

CITY OF VERONA
PLAN COMMISSION
MINUTES
January 2, 2024

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Milly Harrison, Christine Posey, Patrick Lytle, Mike Hankard, and Luke Diaz were present. Tyler Wood and Tyler Powers were absent and excused. Also present: Director of Planning and Development, Lucas Sivertsen.
3. Public Comment: None
4. Approval of minutes from December 4, 2023 Plan Commission meeting
Motion by Posey, seconded by Harrison to approve the minutes from the December 4, 2023 Plan Commission meeting. Motion carried 5-0.
5. Discussion & Possible Action – Initial review for 32 to 40-unit luxury motorsports storage condos located on Lot 5 in the Liberty Business Park.

Sivertsen presented the item. The applicant is requesting an initial review to construct between 32 and 40 personal storage condominium units with a clubhouse on Lot 5 in Liberty Business Park. The applicant has characterized the business as a premier motorsports condo facility. The applicant wants this to be a new land use category. Staff determined the Zoning Ordinance categorizes the land use as a personal storage facility and event center, which require conditional use permits. The applicant has presented three concepts for review. The first concept is their preferred concept which includes 32 units in two buildings, including a clubhouse. This is not permitted by code, due to there being more than one structure. Staff has encouraged the applicant to provide additional concepts that meet the zoning requirements. The second option is conforming, as it includes all units in one building. This option appears to have a greater amount of pavement surface due to the need to provide two drive aisles rather than a shared drive aisle. The third option is conforming by attaching the two buildings into one. Perimeter and interior parking lot landscaping will be required.

Diaz asked if the applicant was looking for feedback on a preferred option by the Plan Commission.

Sivertsen said option 1 was not conforming. Option 3 provides the best option in staff's viewpoint as it is conforming and provides the least amount of pavement. There is a significant setback along the highway and stormwater detention and infiltration requirements that will reduce the amount of usable area on the property.

Diaz asked if there was an oversight in the way the Zoning Ordinance was written, where it required all units to be included in a single building.

Sivertsen stated the intent of the Ordinance is to require storage facilities to be built vertical rather than horizontal as a way of limiting the lot coverage. The subject use, which is intended to store motorsport vehicles such as cars and boats, was likely not considered when the current regulations were written.

Lytle is familiar with the property located in Fitchburg and is glad the applicant is considering Verona. The City should consider additional use options for this business. Tenants would use these units like an extension of their personal garage and could do paintless dent repair, detailing, etc. It would be unfortunate to not let tenants do that in their units. He wonders if it could be looked at as an auto repair use with multiple units rented out. Lytle asked the applicant what they would expect their tenants to be allowed to do in the unit.

Keith Schultz, the applicant, said most owners would expect to do minor work to their vehicles. He would like to allow a detailer to come in and use one of their spaces. Schultz expects most owners would want the ability to do work on their own cars as well as taking off a part of their car and send it to an autobody repair shop while they rebuild the engine. The other two similar businesses in the area seem to have done well and he hasn't heard of any issues with either of those businesses.

Lytle stated the applicant needs to follow the Zoning Ordinance, but don't want to unnecessarily limit the type of work their tenants would be allowed to do.

Posey asked if the units would be plumbed for additional restrooms in the unit.

Schultz said it would be their intent to rough in the plumbing for someone to do that.

Posey brought up the possibility of these being converted to allow someone to live in the units and wanted to know if the applicant considered this.

Schultz stated this would strictly be prohibited in the condominium documents.

Posey understands if someone wants to have a shower and private bathroom in their unit, but she pointed out the potential ability for these to be used as a residence. Another concern is that the owners of the units driving their cars on Whalen Road in excess of the speed limit as some of the owners will likely have high performance cars and will want to drive them at higher speeds. Posey constantly hears of people driving too fast and running stop signs and doesn't want this to be an issue here.

Schultz understands the concern. He hopes that with the lower speed limit in the area and the four-way stop would not make it an issue.

Posey would be willing to look at alternative drainage requirements. This is a unique concept, and she is willing to be flexible, but wants to see more greenspace. Her biggest concern is for using the units for living units.

Schultz said their initial preference was to have four buildings that would break up the building and allow for some additional green space. Initial conversations with staff confirmed they would likely need to provide infiltration of stormwater.

Harrison asked the applicant if they were planning to have individual parking spaces in front of each unit.

Schultz stated the parking will be in front of each individual unit.

