verona. Our idea would be to displace the least amount of tenants during construction. The East Ave buildings and 125 Berkley would not be removed until completion of the 80 unit. 121 Berkley would have to be vacated and raised before construction could start. The new apartments are catering to the mid-wage earners/working class, similar to the tenants in the existing buildings. We would not be looking to work with any state or federal housing programs. We feel we have catered to same mid-wage/working class in the existing buildings and would continue to have the same level of tenants in the new 80 unit.

Berkley Apartments Zoning Summary

Unit Mix:

Efficiency/Studio – 25 dwelling units (450+ sqft)
One Bedroom - 34 dwelling units (600+ sqft)
Two Bedroom - 21 dwelling units (900+ sqft)
Total - 80 dwelling units

Lot Area: - Approx. 74,923 SF./1.72 Acres

Density: 46.5 DU/AC – 936 S.F./DU

Floor Area Ratio: 100,248 sf (Floor Area)/74923 (Lot Area) = ~ 1.34 (FAR) includes parking garage

Building Coverage – 33%

Landscape Surface Ratio: 35%

Impervious Surface Ratio: 65%

Zoning

Density and Intensity:

- Zoning Ordinance allows 12 units per acre in the UR zoning district.
- The proposed project has 46.5 units/acre
  - **The density of the project reflects the developers goals to increase the standard of living for the existing tenants, to maximize the access of similar individuals to the location along the bike path and justify removing multiple income based properties from both properties.**
- Examples of units per acres locally.
- The West End Apartments (40.15 units/acre), Sugar Creek Commons (36.61 units/acre),

Parking and Loading Exceptions:

- We are proposing a parking ratio of 1.4 stalls per unit.
- 112 parking spaces total. 59 underground and 53 surface level.
  - **Many of the existing tenants renting at these two properties use other forms of transportation other than a car.**

Zoning Standards Requirements in Compliance

- All minimum setbacks are noted
- Minimum lot width
- Minimum building separation
- Minimum lot width
- Landscaping – to be reviewed at next level
- Lighting – to be reviewed at next level

Project Schedule:

We anticipate starting the construction in the spring of 2021,with a 10-12 month construction schedule for Phase 1 apartments. The retail project will follow after existing tenants are relocated.

Contracts:

Architect: Madisen Maher Architects
700 W Virginia St,
Milwaukee, WI 53204
Contact: Ryan Thomas
Phone: 414.277.8000
Email: ryan@madisenmaher.com

Owner: East Ave. Properties
Verona, Wi 53593
Contact: Jason Hughes
Phone: 608.358.0984
Email: Jason@hughesflooring.com

Thank you for your time and consideration in reviewing our concept proposal.

SITE PLAN-LL

MADISEN MAHER

ARCHITECTS
700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
414.277.8000
MADISENMAHER.COM

A NEW PROJECT FOR:

BERKLEYGLEN APARTMENTS

BERKLEY ROAD
VERONA, WI 53593

CLIENT:

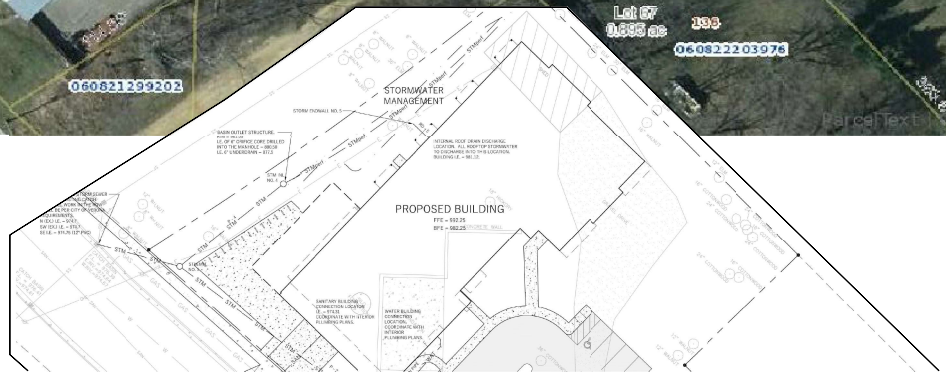
JASON HUGHES
VERONA, WI

DATE	ISSUED SET
06/07/20	CONCEPT PLANS

Project Number	20-012
Start Date	6/19/20
Drawn By	RRT
Checked By	RRT
Scale	1" = 30'-0"

SITE PLAN-LL

C1.00



SITE PLAN-UL

MADISEN MAHER

ARCHITECTS
700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
414.277.8000
MADISENMAHER.COM

A NEW PROJECT FOR:

BERKLEYGLEN APARTMENTS

BERKLEY ROAD
VERONA, WI 53593

CLIENT:

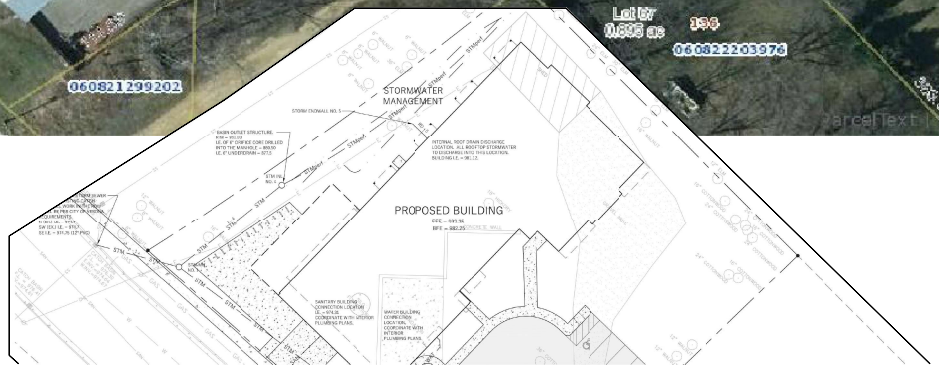
JASON HUGHES
VERONA, WI

DATE	ISSUED SET
06/17/20	CONCEPT PLANS

Project Number	20-012
Start Date	6/19/20
Drawn By	RRT
Checked By	RRT
Scale	1" = 30'-0"

SITE PLAN-UL

C1.00



SITE PLAN-GARAGE

MADISEN MAHER

ARCHITECTS
700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
414.277.8000
MADISENMAHER.COM

A NEW PROJECT FOR:

BERKLEYGLEN APARTMENTS

BERKLEY ROAD
VERONA, WI 53593

CLIENT:

JASON HUGHES
VERONA, WI

DATE	ISSUED SET
06/22/20	CONCEPT PLANS

Project Number	20-012
Start Date	6/19/20
Drawn By	RRT
Checked By	RRT
Scale	1" = 30'-0"

SITE PLAN-G

C1.00

Planning Report

City of Verona

Plan Commission 9-8-2020

409, 411 & 415 E. Verona Ave.

Planned Unit Development – Concept Plan

Summary: The Applicant has submitted a request for a planned unit development (PUD) Concept Plan review for 409/411/415 East Verona Avenue to construct a one (1)-story, 10,565 square foot multi-tenant commercial building.

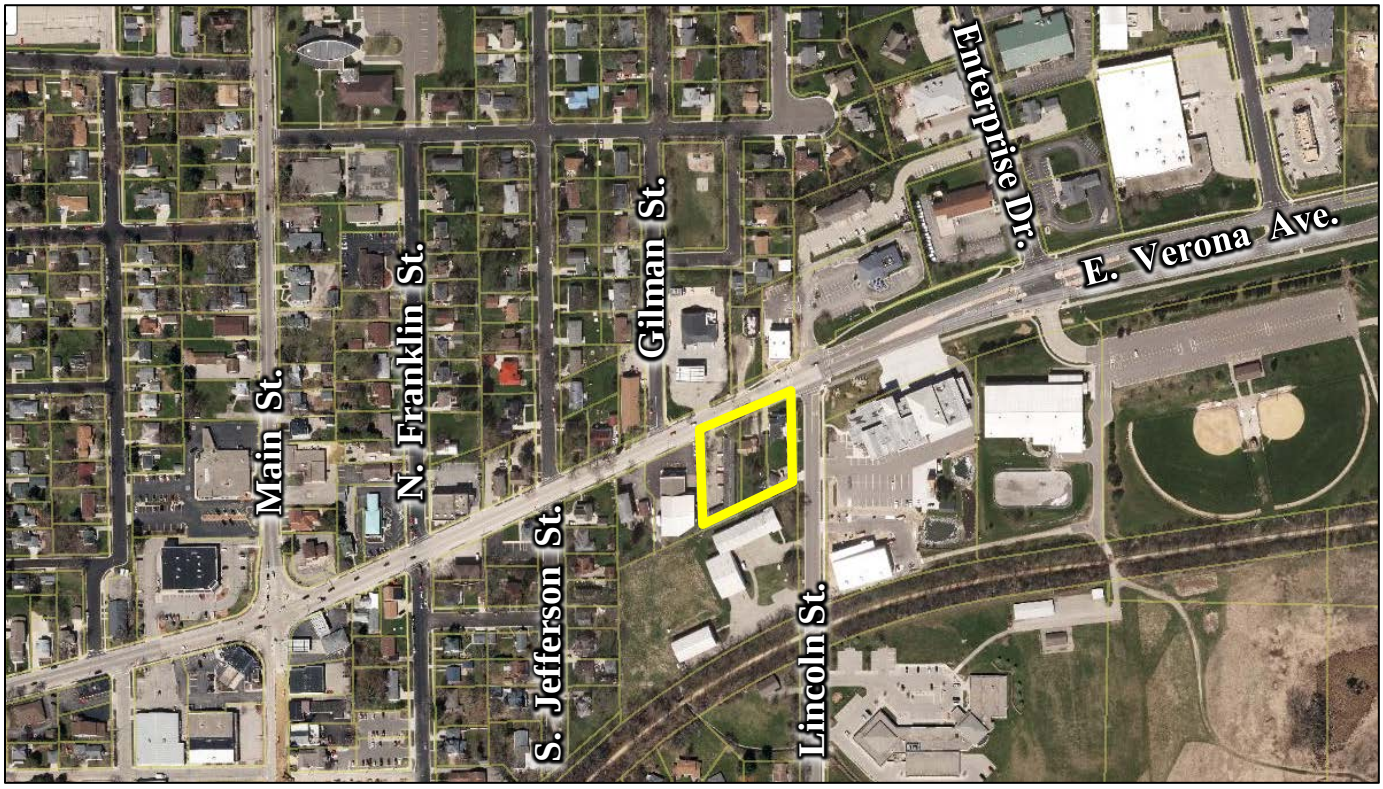
Property Location: 409/411/415 East Verona Avenue

Property Owners: East Avenue Properties
Verona, WI 53593

Applicant: Same

Existing Zoning: Suburban Commercial (SC), Downtown Design and Use Overlay District
Existing Land Use: Apartments (15-units) and commercial
Proposed Land Use: Commercial with drive-thru

Figure 1 – Location Map



Site Description:

East Avenue Properties ("Application") has submitted a request to construct 10,565 square feet of commercial space at 409/411/415 East Verona Avenue ("Property" or "Subject Property"). The Property is zoned Suburban Commercial (SC) and is located within the Downtown Design and Use Overlay District. This Application is being reviewed as a Planned Unit Development (PUD) as exemptions will be requested.

