

CITY OF VERONA
PLAN COMMISSION
MINUTES

October 3, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Beth Tucker Long, Tyler Wood, Tyler Powers, Luke Diaz, Pat Lytle, Christine Posey, and Mike Hankard were present. Also present: City Engineer Carla Fischer and Director of Planning and Development Katherine Holt.
3. Public Comment
None
4. Approval of minutes from September 6, 2022 Plan Commission meeting
Motion by Powers, seconded by Wood to approve the minutes from the September 6, 2022 Plan Commission meeting. Motion carried 7-0.
5. Discussion & Possible Action – Site plan review to construct a multi-tenant 58,000 square foot building located at 1155 Ambition Street in the Liberty Business Park
Holt stated that Everlight Solar will take up five of the bays and the two remaining bays will be rented out. Access to the property will be from Ambition Street. The applicant is proposing 59 parking stalls. Staff has asked the applicant to remove the additional striped stalls. The applicant will install solar panels on the building. Staff recommends that the applicant continue the wood paneling throughout the design of the building or paint the building to match the paneling.
Posey asked for clarification on removal of the mezzanine. Holt stated that the current building has a mezzanine that does not meet code.
Posey asked if it was cost prohibiting to extend the wood paneling on the sides of the building. William Creech, Everlight Solar CEO, stated that they would be happy to paint the building to mimic the wood paneling as it wouldn't increase the costs significantly.
Motion by Diaz, seconded by Posey to approve the site plan review to construct a multi-tenant 58,000 square foot building located at 1155 Ambition Street in the Liberty Business Park with the following conditions: additional striping and asphalt for those areas in the parking lot will be removed from the site plan; one (1) loading area is allowed for each tenant, but not each bay; all individuals, including, but not limited to, guests and employees, are prohibited from staying overnight or using this as a residence; the indoor fitness/entertainment facility of less than 10,000 square feet (basketball court) will not host recreational events and will solely be used by employees; and the mezzanine located at 1155 Clarity Street (the applicants existing building) will be removed upon vacation of the property and issuance of the occupancy permit for 1155 Ambition Street (the Applicant's proposed building).

Motion by Tucker Long, seconded by Lytle to amend the motion to include a condition to include the design details on the southern and western sides of the building, as laid out by staff in the packet. Motion carried 7-0.

Original motion as amended carried 7-0.

6. Discussion & Possible Action – Zoning text amendments

Public Institutional District purpose

Staff recommends removing “on lands that are public property” as this zoning district is used to designate places of worship, which are not public property.

Community Garden

Staff proposes to allow community gardens in all zoning districts.

Hankard asked if there was any downside to community gardens. Holt stated that parking could be an issues or animals, but issues would not be significant, and we would be able to address them.

Lytle asked if someone needed to apply for a permit for a community garden. Holt said it would be an allowable use. He asked if it could be a way for people not to take care of vacant property. Holt stated they would still need to follow other ordinances such as weed ordinances.

Sheds

Staff proposes allowing accessory structures in all zoning districts and removing the language “which does not require the issuance of a building permit” as a shed may require a permit depending on square footage. Staff would also support landscaping or screening of such structures.

Tucker Long stated she would be in support of screening if it was a commercial property abutting a residential property. Hankard stated that screening would not be possible on all properties. Posey stated that she would like screening if it was an industrial trailer but doesn’t believe there needs to be screening for a shed. Tucker Long stated that we could require screening depending on what the adjacent property was. Powers stated that it would be hard to draw a line on what types of structures needed to be screened.

Landscaping

Staff is recommending adding language to include explicit information regarding identifying existing trees being removed and how these will be replaced. Posey stated that she would support 1:1 replacement.

Exterior Lighting

Staff recommends the maximum of 1.0 footcandles outside of business hours.

Planned Development

Staff recommends that pre-application reviews to go before the Common Council for their initial feedback.

Other items:

A use and definition for laboratories needs to be added into the zoning ordinance.

The sign ordinance will need to be updated due to recent court rulings.

7. Reports and comments from the Planning Department

a. Update on development projects.

Holt stated that Starbucks is complete and open.

Lytle asked if the Urban Service Area extensions were approved. Holt stated that the DNR approved both the Marty property and West Madison Bible Church.

b. Meeting dates for 2023 are posted online.

c. Director of Planning and Development

Holt announced that she will be leaving the City on October 31st.

8. Adjournment: Motion by Powers, seconded by Tucker Long to adjourn at 7:33 p.m.
Motion carried 7-0.

Respectfully Submitted,

Holly Licht, City Clerk