Harrison agreed that additional greenspace would be nice. She hasn't seen such a large facility like this. It's a cool concept, especially given the limitation on garages in residential areas by homeowners' associations.

Hankard sees this as more of a classification issue than a land use issue and is a reasonable land use for this area. His biggest concern is the runoff of oil.

Diaz would be open to a zoning text amendment to allow this land use and a design closer to option 1. The filtration system would need to be better than average.

Lytle recommended the applicant reach out to the Fire Department to understand code requirements for the building.

Posey doesn't mind if the applicants have a shower in the unit as she wants the owners to have an option to shower after they are working on their cars. One option is to have a shared locker room for all of the units with a shower instead of a shower in each unit. This business can create a community for people that collect cars and gives them the ability for people to meet.

Hankard asked if staff could reach out to the other communities where similar uses exist.

Sivertsen is planning on doing this.

Harrison likes this idea because it is creating a third space for people, away from their home and work. She likes the clubhouse because it allows for owners to gather.

Diaz asked if staff has received enough feedback from the Commission.

Sivertsen asked if there were any additional comments regarding the clubhouse.

There was general agreement that the clubhouse was a benefit to the concept.

6. Reports and comments from the Planning Department

a. Comprehensive Plan Discussion

Sivertsen presented the memo prepared by staff outlining the statutory requirements of comprehensive plans in the state of Wisconsin as well as the anticipated timeline. A rewrite of the comprehensive plan will take approximately two years to complete if the direction is that the plan will be prepared primarily in-house. The Plan Commission should consider if they prefer

to discuss the plan at their regular monthly meeting, if they want to schedule additional meetings or establish a working group to discuss the plan. The Plan Commission will need to provide oversight of the planning process. At a minimum the Plan Commission will need to conduct a public hearing to recommend adoption of the plan.

Sivertsen asked the Plan Commission to begin thinking about what components they want to see in the plan in addition to those required by state law. It will be important to develop the scope of the plan before they get too far along in the planning process. Much of the analysis in plans is done in the early stages so it is important to know the type of questions that need to be asked at the outset.

Sivertsen said they may want to get some outside help to obtain an accurate housing and commercial market analyses. Given the past and anticipated rate of development it will be important to have the best analysis available. He asked the Plan Commission what they would like to have prepared for their next meeting.

Diaz suggested a draft scope would be helpful to have at the next meeting and encouraged others to email Sivertsen their thoughts on what they would like to see in the comprehensive plan.

Lytle said he and Hankard both served on the committee that developed the last comprehensive plan. There was a citizen committee from a range of community organizations that provided a lot of work on the plan. A group separate from the Plan Commission would be helpful. It would be difficult to devote a lot of Plan Commission time to the comprehensive plan during their regular meeting.

Posey said it had been a while since they last discussed the comprehensive plan, but they had discussed budget line items for the plan. It would be worthwhile for staff to check with the Finance Director on what budget had been included for the plan. She's not sure if that was budgeted for this year, but since this is a multi-year project, they might be able to provide some budget so that staff won't be solely responsible for preparing the plan while they are also doing their day to day work.

Sivertsen said there may be grants available for comprehensive planning. He is in the process of meeting with the Capital Area Regional Plan Commission and the Metropolitan Plan Commission over the next few weeks and will ask what resources they may have to help such as population and employment projections.

Hankard liked the idea of a committee separate from the Plan Commission that would be able to discuss topics in a setting less formal than the Plan Commission meetings. One of the things he remembers from the previous process was the

idea of balancing a plan that has teeth with a plan that can be flexible. It is important to know what we want to accomplish. He would hate to see a plan that is not used. One of the complaints he hears is that there are so many apartments. It would be good to know if that's what the market demands or is the City requiring too many to be built.

Diaz thinks public involvement in this will be a benefit. The public needs to be mindful of what a comprehensive plan can and cannot do. The Plan Commission needs to manage people's expectations of what the outcome of the plan is going to be.

- b. Update on development projects.
 - No substantial milestones have been met in the last month on the major construction projects around town.
 - Future applicants may include:
 - Associated Bank – Conditional Use/Site Plan
 - Tint World – Conditional Use
 - Outdoor Storage – Conditional Use
7. Adjournment: Motion by Hankard, seconded by Harrison to adjourn the meeting at 7:21 p.m. Motion carried 5-0.

Respectfully submitted,

Lucas Sivertsen, AICP

Director of Planning & Development