Currently, the Property contains a former motel that is a 15-unit apartment building, a single-family house, and the former English Garden Floral, which is vacant.

Background:

The Applicant is proposing to redevelopment the Berkley Apartments at 121/125 Berkley Road. As part of that redevelopment, the Applicant is proposing to allow the current residents the option to relocate from the former motel building to a potentially newly constructed 80-unit apartment building located at 121/125 Berkley Road. While these projects are in separate locations, the Applicant owns both properties and hopes to have accommodations for the existing residents.

Development Process:

Any planned unit development for this Property will have to go through the following development process and meet all of the requirements prior to receiving a building permit. Some of these steps may occur concurrently.

- **Planned Unit Development (PUD)** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.

    - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.

    - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which is the current Application.

    - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the GDP is approved, this step provides the zoning entitlements to the project.

- *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project.

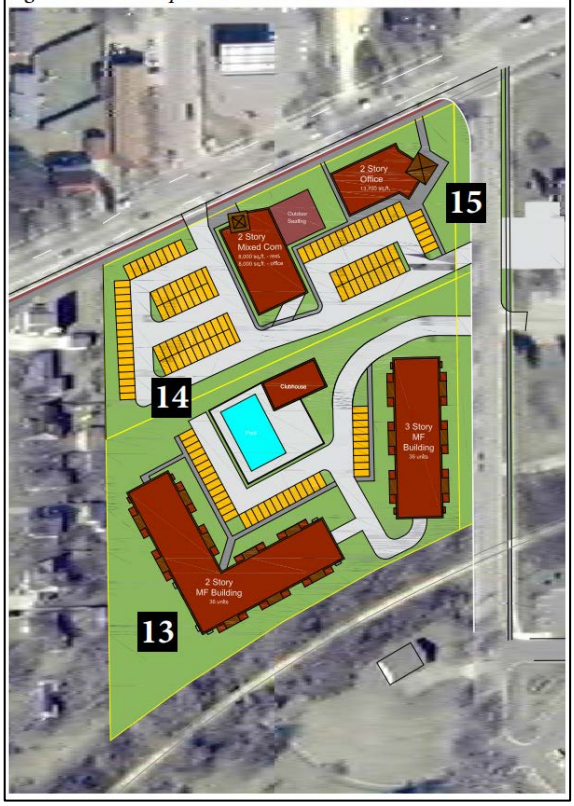
- **Land Division** – An applicant will need to submit a certified survey map and/or plat to combine property lines. This would go before the Plan Commission and the Common Council for their approvals.

Downtown Mobility and Development Plan:

The Property is located in the Downtown Mobility and Development Plan ("Plan"), which was adopted in 2014. The Property is discussed on page 72 of the Plan and states:

> "The size of this block offer opportunities for a variety of alternatives for redevelopment. The proposed concept (See Figure 3.15) shows three developments – two commercial buildings along Verona Avenue and a multi-family complex sitting behind the commercial uses. If the entire site was redeveloped as commercial, parking would become a larger portion of the site (unless it was built above the ground floor or underground). In either case, a "signature" building should be built near the corner of Lincoln and Verona that is at least two stories tall."

Figure 3.15: Concept Plan - East Verona Avenue



The Lincoln Street Apartments property is shown in Figure 3.15 as item 13 south of the Property, which was approved as a forty-two (42) tall building. The Lincoln Streets Apartments is a 90-unit apartment building is built and occupied. The Plan recommends that there be a two (2)-story signature building at the corner of Lincoln Street and East Verona Avenue as depicted in items 14 and 15. The Plan states, "the preferred redevelopment is a high-quality, 2-3 story building featuring commercial uses, at least on the ground

2-story Mixed Commercial (16,000 sqft)
65 spaces

2-story Commercial Building (13,700 sqft)
44 spaces

floor" (p. 80). At this time, the Applicant has not submitted an architectural rendering of the building for feedback. Staff recommends the Applicant create a two (2)-story building or give the illusion of a tall building as this is designated as a gateway to Downtown.

Planning Review:

Bulk Requirements:

Staff reviewed the bulk requirements using the non-residential bulk requirements for the SC Zoning District for the multi-tenant commercial building. The Applicant proposes a twenty-five (25) foot front setback along East Verona Avenue, which will meet the minimum setback of fifteen (15) feet and a maximum setback of twenty-five (25) feet in the Downtown Design and Use Overlay District. A fifteen (15) foot setback is proposed from Lincoln Street, which matches the Lincoln Street Apartments building setback.

Figure 2 - Concept Plan

Access/ Parking:

The Applicant proposes the removal of four (4) existing access points and will maintain one (1) access point from Lincoln Street. No direct access to the Property is proposed from East Verona Avenue. Staff recommends the Applicant contact the owner of the Lincoln Street Apartments, to determine if a shared access could occur between the two (2) properties. It would be ideal to have one access point on Lincoln Street. Staff is supportive of no access coming from East Verona Avenue. Staff also recommends the Applicant discuss a shared sidewalk connecting the properties. The sidewalk on Lincoln

Street will facility some of the pedestrian connections, but an additional connection between the properties may be necessary as there may be a high volume of cut-through traffic from the renters to the commercial spaces.

The Applicant is proposing forty-three (43) surface parking stalls. The required parking calculation for an indoor sales or service facility per the zoning ordinance is one (1) parking space for every 300 square feet of gross floor area (Sec. 13-1-89 (c)(4)), and the Project requires 36-spaces. The Applicant will ask for a parking exemption and has stated in the narrative revisiting the parking when tenants are known. The Applicant mentioned that street parking could be used for overflow parking and the municipal parking lots are available. Staff recommends the parking along East Verona Avenue be removed along the frontage of the combined property allowing the potential for improvements to be made to East Verona Avenue in the future. Staff recommends that employees park at City Center if parking becomes a concern as VACT at times can be over parked. Any parking at the Fire Station would need to be coordinated with the Fire Chief. Staff recommends the bicycle parking be relocated closer to the building whether that is along East Verona Avenue or the parking lot as cyclist want their bicycles within sight distance of them.

Staff is recommending thirteen (13)-feet of right-of-way dedication for future improvements for East Verona Avenue. Staff's discussions for potential improvements to East Verona Avenue have included a wider sidewalk than the existing four (4)-foot sidewalk, a path, two-way on-street bicycle facility, a bike lane, no on-street parking, an additional through lane, and maintaining the existing turn-lanes. Although Staff does not have a final design at this time, Staff will continue these discussions to determine the best transportation corridor design for this area in hopes of having a better understanding for the next submitted application.

Timeline:

The Applicant is proposing an eighty (80)-unit apartment building on Berkley Road that is a separate application. However, the Applicant has tied the timeline for that project with this project. The Applicant hopes to begin construction of the Berkley Road project in spring of 2021 with ten (10) to twelve (12) months for construction. This timeline will allow the Applicant to relocate existing tenants in the fifteen (15)-unit apartment building (former motel) to the newly constructed eighty (80)-unit building on Berkley Road. Based on the Applicant's narrative, the commercial multi-tenant building would begin after the tenants are relocated.

Design:

Conceptual building designs were not included in the concept submittal. The dumpster is located in the southwestern corner of the Property. This location allows trucks to easily maneuver to load trash. The location is far from customers, away from the neighboring apartment building, and close to the Hughes Flooring dumpster and loading area. The building has ample space for outdoor seating along East Verona Avenue and Lincoln Street. The patio allows unknown tenants to be cafés, restaurants, or places for people to work outside of their residence, while lending eyes to the streets. The separation between the sidewalk and the patio allows for pedestrians to continue on the

sidewalk without interference of outdoor seating. The patio can be softened with outdoor plantings in pots. The Applicant is proposing a drive-thru in the northwestern corner of the Property. Staff recommends the Applicant use a fence and shrubs to screen the drive-thru from East Verona Avenue. Staff encourages the Plan Commission to review the conceptual site plan and provide feedback to the Applicant.

Staff Comments:

In general, Staff is receptive to the Application. Additional design details are necessary to provide a full review and analysis of the project. Generally, Staff is comfortable with the proposed use and redevelopment on the Property.

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

August 7, 2020

City of Verona
Planning & Development
111 Lincoln Street
Verona, WI 53593

RE: Concept Plan Submittal
121/125 Berkley Road & 409/411/415 East Verona Avenue
Verona, WI 53593

Concept Review Description
This is a concept review of two properties controlled by East Ave. Properties. Both have residential units that would be redistributed onto one of the sites, while the other site would be redeveloped into a mixed-use commercial property.
The main goal of the concept review is to determine if the density and the proposed uses are supported by the commission and the council. Moving forward and spending additional costs to prepare a full plan commission submittal will follow with commission and council support.
If the concepts move forward, East Ave. Properties would likely sell the East Verona Avenue site to a developer with the intentions of not removing the existing buildings until the 80-unit apartment is completed. The 80-unit apartment would be held by East Ave Properties, which is owned and operated 100% by the Hughes Family.

Berkley Apartments
This concept submittal is for the proposed redevelopment of property located at 121/125 Berkley Road. The property is currently zoned Urban Residential (UR) and we are proposing razing two apartment buildings (20 units) and creating one new apartment building with 80 units proposed.

East Verona Avenue Multi-Tenant
This concept submittal is for the proposed redevelopment of property located at 409/411/415 East Verona Avenue. The property is currently zoned Suburban Commerical (SC)and we are proposing razing two apartments, (15 units) and a commercial tenant building and creating one new multi-tenant building with a drive-thru.

Proposed Project Phasing
We would be removing the existing 15 units on East Verona Ave and 20 existing units on Berkley. Once completed new 80 unit on Berkley would have a net add of 45 units to Verona. Our idea would be to displace the least amount of tenants during construction. The East Ave buildings and 125 Berkley would not be removed until completion of the 80 unit. 121 Berkley would have to be vacated and raised before construction could start. The new apartments are catering to the mid-wage earners/working class, similar to the tenants in the existing buildings. We would not be looking to work with any state or federal housing programs. We feel we have catered to same mid-wage/working class in the existing buildings and would continue to have the same level of tenants in the new 80 unit.

