

APPENDICES



APPENDIX A: INVENTORY OF MONONA PLANS

Following is a list of various planning documents adopted as component plans of Monona's Comprehensive Plan. These area and functional plans are consistent with the general goals of the overall Comprehensive Plan.

MASTER PLAN (1979-2003)

This Plan provided the City with guidelines and policies in the areas of housing development, economic development, transportation, environmental protection, open space, recreation, public services, social services, and education to achieve coordinated, adjusted, and harmonious development in the City of Monona. The Master Plan was prepared by the Plan Commission based on information compiled by an Ad Hoc Master Plan Committee with assistance from the Dane County Regional Planning Commission. The Plan included Monona's goals, objectives, policies, and recommended actions in these areas. In 1994, the City Council approved an update to this plan's housing development section.

TID 1 (1980-1991)

This Plan was adopted in 1980. Its purpose was to expand the city's tax base by providing public improvements necessary to promote development in the South Towne area. This district was retired in 1991, and was one of the most successful TID in the State of Wisconsin.

BROADWAY CORRIDOR PLAN (1989)

This Plan outlines the city's vision for the revitalization and redevelopment of the Broadway corridor after the construction of the Beltline Highway (U.S. Highway 12/18). After the construction of the Beltline in 1988, new access points and relocated traffic volumes had a tremendous impact on land use. The Beltline construction opened the Broadway corridor to better regional linkage, creating new redevelopment and market opportunities.

MANAGEMENT CONCEPT FOR THE MONONA WETLANDS (1990)

The City Council approved this concept plan on December 17, 1990. Its purpose was to establish a conceptual framework for the management of the Monona Wetlands. The Plan included conducting a wetland inventory and building boardwalk trails.

TID 2 (1991-2018)

The Monona City Council adopted this plan in September 1991 to to expand the tax base of Monona and to provide for new development and additional employment opportunities. This district retires in 2018 and will likely remain open an additional year to fund housing renewal programs in the city.

YAHARA WATERFRONT WALKWAY PLAN (1993)

The City Council approved this in 1993 upon recommendations from the Boardwalk Steering Committee and the Plan Commission. This document outlines the City's long-range concept plan for establishing boardwalk trails and a waterfront walkway system plan as outlined in the Broadway

Corridor Plan and in short-range plans for the construction of the first phase of the Waterfront Walkway at River Pace.

RDA 1 PROJECT PLAN (1994-2018)

This Plan was for the redevelopment of a portion of the E Broadway corridor. The City Council approved this Plan in 1994. The Pier 37 commercial redevelopment and Ahuska Park were outcomes of this redevelopment plan.

SCENIC BIKE ROUTE PLAN (1998)

This plan was approved as part of the City of Monona's Official Map in May of 1998. The alternative scenic bike route is part of the Lake Monona Loop bicycle route in Monona. It passes Schluter Beach Park, Waterman Park, Maywood Park, and through the center of Winnequah Park.

RDA 2 PROJECT PLAN (1998-2018)

Approved in 1998, the purpose of this Plan is to plan for the redevelopment of the area along Monona and Femrite Drives.

RDA 3 PROJECT PLAN (1998-2015)

The plan was approved in 1998 for redevelopment of the Bridge Road/Broadway area. It was closed in 2015 and replaced with RDA and TID 9 and the CDA is actively pursuing redevelopment opportunities.

TID 3 (2000-2010)

This district was created in September 2000 and was located in the southwest part of the city. Street improvements and assistance in redeveloping warehouse buildings for new multi-story office developments were the goals of the Plan. When progress was not made, the TIF was retired in 2010.

TID 4 (2000)

This district is located along Monona Drive, from Femrite Drive north to Panther Trail. Its purposes are to expand Monona's tax base, to provide higher and better uses for this portion of the city, and to assist in the reconstruction and improvements of Monona Drive.

PARK AND OPEN SPACE PLAN (2001, 2015)

This Plan was approved originally in 2001 and contains a compilation of the City's goals, objectives, current and future needs for recreational facilities. It outlines a strategy to manage existing resources and to develop additional resources. This Plan is scheduled to be updated every five-years.

