



June 3, 2020

City of Verona
Plan Commission
111 Lincoln Street
Verona WI 53593

Re: Narrative – Planned Unit Development (PUD)
Klassik and Old National Bank Site
410 & 420 W Verona Ave
Verona, WI

Plan Commission Recommendation Date: July 6, 2020

The following is submitted together with the site plan and application for Plan Commission consideration.

Organizational Structure:

Developer: Northpointe Development Corp
230 Ohio Street
Oshkosh, WI 54902
Phone: 608-334-5665
Contact: Sean O'Brien
sean@northpointedev.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Project Description:

The property legal descriptions are: JAMIESON ADDN PRT LOT 13 BEG SW COR SD LOT TH N75DEGE 150 FT TH N 216.2 FT TH S87DEGW 146.02 FT TH S 246.04 FT TO POB, JAMIESON ADDN LOT 13 EXC ELY 20 FT THF, R839/661 & R881/656, JAMIESON ADDN ELY 20 FT LOT 13 and ZAVADA-STEINHOFF ADDN OUTLOT 109; Parcel numbers: 060815343632, 060815343436, 060815343838 and 060815340699.

The properties are currently zoned Urban Commercial and is consistent with the current City Land Use Map.

City owned land abuts the site on the east side. Existing single-family housing is located to the north and west. Commercial properties are located to the south, across West Verona Ave.

The proposed project is a mixed-use residential development consisting of a single building and will be completed in a single phase. The building is a four story, 79-unit apartment building with an underground parking garage and a mixture of residential units and commercial space on first floor. A portion of the commercial space is slated as the new home to the Old National Bank, so will have a connected, 2-lane drive-through.

Standards

The project is being proposed as a PUD to allow for this Mixed-use development.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing.

The site has been designed to facilitate safe pedestrian and vehicular traffic flow. Accessible routes will be provided to residential and commercial spaces.

The project will comply with the City Erosion Control and Stormwater Management requirements. Infiltration areas will be provided as required.

Each unit has a private patio or deck. Other amenities include a community room, roof terrace and an exercise room.

The anticipated development schedule is to start construction in the Fall of 2021 with occupancy of the buildings in the Fall of 2022. Most of the units will be rent restricted for a minimum of 30 years and available to households earning 30-60% of the county median. The project will target households of varying sizes as well as veterans. The developer plans to apply for TIF funds from the City to accommodate for the affordability as well as the significant amount retail of space. The intent for the TIF funds will be to bridge the funding gap in the project and allow for the retail spaces to be rented to smaller local businesses. Old National Bank has made a commitment to Verona and plans to be the anchor tenant in the project. The developer will also apply for grant funds from Dane County in July of 2020 followed by applying to WHEDA for Federal 9% tax credits in December 2020. The developer will seek Precise Implementation Plan approval in the Spring of 2021 if able to line up all the required financing.

Requested Exceptions:

- Setbacks - The front setback (West Verona Ave) is required to be 35' and we are currently at 16'.
- Building Height – Max allowable is 35', this is a 4-story building with a height of +/- 50' to the upper parapet.
- Parking – 133 stalls shown (surface and underground) however 217 are required (186 for the apartments and 31 for the commercial space).
- ATM drive approach requires 100' queue before the ATM and 40' after. We have 93' before and 30' after so we are in near compliance. It is our understanding that the code is currently being rewritten which will may shorten this length for Banks/ATMs. As we do not intend to seek PIP approval until 2021, we would like to revisit this exception at a later date.

Site Development Data:

Densities:

Lot Area	82,877 S.F. 1.90 acres
Dwelling Units	79 DU
Lot Area / D.U.	1,049 S.F./D.U.
Density	41.6 units/acre
Usable Open Space	25,400 S.F. = 321 S.F. per dwelling unit
Floor Area Ratio	28%

Commercial Area: 9,319 S.F.

Residential Area:
First Floor = 13,944 S.F.
Second floor = 28,687 S.F.
Third Floor = 28,687 S.F.
Fourth Floor = 23,843 S.F.
Total = 95,161 S.F.

