

Minutes
City of Monona
Plan Commission
Monday January 24, 2022

The meeting of the City of Monona Plan Commission was called to order (7:02 pm).

Present: Alder Nancy Moore (Chair), Alder Kristie Goforth, Mr. Chris Homburg, Mr. Patrick DePula, Ms. Susan Fox, Mr. Robert Stein, Ms. Coreen Fallat

Excused: Mr. Brian Holmquist

Also Present: Bryan Gadow, City Administrator, Elisa Guerrero, Planning Intern

Approval of Minutes

A motion by Ms. Fox, seconded by Alder Goforth, to approve the minutes of January 10, 2022 carried with one correction.

Appearances

Mr. Jeffery Hallaren, representing Monona Antique Mall and Flying Low Skate Shop (4601 Monona Drive), spoke in opposition to the Neutral Project development because it would displace both businesses. Additionally, Mr. Hallaren requested relocation compensation to cover the costs of moving his business for the development.

Mr. Christopher Dahl (4601 Monona Drive), spoke in opposition to the Neutral Project development because it would displace him from his apartment and requested relocation compensation to cover moving costs.

Mr. Eric McKay (4603 Gordon Ave), spoke in opposition to the Neutral Project development, sharing concerns about increased traffic that the site would create and how that would affect the safety of children living on Gordon Ave. He also felt the proposed density was too high and that the project was not a good fit for the location.

Ms. Jillian Slight (4508 Gordon Ave), spoke in opposition to the Neutral Project development because of concerns for children's safety with such a large increase in traffic in the area.

Ms. Jeanne Edmunds (4509 Gordon Ave), spoke in opposition to the Neutral Project development because it would increase traffic in the area, limit on-street parking which was already tight, and could create pedestrian safety issues for children in the area.

Unfinished Business

A. 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 112-208 Owen Road as Requested by Slinde Realty Company. (Case No. 2-003-2022)

Mr. Jeff Slinde mentioned that there were no significant changes to the rezoning request since the prehearing conference on January 10, 2022.

Ms. Judy McConnell (211 Owen Rd), submitted a comment in opposition to the Slinde development.

Mr. Bruce McConnell (211 Owen Rd, Apt 221), submitted a comment in opposition to the Slinde development.

B. 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 112-208 Owen Road as Requested by Slinde Realty Company. (Case No. 2-003-2022)

Mr. Gadow gave the staff report, saying the request was to rezone the site from Retail Business to Community Design District. The General Development Plan for the site would be discussed separately and consisted of two 4-story mixed use buildings with approximately 200 apartment units and retail space that would likely contain the USPS location. During previous review the proposal, the Commission had generally viewed the development plans and rezoning request favorably.

The Commission members agreed that rezoning the site to CDD was appropriate for the site, because of its setback from Monona Drive and the flexibility provided by CDD zoning.

Alder Goforth asked if the developers were considering a neighborhood meeting to discuss designs, which had been successful for the Neutral Project. The applicant responded that they had had some one-on-one discussions with neighbors but weren't planning on a full neighborhood meeting.

A motion was made by Mr. Homburg, seconded by Ms. Fallat, to recommend to City Council the rezoning of 112-208 Owen Road from Retail Business (Monona Municipal Code of Ordinances Sec. 480-28) to Community Design District (Monona Municipal Code of Ordinances Sec. 480-30), as proposed and according to the Monona Municipal Code of Ordinances with the following finding of fact:

Finding of Fact:

1. Since the Village Lanes bowling alley closed, Retail Business is no longer a compatible zoning district for the site and Community Design District, with the flexibility it provides, is a better fit.

The motion carried unanimously.

C. Public Hearing on Request by Joel Duensing for Approval of a Zoning Permit to Operate a Retail Motor Vehicle Dealership at 915 Femrite Drive. (Case No. 2-026-2021)

Mr. Duensing explained that the new application materials included a more detailed parking lot diagram, and that the site lighting had been reviewed. He had also reduced his requested hours of operation.

Jo Anderson (121 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

Aaron Douglas (173 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

Gert Hohenwarter (161 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

Pat Franklin (111 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

Ericia Certsch (161 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

Dee Barber (115 Shato Lane), submitted a comment in opposition to the motor vehicle dealership application.

D. Consideration of Action on Request by Joel Duensing for Approval of a Zoning Permit to Operate a Retail Motor Vehicle Dealership at 915 Femrite Drive. (Case No.2-026-2021)

Mr. Gadow shared the staff report, saying that the site was zoned CDD and that the proposed vehicle dealership use was consistent with the future land use map showing the site as commercial. Staff recommended approval with the conditions in the staff report.

Mr. Stein, Mr. Homburg, Ms. Fox, and Ms. Fallat were concerned that the proposed parking stalls were fairly small and that some, especially the customer parking stalls in front of the building, should be made wider. Mr. Homburg said that because most cars would not be moving in and out of stalls all the time, it was probably okay for many stalls to be narrower than the customer stalls. The Commission agreed that the parking lot should be restriped. There was concern from Mr. Stein and Mr. Homburg that the drive aisle proposed was too narrow and should be reviewed.

The Commission members agreed that a landscaping plan should be submitted and that landscaping was especially important for the front of the property along Femrite Drive. Mr. Homburg felt that the tree island requirement could be waived for the west side of the building, in favor of more plantings along Femrite. Alder Goforth mentioned that a landscaping plan would be important to show if landscaping would affect the parking stall and drive aisle size as well. The Commission discussed the timeline for upgrading the landscaping and painting the building.