COMPREHENSIVE PLAN (2004, 2016-2036)

The Comprehensive Plan was adopted in 2004 to serve as a guide for Monona's land use decisions and development for a twenty year period. Under Wisconsin's *Smart Growth Law*, the Comprehensive Plan includes nine elements. Throughout the Plan, goals and objectives of each element have been identified in order to use those resources to improve the quality of life for residents and businesses in Monona. The Comprehensive Plan is required to be updated at least once every ten years.

TID & RDA No. 5 PROJECT PLAN (2007)

This district was prepared in 2007 for the redevelopment of the Garden Circle area just west of Monona Drive. This property has been redeveloped for a senior housing and assisted living project.

STRATEGIC HOUSING PLAN (2007)

The Strategic Housing Plan was approved by the City Council in November of 2007. This Plan was adopted to guide Monona's public decisions and investment in housing over time. The plan utilized data analysis and public input to include recommendations for short and long-term initiatives that the City can undertake to improve housing stock and housing opportunities.

MONONA DRIVE URBAN DESIGN GUIDELINES (2010)

The Monona Drive Urban Design Guidelines were approved in March of 2010. These guidelines were developed to guide the visual quality of future development along Monona Drive. Included in these guidelines are specific design intentions and detailed guidelines for site design and architecture.

TID & RDA No. 6 PROJECT PLAN (2010)

This district was approved in 2010 in order to assist in the redevelopment and improvements of properties along East Broadway. Major projects that have been completed include two health clinics.

TID & RDA No. 7 PROJECT PLAN (2012)

This district was approved in 2012. The redevelopment of the area starting just south of St. Teresa Terrace, to Lofty Avenue, bounded by Gordon Avenue on the West and Monona Drive on the east is the subject of this plan.

TID & RDA No. 8 PROJECT PLAN (2012)

This district was approved in 2012. The particular area of focus under this plan is along West Broadway near Lottes Park. The principal project within this plan is a mixed-used redevelopment of the former Hickory Lane Mobile Home Park on West Broadway for a commercial and residential development.

TID & RDA No. 9 PROJECT PLAN (2015)

This district was created to aid in redevelopment of the commercial area bound by Bridge Road, W Broadway, and the Yahara River. The redevelopment goals include increased public access to the waterfront, residential, commercial, and lodging uses. This district also furthers goals of creating a Waterfront District in this area.

APPENDIX B: PROCEDURES FOR PUBLIC PARTICIPATION

The City of Monona will use the following set of procedures for including public participation during the update of the city's Comprehensive Plan:

SOURCES OF INFORMATION

Information will be available as follows:

- a. Notice of meetings, work sessions, public informational meetings, and the availability of drafts will appear on the city's website on a page dedicated to the Comprehensive Plan. The public will be able to enroll in electronic notifications when new information is posted.
- b. Copies of drafts will be available to citizens at City Hall, the Library, and through the city's website.

PUBLIC WORK SESSIONS

For the nine elements of the Comprehensive Plan, public work sessions will be held in conjunction with regular Plan Commission meetings. (Other city Committees will receive drafts of pertinent elements prior to Plan Commission review.)

SURVEY

A survey will be developed and approved by the Plan Commission. The survey will be available to fill out and submit online via the city website during a three week period.

- c. The survey will include some general questions to inquire into satisfaction with issues such as housing, transportation, utilities, community facilities, natural resources, and economic development. A portion of the survey will be topic specific.
- d. Press releases will be published via various media to alert citizens of the survey.

PUBLIC INFORMATIONAL AND INPUT MEETINGS

One or more public informational and input meetings will be held to discuss the contents, goals, and objectives of the plan with Monona residents, business owners, and other interested parties.

- e. Press releases and public notices will inform residents, business owners, and stakeholders of these meetings.
- f. The meetings will include an open house format for individual and small group discussion and questions, as well as a presentation on the draft plan elements.

COMMENT PERIOD

Upon completion of the Comprehensive Plan, the city will make copies available for residents, in hard copy form (at the Library and City Hall) and in electronic form on the city's website. A thirty-day comment period will take place after the draft plan is published.

- g. Written comments will be accepted for thirty days after the comment period begins (after official notice has been released.)
- h. The Plan Commission will consider written and oral comments in various meetings and work sessions. The Commission will make any necessary changes to the draft plan prior to submitting a final draft to the City Council.

