

Planning Report

City of Verona

Plan Commission 8-1-2022

312 Investment Court

Conditional Use Permit Review

Summary: The Applicant is requesting conditional use permit for permanent outdoor storage located at 312 Investment Court.

Property Location: 312 Investment Court

Property Owner: Keith Bieneman
5795 Pembroke Drive
Fitchburg, WI 53711

Applicant: Same

Existing Zoning: Urban Industrial (UI)
Existing Land Use: Distribution and warehouse
Proposed Land Use: Same

Figure 1 – Location Map



Project Description:

Heritage Tile LLC currently operates a warehouse located at 312 Investment Court (“Property”), which is depicted in Figure 1. The Applicant is requesting a conditional use permit for permanent outdoor storage for three containers located outside of the warehouse. Per the Applicant’s narrative, the containers are twenty (20) feet in length and eight (8) feet wide, which will have a total of 490 square feet of additional storage space. The Property is zoned Urban Industrial (UI) and is surrounded by other industrial businesses. The proposal is being reviewed as a conditional use permit (CUP) before the Plan Commission and Common Council as permanent outdoor storage that requires a conditional use permit in the UI zoning district.

Conditional Use Permit Findings:

The Applicant is requesting a CUP for a permanent outdoor storage land use for the UI zoning district. The Zoning Ordinance requires all conditional uses to fulfill general standards for all CUP requests (Section 13-1-217(d)(2)).

1. *How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, this Chapter, and any other plan, program, or Chapter adopted, or under consideration pursuant to official notice by the City?*

Yes, the location of the proposed use is in harmony with the goals and policies of the City in the specific location proposed. The Applicant is proposing to utilize three (3) containers to protect materials from the elements and viewing from Investment Court.

2. *Does the proposed conditional use, in its proposed location and as depicted on the required site plan [see Subsection (c)(4), above], result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors such as dust, lighting, air pollution, noise, odor, glare, heat, hazardous materials, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or Chapter adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?*

No, the proposed use will not adversely impact adjoining properties, traffic, or the environment. The area surrounding this Property is built.

3. *Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

Yes. The surrounding area is a mix of industrial land uses.

4. *Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?*

The site is adequately served by public improvements and the proposed use will not impose an undue burden on these improvements.

5. *Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?*

The public benefits outweigh any adverse impacts.

Recommendation:

Staff recommends the Plan Commission recommend the Common Council approve the conditional use permit to allow permanent outdoor storage land use at 312 Investment Court.

Submitted by: Katherine Holt *KH*
Director of Planning and Development

Reviewed by: Adam Sayre, AICP *AS*
City Administrator

Additional storage plan

From

Heritage Tile LLC

312 Investment Ct

Verona, Wisconsin – 53593

To

The City of Verona

Planning and Development

111 Lincoln Street

Verona, Wisconsin – 53593

Dear Council member,

I am writing to ask for permission to add 3 containers outside our warehouse building at 312 Investment Ct, Verona – 53593.

The proposed plan will be within our facility and will not impact outside traffic or public in anyway. The proposed site plan is attached with this. The containers are 20 ft in length X 8 ft wide. The additional storage will have 3 containers stored adjacent to each other taking up a total area of 480 sq. ft.

The containers will alleviate some of the immediate storage needs and help improve our fulfillment process significantly. With the container storage not affecting the public presence or any of the existing operations, we request the city to grant us the permission to implement this as soon as possible.

Thank you for your help.

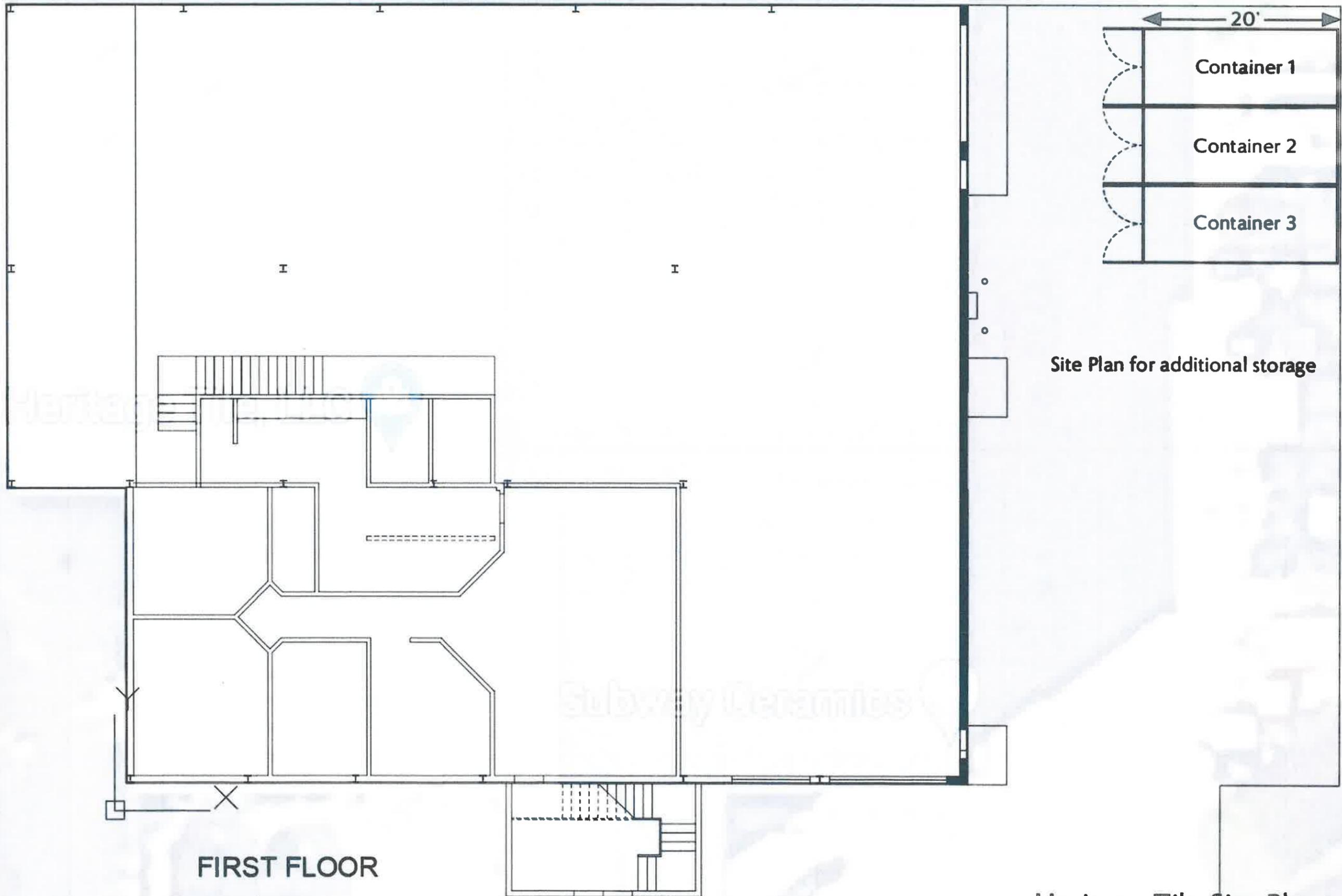
Sincerely,



06/30/22

Srikrishna Seshadri Gopikrishnan

Sr. Operations Manager



FIRST FLOOR

Site Plan for additional storage

Heritage Tile Site Plan

