

CITY OF VERONA
MINUTES
PLAN COMMISSION
March 7, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:31 p.m.
2. Roll Call: Beth Tucker Long, Tyler Powers, Luke Diaz, Christine Posey, Mike Hankard, and Tyler Wood were present. Pat Lytle was absent and excused. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and Community Development Specialist Katherine Holt.
3. Public Comment

- Rye Kimmitt, 692 Aspen, spoke regarding changes to the chicken ordinance. She stated that she would like to have chickens at her bookstore.

4. Approval of minutes from February 7, 2022 Plan Commission meeting.

Motion by Powers, seconded by Tucker Long to approve the February 7, 2022 Plan Commission minutes. Motion carried 6-0.

5. Discussion & Possible Action – Initial review to construct a two (2)-story 164,000 square foot manufacturing building located south of John P. Livesey Boulevard and west of Arrowhead Way.

Holt stated that the applicant is requesting an initial review to construct a 164,000 square foot manufacturing building. The Plan Commission has already approved a site plan for a three (3)-story 108,710 square foot lab and office building. She added the building height is 50-feet tall due to the screening of the roof mechanicals. The lot coverage is 59.9% and the maximum lot coverage is 60% which could cause issues if there were an addition to the property. Access will be from John P. Livesey Blvd.

Tucker Long said the design of the building looks nice for a manufacturing building. Powers agreed and stated that the design of all the recent buildings in the area have been designed well.

Posey asked how the tanks were being constructed and contained. The representative from Arrowhead said that the tanks will be in a recessed concrete containment area, so if there are leaks, it will be contained. He added that there is a controlled procedure to remove anything that gathers. He stated that it is very similar to the Millipore Sigma tank farm in the area, except Arrowhead will be putting a cover on the top so it is not open the air.

6. Discussion & Possible Action – Initial review to construct a four (4)-story mix-use building with 5,900 square feet of commercial space and sixty-four (64) apartment units located at 1050 North Edge Trail.

Holt stated that the property has Monk's Bar Grill. Any development for this property will have to go through the Planned Development process. She stated that the rear

setback does not meet the 25-foot requirement. The building height is 46-feet tall at the top of the parapet, and the roof truss is 43-feet tall. The lot coverage exceeds the 40% maximum by double. The applicant is proposing 64 underground parking stalls and 41 surface parking stalls. The minimum surface parking stalls is 61. Staff recommends that the applicant work with the dental office to create a shared parking agreement. Staff also recommends bicycle parking and electric vehicle charging stations. The applicant is proposing a rooftop deck and an outdoor dining area in front of the building. The property has a significant slope from west to east. Holt stated that this development would be exempt from the Residential Development Policy as it is mixed use.

Hankard asked what the purpose of the maximum lot coverage ordinance was. Sayre stated that the intent was to create more green space in the City. He added that the City tried to simplify the ordinance, but inadvertently overcorrected the impervious surface percentage by a lot.

Hankard stated he supports a mixed-use development in this area, and he also supports a four (4)-story building. Powers agrees. He also added that if you look at the impervious surface now, it is close to 100%, so instead of parking lot, there will be apartments and the parking will move underground.

Tucker Long wasn't sure about four (4)-stories for this property as there are houses across the street. She was also concerned about how many apartments the City is constructing right now.

The Monks representative stated they are looking to reduce their footprint with less staff and be able to handle more to-go orders with the drive through.

Posey stated that she was hesitant on the mixed-use, but not entirely against it. She said she was concerned about the four (4)-stories.

Tucker Long stated that she would like to see more two (2)- and three (3)-bedroom units given the proximity to the schools. The outdoor dining and drive through could be disrupting to the apartment residents.

Diaz is in favor of mixed-use for this property. There is a huge need for apartments in Dane County. This project would be the right-size for commercial space in the area. He was a maybe on the four (4)-stories and added that he wasn't a fan of drive throughs but understands why it would be useful for a business to succeed.

7. Discussion & Possible Action – Zoning Ordinance changes

a. Camper storage

Posey suggested defining “off season” and “winterization”. She added that she was hesitant to allow permanent storage in NR, MR, and UR within 10 feet of the property line.

Tucker Long asked what the reason for the 25-foot length limit in the driveway. Sayre stated that what was in the old ordinance. Tucker Long stated that if the

vehicle fits in the driveway, it shouldn't matter how long the vehicle is. She didn't necessarily think we needed to codify camper storage regulations in the ordinance.

Hankard stated that in some of the older neighborhoods near downtown, a camper in a driveway blocks the view and that he is in support of the proposed ordinance. He added that he would like to see something about rentals for off-site use.

Tucker Long stated that we could use setbacks to regulate large vehicle parking, rather than not allowing it in cases where it could work. Posey stated that she agreed, and we could use the similar guidelines that we already use for out buildings and accessory structures.

Tucker Long suggested that if owners were to park campers in the rear of the property, they should be required to park on a concrete or other hard surface. Powers agreed and said that would prevent oil or other things from leaking into the ground.

b. Chickens

Sayre stated that the proposed ordinance would allow chickens in all zoning districts. It would also eliminate the licensing requirement.

Diaz stated that he is in favor of eliminating the licensing requirement, especially if people aren't using it. He would be opened to allowing more than four (4) chickens on properties larger than an acre, with a maximum of eight (8).

Wood asked why the maximum number of chickens was four (4). Sayre stated that it's a common limit in the area. Wood stated that he agrees that if someone has over an acre, they should be allowed to have eight (8). Powers and Posey stated that they agreed.

Tucker Long stated that if they were to increase to eight (8) chickens, the size of the coop and the run needs to be increased.

c. Outdoor dining

Sayre stated that the proposed ordinance allows for more flexibility with outdoor dining. Specifically, the ordinance provides more alternative for fencing for outdoor dining with alcohol consumption.

Tucker Long stated that under the proposed ordinance wouldn't allow outdoor areas like the one at Hop Haus because it cannot be accessed from inside. She asked if this would create a problem. Sayre stated that the Hop Haus is a unique situation and there are no other areas in the City like that.

Posey stated it's important to offer more outdoor dining.

Hankard is for the change, and it doesn't seem like there has been many issues with outdoor alcohol consumption.

d. Lot coverage

Sayre stated that with the zoning ordinance changes, the lot coverage percentages were overcorrected, and it has caused intended problems for recent developments.

Diaz would be willing to increase Suburban Commercial (SC) and the office zoning districts to 80%.

Tucker Long asked why we consider ponds to be impervious. Sayre stated that the intent was to make it usable green space. Tucker Long stated she would be in support of ponds counting for green space if it had a recreational feature with it such as a trail or bench.

Wood asked if the proposed lot coverage percentages were in line with what other communities have. He also asked if it was possible to give partial credit for ponds. Holt stated that everyone has some form of a requirement, but they use different standards.

Diaz agreed with Tucker Long regarding ponds. Fischer stated that they should be broader with the language.

Tucker Long would be interested in giving credit for underground parking.

8. Reports and comments from the Planning Department - The next Plan Commission meeting is on a Wednesday, due to the election.
 - a. Update on development projects.

Diaz asked when Costco is opening. Sayre stated this fall.

Hankard asked if the Plan Commission could meet to discuss if the City needs more apartments. Sayre stated that we need to look at the census data, which is delayed. He also added that the existing apartment buildings are at 95% capacity. He said this is something they will take a close look at when they update the comprehensive plan.

9. Adjournment: Motion by Posey, seconded by Tucker Long to adjourn at 8:11 p.m. Motion carried 6-0.