

MONONA CITY COUNCIL MINUTES
February 20, 2023

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:03 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Doug Wood, Teresa Radermacher, Patrick DePula, Brian Holmquist, and Nancy Moore

Excused: Alder Kathy Thomas

Also Present: Interim Administrator/Finance Director Marc Houtakker, City Attorney Bill Cole, Police Chief Brian Chaney, Director of Planning & Community Development Doug Plowman (via Zoom), Monona Grove School District Superintendent Daniel Olson (via Zoom), Randy Christianson (Walter Wayne Development), Joaquin Lopez-Santiago (Fratelli's Trattoria) and Director of Administrative Services Leah Kimmell

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion by Alder Wood, seconded by Alder Moore, to approve the Minutes of the February 6, 2023 City Council meeting. Motion carried.

APPEARANCES

Jennifer Kuhr, Monona resident, appeared before the Council to speak in favor of Resolution 23-2-2612 to remove a racist street name.

Monona Grove School District Superintendent Daniel Olson appeared before the Council to present information regarding the school district operating referendum which will be on the ballot for the April 4 Spring Election.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

There was no Consent Agenda.

UNFINISHED BUSINESS

G.1.a Consideration of Ordinance 2-23-764 Rezoning 5105 Monona Drive from Retail Business District (RB) to Community Design District (CDD) for the Construction of a Multifamily Development.

Director Plowman summarized that current zoning of this parcel is not compatible with the multifamily project being proposed, and the Plan Commission unanimously recommended rezoning of this parcel to CDD in order to give flexibility for future uses of the space to include commercial components. Randy Christianson of Walter Wayne Development informed the Council that construction is planned to start this summer with a 12-month buildout expected.

Motion by Alder DePula, seconded by Alder Holmquist, to approve Ordinance 2-23-764 Rezoning 5105 Monona Drive from Retail Business District (RB) to Community Design District (CDD) for the Construction of a Multifamily Development. Motion carried.

G.1.b Consideration of Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties.

Attorney Cole summarized the revisions made per the last meeting. Discussion commenced regarding the addition of section (7)(h) requiring that if an STR is not the operator’s primary residence, it may not be rented for any period of less than 29 days with agreement that it is not necessary. Members also discussed the intent of requiring STRs to operate for no more than 180 consecutive days in a 365-day period and the impact of these days being consecutive. Discussion continued regarding enforcement of this ordinance, as the City does not currently have the staff capacity to actively enforce violations, and whether selective enforcement or complaint-driven enforcement only would expose the City to litigation. The City currently receives room tax for STRs without information about addresses of the properties and may have to pursue a software program which maps addresses which are listed on STR websites in order to actively enforce this ordinance. Members agreed that increasing the number of days per calendar which a property owner may operate an STR without being subject to this ordinance from 5 to 14 would save on administrative time and give property owners the flexibility to rent their properties several times per year without a City permit. Alder DePula stated that the Council’s three priorities with this ordinance were public safety, quality of life issues for neighbors, and not losing residences to STRs. Members agreed that the Ordinance as written now accomplishes these goals and can always be modified in the future.

Motion by Alder Wood, seconded by Alder Holmquist, to amend Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties to remove section (7)(h) which reads, “If the STR is not the operator’s primary residence, the STR may not be rented to a person or group for any period less than twenty-nine (29) consecutive days.” Motion carried.

Motion by Alder Holmquist, seconded by Alder Wood, to amend Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties to revise section (1) to read, “It shall be unlawful for any person to operate a short term rental property (STR) in the City of Monona for **fifteen (15)** or more days in any calendar year without a permit issued by the City Administrator or designee” and section (3) to read, “Any person wishing to operate an STR for **fifteen (15)** or more days in any calendar year...” Motion carried.

Motion by Alder Holmquist, seconded by Alder Moore, to amend Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties to delete the last sentence of section (7)(f) which reads, “The 180 allowable days in any 365-day period must run consecutively and the STR operator must give the City Administrator notice of the first rental of any 365-day period.” Motion carried.

Motion by Alder DePula, seconded by Alder Holmquist, to approve Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties. Motion carried.

NEW BUSINESS

G.2.a Consideration of Applications for 2022/2023 “Class B” Liquor and Class “B” Fermented Malt Beverage Licenses for Fratelli’s Trattoria LLC, d/b/a Fratelli’s Trattoria, 5801 Monona Drive, Monona, WI 53716.

Alder Wood summarized that Fratelli’s Trattoria will occupy the space of the former Angelo’s restaurant on Monona Drive. Owner Joaquin Lopez-Santiago informed the Council that his restaurant will be a casual Italian concept serving pizza, pasta, steak, and seafood.

Motion by Alder Wood, seconded by Alder DePula, to suspend the rules and take action on Applications for 2022/2023 “Class B” Liquor and Class “B” Fermented Malt Beverage Licenses for Fratelli’s Trattoria LLC, d/b/a Fratelli’s Trattoria, 5801 Monona Drive, Monona, WI 53716. Motion carried.

Motion by Alder Wood, seconded by Alder DePula, to approve applications for 2022/2023 “Class B” Liquor and Class “B” Fermented Malt Beverage Licenses for Fratelli’s Trattoria LLC, d/b/a Fratelli’s Trattoria, 5801 Monona Drive, Monona, WI 53716. Motion carried.

G.2.b Consideration of Resolution 23-2-2612 A Resolution to Remove a Racist Street Name.

Alder Wood summarized that whatever the intention at the time, the word squaw is no longer an acceptable term, despite the belief that it was originally intended to honor a native woman in the area. After Council adoption, the Public Works Committee will determine what the new street name will be.

Motion by Alder Wood, seconded by Alder Moore, to suspend the rules and take action on Resolution 23-2-2612 A Resolution to Remove a Racist Street Name. Motion carried.

Motion by Alder Wood, seconded by Alder Radermacher, to approve Resolution 23-2-2612 A Resolution to Remove a Racist Street Name. Motion carried.

REPORTS

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

Alder Radermacher reported on the topic of affordable housing, saying that in the first meeting of the DEIB group, it was stated that many people can afford to live here but choose not to, which is an important distinction to make.

2. Update/Discussion on Sustainability Efforts.

There were no updates.

3. Committee Reports.

Alder DePula thanked City staff for navigating last week’s banking issues to make sure that all employees were paid on time.

Alder Moore reported that the Transit Survey is now out and available on the City’s website. She thanked staff and the members of the Transit Commission for their work on the survey and encouraged people to read the FAQs on the website before taking the survey. There is no specific deadline for the survey yet, but it will probably be sometime in mid-March.

Alder Radermacher reported from the Community Media Committee that Monona will soon have a new app called Monona Go.

Police Chief Chaney thanked the public works crews for keeping our roads safe during the recent winter weather events. He reported that a few recent police chases ended safely while also allowing for the recovery of three firearms. The ride-along program is up and running again, so members should email him if they are interested in scheduling a ride-along. The department will start with Council and

committee members and ease its way back into the program for the general public. He was recently voted Vice President of the Dane County Police Chiefs Association.

Mayor O'Connor thanked staff regarding the banking issue and everyone who worked on the transit survey.

Director Kimmell reported that tomorrow is the Primary Election. Polls are open from 7am to 8pm.

APPOINTMENTS

Motion by Alder DePula, seconded by Alder Wood, to approve the appointment of Jacek Kraszewski to the Board of Review (effective immediately–April 2023). Motion carried.

ADJOURNMENT

Motion by Alder Wood, seconded by Alder Radermacher, to adjourn. Motion carried (8:39 p.m.).

Leah Kimmell
Director of Administrative Services