FORMAL PRESENTATION TO THE PUBLIC

The City of Monona Plan Commission will hold a formal presentation upon completion of the Plan at a public meeting of the City Council.

APPENDIX C: CITY OF MONONA COMMITTEES

- Board of Review
- Community Development Authority
- Community Media Committee
- Distinguished Service Award Committee
- Facilities Committee
- Finance & Personnel Committee
- Landmarks Commission
- Library Board of Trustees
- License Review Committee
- Mass Transit Commission
- Parks & Recreation Board
- Plan Commission
- Police & Fire Commission
- Public Safety Commission
- Public Works Committee
- Senior Citizens Commission
- Sustainability Committee
- Zoning Board of Appeals

APPENDIX D: COMMUNITY SURVEY (2015)

The Monona Plan Commission developed an online community survey to gather opinions from residents about various topics in the City’s Comprehensive Plan for the Plan’s 2015 update. The survey was available to the public between March 30th and April 17th, 2015. The survey was mainly available in electronic format for submittal online, but also available in hard copy format which was distributed at the Public Library, City Hall, Community Center and Senior Center. Hard copies were also available by request. The survey was advertised through email blasts, two press releases in the newspaper, in the seasonal newsletter delivered to every household in Monona, and on the City’s website. Announcements of the survey’s availability were also made at multiple City of Monona committee meetings and through the Monona East Side Business Alliance.

The total number of responses received was 226. To have a representative sample of Monona overall with a 95% confidence level and confidence interval of 5, we would need to receive 366 responses. Therefore, with only 226 responses, the results were not enough to be statistically significant.

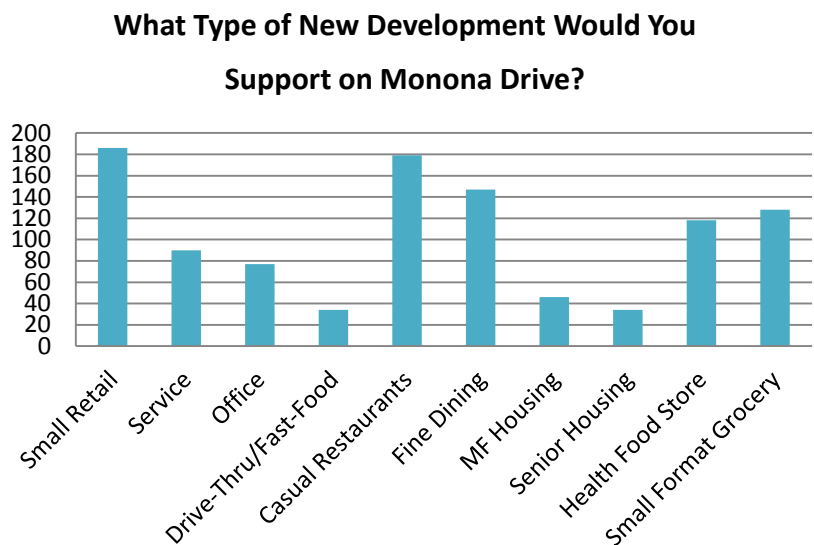
DEMOGRAPHIC PROFILE OF RESPONDENTS

- Age: Of those participating in the survey, 34.4% were between the ages of 30-39, 23.0% were age 40-59, and 17.5% were over the age of 60.
- Resident Tenure: 35.0% of survey respondents have lived in Monona for less than five years. 23% have lived in Monona for over 20 years.
- Housing Tenancy: 92% of respondents own a home in Monona.
- Families: 54% of respondents have no children, while 46% of respondents have children.

LAND USE

Q1: What type of new development would you support on Monona Drive?

- The most popular selections were small retail (85% of respondents selected this choice), casual restaurants (82%), fine dining (67%), small format grocery (58%) and health food store (54%). Senior housing (15%), drive-through (15%) and multi-family housing (21%) were the least popular choices.
- This same question was asked in 2001 with similar results. Retail and senior housing were the most popular. Big box, fast-food, and multifamily received the lowest votes.



Q2 and Q3: Why do you/or why don't you, shop on Monona Drive?

