

Minutes
City of Monona
Plan Commission
Monday March 27, 2023

The meeting of the City of Monona Plan Commission was called to order (6:00pm).

Present: Alder Brian Holmquist (Acting Chair), Mr. Robert Stein, Mr. Chris Conrad, Ms. Susan Fox, and Mr. Chris Homburg

Excused: Alder Nancy Moore, Ms. Coreen Fallat, and Mr. Brandon Gries

Also Present: Doug Plowman, Planning Director

Approval of Minutes

A motion by Mr. Stein, seconded by Mr. Conrad, to approve the minutes of March 13, 2023 carried with three corrections.

Order of Business

There were no changes to the order of business.

Appearances

None.

Unfinished Business

None.

New Business

A. Public Hearing on Request by Badger State Hydrate dba Capital Ketamine, for Approval of a Zoning Permit for a New Use at 5900 Monona Drive – Suite 400. (Case No. 2-008-2023)

Dr. Louis Scratish presented the application. The proposal is for a new medical clinic at Water Tower Place that provides both IV hydration services and ketamine treatment. The business is relocating out of need for a larger space with private offices. No significant modifications to the building are proposed and the applicant is hoping to open in early April.

There were no other appearances and the public hearing was declared closed.

B. Consideration of Action on Request by Badger State Hydrate dba Capital Ketamine, for Approval of a Zoning Permit for a New Use at 5900 Monona Drive – Suite 400. (Case No. 2-008-2023)

Planning Director Plowman shared the staff report. The application is for a new commercial use within Water Tower Place. The proposed use is a medical clinic that will provide IV infusions and ketamine treatment. The property is zoned Retail Business (RB), and Commission review is required due to the change in use. The Comprehensive Plan shows the property as commercial in both the current and future land use maps. No building modifications are proposed to the suite. City Code requires 11 parking stalls, and 100 stalls for tenants and 50 stalls for guests are provided on site. The applicant has seven dedicated stalls as part of the lease and parking is expected to be sufficient. Business hours will be 7am-7pm Monday-Saturday. Deliveries are expected during business hours with medications being delivered to a secured room. Staff recommends approval.

The Commission generally felt the proposed use was appropriate. Mr. Homburg stated that the building has not had parking issues since the rear parking lot was added. He suggested a condition of approval be changed to allow for the City Police Department to require additional security measures if issues arise in the future.

A motion was made by Mr. Conrad, seconded by Ms. Fox, to approve a Zoning Permit for new construction and a new use new use, requested by Louis Scrattish, of Capital Ketamine, to be located at 5900 Monona Drive, Suite 400, as proposed and according to Chapter 480 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. The applicant shall coordinate with the City's Police Department for review and approval of security for the property. If substantial issues occur in the future, then the Police Department may revisit the security protocols and require additional measures.

The motion carried unanimously.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

Planning Director Plowman shared that the Community Development Authority (CDA) will be discussing the private drive for the Whitehorse property and the Northpointe multifamily development at their March 28th meeting. Chipotle is expected to open at the end of the week with a temporary Certificate of Occupancy.

Mr. Homburg asked about The Bloom development. Planning Director Plowman shared that the CDA would be discussing it in closed session.

2. Potential Upcoming Plan Commission Items

Planning Director Plowman shared that a few signage permits are expected at one of the meetings in April, including a modification to the Comprehensive Sign Plan for South Towne Mall.

Alder Holmquist asked about the development at Bridge Road and Broadway. Planning Director Plowman shared that the project has been approved by the CDA and City Council, and that the developer is finalizing some engineering items with hopes to begin construction soon. He said that they can pull building permits with staff review on a few of the final details, but that the live-work condo portion of the development still needs to return to Plan Commission for review, which can happen after construction begins.

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

None.

4. Updates/Discussion on Sustainability Efforts

None.

Plan Commission Minutes

March 27, 2023

Approved April 24, 2023

5. Upcoming Meetings: April 10, 2023 and April 24, 2023

B. Plan Commission Requests for Information from City Staff.

Adjournment

A motion by Mr. Stein, seconded by Mr. Conrad, to adjourn carried. (6:14pm)

Respectfully submitted by:
Thor Jeppson, Assistant Planner