Building Height: 4 stories = +/-50'-0"

Dwelling Unit Mix:

One Bedroom	40
Two Bedroom	23
Three Bedroom	<u>16</u>
Total	79 units

Vehicle Parking:

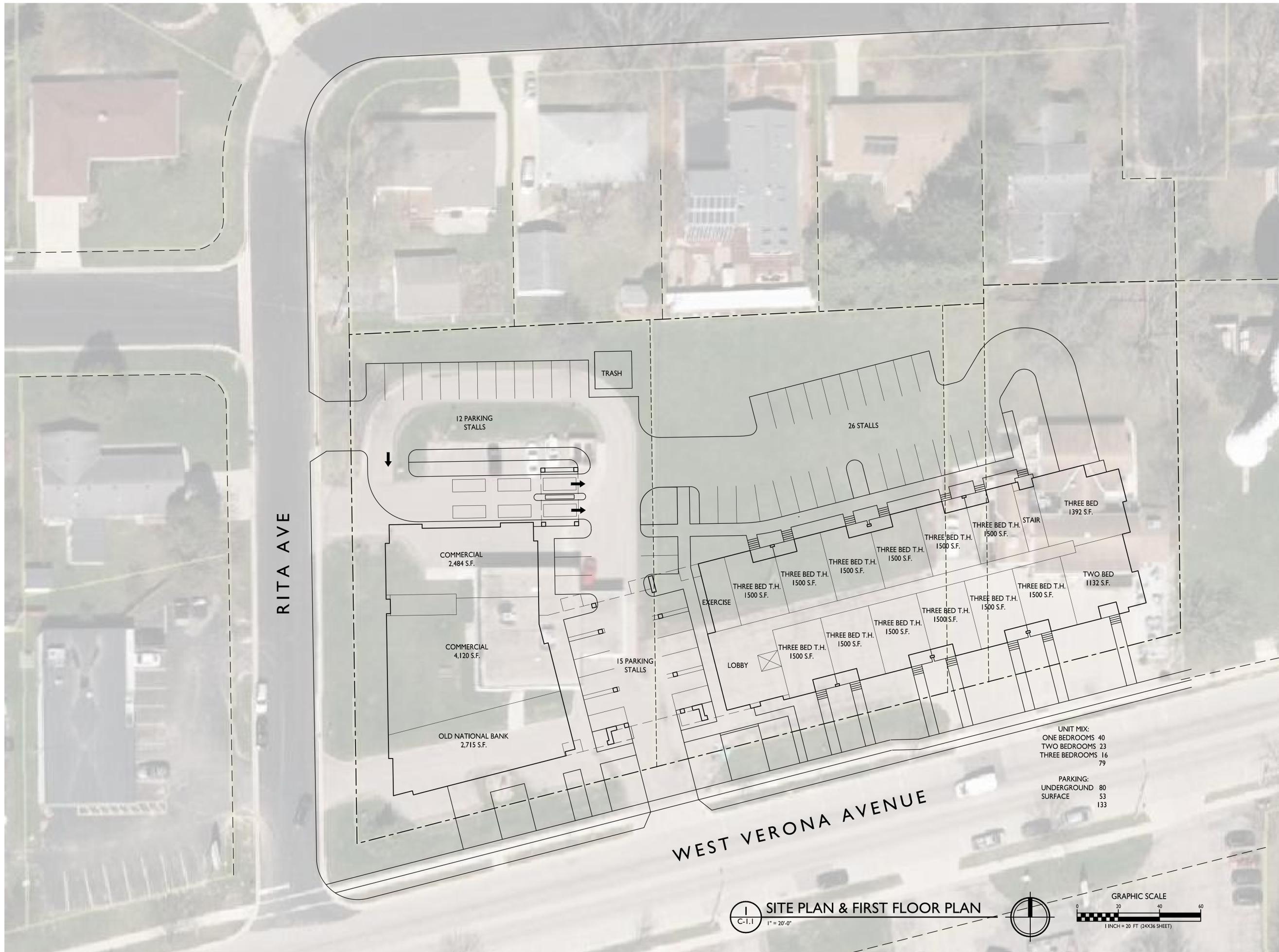
Underground	80
<u>Surface</u>	<u>53</u>
Total	133 vehicle stalls

Thank you for your time reviewing our proposal.

