

**CITY OF VERONA**  
**MINUTES**  
**PLAN COMMISSION**  
**April 6, 2022**

4/6/2022 - Minutes

1. Call To Order

Mayor Diaz called the meeting to order at 6:31 p.m.

2. Roll Call

Beth Tucker Long, Luke Diaz, Christine Posey, Tyler Wood, and Pat Lytle were present. Mike Hankard and Tyler Powers were absent and excused. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and Community Development Specialist Katherine Holt.

3. Public Comment

None

4. Approval Of Minutes From March 7, 2022 Plan Commission Meeting.

Motion by Tucker Long, seconded by Posey to approve the minutes from the March 7, 2022 Plan Commission meeting. Motion carried 5-0.

5. Zoning Map Amendment And Site Plan Review For 101 Prairie Heights Drive

**Public Hearing** – Zoning map amendment to rezone 2.3-acres of land located at 101 Prairie Heights Drive from Neighborhood Office (NO) to Urban Residential (UR).

Motion by Diaz, seconded by Lytle to open the public hearing at 6:34 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Posey, seconded by Wood to close the public hearing at 6:34 p.m. Motion carried 5-0.

a. **Discussion & Possible Action** – Zoning map amendment to rezone 101 Prairie Heights Drive from Neighborhood Office (NO) to Urban Residential (UR).

Motion by Tucker Long, seconded by Posey to recommend that the Common Council approve a zoning map amendment to rezone 101 Prairie Heights Drive from Neighborhood Office (NO) to Urban Residential (UR) with the condition that approval shall become effective upon the applicant acquiring the property. Diaz and Posey stated they support the rezone and the project overall as it creates diverse housing. Motion carried 5-0.

b. **Discussion & Possible Action** – Site plan review for ten (10) townhome buildings with a total of twenty (20) units located at 101 Prairie Heights Drive.

Sayre gave a brief history of the property. He noted that there is bedrock on the site which could cause some challenges in the development process. There will be twenty (20)-units in the ten (10) townhome buildings with two (2)-car garages in the rear of each unit. Access will be from Prairie Heights Drive. Each unit has three (3)-bedrooms.

Lytle asked if there was visitor parking. Sayre stated that they didn't think it was necessary to include visitor parking as it was like a single-family home.

Motion by Posey, seconded by Lytle to approve a site plan review for ten (10) townhome buildings with a total of twenty (20) units located at 101 Prairie Heights Drive with the following conditions: prior to the issuance of building permits, the applicant shall provide the City with a letter of credit or escrow for all work associated with the water main construction, and light near Locust Drive must conform to the required lighting levels through coordination with the Planning Staff. Motion carried 5-0.

6. Conditional Use Permit And Site Plan Review For 2147 County Highway PB

**Public Hearing** – Conditional use permit for approximately one (1)-acre of outdoor storage, permanent located at 2147 County Highway PB.

Motion by Diaz, seconded by Tucker Long to open the public hearing at 6:47 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Tucker Long, seconded by Posey to close the public hearing at 6:47 p.m. Motion carried 5-0.

a. **Discussion & Possible Action** – Conditional use permit for permanent outdoor storage located at 2147 CTH PB.

Sayre stated that this will be an expansion of a current storage facility that is there. Staff has no concerns regarding the expansion.

Motion by Posey, seconded by Tucker Long to recommend that the Common Council approve a conditional use permit for permanent outdoor storage located at 2147 County Highway PB with the condition that a landscaping plan will be presented and approved by Planning Staff prior to the issuance of building permits. Motion carried 4-0 with Lyle abstaining.

b. **Discussion & Possible Action** – Site plan review for permanent outdoor storage located at 2147 CTH PB.

Motion by Tucker Long, seconded by Wood to approve a site plan review for permanent outdoor storage located at 2147 County Highway PB. Diaz highly encourages Alliant Energy to put solar panels on their property. Motion carried 4-0 with Lytle abstaining.

7. Site Plan Review For 1979 Milky Way

**Discussion & Possible Action** – Site plan review for three (3) structures located at 1979 Milky Way.

Sayre stated that Epic is proposing to construct a new office building, a restaurant, and a bakery. He added that there is already significant underground parking to accommodate the new office building. The office building will be a "sci-fi" design. The restaurant and bakery will be mostly underground with a green roof.

Diaz asked why the plans have a labeled called wildlife fence. Jim Schumacher, Epic representative, said that it is a barrier to keep people from going over the edge.

Posey appreciates the designs of the office building and the fact that the restaurant and bakery are sunken in.

Motion by Tucker Long, seconded by Posey to approve the site plan review for an office building called Sci-Fi, Restaurant 42, and the Bakery as part of Campus 5 located at 1979 Milky Way. Motion carried 5-0.