East Verona Avenue Mixed-Use Zoning Summary

Tenant Mix:

Tenant 1 – 2400+ sqft
Tenant 2 - 1305+ sqft
Tenant 3 - 1305+ sqft
Tenant 4 - 1305+ sqft
Tenant 5 - 4250+ sqft
Total - 10,565 sqft

Lot Area: - Approx. 59,677 SF./1.37 Acres

Floor Area Ratio: 10,565 sf (Floor Area)/59,677 (Lot Area) = ~ .177 (FAR)

Building Coverage – 18%

Landscape Surface Ratio: 34%

Impervious Surface Ratio: 66%

Zoning
Parking and Loading Exceptions:

- We are proposing 43 parking spaces total.
  The Tenant with the drive-thru is busiest in the morning and is closed by 8pm every night.
  We will have to address final parking ratio as the tenants are proposed to determine best fit.
  There is overflow street parking and possible parking lot across the street at the municipal parking lot on weekends or special events.
- The dumpster location on the southwest corner is proposed to allow for good truck access and locating the potential smells further away from the public spaces.

Zoning Standards Requirements in Compliance

- All minimum setbacks are noted
- Minimum lot width
- Minimum building separation
- Minimum lot width
- Landscaping – to be reviewed at next level
- Lighting – to be reviewed at next level

Project Schedule:

We anticipate starting the construction in the spring of 2021,with a 10-12 month construction schedule for Phase 1 apartments. The retail project will follow after existing tenants are relocated.

Contracts:

Architect: Madisen Maher Architects
700 W Virginia St,
Milwaukee, WI 53204
Contact: Ryan Thomas
Phone: 414.277.8000
Email: ryan@madisenmaher.com

Owner: East Ave. Properties
Verona, Wi 53593
Contact: Jason Hughes
Phone: 608.358.0984
Email: Jason@hughesflooring.com

Thank you for your time and consideration in reviewing our concept proposal.

SITE PLAN

MADISEN MAHER

ARCHITECTS

700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
414.277.8000
MADISENMAHER.COM

A NEW PROJECT FOR:

HUGHES MULTI-TENANT

409-411-415 E. VERONA AVE.
VERONA, WI 53593

CLIENT:

JASON HUGHES
VERONA, WI

DATE	ISSUED SET
04/07/20	CONCEPT PLANS

Project Number	20-013
Start Date	5/01/20
Drawn By	RRT
Checked By	RRT
Scale	1" = 30'-0"

SITE PLAN

C1.00

CITY OF VERONA
RESOLUTION NO. R-20-035

AMENDED RELOCATION ORDER AND DETERMINATION OF NECESSITY FOR EASTSIDE SANITARY SEWER INTERCEPTOR PROJECT

Recitals

A. This resolution shall constitute a Relocation Order pursuant to Wis. Stat. § 32.05(1) for the public improvement project described herein, and shall also constitute a determination of necessity for the project pursuant to Wis. Stat. § 32.07(2).

B. The City of Verona hereby declares that it is necessary and a public purpose to lay out, relocate, improve, and/or replace the City of Verona Eastside Sanitary Sewer Interceptor replacement and the Madison Metropolitan Sewerage District Pumping Station 17 Force Main Relief (the "ESI Project") as shown on and described in the project overview attached hereto and incorporated herein as Attachment A.

C. Pursuant to Wis. Stat. § 32.05(1)(a), Attachment A contains a map or maps showing the old and new locations of the ESI Project and showing the lands and interests required for the ESI Project.

D. It is necessary and for a public purpose for the City of Verona to acquire fee title and/or easements to the property shown on and described in Attachment A for the ESI Project.

E. This Amended Relocation Order shall replace and supersede the Relocation Order that was approved by the City of Verona Common Council at its regular council meeting on August 12, 2020 pursuant to the adoption of Resolution No. R-20-032.

F. It is necessary and for a public purpose for the City to acquire temporary limited easement of 0.14 acres of additional land shown on page 3 and 4 (revision date 8/18/2020) included in Attachment A. For information purposes, it is this modification, and the corresponding modification to page 3 and 4 (revision date 8/18/2020) included in Attachment A, that requires the Amended Relocation Order.

Resolution

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Verona, Dane County, Wisconsin, do resolve as follows:

1. Pursuant to authority granted under the Wisconsin Statutes, including Wis. Stat. §§ 62.22 and 32.05, the Common Council approves and adopts this Amended Relocation Order and Determination of Necessity, including Attachment A.

2. The ESI Project shall be laid out and established in the corridor as shown on Attachment A.

3. The City Administrator, City Public Works Director, City Attorney, and such others as designated by the City Administrator and City Public Works Director are authorized and directed to pursue acquisition of the property interests shown on and described in Attachment A by condemnation in accordance with Chapter 32 of the Wisconsin Statutes, if necessary.

4. The City Clerk is directed to file a copy of this Amended Relocation Order within 20 days with the Dane County Clerk.

5. This Amended Relocation Order and Determination of Necessity supersedes and amend any previous orders issued by the City of Verona for the ESI Project, including, but not limited to, the Relocation Order that was approved by the City of Verona Common Council at its regular council meeting on August 12, 2020 pursuant to the adoption of Resolution No. R-20-032.

6. The representations and recitations set forth in Recitals are material to this Resolution and are hereby incorporated into and made a part of this Resolution as though they were fully set forth in this paragraph.

The above and foregoing Relocation Order was adopted at a meeting of the City of Verona Common Council on September 14, 2020.

By: _____
Luke Diaz, Mayor

ATTEST:

By: _____
Ellen Clark, City Clerk

Attachment A – ESI Project Lands of Interest

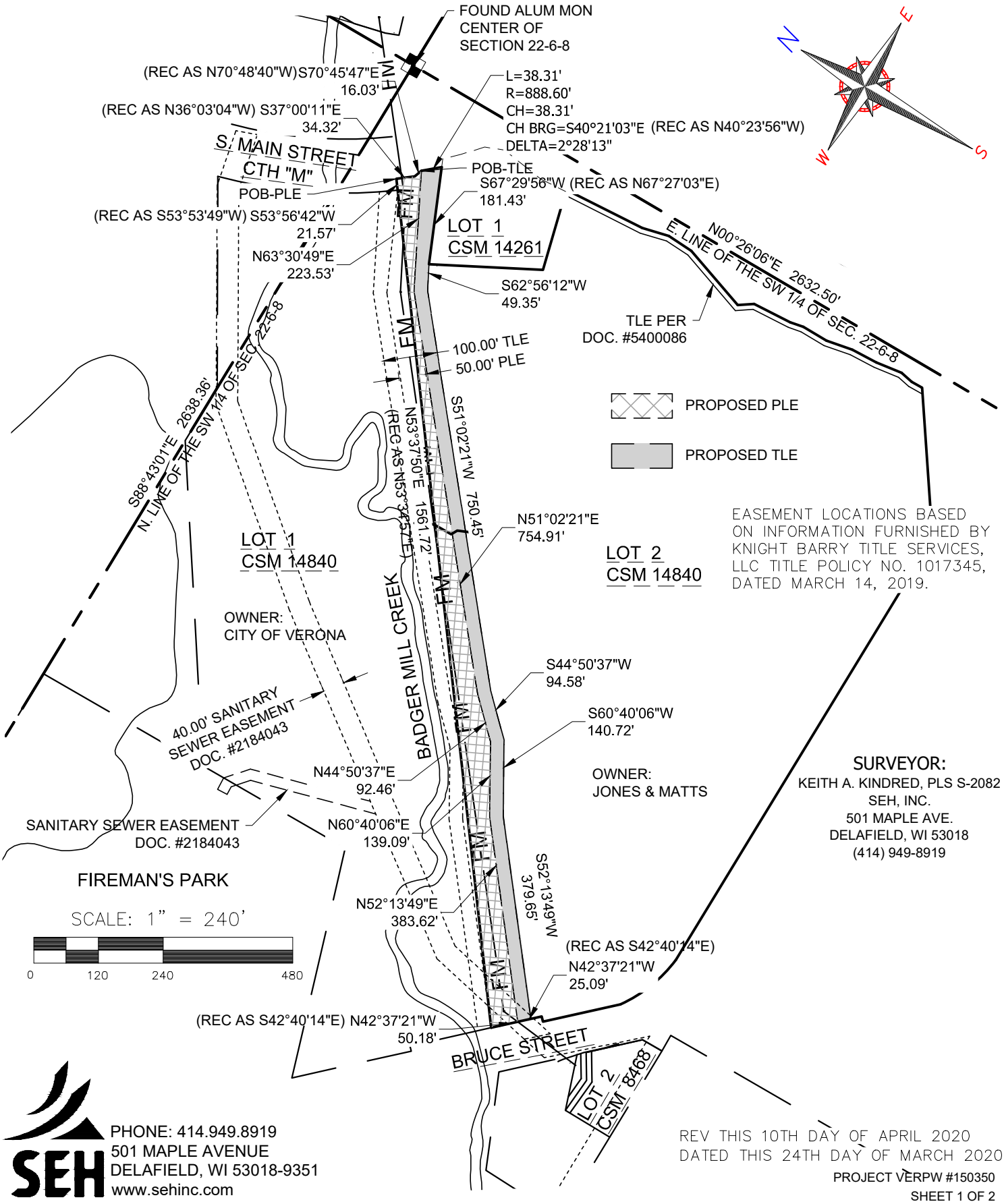
ATTACHMENT A

ESI PROJECT LANDS OF INTEREST

18 PAGES ATTACHED

EXHIBIT

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14840, BEING A PART OF THE NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.6N., R.8E., CITY OF VERONA, DANE COUNTY, WISCONSIN.



SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

REV THIS 10TH DAY OF APRIL 2020
DATED THIS 24TH DAY OF MARCH 2020

PROJECT VERPW #150350

EXHIBIT

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14840, BEING A PART OF THE NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.6N., R.8E., CITY OF VERONA, DANE COUNTY, WISCONSIN.

Permanent Limited Easement

Part of Lot 2 of Certified Survey Map No. 14840, being part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Beginning at the Northeast corner of Lot 2 of Certified Survey Map No. 14840, thence the following two courses along the Northerly line of said Lot 2 and the Southerly line of Main Street, CTH “M”;

South 37°00'11" East, 34.32 feet;

South 70°45'47" East, 16.03 feet;

thence South 63°30'49" West, 223.53 feet; thence South 51°02'21" West, 754.91 feet; thence South 44°50'37" West, 92.46 feet; thence South 60°40'06" West, 139.09 feet; thence South 52°13'49" West, 383.62 feet to the Westerly line of Lot 2 of Certified Survey Map No. 14840 and the Northeasterly line of Bruce Street; thence North 42°37'21" West along said Northeasterly line, 50.18 feet to the Northwesterly corner of said Lot 2; thence North 53°37'50" East along the Northeasterly line of said Lot 2 a distance of 1,561.72 feet; thence North 53°56'42" East along the Northeasterly line of said Lot 2 a distance of 21.57 feet to the point of beginning.

