

PLAN COMMISSION

DATE: MONDAY, JUNE 1, 2026 TIME: 6:30 PM
LOCATION: COUNCIL CHAMBERS
CITY HALL
111 LINCOLN STREET
VERONA, WI 53593

1. Call To Order
2. Roll Call
3. Public Comment
4. Minutes

Approval of minutes from May 4, 2026 Plan Commission meeting.

Documents:

4. MINUTES.PDF

5. Tax Incremental District No. 8

Public Hearing: Review and approval of the proposed amendment of the project plan for Tax Incremental District No. 8.

- a. **Discussion & Possible Action** - Resolution approving an amendment to the project plan for Tax Incremental District No. 8.

Documents:

- MEMO - JUNE 2026.PDF
- S, TID 8 PROJECT PLAN AMENDMENT.PDF
- FC R18-081 RESOLUTION - TID 8 AMENDMENT.PDF

6. 430 East Verona Avenue

Public Hearing: Conditional use permit for a second drive-through lane located at 430 East Verona Avenue.

- a. **Discussion & Possible Action** - Conditional use permit for a second drive-through lane located at 430 East Verona Avenue.
- b. **Discussion & Possible Action** - Site Plan amendment for additional drive-through lane and modifications to parking lot, patio, and landscaping.

Documents:

6. STAFF REPORT - 430 E VERONA AVE.PDF
6. APPLICATION 430 E VERONA AVE - CUP.PDF

7. Located East Of Blue Ice Pass And West Of CTH M Known As The Backus Property

Public Hearing: Comprehensive Plan Amendment To Designate Approximately 15 Acres Of Land As Multi-Family, A Zoning Map Amendment To Rezone Property To Urban Residential, A Conditional Use Permit For An Apartment/Condominium Complex Land Use, And A Conditional Use Permit To Exceed The Maximum Height Requirement Of Thirty-Five (35) Feet In The Urban Residential Zoning District, For A 257-Unit Apartment And Townhome Complex Located East Of Blue Ice Pass And West Of CTH M Known As The Backus Property.

- a. **Discussion & Possible Action** - Annexation Of Approximately 15 Acres Of Land To The City Of Verona Located East Of Blue Ice Pass And West Of CTH M.
- b. **Discussion & Possible Action** - Resolution Recommending A Comprehensive Plan Amendment To Designate Approximately 15 Acres Of Land As Multifamily Housing Located East Of Blue Ice Pass And West Of CTH M.
- c. **Discussion & Possible Action** - Zoning Map Amendment To Rezone Approximately 15 Acres To Urban Residential Located East Of Blue Ice Pass And West Of CTH M.
- d. **Discussion & Possible Action** - Certified Survey Map To Create Three (3) Lots And One (1) Private Outlot Located East Of Blue Ice Pass And West Of CTH M.
- e. **Discussion & Possible Action** - Site Plan Review To Construct A 257-Unit Apartment And Townhome Complex Located East Of Blue Ice Pass And West Of CTH M.
- f. **Discussion & Possible Action** - Conditional Use Permit For An Apartment/Condominium Complex Land Use Located East Of Blue Ice Pass And West Of CTH M.
- g. **Discussion & Possible Action** - Conditional Use Permit To Exceed The Maximum Height Requirement Of Thirty-Five (35) Feet In The Urban Residential Zoning District Located East Of Blue Ice Pass And West Of CTH M.

Documents:

- BACKUS - STAFF REPORT.PDF
- FC R18-081 RESOLUTION - COMP PLAN AMENDMENT.PDF
- EMAILED COMMENTS COMBINED - 2025 TO 2026-02-26_REDACTED.PDF
- MAIN STREET STATION NARRATIVE.PDF
- ANNEXATION.PDF
- CSM.PDF
- CIVIL PLAN SET 2026-05-22.PDF
- ARCHITECTURAL PLAN SET 2026-05-21.PDF
- LANDSCAPE PLAN.PDF
- LIGHTING PLAN.PDF
- CROSS SECTION AND INTERSECTION DESIGN.PDF

8. Zoning Text Amendments

Public Hearing: Zoning text amendments to modify sections of the Zoning Ordinance relating to specific accessory use standards, off-street vehicle parking requirements, and definitions.

- a. **Discussion & Possible Action** - Zoning text amendment to amend Title 13, Chapter 1, Article B for definitions and Section 13-1-105 and 13-1-132 for specific accessory use standards to include outdoor dining, with canopy.
- b. **Discussion & Possible Action** - Zoning text amendment to amend Section 13-1-151(a)(1) for off-street vehicle parking requirements for apartments/condominium uses.
- c. **Discussion & Possible Action** - Zoning text amendment to amend Title 13, Chapter 1, Article B for definitions, Section 13-1-127 for Fitness Facility/Entertainment Facility Indoor use standards and Section 13-1-151(e)(1) for off-street vehicle parking requirements for fitness facility/entertainment facility for indoor and outdoor facilities.

Documents:

- A. ACCESSORY USES - OUTDOOR DINING.PDF
- B. UNDERGROUND PARKING.PDF
- C. FITNESS PARKING.PDF

9. Reports And Comments From The Planning Department

Reports and comments from the Planning Department

- a. Update on development projects.
- b. Update on the Comprehensive Plan
 - 1. Release of Public Hearing Draft Document

10. Adjournment

Like Date - Chairperson

POSTED: May 28, 2026

POSTED: Verona City Hall

Verona Public Library

Marla Mahal

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

WRITTEN COMMENTS: You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing baasman@ci.verona.wi.us or in writing to Plan Commission, 111 Lincoln Street, Verona, WI 53593.

Notice: If you need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at (608) 845-4495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to the State ex rel. Backus v. Greendale Village Board, 173 Wis. 2d 553, 454 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.