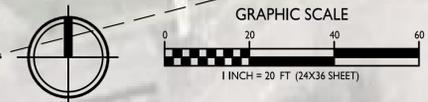
Sincerely,



Kevin Burow, AIA



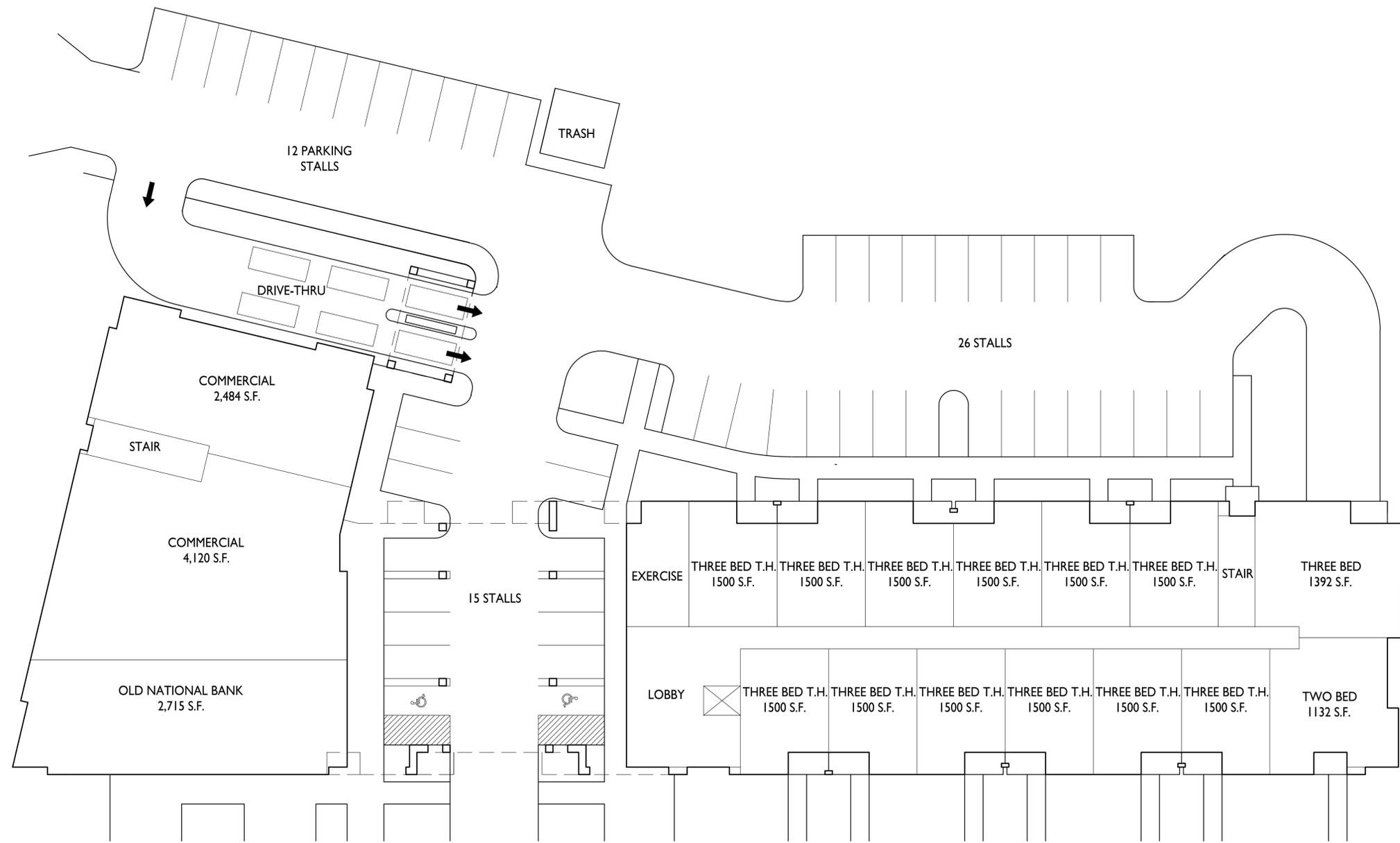
SITE PLAN & FIRST FLOOR PLAN
C-1.1 1" = 20'-0"