Containing 54,623 square feet, 1.24 acres

Temporary Limited Easement

Part of Lot 2 of Certified Survey Map No. 14840, being part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Northeast corner of Lot 2 of Certified Survey Map No. 14840, thence the following two courses along the Northerly line of said Lot 2 and the Southerly line of Main Street, CTH “M”,

South 37°00’11” East, 34.32 feet;

South 70°45’47” East, 16.03 feet to the point of beginning;

Thence Southeasterly 38.31 feet along the Northerly of Lot 2 of Certified Survey Map No.14840 and the Southerly line of Main Street, CTH “M” and the arc of a curve to the left, whose radius is 888.60 feet, and whose chord bears South 40°21’03” East, 38.31 feet to the Northerly line of Lot 1 of Certified Survey Map No. 14261; thence South 67°29'56" West along said Northerly line, 181.43 feet, thence South 62°56'12" West, 49.35 feet; thence South 51°02'21" West, 750.45 feet; thence South 44°50'37" West, 94.58 feet; thence South 60°40'06" West, 140.72 feet; thence South 52°13'49" West, 379.65 feet to the Westerly line of Lot 2 of Certified Survey Map No. 14840 and the Northeasterly line of Bruce Street; thence North 42°37'21" West, along said Westerly line 25.09 feet; thence North 52°13'49" East, 383.62 feet; Thence North 60°40'06" East, 139.09 feet; North 44°50'37" East, 92.46 feet; thence North 51°02'21" East, 754.91 feet; thence North 63°30'49" East, 223.53 feet to the point of beginning.

Containing 40,863 square feet, 0.94 acres

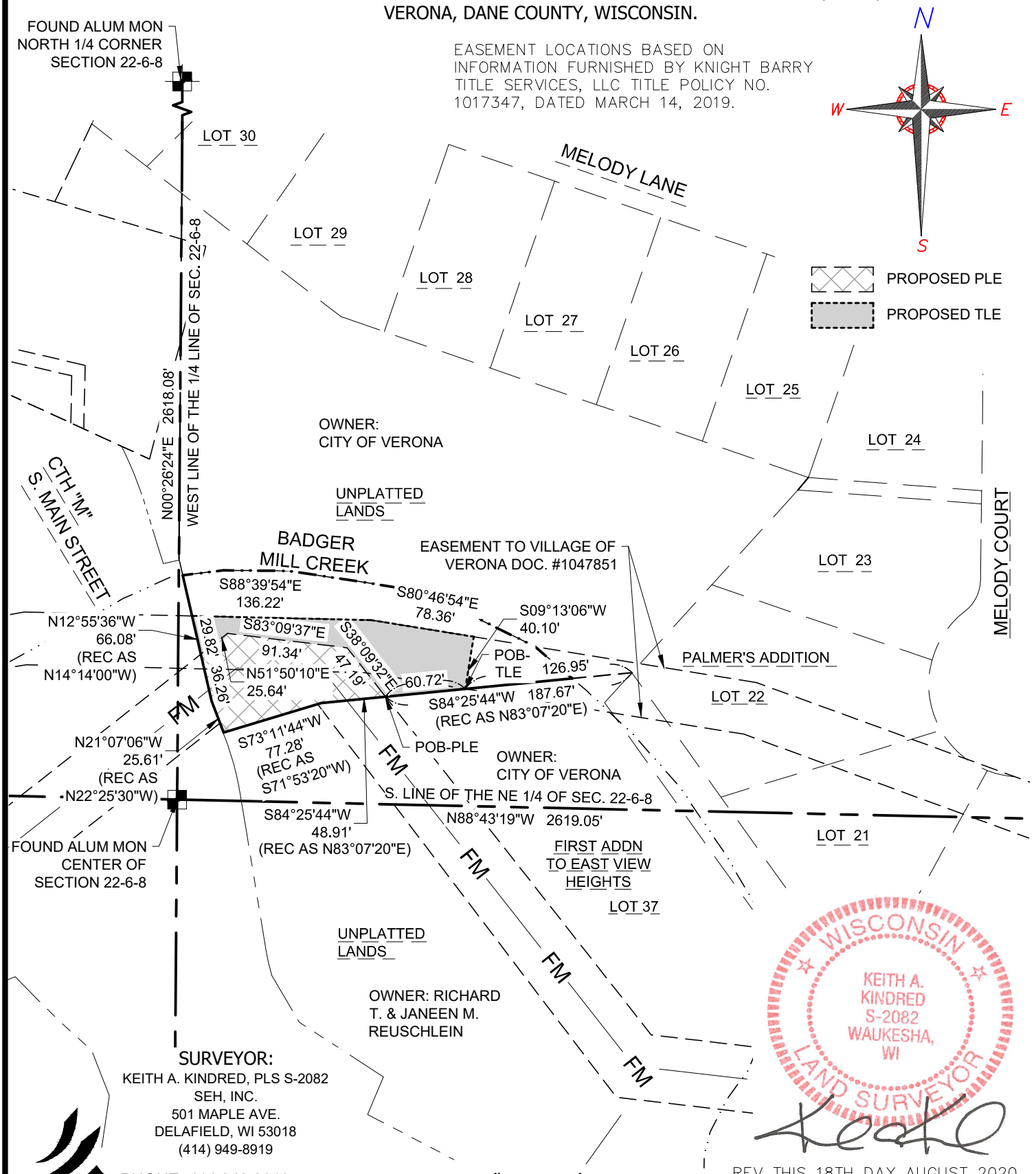
SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

REV THIS 10TH DAY OF APRIL 2020
DATED THIS 24TH DAY OF MARCH 2020

EXHIBIT

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, T.6N., R.8E., CITY OF VERONA, DANE COUNTY, WISCONSIN.

EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY KNIGHT BARRY TITLE SERVICES, LLC TITLE POLICY NO. 1017347, DATED MARCH 14, 2019.



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SCALE: 1" = 100'

0 50 100 200

REV THIS 18TH DAY AUGUST 2020
REV THIS 5TH DAY MAY 2020
DATED THIS 21ST DAY OF APRIL 2020

PROJECT VERPW #150350

SHEET 1 OF 2

EXHIBIT

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, T.6N., R.8E., CITY OF VERONA, DANE COUNTY, WISCONSIN.

Permanent Limited Easement

Part of the Southwest 1/4 of the Northeast 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Westerly corner of Lot 22 of Palmer's Addition, thence South 84°25'44" West along the Northwesterly line of Lot 37 of First Addition to East View Heights 187.67 feet to the point of beginning of the lands to be described; thence South 84°25'44" West 48.91 feet; thence South 73°11'44" West, 77.28 feet to the Northerly line of Main Street, CTH "M"; thence North 21°07'06" West along said Northerly line 25.61 feet; thence continuing North 12°55'36" West along said Northerly line 36.26 feet; thence North 51°50'10" East 25.64 feet; thence South 83°09'37" East, 91.34 feet; thence South 38°09'32" East, 47.19 feet to the point of beginning.

Containing 6,522 square feet, 0.15 acres

Temporary Limited Easement

Part of the Southwest 1/4 of the Northeast 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Westerly corner of Lot 22 of Palmer's Addition, thence South 84°25'44" West along the Northwesterly line of Lot 37 of First Addition to East View Heights 126.95 feet to the point of beginning of the lands to be described; thence continuing South 84°25'44" West along said Northwesterly line 60.72 feet; thence North 38°09'32" West, 47.19 feet; thence North 83°09'37" West, 91.34 feet; thence South 51°50'10" West, 25.64 feet to the Northerly line of Main Street, CTH "M"; thence North 12°55'36" West along said Northerly line 29.82 feet; thence South 88°39'54" East, 136.22 feet; thence South 80°46'54" East, 78.36 feet; thence South 09°13'06" West, 40.10 feet to the point of beginning.

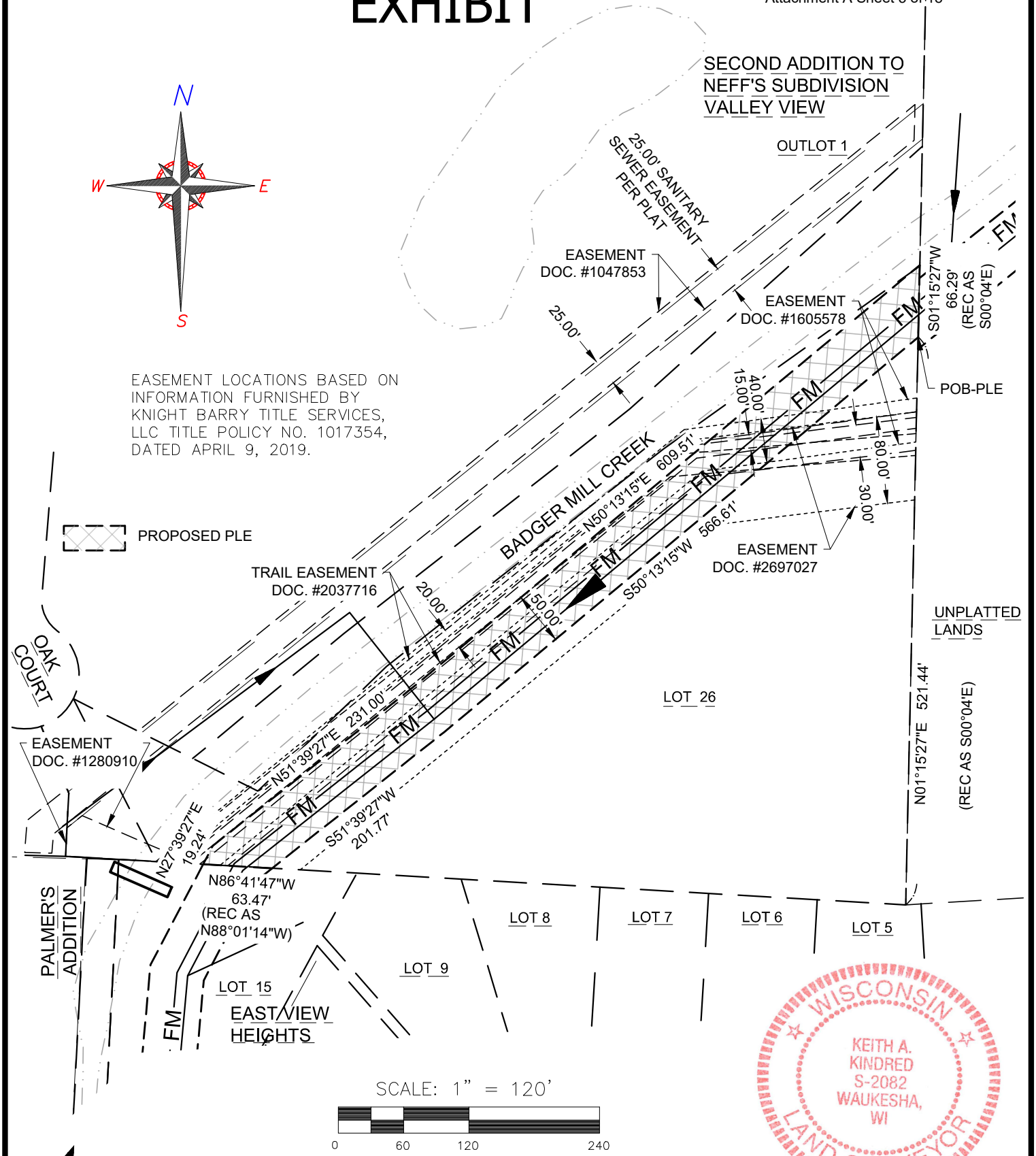
Containing 6,261 square feet, 0.14 acres

