

AGENDA
City of Monona Plan Commission
Monona Public Library – Municipal Room
1000 Nichols Road, Monona, WI
Hybrid Meeting via ZOOM & In-Person
Monday, January 23, 2023
6:00 p.m.

NOTICE OF ELECTRONIC MEETING

Due to the COVID-19 pandemic, this meeting will be conducted as a hybrid meeting via electronic videoconferencing/teleconferencing and in-person. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may still attend in person at the location stated in this agenda. Upon reasonable notice, the needs of disabled individuals will be accommodated through auxiliary aids or services. For additional information or to request this service, contact Alene Houser at 608-222-2525.

1. Call to Order
2. Roll Call
3. Approval of Minutes of December 12, 2022
4. Order of Business
5. Appearances
6. Unfinished Business
 - A. Public Hearing for the Neutral Project and Compass Properties on Request for Consideration of a Precise Implementation Plan (PIP) for the site located at approximately 4601-4711 Monona Drive (between Springhaven and Dean Avenue), for a Mixed-Use Development. (Case No. 2-016-2021)
 - B. Prehearing Conference for the Neutral Project and Compass Properties on Request for Consideration of a Precise Implementation Plan (PIP) for the site located at approximately 4601-4711 Monona Drive (between Springhaven and Dean Avenue), for a Mixed-Use Development. (Case No. 2-016-2021)
 - C. Public Hearing on Request by Walter Wayne Development, for Consideration of a Zoning Permit for a Residential Building with Ground-Floor Retail at 5105 Monona Drive. (Case No. 2-020-2022)
 - D. Prehearing Conference on Request by Walter Wayne Development, for Consideration of a Zoning Permit for a Residential Building with Ground-Floor Retail at 5105 Monona Drive. (Case No. 2-020-2022)
7. New Business
 - A. Public Hearing on Request by Empire Nutrition LLC, for Approval of a New Wall Sign at 6007B Monona Drive. (Case No. S-001-2023)
 - B. Consideration of Action on Request by Empire Nutrition LLC, for Approval of a New Wall Sign at 6007B Monona Drive. (Case No. S-001-2023)

- C. Public Hearing for a Rezoning Request and Map Amendment from Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) to Community Design District (Monona Municipal Code of Ordinances Sec. 480-30) at 5105 Monona Drive as Requested by Walter Wayne Development. (Case No. 2-001-2023)
 - D. Consideration of Action for Approval and Recommendation to the City Council for Approval of a Rezoning Request and Map Amendment from Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) to Community Design District (Monona Municipal Code of Ordinances Sec. 480-30) at 5105 Monona Drive as Requested by Walter Wayne Development. (Case No. 2-001-2023)
 - E. Public Hearing on Request by Whitehorse Properties LLC, Represented by Snyder & Associates, Inc., for Approval of a Zoning Permit for a New Private Drive for the Previously Approved CSM 16430 located at approximately 1208 E. Broadway. (Case No. 2-002-2023)
 - F. Consideration of Action on Request by Whitehorse Properties LLC, Represented by Snyder & Associates, Inc., for Approval of a Zoning Permit for a New Private Drive for the Previously Approved CSM 16430 located at approximately 1208 E. Broadway. (Case No. 2-002-2023)
8. Reports of Staff and Commission Members
- A. Staff Report Regarding Status of Development Project Proposals.
 - 1. Economic Development Update
 - 2. Potential Upcoming Plan Commission Items
 - 3. Updates/Discussion on Diversity, Equity, and Inclusion (DEI) Efforts
 - 4. Updates/Discussion on Sustainability Efforts
 - 5. Upcoming Meetings: February 13, 2023, February 27, 2023.
 - B. Plan Commission Requests for Information from City Staff
9. Adjournment

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

You may attend via videoconference by downloading the free Zoom program to your computer at <https://zoom.us/download>. At the date and time of the meeting log on through the Zoom program and enter Meeting ID: 831 5274 2390.

You may attend via telephone conference by calling the following phone number:

PHONE NUMBER: 1-301-715-8592 / MEETING ID: 831 5274 2390, FOLLOWED BY #

Please Mute Your Phone When Not Speaking To Ensure Best Possible Audio Quality.

PUBLIC APPEARANCE BY ZOOM

Persons interested in publicly appearing before the Plan Commission via computer or phone on the Zoom application are asked to submit an [Appearance Before a City Committee form](#) so that we can accommodate all online and phone requests to speak. Please submit your form as soon as possible. Requests will be accepted before and during the meeting until the Appearances section is

closed. Requests submitted after the Appearances section is closed will not be able to speak. Link to form: <http://www.mymonona.com/formcenter/committee-application-11/appearance-before-a-committee-citizen-co-82>

WRITTEN COMMENTS

You may send written comments on agenda items by emailing Douglas Plowman, City Planner at dplowman@ci.monona.wi.us.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Alene Houser at (608) 222-2525, FAX: (608) 222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted 1/17/2023 on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, www.mymonona.com.