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UNIT MIX:
ONE BEDROOMS 40
TWO BEDROOMS 23
THREE BEDROOMS 16
79

ISSUED
Issued for Review - June 3, 2020

PROJECT TITLE
**Northpointe
Development**

West Verona Avenue
Verona, Wisconsin
SHEET TITLE
First Floor Plan

1 FIRST FLOOR PLAN
A-1.1 1/16" = 1'-0"



SHEET NUMBER

A-1.1

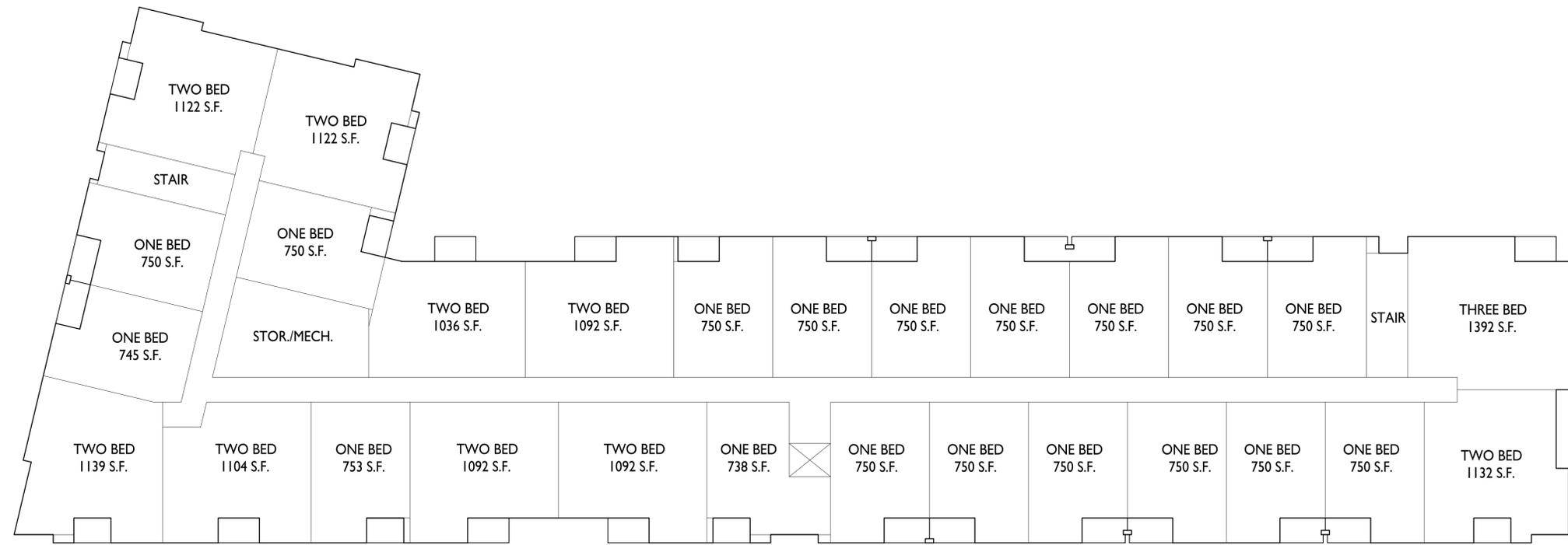
PROJECT NO. **2013**

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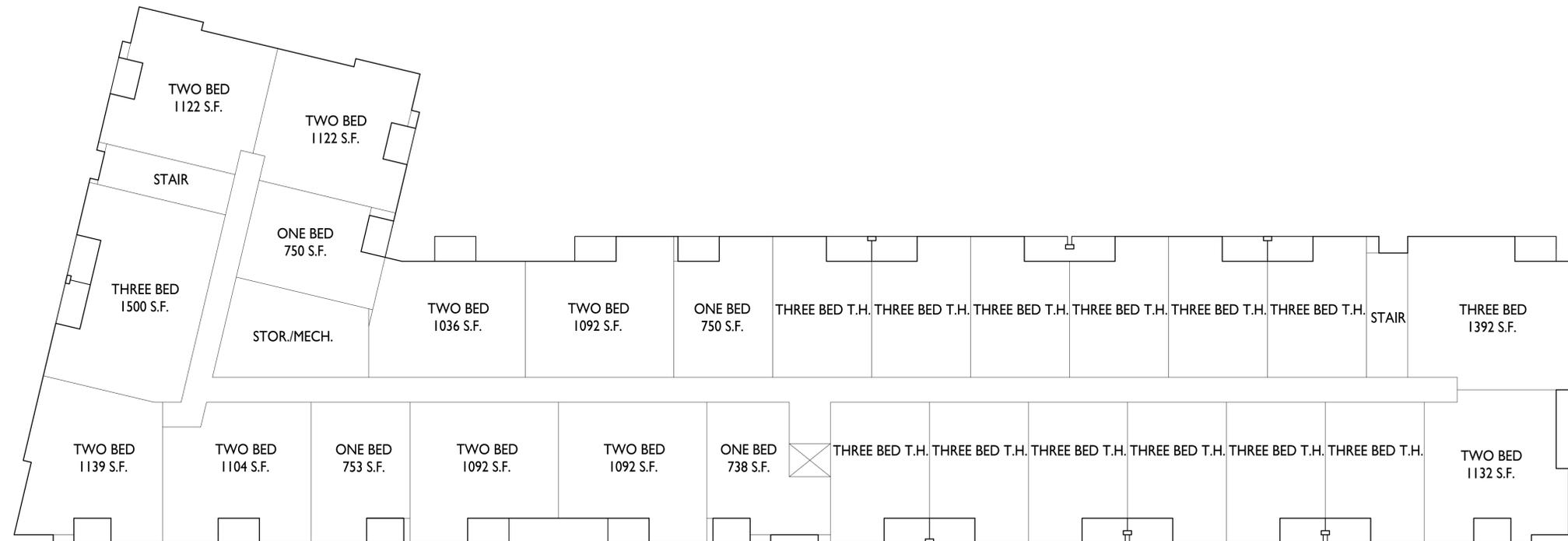
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2 THIRD FLOOR PLAN
A-1.2 1/16" = 1'-0"



