

CITY OF VERONA
MINUTES
COMMON COUNCIL
November 14, 2016
Verona City Hall

1. Mayor Hochkammer called the meeting to order at 7:05 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Luke Diaz, Jack Linder, Heather Reekie, Scott Stewart, Brad Stiner and Evan Touchett present. Alderpersons Doyle and McGilvray absent and excused. Also present: City Administrator Jeff Mikorski, Planning & Development Director Adam Sayre, City Attorney Bryan Kleinmaier, Public Works Director Theran Jacobson, and City Clerk Ellen Clark.
4. Public Comment:
 - Melissa Ruder, 467 Basswood Avenue, spoke in support of an outdoor pool/aquatic center in the City of Verona.
 - Dana Gardner, 214 Thompson Street, spoke in support of an aquatic center in the City of Verona.
 - Bob Kasieta, thanked the Council members for their support of the Badger Prairie Needs Network.
 - Paula Pozine, 2400 Harvest Way, thanked the Council members for their support of the Badger Prairie Needs Network.
5. Approval of Minutes from the October 24, 2016 Common Council Meeting:
Motion by Linder, seconded by Touchett, to approve the minutes of the October 24, 2016 Common Council meeting. Motion carried 6-0.
6. Mayor's Business:
 - The ribbon cutting ceremony for Noel Manor was held two weeks ago. Please take the time to look through that facility. We're happy to have them in Verona.
 - Alternate side parking between 1 a.m. and 6 a.m. begins on November 20th and ends on April 1st.
 - Alderperson Linder stated there is a placeholder in the budget for an aquatic center.
7. Administrator's Report:
 - A Common Council meeting will be held on Monday, November 21st for the 2017 budget hearing, as well as regular Common Council agenda items. If the budget is finalized at this meeting, there will be no regular Common Council meeting on Monday, November 28th.
8. Engineer's Report:
 - Downtown Street Reconstruction Phase I:
This project is complete except for punch list items.
 - Downtown Street Reconstruction Phase II:
This project is in the design and planning phase.
 - USH 18/151/Epic Lane On-Ramp:
Epic is placing this project on hold, and will re-evaluate later in 2017.

- CTH PD Reconstruction – Shady Oak Lane to Woods Road:
Clearing of the new right of way and temporary easement is complete and grading of the west bound lanes has started.
- Bike & Pedestrian Projects:
Pavement striping is complete. Sign placement and stenciling is in progress. The intersection of CTH M and Whalen Road is complete.
- Downtown Streetscape Project Phase I:
Concrete, pavers and lights have been installed and the fountain is operational. The contractor is preparing to wrap up the project for the winter. The installation of the eagle and concrete caps around the planters and the railings will be installed next spring.
Mayor Hochkammer stated that downtown business owners are appreciative of the extra effort that the city is making to work with them regarding this project.

9. Committee Reports:

A. Planning Commission

- (1) Discussion and Possible Action Re: Ordinance No. 16-884 Adopting the Comprehensive Outdoor Recreation Plan as an Amendment to the City of Verona Comprehensive Plan. Motion by Linder, seconded by Reekie, to adopt the City of Verona Comprehensive Outdoor Recreation Plan as an Amendment to the City's Comprehensive Plan. This plan is required to be updated every five (5) years for the city to remain eligible for recreation grant funding under the State of Wisconsin Stewardship Program. The Plan Commission held the required public hearing on November 9, 2016. Motion carried 6-0.
- (2) Discussion and Possible Action Re: Resolution No. R-16-051 Approving a Conditional Use Permit to Allow a Group Development at 300 Investment Court. The proposed development consists of two (2) commercial-condominium buildings at 300 Investment Court. Motion by Linder, seconded by Reekie, to approve Resolution No. R-16-051 approving a Conditional Use Permit for a proposed group development consisting of two (2) commercial-condominium buildings at 300 Investment Court. This project was originally approved by the city in 2009, but those approvals have expired. The Plan Commission held the required public hearing on November 9, 2016. Motion carried 6-0.
- (3) Discussion and Possible Action Re: Resolution No. R-16-052 Allowing a Precise Implementation Plan to Allow for the Construction of a 29-Unit Apartment Building, 8 Townhouses, and 15,200 Square Feet of Commercial Space in the West End. Motion by Linder, seconded by Diaz, to approve Resolution No. R-16-052 approving a Precise Implementation Plan to allow for the construction of a 29-unit apartment building, 8 townhouses, and 15, 200 square feet of commercial space in the West End, with the following conditions:
 1. The applicant shall record and provide the city with a copy of the shared parking agreement with the apartment building property to the south.
 2. Prior to occupancy permits being granted, the applicant shall complete a CSM to combine parcels and designate the driveway a fire lane.