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

REV THIS 18TH DAY AUGUST 2020
REV THIS 5TH DAY MAY 2020
DATED THIS 21ST DAY OF APRIL 2020

EXHIBIT



WISCONSIN
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WI
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SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

DATED THIS 12TH DAY OF MAY 2020

PROJECT VERPW #150350

SHEET 1 OF 2

EXHIBIT

Permanent Limited Easement

Part of Lot 26, Second Addition to Neff's Subdivision Valley View being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Southeast corner of Lot 26, Second Addition to Neff's Subdivision Valley View; thence North 01°15'27" East along the East line of said Lot 26 a distance of 521.44 feet to the point of beginning of the lands to be described; thence S50°13'15" West, 566.61 feet; thence South 51°39'27" West, 201.77 feet to the South line of Lot 26, Second Addition to Neff's Subdivision Valley View; thence N86°41'47" West along said South line 63.47 feet; thence N27°39'27" East, 19.24 feet; thence N51°39'27" East, 231.00 feet; thence N50°13'15" East, 609.51 feet to the East line of Lot 26, Second Addition to Neff's Subdivision Valley View; thence South 01°15'27" West along said East line 66.29 feet to the point of beginning.

Contains 40,778 square feet, 0.94 acres

SURVEYOR:
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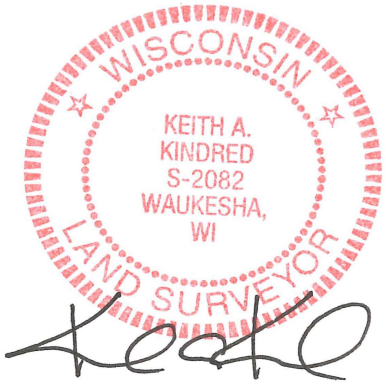

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501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
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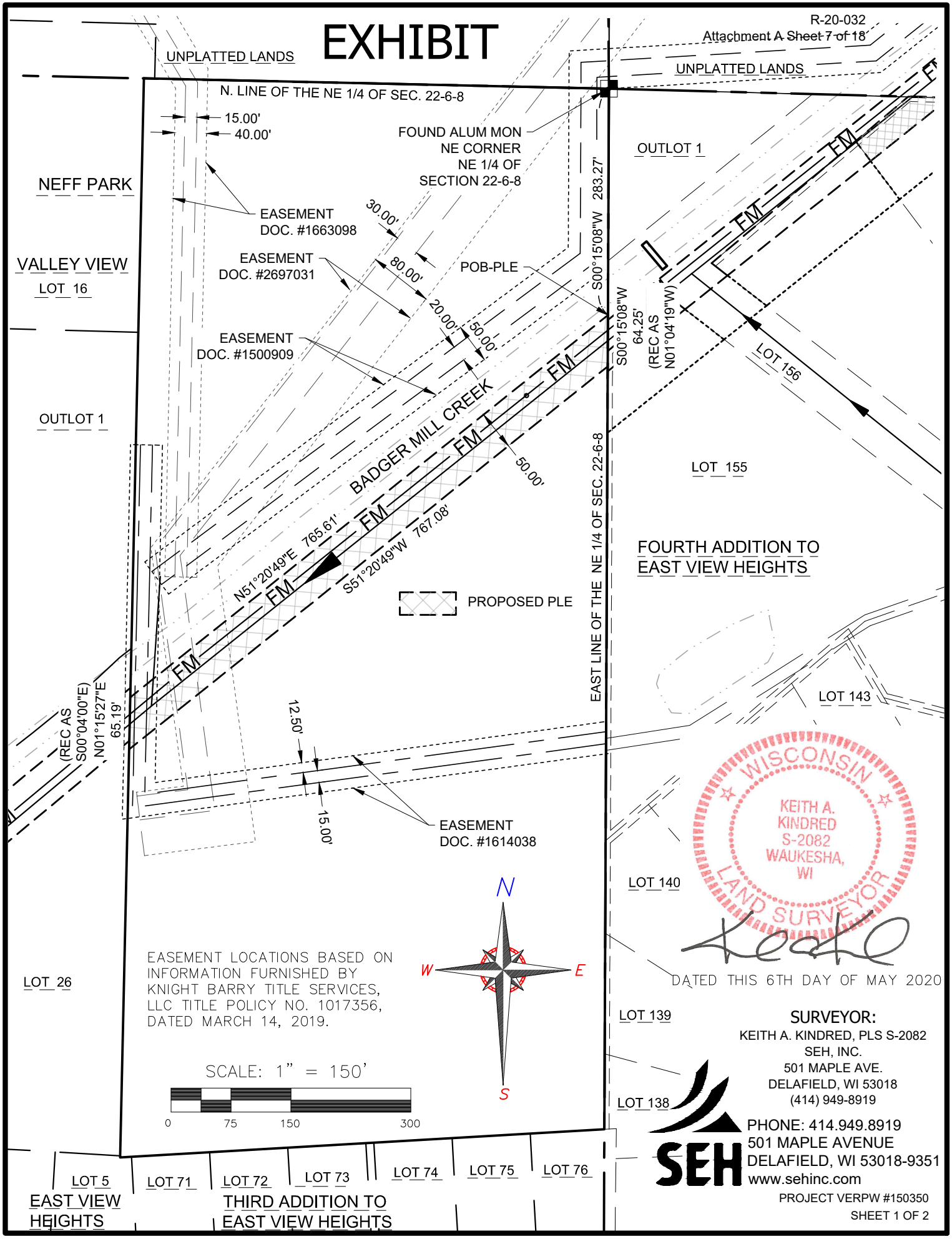
DATED THIS 12TH DAY OF MAY 2020

EXHIBIT



EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY KNIGHT BARRY TITLE SERVICES, LLC TITLE POLICY NO. 1017356, DATED MARCH 14, 2019.

SCALE: 1" = 150'

0 75 150 300

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 6TH DAY OF MAY 2020

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

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www.sehinc.com

PROJECT VERPW #150350

EXHIBIT

Permanent Limited Easement

Part of the Northeast 1/4 of the Northeast 1/4 of Section 22, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Northeast corner of the Northeast 1/4 of Section 22; thence South 00°15'08" West along the East line of the said Northeast 1/4 a distance of 283.27 feet to the point of beginning of the lands to be described; thence continuing South 00°15'08" West along said East line 64.25 feet; thence South 51°20'49" West 767.08 feet to a point on the East line of Lot 26 of Valley View; thence North 01°15'27" East along said East line 65.19 feet; thence North 51°20'49" East, 765.61 feet to the point of beginning.

Contains 38,317 square feet, 0.88 acres

SURVEYOR:
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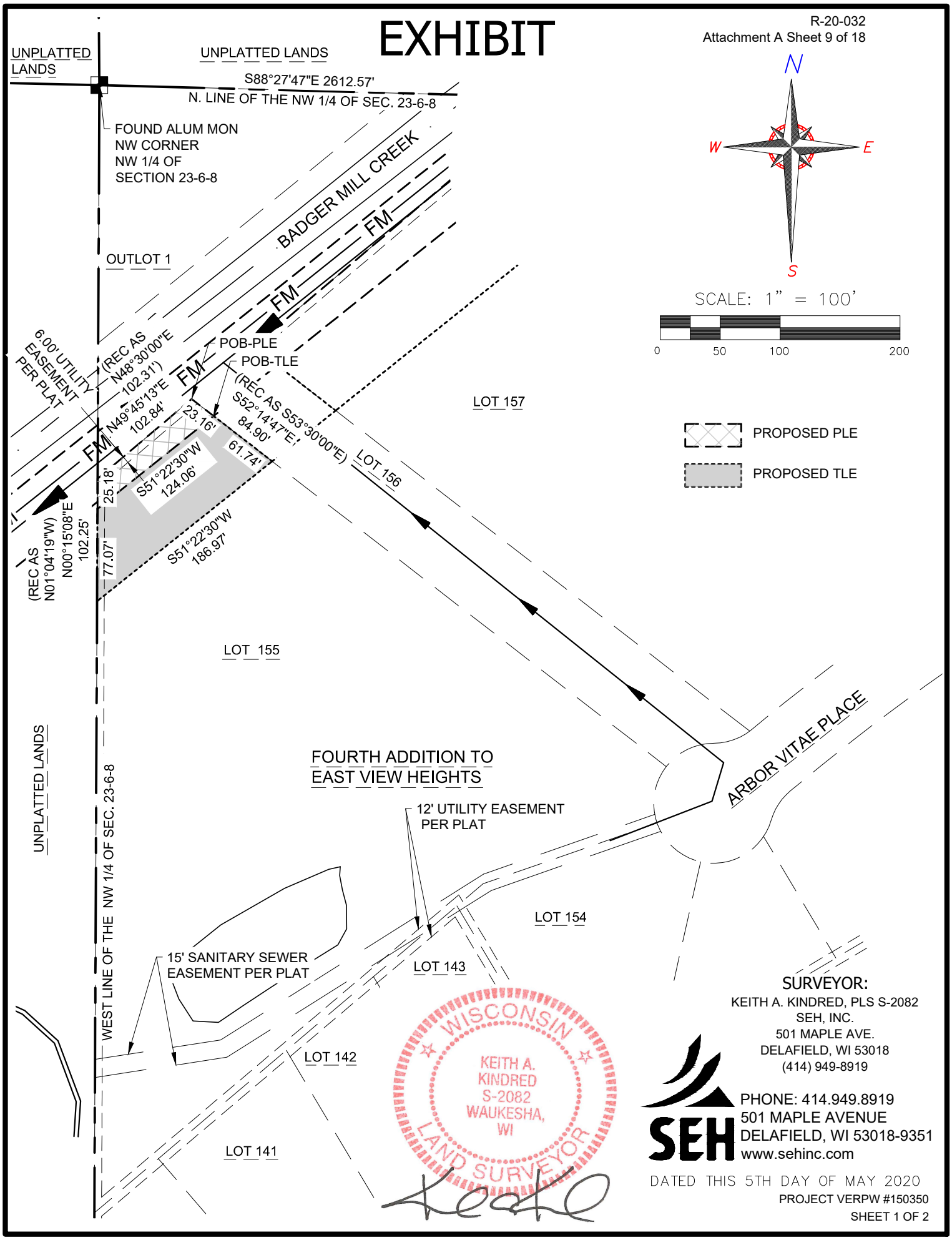
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MAY 2020

PROJECT VERPW #150350

EXHIBIT

R-20-032
Attachment A Sheet 9 of 18



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DATED THIS 5TH DAY OF MAY 2020
PROJECT VERPW #150350
SHEET 1 OF 2

EXHIBIT

Permanent Limited Easement

Part of Lot 155 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Beginning at the Northeasterly corner of Lot 155 of the Fourth Addition to East View Heights; thence South 52°14'47" East along the Easterly line of said Lot 155 a distance of 23.16 feet; thence South 51°22'30" West 124.06 feet to the Westerly line of Lot 155 of the Fourth Addition to East View Heights; thence North 00°15'08" East along said Westerly line 25.18 feet to the Northerly line of said Lot 155; thence North 49°45'13" East along said Northerly line 102.84 feet to the point of beginning.

