

Memorandum

To: Plan Commission

From: Katherine Holt, Community Development Specialist

Date: April 6, 2022

Re: Neighborhood Office and Suburban Industrial Setback – Zoning Text Amendment

In January of 2022, Staff presented a memo that contained various potential zoning text amendments including amendments to the Suburban Industrial (SI) and the Neighborhood Office (NO) setbacks. Table 1 shows a comparison between the previous Zoning Ordinance and the current Zoning Ordinance.

	Previous Ordinance	Current Ordinance	Zoning Text Amendment
SI setback			
Side yard	10 ft.	20 ft.	10 ft.
Rear	20 ft.	30 ft.	20 ft.
NO setback			
Rear	25 ft.	30 ft.	25 ft.

Sec. 13-1-101 – Bulk and Dimension Standards.

Amend the table to include the proposed zoning text amendment setbacks.

Zoning Text Amendment Findings

A determination is required to ensure that a Zoning Text Amendment is in harmony with the recommendations of the City of Verona’s Comprehensive Master Plan by answering the following questions posed in Section 13-1-215 of the Zoning Ordinance.

- a. *How does the proposed text amendment further the purposes of this title and the general article in which the amendment is proposed to be located as outlined in section 13-1-5?*

The proposed text amendment corrects language that changed from the previous Zoning Ordinance allowing buildings to come back into compliance.

- b. *How does the proposed text amendment further the purposes of the specific section in which the amendment is proposed to be located?*

The proposed text amendment corrects language that changed from the previous Zoning Ordinance allowing buildings to come back into compliance.

- c. *Which of the following factors has arisen that are not properly addressed in the current zoning text:*

1. *The provisions of this chapter should be brought into conformity with the Comprehensive Plan (if a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan);*
2. *A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);*
3. *New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;*
4. *If the proposed text amendment is concerned with the provisions of articles C and/or D: How does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?*

This change was an oversight by Staff and we are correcting our error.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning text amendment for Section 13-1-101 – Bulk and Dimensional Standards to amend the side yard and rear setback for the SI zoning district and to amend the rear setback for the NO zoning district.