3. The access for townhouse building T1 shall be from the east, and the northern access point shall be closed.
4. The project shall be phased as outlined below. Phasing shall be enforced on a building permit basis. Construction of the commercial buildings may occur at any time and does not need to follow the phasing schedule below:
 - a. Phase I – Buildings C3 and MR
 - b. Phase II – Buildings T1, T2, and two (2) commercial buildings
 - c. Phase III – Remaining commercial buildings

The applicant intends to start construction in spring of 2017 and complete the entire project by the summer of 2018. The Plan Commission held the required public hearing on November 9, 2016.

Touchett asked how this fits into our ordinance regarding the number of apartments coming in and the timing of that.

Sayre stated that the city does have a residential phasing policy that limits the number of multi-family units added each year to approximately 25-50 units. In 2016, the city approved one project containing 29 apartment units. No units have yet been allocated to 2017 or 2018, so this project could potentially be allocated to 2017. The policy exempts mixed-use projects, so this project could be eligible for exemption from the residential phasing policy. Motion carried 6-0.

- (4) Discussion and Possible Action Re: Initial Concept Review for a Proposed Mixed-Use Development Containing a 275-Room Hotel, Approximately 750 Multi-Family Units, and 240,050 Square Feet of Commercial Space to be Located North of CTH PD, West of Woods Road, and East of Shady Oak Lane.

Todd Halamka, representing Todd Halamka + Partners, presented an overview of the proposed development. The development includes 3 multi-family residential buildings, a 275-room hotel with ground floor restaurants and retail, a grocery store, a 2.7 acre recreational park, and a 5-story medical, dental, daycare and banking building at Woods Road and CTH PD. Mr. Halamka is requesting feedback from the Council.

Stiner expressed concerns over water and sewer service to the development, and protection of the Sugar River Watershed.

Mike Caulkins, representing Snyer & Associates, spoke to the sewer & water service issue. The clients understand that there will be an investment required to extend sewer & water.

Diaz asked where this fits into our long-term planning, and why this project is in Area B, and not in Area A.

Sayre stated that from a development standpoint, Areas A and B are interchangeable. The project is currently not located in one of our neighborhood plans. This area was identified as a joint interest in the boundary agreement with the Town of Verona. We would have to develop a neighborhood plan, similar to what we did with the North Neighborhood.

Diaz asked how this project will integrate into the city in terms of traffic and growth patterns, and stated that this looks like sprawl to him.

Sayre recommends looking at the B Area of the boundary agreement – West of Woods Road, north of CTH PD extending west for a considerable distance. If we explore this area for a neighborhood plan, it will be for more than just this project. Jacobson stated a traffic study would be required for this area.

Stewart asked about the city's commitment from a resources standpoint.

Sayre stated Planning staff would create a neighborhood plan. A police and fire review has not been done for this area yet. From a code standpoint, it would be a Planned Unit Development (PUD), with a variety of zoning ordinance exemptions that may have to come into play.

Touchett stated this development is overwhelming. His direct feedback is that it doesn't seem like it's part of the city, and may never feel integrated into the city because of its size.

B. Finance Committee

- (1) Discussion and Possible Action Re: Payment of Bills. Motion by Linder, seconded by Diaz, to pay the bills in the amount of \$1,274,381.67. Motion carried 6-0.