#### 8. Site Plan Review For 531 Commerce Parkway

Discussion & Possible Action – Site plan review for a façade and parking lot changes located at 531 Commerce Parkway.

Holt stated that the applicant is requesting to construct a new parking area and renovate the existing building. The applicant is working with the City Engineer regarding stormwater plans. There will be new landscaping added to the property and windows added along the north and east façade.

Posey stated that she is in favor of the project and new landscaping is welcome.

Motion by Tucker Long, seconded by Posey to approve the site plan review for a façade and parking lot changes located at 531 Commerce Parkway. Motion carried 5-0.

#### 9. Initial Review For Lot 2 On Prairie Oaks Drive

Discussion & Possible Action – Initial review to construct an approximately 39,990 square foot addition to the existing Ice Arena located at 451 East Verona Avenue.

Holt stated that the applicant is proposing a 5,625 addition to the north portion of the building for locker rooms, and a southern building addition consisting of approximately 34,815 square feet to be used as a second sheet of ice, locker rooms and to seat up to 800 spectators. She added that they are proposing 52 parking stalls with an electric vehicle charging station. Staff recommends that the applicant amend their lighting plan and add more trees to the front of the building.

Tucker Long asked if the 52 parking spots are really needed. She suggested sharing a parking lot with Verona Area Community Theater (VACT) as she is concerned about added additional impervious surfaces. Tucker Long is not a fan of the exterior of the building and suggested adding wood or stone similar to Commerce Parkway project.

Posey is concerned about the drop off area. The parking lot is already hectic and additional parking at the other end could be a safety concern. She asked what the seating design would be. Ray White, Dimension IV architect, stated that there would be bleacher seating for 800. He added that the extra parking on the east side is important because there will be a separate entrance for the second rink. Lytle asked if the drop off area had been reviewed by the City Traffic Engineer. Sayre stated that he could have the traffic engineer look at it, but it won't be a huge volume like what we see with the schools.

Wood asked if there was consideration in making the entire building look more modern, especially the building that faces Verona Avenue. White stated that they are trying to match the existing materials. They are going to change the color while also trying to keep costs down. Lytle agrees with the comments to update the building façade along Verona Avenue in a cost-effective way.

Diaz stated he would like to see more evergreens or other strong tree barrier along the Military Ridge State Trail.

10. Initial Review For 451 East Verona Avenue

Discussion & Possible Action – Initial review to construct a three (3)-story, fifty-seven (57) unit apartment building located on Lot 2 on Prairie Oaks Drive.

Holt stated that access would be from a shared access point from Prairie Oaks Drive. The applicant is proposing 86 parking stalls—66 underground and 20 surface. The applicant is proposing units with one (1) to three (3) bedrooms. Staff recommend extending the sidewalk to the lower-level units. Holt stated the proposed building is three (3)-stories with a flat roof. The proposed front setback is 17-feet and would require an exemption as proposed.

Wood does not have an issue with a 17-foot setback. He is concerned about the parking with there being so many one (1) bedroom-units. It would be helpful to extend the sidewalk to the first-floor units to encourage street parking.

Lytle stated that the design of the building is a lot less pleasing than the previously approved building. He added that three (3) stories would be a lot for the area. Diaz agreed and a two (2)-story with a pitched roof would fit in better with the area.

Tucker Long stated the previous design made the building look smaller. She added that if they incorporated a third color, it could break the building up and make it look smaller and more appealing. There was no green space but likes that some units have balconies. She was in support of three (3)-bedroom units. She has concerns about the three (3)-stories next to the school and the single-family properties.

John Mann, the applicant, stated that the balconies on the building are two (2) to three (3) times larger than a normal apartment balcony and offer enough outdoor space. The building on Lincoln Street is like this one and does not seem too tall for the area. The red brick color scheme is being used to match the existing apartment building that they own.

11. Public Hearing – Zoning Text Amendments

Public Hearing – Zoning text amendments to modify sections of the Zoning Ordinance relating to chickens, landscaping, lot coverage, outdoor dining, recreation and vehicle equipment storage, and setbacks in the SI and NO Zoning Districts as well as pavement.

Motion by Diaz, seconded by Tucker to open the public hearing at 7:43 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Lytle, seconded by Wood to close the public hearing at 7:44 p.m. Motion carried 5-0.

a. Discussion & Possible Action – Zoning text amendments relating to chickens.

Sayre stated that keeping of chickens would be allowed in all zoning districts. Four (4) hens would be allowed on properties less than one (1)-acre and up to eight (8) hens would be allowed on properties more than one (1)-acre. The licensing requirement will be looked at in the future.

Lytle asked if there was interest in any non-residential properties to keep chicken. Sayre stated that Alder Kimmitt is interested in having chickens at her bookstore.