- Convenience (95%) and Quality of Business (55%) were the most popular reasons why residents stop to shop on Monona Drive.
- Poor selection of products (85%) and lack of ability to walk to businesses (22%) were reasons why residents do not shop on Monona Drive.
- This same question was asked in 2001. Convenience was the most popular choice for a reason to shop on Monona Drive. For reasons not to shop on Monona Drive, traffic was the most popular choice, followed by poor products and access. Notably, traffic was not as big of an issue in the 2015 survey which was completed after the Monona Drive reconstruction improvements.

Q4: The blocks between Dean and Lofty (across from the High School) are in a Redevelopment Area. How should these blocks be redeveloped?

- Common responses to this question included a wide support for physical improvements, slightly the existing buildings as unsightly. Many comments supported mixed-use development with retail on the first floor, and housing on upper levels. Many comments supported small retail and businesses that are complimentary to the High School. Specific business types listed include small grocery, restaurants, coffee shops, brew pub, bicycle shop, music venue, and fresh bakery.

Q5: Name two other small town downtowns/business districts that you enjoy visiting:

- | | |
|-------------------------------|---------------|
| • Greenway Station, Middleton | • Mt. Horeb |
| • Monroe Street, Madison | • Cambridge |
| • Willy Street, Madison | • Cedarburg |
| • Atwood Avenue, Madison | • Sun Prairie |
| • Hilldale Mall, Madison | • New Glarus |
| • State Street, Madison | • Middleton |
| • Stoughton | |

The responses provided are examples of other neighborhood /small town business districts that the City may pull examples from when considering redevelopment options in Monona's business district.

Q6: Please provide other comments on future redevelopment and land use along Monona Drive.

- Consistent comments included:
 - Be more walkable and bicycle friendly.
 - Support local business/unique retail/local restaurants
 - Some support for more residential uses or mixed-use (residential/commercial) on Monona Drive, some comments against additional residential on Monona Drive.
 - Many comments support buildings facing Monona Drive with parking behind.
 - Many comments support a more quality and unified architectural theme with some comments requesting more density, uniform setbacks, and more green space, for example.
 - Pedestrian friendliness, consistent quality appearance, and quality of dining establishments were common in both the 2001 and 2015 survey.

Q7: The City has recently launched a waterfront redevelopment initiative for the area between Bridge Road, W Broadway, and the Yahara River. How do you envision this site being developed?

- Comments were supportive of the initiative, calling it a “crown jewel for our city” if done correcting. “Could this be the ‘downtown’ destination that Monona has been wanting for years?”
- Public access to the waterfront was the most consistent request. Comments consistently called for a good mix of uses including residential, retail, restaurants, and lodging, space that supports community events, and open space. Residents want this to be a destination location for residents and visitors. Themes described for commercial uses included active components such as water sport rentals, entertainment, farmers market, paddle sport launch,
- Many comments emphasize the importance of incorporating public open space and more public access to the River, and pedestrian and bicycle friendly amenities. Environmentally friendly/ecological considerations were also suggested.

Q8: Please provide other comments on future redevelopment and land use along Broadway.