C. Public Works/Sewer and Water Committee

- (1) Discussion and Possible Action Re: Change Order No. 1 for Project 2016-109 Bike/Ped Project 4 – Bike Lane Pavement Striping. Motion by Touchett, seconded by Diaz, to approve Change Order No. 1 for Project 2016-109 Bike/Ped Project 4 – Bike Lane Pavement Striping. This change order is for custom pavement marking stencils and installation of pavement markings to designate the shared “BIKE” and “PARK” lane on Edward and Hemlock Streets. This change order came from feedback by residents. The change order amount is \$3,250.00. Motion carried 6-0.
- (2) Discussion and Possible Action Re: Third Amendment to the Agreement for Land Division Improvements at Liberty Business Park for Liberty Drive Extension. Motion by Touchett, seconded by Diaz to approve a Third Amendment to the Agreement for Land Division Improvements at Liberty Business Park for the Liberty Drive Extension, with final approval of city staff and the city attorney. This extension will connect to Whalen Road and provide access to seven additional lots for commercial development. Motion carried 6-0.
- (3) Discussion and Possible Action Re: An insurance claim from Spencer and Darcy Stagman, 523 Basswood Avenue, for Property Damage from a Storm Event on July 21, 2016. Motion by Touchett, seconded by Diaz, to award the insurance claim at 523 Basswood Avenue due to a storm event on July 21, 2016. There was an extensive discovery process on the part of city staff. Information was presented to city staff from the owner that there was a history of flooding in this drainage way that has impacted the residence in the past. This was not disclosed by previous owners, and was not known to city staff. The amount of the claim is \$4,734.34. This is a very small portion of what the owner will have to spend to fix the water issues. Motion carried 5-1, with Stiner voting no.

D. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: Complaint and Summons Related to Class B Reserve Combination License Issued to Cuco's Mexican Restaurant. Motion by Stewart, seconded by Reekie, to authorize a summons to be sent to Cuco's,

Angel, LLC, Lazaro DeVincente, and Olegario Rodriguez to appear before the City of Verona Common Council at 111 Lincoln Street, Verona, Wisconsin on Monday, November 21, 2016 at 6:30 p.m., and show cause why the Class B Reserve Combination License held by Cuco's Mexican Restaurant, aka, Angel, LLC, should not be revoked. On July 1, 2016, the City issued a Class B Reserve Combination license to Angel LLC, d/b/a Cuco's Mexican Restaurant, 1050 North Edge Trail, Verona, WI 53593, for the period beginning July 1, 2016 and ending June 30, 2017. Pursuant to Wisconsin Statute 125.04(12)(a) and 125.51(4)(a), the license cannot be transferred to another premise. On September 1, 2016, GRG Development, LLC acquired the property at 1050 North Edge Trail. Upon information and belief, Cuco's, Angel LLC, and/or Lazaro DeVincente does not have a lease or other agreement with GRG Development, LLC that provides Cuco's, Angel LLC, and/or Lazaro DeVincente with rights to, or control of, the premises applicable to the license. City Attorney Kleinmaier stated that city staff has been in contact with the agent for Cuco's. For reasons not explained to staff, the agent has chosen not to voluntarily surrender the license. If the motion is approved, the summons and complaint will be served upon Mr. DiVincente and Mr. Rodriguez to inform them that they can appear at a hearing to be held at the council meeting of November 21st to state why the license should not be revoked. A "Class B" Reserve cannot be moved from one premise to another. If the representatives from Cuco's do not show up at the November 21st meeting, the Council can take the complaint as true and decide whether or not to revoke the license. If they do show up, they have the opportunity to make the case as to why the license should not be revoked & the council will decide whether or not to revoke the license. If the Council decides to revoke the license, the revocation will take place immediately. Motion carried 6-0.

10. New Business

A. Discussion and Possible Action Re: Approval of Operator Licenses. Motion by Reekie, seconded by Linder, to approve operator licenses for Derrick Gosha at Vincenzo Citgo; Adam Runstrom, Jessica Eddy and Adrianna Stephens at Mr. Brews; Kimberly Clarson at Sugar River Pizza; Krista Schultz at Draffhouse; and Stanley Hook at American Legion.

11. Announcements:

- Clerk Clark announced that the first day for candidates to circulate nomination papers for the Spring 2017 Election is December 1, 2016.

12. Adjournment:

Motion by Touchett, seconded by Reekie, to adjourn at 8:28 p.m. Motion carried 6-0.

Ellen Clark
City Clerk