Contains 2,381 square feet, 0.05 acres

Temporary Limited Easement

Part of Lot 155 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Northeasterly corner of Lot 155 of the Fourth Addition to East View Heights; thence South 52°14'47" East along the Easterly line of said Lot 155 a distance of 23.16 feet to the point of beginning of the lands to be described; thence continuing South 52°14'47" East along said Easterly line 61.74 feet; thence South 51°22'30" West 186.97 feet to the Westerly line of Lot 155 of the Fourth Addition to East View Heights; thence North 00°15'08" East along said Westerly line 77.07 feet; thence North 51°22'30" East, 124.06 feet to the point of beginning.

Contains 9,310 square feet, 0.21 acres

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
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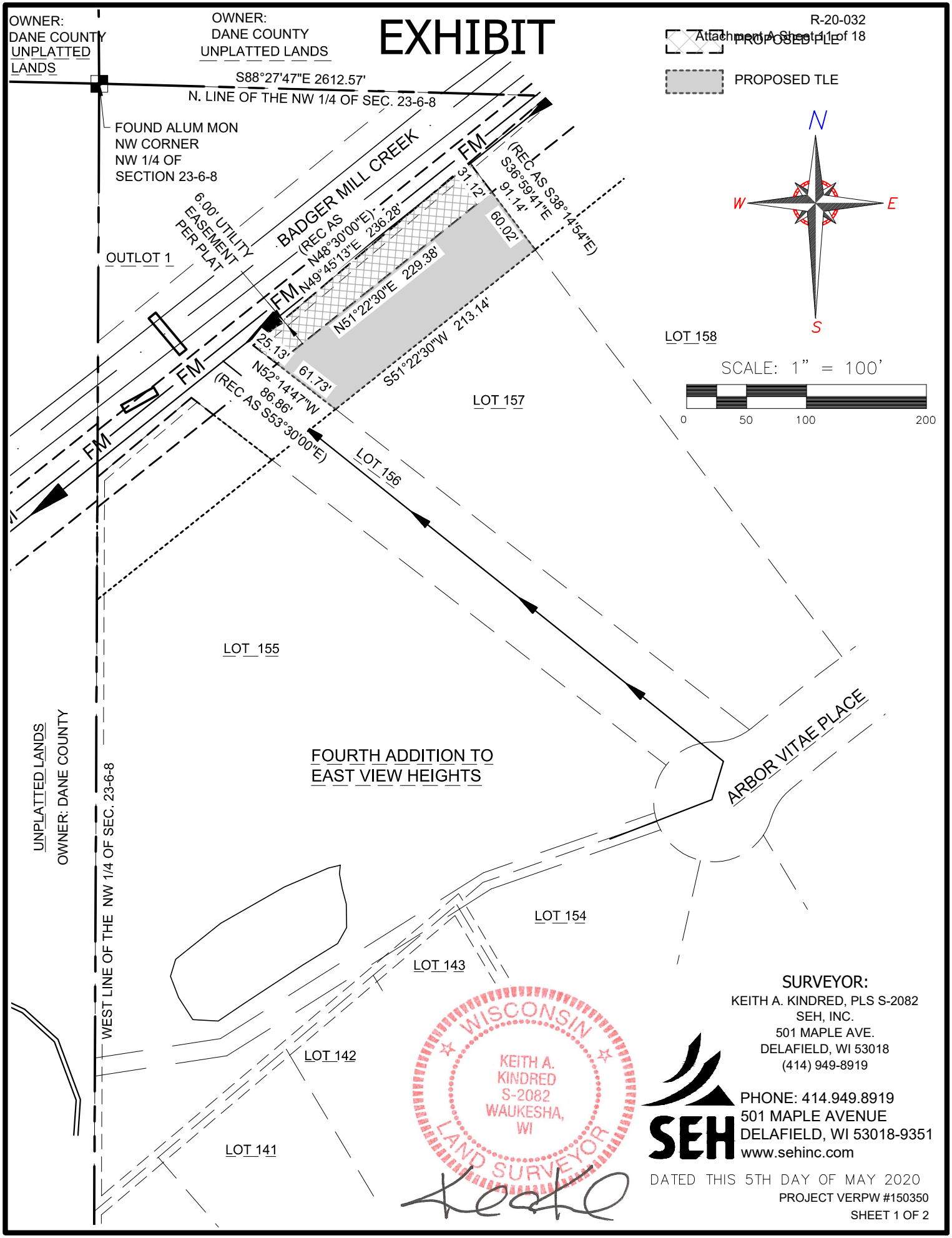
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MAY 2020

PROJECT VERPW #150350

EXHIBIT



SURVEYOR:
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SEH, INC.
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LAND SURVEYOR

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DELAFIELD, WI 53018-9351
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DATED THIS 5TH DAY OF MAY 2020
PROJECT VERPW #150350
SHEET 1 OF 2

EXHIBIT

Permanent Limited Easement

Part of Lot 157 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Beginning at the Northerly corner of Lot 157 of the Fourth Addition to East View Heights; thence South 36°59'41" East along the Easterly line of said Lot 157 a distance of 31.12 feet; thence South 51°22'30" West 229.38 feet to the Westerly line of Lot 157 of the Fourth Addition to East View Heights; thence North 52°14'47" West along said Westerly line 25.13 feet to the Northerly line of said Lot 157; thence North 49°45'13" East along said Northerly line 236.28 feet to the point of beginning.

Contains 6,471 square feet, 0.15 acres

Temporary Limited Easement

Part of Lot 157 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Northerly corner of Lot 157 of the Fourth Addition to East View Heights; thence South 36°59'41" East along the Easterly line of said Lot 157 a distance of 31.12 feet to the point of beginning of the lands to be described; thence continuing South 36°59'41" East along said Easterly line 60.02 feet; thence South 51°22'30" West, 213.14 feet to the Westerly line of Lot 157 of the Fourth Addition to East View Heights; thence North 52°14'47" West along said Westerly line 61.73 feet; thence North 51°22'30" East, 229.38 feet to the point of beginning.

Contains 13,276 square feet, 0.30 acres

SURVEYOR:
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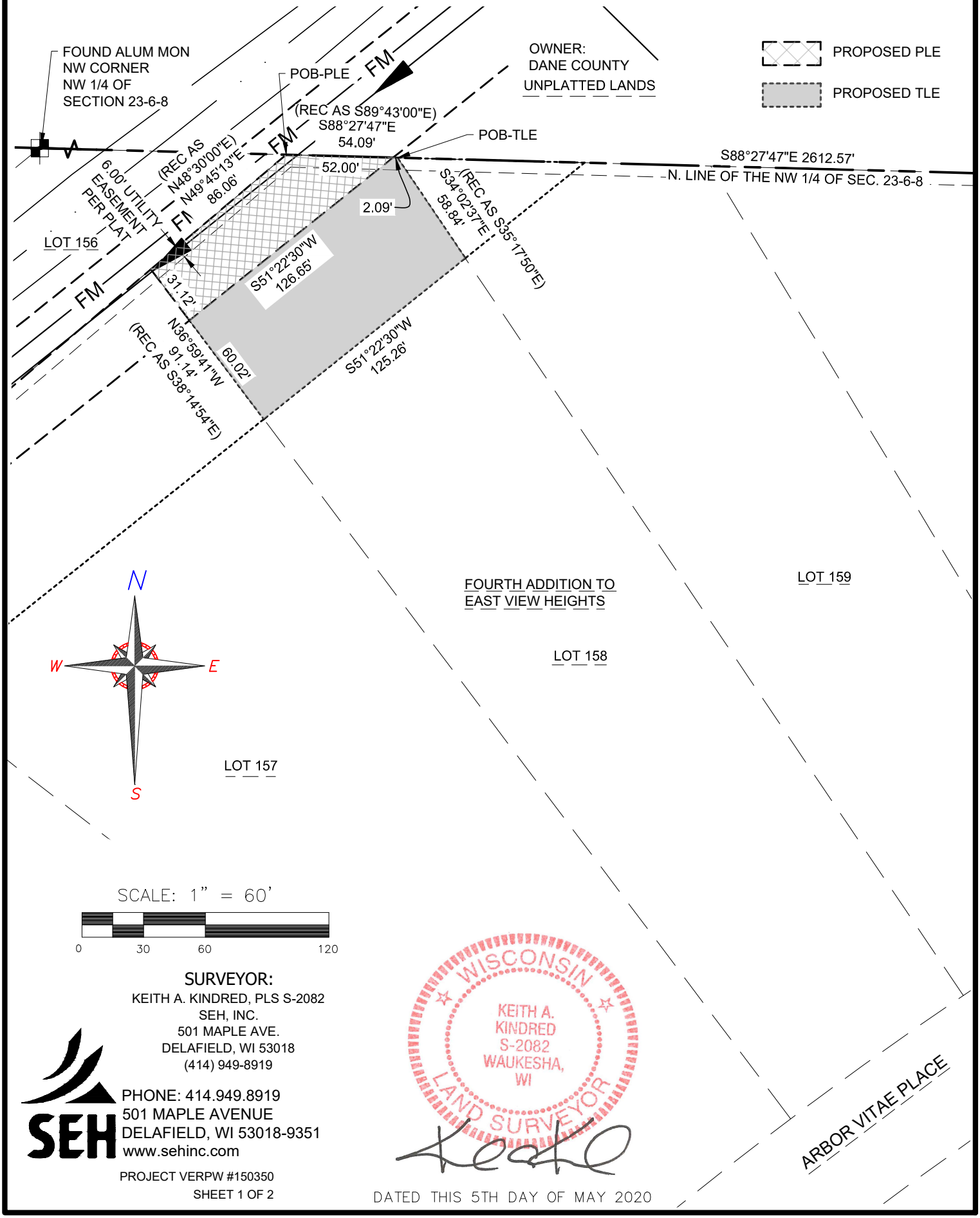
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MAY 2020

PROJECT VERPW #150350

EXHIBIT



SURVEYOR:
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PROJECT VERPW #150350
SHEET 1 OF 2

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MAY 2020

EXHIBIT

Permanent Limited Easement

Part of Lot 158 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Beginning at the Northwest corner of Lot 158 of the Fourth Addition to East View Heights; thence South 88°27'47" East along the Northerly line of said Lot 158 a distance of 52.00 feet; thence South 51°22'30" West 126.65 feet to the Southwesterly line of Lot 158 of the Fourth Addition to East View Heights; thence North 36°59'41" West along said Southwesterly line 31.12 feet to the Northwesterly line of said Lot 158; thence North 49°45'13" East along said Northwesterly line 86.06 feet to the point of beginning.