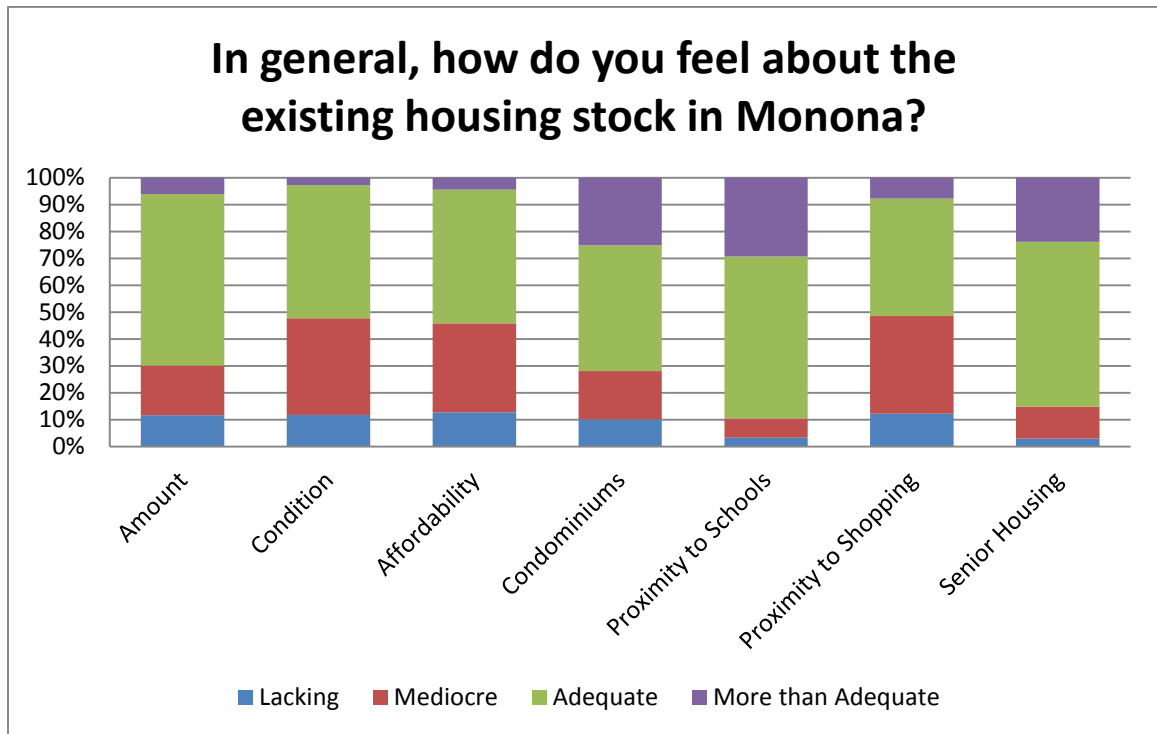
- Development suggestions included office and hotel.
- Many comments noted that apartments should be avoided in commercial areas.
- Many comments suggested more green space and quality landscaping.
- Requests for safe bicycle lanes and pedestrian areas.

HOUSING

Q9: In general, how do you feel about the existing housing stock in Monona?

- Amount: Adequate (64%)
- Condition: Adequate (49%), Mediocre (35%)
- Affordability: Adequate (49%), Mediocre (33%)
- Condominiums: Adequate (46%), More Than Adequate (25%)
- Proximity to Schools: Adequate (60%), More than Adequate (29%)
- Proximity to Shopping: Adequate (44%), Mediocre (36%)
- Senior Housing: Adequate (61%), More than Adequate (24%).

Of these categories, it appears that respondents felt Senior Housing, Condominiums, and Proximity of housing to schools was adequate to more than adequate. Categories that ranked adequate to mediocre were housing condition, housing affordability, and proximity to shopping.



Q10: What, if any, types of dwelling units does the City need more of?

- The category receiving the largest number of responses was single-family (45%), followed by residential above commercial businesses (33%) and additional apartments on Monona Drive (20%).
- Comments:
 - No more condos or apartments on Monona Drive unless residential over retail.
 - Added green space
 - Mixed use, high density, new urbanism
 - Affordable multi-family
 - I think Monona Drive is a terrible place for apartments
 - Apartments allowed over detached garages to increase density without increasing stormwater runoff
 - Mixed use developments
 - Affordable and accessible housing is very important to me.
- In the 2000 Master Plan Survey, comments placed more emphasis on development of senior housing. Also, in 2015, many comments were made about dissatisfaction with condominiums blocking lake views that were not as present in the 2000 survey.

Q11: How much of your monthly gross income do you spend on housing (gross rent or mortgage)? (Gross income: personal income before taking taxes or deductions into account; gross rent: monthly rent charged to occupy a premise which includes an estimate of utility costs).

- 20% of respondents identified that they spend more than 30% of their monthly gross income on housing. These households would be defined as being housing cost-burdened.
- Data in the Comprehensive Plan Housing Element shows that 28.6% of owner-occupied households are cost-burdened.

Q12: If you are a senior citizen (55 or older), please answer the following question: which type of housing would you prefer to be built in Monona?

- Owner-occupied condominiums (48%)
- Community based residential facility or assisted living (29%)
- Apartments (19%)
- Nursing home (4%)
- This same question was asked in the 2000 Master Plan Survey. The ranking of the choices was the same.

Q13: Please provide other comments about the existing housing stock or desired future housing stock in Monona.