Tucker Long suggested adding language that all required licensing must be obtained. Sayre thinks that we should keep things general and not incorporate license requirements in the zoning code.

Motion by Lytle, seconded by Wood to recommend that the Common Council approve a zoning text amendment for Section 13-1-105(m)—Accessory Uses to permit keeping and raising of chickens in all zoning districts and recommend that the Common Council approve the zoning text amendment for Section 13-1-132 (d)—Specific Accessory Use Standards for keeping and raising chickens. Motion carried 5-0.

b. Discussion & Possible Action – Zoning text amendments relating to landscaping.

Sayre stated that this is an item that was missed as part of the zoning code re-write. The ordinance would require tree plantings in greenspace areas.

Motion by Posey, seconded by Wood to recommend that the Common Council approve the zoning text amendment for Section 13-1-153—Landscape Standards to add tree plantings in the green space area. Motion carried 5-0.

c. Discussion & Possible Action – Zoning text amendments relating to lot coverage.

Sayre stated the ordinance changes the definition of lot coverage and increased the maximum percentage of lot coverage for zoning districts.

Tucker Long stated that 75% lot coverage seemed too high for Urban Residential. Sayre stated that they took surface parking into consideration when determining the percentages. Tucker Long didn't want the 75% lot coverage to encourage surface parking over underground parking. Sayre stated there is still a 1:1 underground parking ratio requirement.

Motion by Lyle, seconded by Posey to recommend that the Common Council approve a zoning text amendment for Section 13-1-54—Definitions—L to modify the current language and recommend that the Common Council approve the zoning text amendment for Section 13-1-101—Bulk Dimensional Standards to modify the percentages for lot coverage in each zoning district. Motion by Tucker Long to amend the motion to include that the Urban Residential lot coverage maximum to be 60%. There was not second. Motion failed. Motion by Posey, seconded by Wood to remove the changes for Urban Residential from the ordinance amendment. Motion carried 5-0. Original motion as amended carried 5-0.

d. Discussion & Possible Action – Zoning text amendments relating to outdoor dining.

Sayre stated that the ordinance would eliminate the fence requirement for outdoor dining where alcohol is being served. He added that if there were any issues, the City could require fencing.

Diaz was in favor of the change to offer more opportunities for businesses and residents. Posey added that the City did not see any issues during COVID when some businesses were allowed to have an outdoor area without a fence.

Motion by Diaz, seconded by Posey to recommend that the Common Council approve the zoning text amendment for Section 13-1-132 (m) to remove the existing text and replace with a fence shall be added as a barrier between the outdoor dining area and the pedestrian walkway if alcohol consumption or public safety becomes an issue outside of the designated barriers and recommend that the Common Council approve the zoning text amendment to remove language for outdoor dining, with alcohol in sections 13-1-132(l), 13-1-57(m), and 13-1-105(m). Motion carried 5-0.

e. Discussion & Possible Action – Zoning text amendments relating to recreation vehicle and equipment.

Motion by Lytle, seconded by Posey to recommend that the Common Council approve the zoning text amendment for Section 13-1-30—Definitions—R, recommend the Common Council approve the zoning text

amendment for Section 13-1-105(m), and recommend the Common Council approve the zoning text amendment for Section 13-1-132(p).

Tucker Long is not in favor of saying what people cannot store in their driveway. This would be more appropriate for a neighborhood covenant, not a city-wide zoning ordinance.

Lytle stated that most people don't have a twenty-five (25)-foot long recreational vehicle, so it wouldn't affect the average person. Tucker Long stated that it wouldn't matter the size, the ordinance does not allow permanent storage of any recreational vehicle. Sayre stated that there are some inconsistencies in the ordinance.

Diaz doesn't see an issue if it is not blocking the sidewalk or causing safety issues.

Sayre stated that staff could put together a list of how other communities deal with the issue.

Motion was withdrawn and no action was taken.

f. Discussion & Possible Action – Zoning text amendments relating to setbacks in the Suburban Industrial (SI), Neighborhood Office (NO), and pavement.

Lytle confirmed that twin homes or zero (0) lot line homes would not be affected, which is true.

Diaz verified that the five (5)-foot pavement setback is for all districts, which is true as it is done by building design.

Motion by Tucker Long, seconded by Posey to recommend that 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; and also recommend that the Common Council approving the zoning text amendment for Section 13-1-101—Bulk and Dimensional Standards to add a minimum of pavement setback of five feet for all zoning districts. Motion carried 5-0.

## 12. Reports And Comments From The Planning Department

a.. Update on development projects.

## 13. Adjournment

Motion by Posey, seconded by Tucker Long to adjourn at 8:51 p.m. Motion carried 5-0.

Respectfully Submitted,  
Holly Licht, City Clerk