Mr. Homburg, Alder Moore, Ms. Fallat, and Mr. DePula, suggested hours of operation be reduced to 9pm or by appointment. The Commission members noted that Mr. Duensing could still be in the building working on cars beyond those hours, but that car sales would be limited to 7am-9pm. Maintenance on cars would need to be done inside the building, and if maintenance requiring grease or oil disposal was to be conducted, a plan for the proper disposal of those materials would need to be submitted to staff.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to approve the Zoning Permit for a new use at 915 Femrite Drive, as proposed and according to Chapter 480-55 of the Monona Municipal Code of Ordinances with the following conditions of approval:

1. All required permits from state and local agencies shall be obtained. The applicant shall contact the City of Monona Building Inspection Department to confirm requirements.
2. A separate sign permit shall be obtained for any new signage on the building.
3. Hours of operation shall be from 7:00am to 9:00pm. Extension of these hours will require Plan Commission approval.
4. An oil and grease care and disposal plan shall be submitted and approved by City Staff.
5. All cars parked outside shall be fully functional and parked in the designated parking areas.

6. A landscaping plan shall be submitted to Plan Commission for approval within the next 65 days, with final completion by July 24th, 2022.
7. A revised parking lot plan shall be submitted to the Plan Commission within the next 65 days, with final restriping by July 24th, 2022 based on Plan Commission input at their January 24th, 2022 meeting.
8. A plan for the building exterior improvements shall be submitted to the Plan Commission within the next 65 days, and completed by September 15th, 2022.
9. The only outdoor advertising allowed is the State required information sheets in the car windows.
10. Any major repair work shall be performed indoors.

The motion carried unanimously.

E. Public Hearing on Request by Compass Properties and The Neutral Project for Consideration of a Zoning Permit for Construction of a New Mixed-Use Building at approximately 4600-4611 Monona Drive (between Springhaven and Dean Avenue). (Case No. 2-016-2021)

Mr. Helbach and Mr. Hars presented the redesigned plans, which included feedback from the Commission and a neighborhood meeting to break up the building massing, include more green space, increase parking and add a business incubator space, among other things. Two possible designs were presented. The first showed two apartment buildings on the southeast and northeast corners of the lot, with a row of townhomes centered on the western side of the lot. The second design had one larger apartment building on the southeast corner, a smaller apartment building along the north side, and a row of townhomes on the northwest corner. Both designs had only one entrance on Dean Ave, a public plaza/green space and parking that met code requirements. The applicants also presented brick and metal siding options for the building facades. The applicants planned to exceed the stormwater requirements and use mostly native plants in their landscaping.

Mr. Renner, representing MESBA, explained that MESBA had helped facilitate and promote the neighborhood meeting through the MESBA Facebook page, in local newspapers and in the City's newsletter. There was good attendance at the meeting and lots of feedback was given.

Ruth Reifeis (4600 Gordon Ave, Apt 1), submitted a comment in opposition to the Neutral Project development.

Mr. Jeffery Hallaren and Mr. Dahl reiterated their comments about how the development would displace small businesses and that they would like compensation for their relocation costs.

F. Prehearing Conference on Request by Compass Properties and The Neutral Project for Consideration of a Zoning Permit for Construction of a New Mixed-Use Building at approximately 4600-4611 Monona Drive (between Springhaven and Dean Avenue). (Case No. 2-016-2021)

The Commission members agreed that the first design option, with the townhomes centered on Gordon Ave, was the preferable site layout. Additionally, Commissioners generally preferred the brick façade over the paneling. Ms. Fallat and Alder Moore commented that balconies would be a nice addition to the design. Mr. Stein and Mr. Homburg suggested filling the setback along Monona Drive with landscaping, rather than try to add more pavement. The addition of a sidewalk around the site was appreciated.

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Mr. Stein, Ms. Fox, Ms. Fallat and Alder Moore suggested that the applicant have a full traffic impact analysis conducted for the site. The Commissioners were concerned that having only one entrance on Gordon Ave was insufficient and that another should be added on Springhaven Ave. Mr. Homburg, Mr. Stein, Mr. DePula, and Ms. Fallat recommended that more parking be available at ground level for the first-floor business spaces, and suggested designating some stalls for restaurant curbside pickup.

The Commission appreciated the inclusion of more public green space on the site. The outdoor park/plaza would not be a City park, but the intention was to provide a space for building residents and neighbors to gather and play. Mr. Stein asked about the inclusion of a dog run or other outdoor space for residents' pets and supported the use of native plants in the landscaping. Mr. Homburg suggested that the applicants use a system other than pan roofs for their green roofs and noted that Dane County was working to compile guidelines for green roofs.

New Business

None

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

The Monona Garden project was potentially slated to be on the agenda for February 14th.

3. Updates/Discussion on Diversity, Equity, and Inclusion (DEI) Efforts

4. Updates/Discussion on Sustainability Efforts

Alder Moore thanked Mr. Homburg for mentioning the County guidance that was being developed for green roofs.

5. Upcoming Meetings: February 14, 2022, February 28, 2022

B. Plan Commission Requests for Information from City Staff.

Adjournment

A motion by Mr. Stein, seconded by Mr. DePula, to adjourn carried. (10:33pm)

Respectfully submitted by:

Elisa Guerrero, City Planning Intern