Contains 3,461 square feet, 0.08 acres

Temporary Limited Easement

Part of Lot 158 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Northwest corner of Lot 158 of the Fourth Addition to East View Heights; thence South 88°27'47" East along the Northerly line of said Lot 158 a distance of 52.00 feet to the point of beginning of the lands to be described; thence continuing South 88°27'47" East along said Northerly line 2.09 feet to the Northeasterly line of Lot 158 of the Fourth Addition to East View Heights; thence South 34°02'37" East along said Northeasterly line, 58.84 feet; thence South 51°22'30" West 125.26 feet to the Southwesterly line of Lot 158 of the Fourth Addition to East View Heights; thence North 36°59'41" West along said Southwesterly line 60.02 feet; thence North 51°22'30" East, 126.65 feet to the point of beginning.

Contains 7,607 square feet, 0.17 acres

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
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(414) 949-8919

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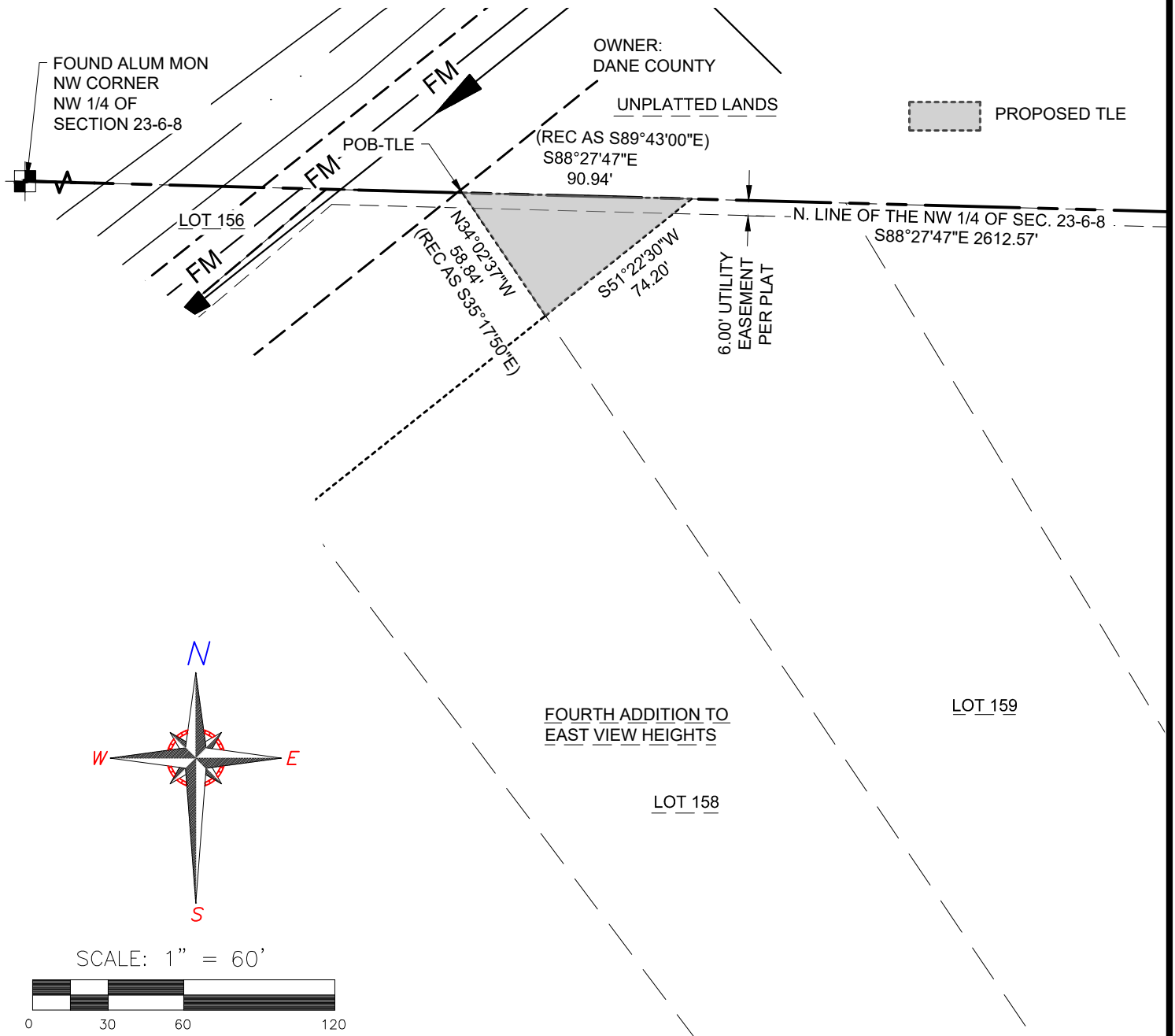
DATED THIS 5TH DAY OF MAY 2020

EXHIBIT



SCALE: 1" = 60'

0 30 60 120

SURVEYOR:
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PROJECT VERPW #150350
SHEET 1 OF 2

WISCONSIN
KEITH A.
KINDRED
S-2082
WAUKESHA,
WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MAY 2020

EXHIBIT

Temporary Limited Easement

Part of Lot 159 of the Fourth Addition to East View Heights being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Beginning at the Northwesterly corner of Lot 159 of the Fourth Addition to East View Heights; thence South 88°27'47" East along the Northerly line of said Lot 159 a distance of 90.94 feet; thence South 51°22'30" West 74.20 feet to the Southwesterly line of Lot 159 of the Fourth Addition to East View Heights; thence North 34°02'37" West along said Southwesterly line 58.84 feet to the point of beginning.

Contains 2,176 square feet, 0.05 acres

SURVEYOR:
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WAUKESHA, WI
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DATED THIS 5TH DAY OF MAY 2020

EXHIBIT

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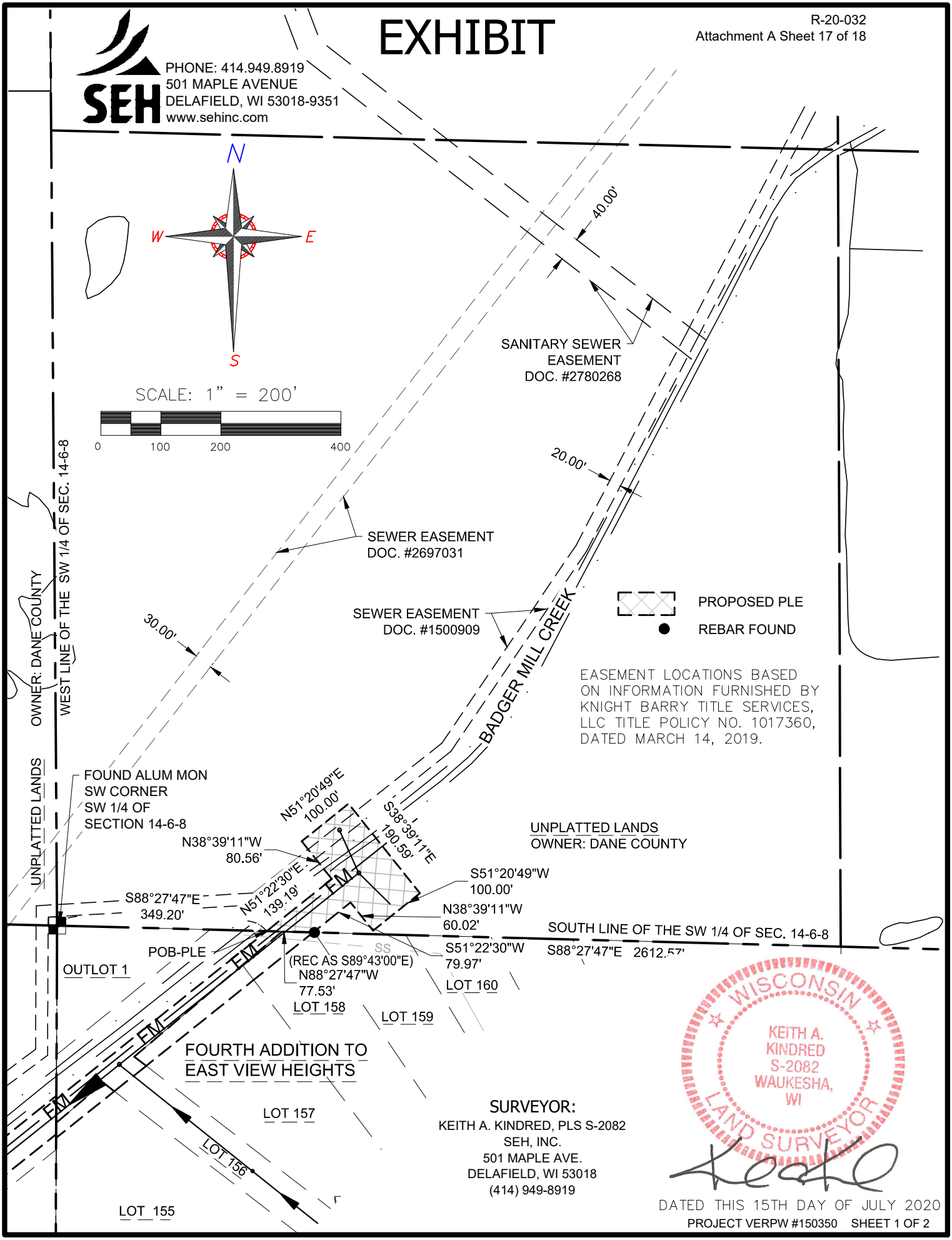

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DELAFIELD, WI 53018
(414) 949-8919

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 15TH DAY OF JULY 2020

PROJECT VERPW #150350 SHEET 1 OF 2

EXHIBIT

Permanent Limited Easement

Part of the Southwest 1/4 of the Southwest 1/4 of Section 14, T.6N., R.8E., City of Verona, Dane County, Wisconsin bounded and described as follows;

Commencing at the Southwest corner of the Southwest 1/4 of Section 14; thence South 88°27'47" East along the South line of said Southwest 1/4 a distance of 349.20 feet to the point of beginning of the lands to be described; thence North 51°22'30" East, 139.19 feet; thence North 38°39'11" West, 80.56 feet; thence North 51°20'49" East, 100.00 feet; thence South 38°39'11" East, 190.59 feet; thence South 51°20'49" West, 100.00 feet; thence North 38°39'11" West, 60.02 feet; thence South 51°22'30" West, 79.97 feet to the South Line of the Southwest 1/4 of Section 14; thence North 88°27'47" West along said South line 77.53 to the point of beginning.

