

CITY OF VERONA
MINUTES
COMMON COUNCIL
April 11, 2016
Verona City Hall

1. Mayor Hochkammer called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Luke Diaz, Liz Doyle, Jack Linder, Mac McGilvray, Heather Reekie, Brad Stiner and Evan Touchett present. Also in attendance: City Administrator Bill Burns, City Engineer Jeff Montpas, Police Chief Bernie Coughlin, City Planner Adam Sayre, and City Clerk Ellen Clark.
4. Public Comment:
 1. Jesse Charles, 1234 Cathedral Point Dr., Verona. Mr. Charles spoke on behalf of the Verona Historical Society in endorsing developer Troy Rost's plan for the Matt's House, and added the recommendations that a deed restriction against future demolition be put in place, and that the city retain first right of refusal in the event of future sale of the property. Charles stated that the Matt's House may be a candidate for placement on the National Register of Historic Places.
 2. Lorlene Pulver, 6970 Rock Ridge Ct., Verona. Ms. Pulver spoke in favor of the city offering more support for the historical aspects of the city.
 3. Mike Hankard, 100 Park Avenue. Mr. Hankard spoke in favor of the city putting historical preservation dollars in the city's budget.
5. Approval of Minutes from the March 28, 2016 Common Council Meeting:
Motion by Linder, seconded by Doyle, to approve the minutes of the March 28, 2016 Common Council meeting. Motion carried 7-0.
6. Mayor's Business:
The Mayor congratulated everyone who won re-election in the April 5th election. The city's organizational meeting will be held next Tuesday, April 19th, at 7:00 p.m.
7. Administrator's Report:
 - A. There is a vacancy on the City Council in District 2 due to the resignation of Dale Yurs. If anyone is interested in the position, they should send a letter of interest to Mayor Hochkammer by Friday, April 15th.
 - B. Alderperson Diaz requested that the Clerk comment on the April 5th election. Clark addressed the issue of long lines, particularly for same-day voter registration. Clark stated that we have an excellent election team in place, and outlined a plan for procedural updates aimed at shortening wait times at future elections. Mr. Burns thanked Clark and the entire election team for a job well done.
8. Engineer's Report:
 - A. Report on Northern Lights/N. Nine Mound Road construction; Church Street/S. Marietta Street/Grove Avenue reconstruction; USH 18/151/Epic Lane On-ramp; CTH PD Reconstruction; Community Park and Park Lane Parking Lot Construction; 2016 Street Rehabilitation Project; and Locust Drive Bridge.

9. Committee Reports:

A. Plan Commission

- (1) Discussion and Possible Action Re: Resolution R-16-007 Approving a Conditional Use Permit for Hop Haus Brewing Company to Allow for an Outdoor Patio with Seating to be Located at 231 South Main Street. The Plan Commission held the required public hearing on April 6, 2016, where the commission voted to recommend approval of the conditional use permit with conditions. Motion by Linder, seconded by McGilvray, to approve Resolution R-16-007 with the following conditions: 1) The outdoor patio fencing shall be a minimum of 48" tall; 2) Alcohol consumption shall be limited to the fenced area as shown on the site plan or inside the Brewery. All areas where alcohol is consumed shall be monitored by staff; 3) The fence and gate for the outdoor patio shall comply with the requirements from the Police Department and Building Inspector; 4) the exit for the patio shall be labeled as an "exit only"; 5) The use of the outdoor seating area is permitted to operate from 7:00 a.m. to 9:00 p.m. Sunday through Thursday, and from 7:00 a.m. to 10:00 p.m. Friday and Saturday. Motion carried 6-0, with Alderperson Touchett abstaining.
- (2) Discussion and Possible Action Re: Resolution R-16-008 Approving a Conditional Use Permit to Allow an Indoor Commercial Entertainment Land Use at 160 Keenan Court. The Plan Commission held the required public hearing on April 6, 2016, where the commission voted to recommend approval of the conditional use permit. Motion by Linder, seconded by Doyle, to approve Resolution R-16-008. Motion carried 7-0.
- (3) Discussion and Possible Action Re: Resolution R-16-009 Approving a Preliminary Plat for Hometown Grove to Create 32 Single Family Lots and 20 Zero Lot Line Lots. The Plan Commission reviewed the preliminary plat on April 6, 2016 and voted to recommend approval with the following condition: 1) The developer shall construct privacy fence or landscaping on the condominium property to screen the condominium units from Schubert Street. The fence materials, size, location, and height or landscaping materials shall be approved by the Director of Planning and Development. Once the fence is constructed or landscaping installed, maintenance of the fence shall be the responsibility of the condominium owners. The fence or landscaping shall be constructed or installed prior to the issuance of building permits for the single-family houses. Motion by Linder, seconded by Doyle, to approve Resolution R-16-009 with the following condition: 1) The developer shall construct privacy fence or landscaping on the condominium property to screen the condominium units from Schubert Street. The fence materials, size, location, and height or landscaping materials shall be approved by the Director of Planning and Development. Once the fence is constructed or landscaping installed, maintenance of the fence shall be the responsibility of the condominium owners. The fence or landscaping shall be constructed or installed prior to the issuance of building permits for the single-family houses. Motion carried 7-0.
- (4) Concept Review of Proposed Subdivision. The applicant, Tony Heinrich, has submitted a request for a concept review of a proposed subdivision that would create 152 single-family lots and 144 multi-family units. The proposed development would require an amendment to the North Neighborhood Plan, plat approval and rezoning.

