

CITY OF VERONA
MINUTES
PLAN COMMISSION
October 4, 2021

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Luke Diaz, Pat Lytle, Christine Posey, Beth Tucker Long, and Tyler Powers were present. Steve Hingle and Mike Hankard were absent and excused. Also present: City Administrator Adam Sayre, Community Development Specialist Katherine Holt and City Engineer Carla Fischer.
3. Public Comment: None
4. Approval of minutes from September 7, 2021 Plan Commission meeting
Motion by Tucker Long, seconded by Powers to approve the minutes from the September 7, 2021 Plan Commission meeting. Motion carried 5-0.
5. Discussion & Possible Action – Site plan review to construct an approximately 15,835 square foot addition located at 1158 Clarity Street.

Holt presented the staff report. She stated that the applicant is proposing 19 additional parking spaces. The landscaping plan meets all the requirements. Posey and Diaz stated that they like the design of the building.

Motion by Tucker Long, seconded by Posey to approve a site plan to construct an approximately 15,835 square foot addition located at 1158 Clarity Street. Motion carried 5-0.
6. Discussion & Possible Action – Initial review for an approximately 107,939 square foot, three (3)- story lab and office building located south of John P. Livesey Boulevard and north of Kettle Moraine Trail in the Verona Technology Park.

Sayre presented the staff report. He stated that the hours of operation would be 7 a.m.- 7 p.m. and by 2027 they would employ 250 employees. They may need a conditional use permit because of the height of mechanicals on top on the building.

Powers asked if the orientation of the site could be changed so that the warehouse wasn't the visible portion from CTH M. Chris Johns, EUA, stated that the access and the size of the manufacturing part of the building needed the deeper part of the site.

Lytle asked if the applicant would be willing to break up the parking lot with medians and pedestrian access points. Johns stated that they are working on a more compact parking lot area to achieve the 40% green space requirement.

Powers asked if solar panels were considered. Johns stated that yes, they are considering those options.

Tucker Long stated that it would be nice to see outdoor space for employees. She asked if underground parking was considered. Johns state that it was not economically feasible at this point, but it could be considered for future expansions.

Lytle asked is the residents on Davis Hills Dr. would be notified for a future public hearing. Sayre stated that he would anticipate that they would fall within the 300 feet to receive notices.

Diaz stated that it would be nice to have a trail around the pond. Sayre stated that typically there is a maintenance path that could be dual purpose as a walking path.

7. Discussion & Possible Action – Certified survey map to create two (2) lots and one (1) outlot to be located south of John P. Livesey Boulevard and north of Kettle Moraine Trail in the Verona Technology Park.

Motion by Tucker Long, seconded by Powers to recommend that Council approve a certified survey map to create two (2) lots and one (1) outlot to be located south of John P. Livesey Boulevard and north of Kettle Moraine Trail in the Verona Technology Park. Moton carried 5-0.

8. Reports and comments from the Planning Department
 - a. Future Zoning Ordinance Amendments: There will be a few minor corrections coming from the Zoning Ordinance amendments.
 - b. Update on development projects.
9. Adjournment: Motion by Powers, seconded by Posey to adjourn at 6:58 p.m. Motion carried 5-0.

Respectfully Submitted,

Holly Licht, City Clerk