Contains 24,538 square feet, 0.56 acres

SURVEYOR:
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WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 15TH DAY OF JULY 2020

State of Wisconsin
Department of Workforce Development
Equal Rights Division

Prime Contractor Affidavit of Compliance With Prevailing Wage Rate Determination

Authorization for this form is provided under Sections 66.0903(9)(c), 66.0904(7)(c) and 103.49(4r)(c) Wisconsin Statutes.
The use of this form is mandatory. The penalty for failing to complete this form is prescribed in Section 103.005(12), Wisconsin Statutes.
Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m), Wisconsin Statutes].

This form must **ONLY** be filed with the **Awarding Agency** indicated below.

State Of Wisconsin))SS County Of Dane)	Project Name 2020 Verona Seal Coat	
	DWD Determination Number N/A	Project Number (if applicable) 2020-102
	Date Determination Issued	Date of Contract 3/13/2020
	Awarding Agency City Of Verona	
	Date Work Completed 6/26/2020	

After being duly sworn, the person whose name and signature appears below hereby states under penalty of perjury that

- **I am** the duly authorized officer of the corporation, partnership, sole proprietorship or business indicated below and have recently completed all of the work required under the terms and conditions of a contract with the above-named awarding agency and make this affidavit in accordance with the requirements set forth in Section 66.0903(9)(c), 66.0904(7)(c) or 103.49(4r)(c, Wisconsin Statutes and Chapter DWD 290 of the Wisconsin Administrative Code in order to obtain FINAL PAYMENT from such awarding agency.
- **I have** fully complied with all the wage and hour requirements applicable to this project, including all of the requirements set forth in the prevailing wage rate determination indicated above which was issued for such project by the Department of Workforce Development on the date indicated above.
- **I have** received the required affidavit of compliance from each of my agents and subcontractors that performed work on this project and have listed each of their names and addresses on page 2 of this affidavit.
- **I have** full and accurate records that clearly indicate the name and trade or occupation of every worker(s) that I employed on this project, including an accurate record of the hours worked and actual wages paid to such worker(s).
- **I will** retain the records and affidavit(s) described above and make them available for inspection for a period of at least three (3) years from the completion date indicated above at the address indicated below and shall not remove such records or affidavit(s) without prior notification to the awarding agency indicated above.

Name of Corporation, Partnership, Sole Proprietorship, Business, State Agency or Local Governmental Unit Fahrner Asphalt Sealers, LLC				
Street Address 316 Raemisch Road	City Waunakee	State WI	Zip Code 53597	Telephone Number 608-849-6466
Print Name of Authorized Officer Jim Rozumialski			Date Signed September 2, 2020	
Signature of Authorized Officer				

ERD-5724-E (R. 03/2015)

List of Agents and Subcontractors

Name NONE			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		
Name			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		
Name			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		
Name			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		
Name			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		
Name			Name		
Street Address			Street Address		
City	State	Zip Code	City	State	Zip Code
Telephone Number			Telephone Number		

If you have any questions call (608) 266-0028

State of Wisconsin
Department of Workforce Development
Equal Rights Division

Agent or Subcontractor Affidavit of Compliance With Prevailing Wage Rate Determination

Authorization for this form is provided under Sections, 66.0903(9)(b), 66.0904(7)(b) and 103.49(4r)(9b) Wisconsin Statutes.
The use of this form is mandatory. The penalty for failing to complete this form is prescribed in Section 103.005(12), Wisconsin Statutes.
Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m), Wisconsin Statutes].

This form must **ONLY** be filed with the **Awarding Contractor** indicated below.

State Of Wisconsin))SS County Of Dane)	Project Name 2020 Verona Seal Coat	
	DWD Determination Number N/A	Project Number (if applicable) 2020-102
	Date Determination Issued	Date of Subcontract 3/13/2020
	Awarding Contractor Fahrner Asphalt Sealers, Llc	
	Date Work Completed 6/26/2020	

After being duly sworn, the person whose name and signature appears below hereby states under penalty of perjury that

- **I am** the duly authorized officer of the corporation, partnership, sole proprietorship or business indicated below. We have recently completed all of the work required under the terms and conditions of a subcontract with the above-named awarding contractor. We make this affidavit in accordance with the requirements set forth in Section 66.0903(9)(b), 66.0904(7)(b) or 103.49(4r)(b), Wisconsin Statutes and Chapter DWD 290 of the Wisconsin Administrative Code in order to obtain FINAL PAYMENT from such awarding contractor.
- **I have** fully complied with all the wage and hour requirements applicable to this project, including all of the requirements set forth in the prevailing wage rate determination indicated above which was issued for such project by the Department of Workforce Development on the date indicated above.
- **I have** received the required affidavit of compliance from each of my agents and subcontractors that performed work on this project and have listed each of their names and addresses on page 2 of this affidavit.
- **I have** full and accurate records that clearly indicate the name and trade or occupation of every worker(s) that I employed on this project, including an accurate record of the hours worked and actual wages paid to such worker(s).
- **I will** retain the records and affidavit(s) described above and make them available for inspection for a period of at least three (3) years from the completion date indicated above at the address indicated below and shall not remove such records or affidavit(s) without prior notification to the awarding contractor.

Name of Corporation, Partnership, Sole Proprietorship, Business, State Agency or Local Governmental Unit N/A				
Street Address or PO Box	City	State	Zip Code	Telephone Number
Print Name of Authorized Officer			Date Signed	
Signature of Authorized Officer				

N/A

FINAL WAIVER OF LIEN

Project Name: 2020 Verona Seal Coat

Project Number: 2020-102

Project Location: Verona, WI

Owner: City of Verona, Wisconsin

Whereas, _____ (name) being duly sworn that he/she is the

_____ (title) of _____ (company name), having contracted with **Fahrner Asphalt Sealers, LLC.** to furnish material and/or labor for the project name, number, location, and owner noted above. The undersigned, for and in consideration of:

Total Contract Amount of: _____

Final Payment Amount of: _____

And other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the Statutes of the State of Wisconsin, relating to Construction Liens, with respect to and on said above-described premises, on the monies, bonds, or warrants due or to become due and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished with respect to and on said above-described premises, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished any time hereafter, by the undersigned for the above-described premises, including extras.

Given under my hand and seal this_____day of _____, 2020.

_____

Company Name

Signature: _____

Sworn and subscribed to before me this_____day of _____, 2020.

Notary Public

My commission expires: _____

CERTIFICATION BY CONTRACTOR

Project Name: 2020 Verona Seal Coat

Project Number: 2020-102

Project Location: Verona, WI

Owner: City of Verona, Wisconsin

We hereby certify that all persons, firms, or corporations who have done work or furnished materials for this contract, for which the owner may become legally liable, have been fully paid or satisfactory secured.

Contractor: Fahrner Asphalt Sealers, LLC

Signature By:

Print Name: Jim Rozumialski

Title: Vice President

Date: September 2, 2020

Sworn and subscribed to before me this

20th day of September, 2020.

Notary Public

My commission expires: May 15, 2024

Alison Everhart NOTARY PUBLIC STATE OF WISCONSIN

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CONSENT OF SURETY TO FINAL PAYMENT

AIA Document G707

Bond No. 30096171

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER ☐

TO OWNER:
(Name and address)

City of Verona
111 Lincoln Street
Verona, WI 53593

PROJECT:
(Name and address)

Verona 2020 Seal Coat

ARCHITECT'S PROJECT NO.: 2020-102

CONTRACT FOR: City of Verona Project ID 2020-102

CONTRACT DATED: March 13, 2020

Surety Bond Dated March 13, 2020

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Western Surety Company
151 North Franklin Street
Chicago, IL 60606

, SURETY,

on bond of
(Insert name and address of Contractor)

Fahrner Asphalt Sealers, L.L.C.
316 Raemisch Road
Waunakee, WI 53597

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

City of Verona
111 Lincoln Street
Verona, WI 53593

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: September 1, 2020
(Insert in writing the month followed by the numeric date and year.)

Western Surety Company
(Surety)

(Signature of authorized representative)

Kelly Nicole Enghauser, Attorney-in-Fact
(Printed name and title)

Attest:
(Seal): Heather R. Goedtel

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Laurie Pflug, Brian D. Carpenter, Jessica Hoff, Nicole Langer, Craig Olmstead, Trisha Kasper, Blake S. Bohlig, Heather R. Goedtel, Kelly Nicole Enghauser, Michelle Halter, Individually

of Bloomington, MN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 2nd day of December, 2019.

WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota
County of Minnehaha } ss

On this 2nd day of December, 2019, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
June 23, 2021

J. MOHR
NOTARY PUBLIC
SOUTH DAKOTA

J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 1st day of September, 2020.

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

CHANGE ORDER NO. 1

Owner City of Verona Date 8-28-2020

Project 2020-102, 2020 Verona Seal Coat Owner's Contract No. 2020-102

Contractor Fahrner Asphalt Sealers, LLC. Date of Contract Start March 13, 2020

You are directed to make the following changes in the Contract Documents. Description:
Closeout contract for processing of final payment with as-built quantities.

Reason for Change Order:
Rectify as-built quantities.

CONTRACT PRICE			CONTRACT TIMES (Calendar Days) To substantial completion	To final completion
Original:	$222,890.00	Original Completion Date:	6/30/2020	7/30/2020
Previous C.O.s (ADD/DEDUCT):	$0	Previous C.O.s (ADD/DEDUCT):	N/A	N/A
This C.O. (ADD/DEDUCT):	$918.22	This C.O. (ADD/DEDUCT):	N/A	N/A
Contract Price with all approved Change Orders:	$221,971.78	REVISED:	N/A	N/A
		Revised Completion Date:	N/A	N/A

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from the change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

RECOMMENDED:

By: _____ 9/8/2020
ENGINEER (Theran Jacobson, P.E.) Date

ACCEPTED:

By: _____ _____
OWNER (Luke Diaz) Date

ACCEPTED:

By: _____ September 2, 2020
CONTRACTOR (Fahrner Asphalt Sealers, LLC.) Date

City of Verona, WI

2020-102 / 1
Project Number / Change Order No.

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