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1 SECOND FLOOR PLAN
A-1.2 1/16" = 1'-0"



PROJECT TITLE
**Northpointe
Development**

West Verona Avenue
Verona, Wisconsin
SHEET TITLE
**Second & Third
Floor Plans**

SHEET NUMBER

A-1.2

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Development**

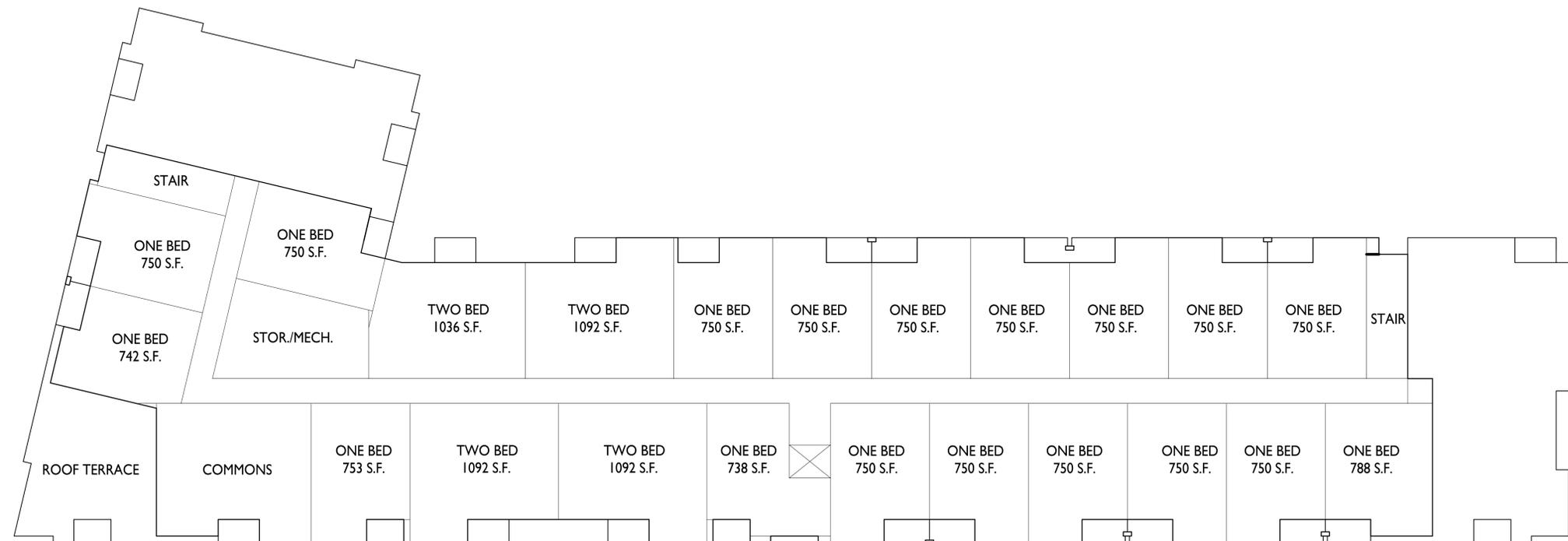
West Verona Avenue
Verona, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

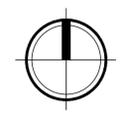
A-1.3

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FOURTH FLOOR PLAN
A-1.3 1/16" = 1'-0"





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PROJECT TITLE
**Northpointe
Development**

1 FRONT ELEVATION
A-2.1 1/16" = 1'-0"

West Verona Avenue
Verona, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

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