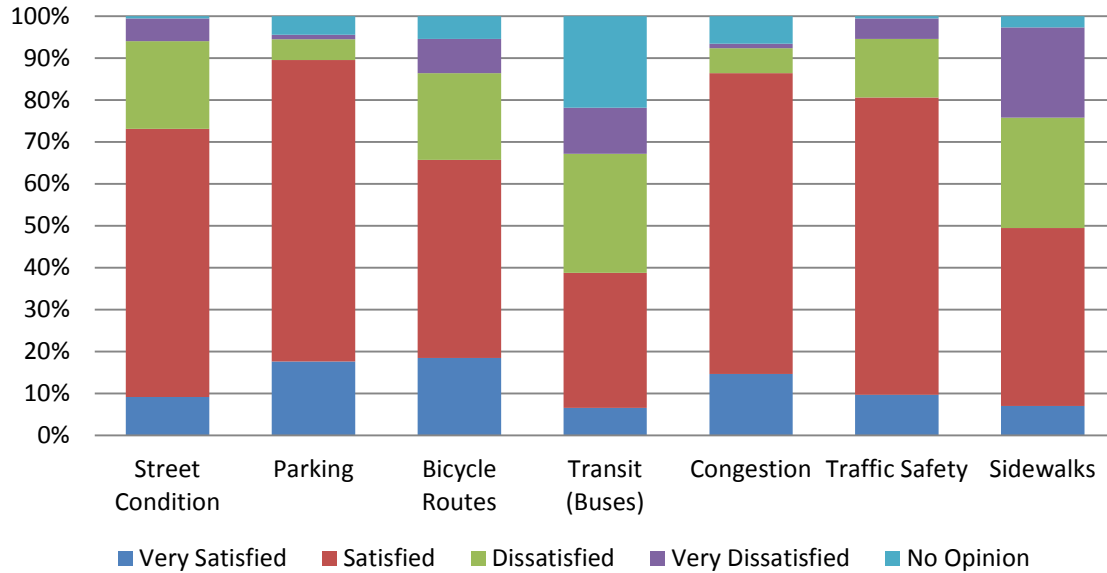
- Support the Renew Monona Loan Program
- Many comments stated that Monona does not need any more apartments
- Remodeling will occur naturally as new families move into older single-family homes
- Sidewalks are needed in residential areas
- Need more moderate size housing
- Grow single-family housing to draw families to the City.

TRANSPORTATION

Q14: Please describe your level of satisfaction with the following:

- Street Condition: Satisfied (64%)
- Parking: Satisfied (71%)
- Bicycle Routes: Satisfied (47%), Dissatisfied (21%)
- Transit (Buses): Satisfied (32%), Dissatisfied (28%), Very Dissatisfied (11%)
- Congestion: Satisfied (22%)
- Traffic Safety: Satisfied (71%), Dissatisfied (14%)
- Sidewalks: Satisfied (43%), Dissatisfied 26%), Very Dissatisfied (22%)

Please Describe Your Level of Satisfaction with the Following:



Of these categories, it appears that respondents felt street condition, parking, traffic safety congestion were mostly satisfactory. Categories that ranked lower included bicycle routes, transit, and sidewalks.

Q16: Please provide other comments regarding transportation issues in Monona:

- Many comments stated that Monona need sidewalks/ marked paths. Locations: Winnequah Rd, Bridge Rd east of the Yahara River, and on McKenna Rd.
- Link to the Madison Metro Service
- Bike paths on Winnequah Road, on Bridge Road and Frost Woods, Painted lanes on Nichols and Dean, and between Olbrich Park and Cottage Grove Road. A better link between Madison and Monona is needed.
- Traffic light needed at Winnequah Road and Monona Drive.
- Need more enforcement of traffic speeds. Lower speed limit on Monona Drive.

GENERAL

Q16: List three words that you would use to describe Monona:

- Friendly
- Beautiful
- Family
- Community
- Quiet
- Safe
- Small Town
- Active/Progressive
- Livable
- Aging

Q17: What are three things you like best about Monona:

- Parks/Trees
- The lake
- School
- City Services (leaf pickup)
- Community facilities and events
- Friendly neighborhoods/people
- Small town feel
- Proximity to Madison, but not Madison
- Proximity to beltline, interstates and airport.

