

CITY OF VERONA
MINUTES
PLAN COMMISSION
January 3, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Beth Tucker Long, Steve Hingle, Tyler Powers, Luke Diaz, Pat Lytle, Christine Posey, and Mike Hankard were present. Also present: City Administrator Adam Sayre and Community Development Specialist Katherine Holt.
3. Public Comment: None
4. Approval of minutes from December 6, 2021 Plan Commission meeting.
Motion by Powers, seconded by Tucker Long to approve the minutes from the December 6, 2021 Plan Commission meeting. Motion carried 6-0 with Hingle abstaining.
5. Discussion & Possible Action – Certified survey map to adjust lot lines located at 138 Paoli Street.
Holt stated the applicant is requesting a corrective certified survey map (CSM). She added that there was an error in the original map of approximately 1 foot.
Motion by Tucker Long, seconded by Lytle to recommend that the Common Council approve a certified survey map to adjust lot lines located at 138 Paoli Street. Motion carried 7-0.
6. Discussion & Possible Action – Certified survey map to create three (3) lots located at 205 and 209 North Nine Mound Road.
Holt stated that the applicant is proposing to split the two existing lots into three lots. She added that the CSM meets all setback and minimum lot area requirements.
Motion by Tucker Long, seconded by Posey to recommend that the Common Council approve a certified survey map to create three (3) lots located at 205 and 209 North Nine Mound Road with the following condition: the certified survey map shall be modified for Lot 2 to include a private water utility easement for the benefit of Lot 1 of this CSM. Motion carried 7-0.
7. Discussion & Possible Action – Certified survey map to split lot #64 of the Hawthorne Hill Subdivision into two (2) lots located at 741 and 743 Gatsby Glen Drive
Holt stated that the applicant is proposing the split the existing lot into two lots to allow for separate sales of the duplex units. The applicant has submitted a shared wall agreement.
Motion by Tucker Long, seconded by Hingle to recommend that the Common Council approve a certified survey map to split lot #64 of the Hawthorne Hill Subdivision into two (2) lots located at 741 and 743 Gatsby Glen Drive with the following condition: a

shared wall agreement shall be recorded with the Dane County Register of Deeds.
Motion carried 7-0.

8. Reports and comments from the Planning Department

a. Update on potential Zoning Ordinance changes.

Sayre presented staff's proposed changes to zoning ordinances for discussion only.

Setbacks

Sayre stated that Staff recommends changing the setback for Suburban Industrial (SI) to 10 feet for the side yard and 20 feet for the rear. The Ordinance is currently 20 feet for side yard and 25 feet for the rear setback.

Similarly, staff is recommending going back to the original rear setback for Neighborhood Office, which is 25 feet from a non-residential lot.

The Building Inspector is also requesting that the pavement setbacks of 5 feet be reinstated.

Hankard asked if the setbacks could be dependent on what type of use is adjacent to the property as it should be added back into the Ordinance. Sayre said that Staff could look at making the requirements different for properties adjacent to residential.

Lytle stated that the pavement setback requirement probably wouldn't make sense if there were two adjacent commercial lots or a duplex. Sayre stated that it wouldn't affect shared driveways as there is a different process for approval.

Campers

Sayre stated that the Building Inspectors have requested that language is added to the current Zoning Ordinance regarding camper parking. The previous language allowed the Building Inspectors to enforce any areas for concerns of sight lines on the road or any complaint about too many vehicles for a dwelling unit.

Tucker Long was only in favor of adding restrictions to campers if it is creating a safety issue. Diaz agreed, and if private property is contained on private property, he sees no issue. Powers also agreed. Hingle would be in favor of keeping the language for junk and debris.

Posey had concerns of people using campers as an extension of their home and potentially even a revenue source such as a rental.

Hankard is not in favor of people keeping larger campers on their property for long periods of time.

Sayre agreed that Staff would write sample language for the Plan Commission to review.

Landscaping

Sayre stated that the 75% native planting was too high to ensure diversity needed on site for plantings to survive and not infect others with disease. It is difficult for developers to find native plants.

Diaz is not in favor of reducing native plantings. Tucker Long agreed. Hankard stated that we need to consult an expert. Lytle has reservations about the biodiversity of development if everything is developed the same.

All agreed that additional trees in the undeveloped areas is a good idea.

Lot Coverage

Sayre stated that Staff has received concerns from developers regarding the amount of lot coverage for Suburban Commercial and Suburban Industrial which require a maximum of 40% and 60% lot coverages. It was a problem for Starbucks.

Lytle asked if the City has considered allowing pervious pavers to be counted when used for sidewalks and possibly parking lots. Sayre replied that these have significant amounts of maintenance required.

Lytle suggested that stormwater ponds and other wet storage be considered greenspace and could count to a maximum of 10% of the requirement. Hankard agreed with this idea. Diaz stated that if we were to count these as meeting the requirement, he would like to see trails, benches and trees incorporated.

Posey is okay with pushing developers to meet the current requirement on challenging parcels and it has brought great projects to our community.

Outdoor Dining

Sayre stated that Staff would like to give more flexibility with outdoor dining. Lytle confirmed that the current language was used for the last ten years.

Posey would like to encourage more outdoor dining in the City. Tucker Long agreed.

b. Update on development projects.

- Sugar Creek demolition will begin this week for the former school.

9. Adjournment: Motion by Powers, seconded by Posey to adjourn at 7:32 p.m. Motion carried 7-0.

Respectfully Submitted,
Holly Licht, City Clerk