

CITY OF VERONA
PLAN COMMISSION
MINUTES
June 5, 2023

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Milly Harrison, Tyler Wood, Tyler Powers, Luke Diaz, Christine Posey, and Mike Hankard were present. Pat Lytle was absent and excused. Also present: City Administrator Jamie Aulik, Director of Planning and Development Adam Sayre, Community Development Specialist Katherine Holt, and City Engineer Carla Fischer
3. Public Comment: None
4. Approval of minutes from May 1, 2023 Plan Commission meeting
Motion by Posey, seconded by Wood to approve the minutes from the May 1, 2023 Plan Commission meeting. Motion carried 6-0.
5. **Public Hearing** – Conditional use permit for commercial animal boarding, and a zoning map amendment to rezone 135 Enterprise Drive from Suburban Industrial (SI) to Suburban Commercial (SC)
Motion by Diaz, seconded by Wood to open the public hearing at 6:31 p.m. Motion carried 6-0.
There were no comments from the public.
Motion by Diaz, seconded by Powers to close the public hearing at 6:32 p.m. Motion carried 6-0.
 - a. **Discussion & Possible Action** – Zoning map amendment to rezone 135 Enterprise Drive from Suburban Industrial (SI) to Suburban Commercial (SC)
Sayre stated that the applicant has made a few changes since the initial review, including a play area on the east side of the building and changes to parking in the rear to allow for one-way traffic in the parking lot. Sayre stated that the use is appropriate for the neighborhood. The closest residential home is 300 feet away.
Hankard stated that a good fence will reduce noise to the neighbors. He appreciates the applicant working with the neighbors and hopes it continues in the future.
Motion by Posey, seconded by Harrison to recommend that the Common Council approve the zoning map amendment to rezone 135 Enterprise Drive from the current classification of Suburban Industrial (SI) to Suburban Commercial (SC) with the following condition: the approval shall become effective upon the applicant acquiring the property. Motion carried 6-0.
 - b. **Discussion & Possible Action** – Conditional use permit to allow commercial animal boarding at 135 Enterprise Drive

Motion by Posey, seconded by Powers to recommend that the Common Council approve the conditional use permit to allow commercial animal boarding land use at 135 Enterprise Drive. Motion carried 6-0.

6. Discussion & Possible Action – Site plan review for a 4,572 square foot building addition located at 1100 Whalen Road

Sayre stated the City is requesting to construct a nitrite treatment and contact treatment tank to Well #6. Access to the property will remain the same. The design will be similar to the existing building. The City has added landscaping to the plans to screen the facility.

Diaz asked what caused the nitrate contamination. Fischer stated it is naturally occurring and nitrate levels go up as you get to the east side of the City. She added they found that the levels go up because of vertical fractures. The source is likely in the Goose Lake area of Fitchburg.

Hankard suggested solar on the roof of the building. Sayre stated that there is significant landscaping around the building that may make it challenging, and it comes down to budget. Fischer stated that the roof of the building will have solar tubes.

Motion by Harrison, seconded by Powers to approve the site plan to allow for the construction of a 4,572 square foot addition and contact tank located at 1100 Whalen Rd. Motion carried 6-0.

7. Reports and comments from the Planning Department

a. Update on development projects:

- Sayre gave an overview of vacant commercial spaces and upcoming development projects.

b. Next meetings

- i. Tuesday, June 27th at 6:30 p.m.

8. Adjournment: Motion by Posey, seconded by Wood to adjourn the meeting at 6:51 p.m. Motion carried 6-0.

Respectfully submitted,
Holly Licht, City Clerk