Q18: What are three things you like least about Monona:

- Lack of sidewalks
- Lack of public transportation
- Lack of decent grocery store
- No dog parks
- Lack of fine restaurants
- Lack of housing options
- High taxes
- Old city buildings
- Lack of ethnic diversity
- Not walkable to business
- No good bike path
- Limited recreational sports
- No real “downtown” or “city center”
- Lack of age in place options

Q19: What do you think are the most pressing issues facing Monona in the next 20 yrs?

- Housing: lack of single-family, older housing stock, price increasing
- Schools: lack of young families to keep neighborhood school viable
- Families are now focusing more on Cottage Grove
- Public school needs updating
- City facilities: lack of investment in City owned buildings such as Police and Fire
- Lack of space for senior programs
- Need new public safety building, public works, community center and senior center
- Other: keep crime low, aging population, lack of quality businesses on Monona Drive, landlocked, sustainability/climate change.

APPENDIX E: SUSTAINABILITY

The City of Monona is committed to being a resilient and sustainable community, with a quality of life and strength of economy that meet the desires of all who live, work, and play within its boundaries. As part of this commitment, the city has undertaken numerous sustainability initiatives including the formation of a Sustainability Committee and adoption of a Sustainability Resolution in March 2012.

The city's definition of sustainability embraces the needs, concerns, and well-being of all community members and also relies on community members to share ownership and responsibility to work towards the same goals. Sustainability goals cannot be reached by the Sustainability Committee alone but will be embedded in the work of all committees and departments.

MONONA SUSTAINABILITY PLAN

The Monona Sustainability Plan (MSP) contains guiding visions, measurable objectives, and targeted strategies (plans of action) intended to help the city practically implement ideas for operating more efficiently and sustainably. Monona's overall vision of sustainability is adapted from the sustainability principle identified in Brundtland's 1987 Report of the World Commission on Environmental Development. This general principle states:

“...practicing sustainability means working to meet the needs of today’s residents and visitors without compromising the needs of future residents and visitors...”

Along with this sustainability principle, the following four sustainability guidelines provide the foundation for the sustainability targets established in the MSP:

- Reduce dependence on fossil fuels and extracted underground metals and minerals.
- Reduce dependence on chemicals and other manufactured substances that can accumulate in nature.
- Reduce dependence on activities that harm life-sustaining ecosystems.
- Reduce barriers to achieving present and future human needs fairly and efficiently.

Sustainability Vision

The community of Monona, including its government, residents and businesses, strives to meet the needs of the present without compromising the resources available for future generations. Monona shares a culture that embraces, is vested in, and uses best

The MSP recognizes that all municipal decisions are made within the context of the nesting of economic systems within social systems within the environmental system. Finding solutions that respect both current and future community members' needs and that are resilient to changing circumstances presents both challenges and opportunities. These can be met most sustainably when all systems involved are carefully considered and when decision-making is informed, collaborative, flexible, and creative. The MSP covers six focus areas. The first addresses general sustainability and is followed by five focus areas that correspond to those identified in the Green Tier Legacy Communities Charter. The six major focus areas are:

- General Sustainability
- Land Use
- Water
- Energy
- Transportation
- Solid Waste

Where applicable the vision statements and overall goals from these sections have been incorporated into their relevant Comprehensive Plan Elements. The Comprehensive Plan has the legal authority to act as the vehicle for guiding community development, which can ensure that sustainability is part of the community's long-term vision. Sustainability references in this Comprehensive Plan are highlighted with the Monona sustainability logo.

AFFILIATED SUSTAINABILITY ORGANIZATIONS

Green Tier Legacy Communities

The City of Monona has been a Green Tier Legacy Community since 2012. The mission is to work with local organizations and communities across the state to move continuously toward a sustainable future.

Sustain Dane MPower Champion

The MPower program is a nationally recognized model for hands-on collaboration surrounding carbon reduction and sustainability in business, organizations, and schools. Sustain Dane facilitates this program, and works directly with organizations to design, implement, and measure a customized sustainability strategy, connecting them to expert resources, proven methods and best practices, and support in their effort. The City of Monona was a graduate of the MPower Champions program in 2014 and 2015.

The Natural Step Monona

The Natural Step Monona is a grassroots organization made up of people working to make communities more sustainable- environmentally, economically, and socially. This is one of Monona valued sustainability partners.