Discussion followed regarding the appropriateness and placement of multi-family housing in the proposed development.

B. Finance Committee

- (1) Discussion and Action Re: Payment of Bills. Motion by McGilvray, seconded by Doyle, to pay the bills in the amount of \$433,789.86. Motion carried 7-0.

C. Public Works/Sewer & Water Committee

- (1) Discussion and Action Re: Consulting Services Agreement for Construction Related Services for Northern Lights and CTH PD Intersection and CTH PD from Woods Road to the New Westerly Entrance to the Epic Campus. Motion by Touchett, seconded by McGilvray, to approve the Consulting Services Agreement for construction related services for Northern Lights and CTH PD Intersection and CTH PD from Woods Road to the new westerly entrance to the Epic campus. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Resolution R-16-010 Approving an Access and Property Use Agreement Between Teton Ventures, LLC and the City of Verona. Motion by Touchett, seconded by Diaz, to approve Resolution R-16-010. Diaz stated that, though he is not in favor of this parking lot, he is glad the city worked with neighboring businesses to put it together. McGilvray stated that the city made the same offer to the other business there, but they declined the offer. Motion carried 7-0.
- (3) Discussion and Possible Action Re: Resolution R-16-011 Authorizing the Application for a WISDOT Transportation Alternatives Program (TAP) Grant. These potential funds could be used to fund up to 60% – 80% of the Ice Age Junction Path Extension project. Motion by Touchett, seconded by Diaz, to approve Resolution R-16-011. Motion carried 7-0.

D. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: Premise Description Change for Class “B” Beer and Reserve “Class B” Intoxicating Liquor Licenses for the Hop Haus Brewing Company, LLC, Located at 231 S. Main Street, to Include an Outdoor Seating Area. The Public Safety and Welfare Committee discussed the premise description change at its April 11, 2016 meeting, but did not vote due to lack of quorum. Motion by Reekie, seconded by McGilvray, to approve a premise description change for Class “B” Beer and Reserve “Class B” Intoxicating Liquor license for the Hop Haus Brewing Company, LLC, located at 213 S. Main Street, to include an outdoor seating area. The fence will be in keeping with city’s downtown streetscape. Motion carried 6-0, with Alderperson Touchett abstaining.

E. Community Development Authority

- (1) Discussion and Possible Action Re: Resolution R-16-012 Accepting the Proposal from Troy Rost for the Matt’s House Located at 101 North Main Street/100 East Verona Avenue. Mr. Burns stated the Committee of the Whole and the Community Development Authority reviewed the two proposals received by the City for the redevelopment of the Matt’s House property, and voted to recommend the proposal submitted by Lake Effect Properties, Inc., Troy Rost, President and Co-Owner. The proposal would rehab the house in its current location to include retail commercial on the first floor, and a two bedroom apartment on the second floor.

Motion by Diaz, seconded by Reekie, to approve Resolution R-16-012 with the right of 1st refusal and deed restriction as discussed. Doyle stated that the city does want to salvage the house and restore it to its historic beauty. Mayor Hochkammer urged the Historical Society to work with the City Council, Mr. Rost and others. Diaz and McGilvray thanked the Historical Society for their effort in helping to save the Matt's House. McGilvray stated he would like to see the city help the Historical Society get city artifacts into place. Motion carried 7-0.

10. Old Business:

- A. Discussion and Possible Action Re: Negotiating Strategy for Boundary Agreement Discussions with the Town of Verona. Motion by McGilvray, seconded by Linder, to go into closed session as authorized by Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, 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 discuss and take action on the subject matter discussed in closed session. On roll call: Alderperson Reekie – Aye, Alderperson Stiner – Aye, Alderperson Touchett – Aye, Alderperson Diaz – Nay, Alderperson Doyle – Aye, Alderperson Linder – Aye, Alderperson McGilvray - Aye. Motion carried 6-1. The Council convened in closed session at 8:31 p.m.

CLOSED SESSION

The Council reconvened in open session at 9:19 p.m. No action was taken in closed session.

11. New Business:

- A. Discussion and Action Re: Approval of Operator Licenses. Motion by Linder, seconded by Touchett, to approve operator licenses for Nathan Duplayee, Kaydon Kratochwill, James Gerry, and Phouangnaly Vilaysack at Treads; Spencer Schultz at Avantis; Nathan Estervig, Michael Aserov, and Shelby Kahl at Francois Oil; Brett Middleton and Andrew Dobbins at Mr. Brews Taphouse; and Lucinda Cole at Vincenzo BP. Motion carried 7-0.

12. Announcements:

- A. Stiner stated that the Park & Recreation Committee is going on the road this week to evaluate every park in the city and listen to any citizen comments. The committee will be meeting at the public works building at 6:00 p.m. on Wednesday, April 13th. We invite you to join us.
- B. Reekie stated that the Verona Area Community Theater is having three youth productions this weekend and next weekend. Get tickets at the VACT website.

13. Adjournment:

Motion by Touchett , seconded by Reekie, to adjourn at 9:23 p.m. Motion carried 7-0.

Ellen Clark
City Clerk