

Minutes
City of Monona
Plan Commission
Monday May 24, 2021

The meeting of the City of Monona Plan Commission was called to order (7:00 pm).

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

Also Present: Doug Plowman, City Planner and Elisa Guerrero, City Planning Intern

Approval of Minutes

A motion by Alder Goforth, seconded by Mr. DePula, to approve the minutes of May 10, 2021 carried with no corrections.

Appearances

None.

Unfinished Business

A. Public Hearing on Request by Restaurant Depot for Approval of a Revised Landscaping Plan at 6950 Gisholt Drive. (Case No. 2-007-2021)

Ms. Mize, from ADA Architects, presented the revised landscaping plan, which included several new trees and more shrubs along Gisholt Drive. The invasive species had been removed from the plan and replaced with suitable alternatives.

B. Consideration of Action on Request by Restaurant Depot for Approval of a Revised Landscaping Plan at 6950 Gisholt Drive. (Case No. 2-007-2021)

Mr. Plowman shared that the revised landscaping plan met the required landscaping points and recommended approval.

The Commission members agreed that, with the changes, the landscaping plan was sufficient and looked good. Mr. Stein was glad to see more native plants added and said the Commission should request native plants more often in the future.

A motion was made by Mr. DePula, seconded by Ms. Fallat, to approve the revised landscaping plan for new construction at 6950 Gisholt Drive, as proposed and according to Chapter 480 of the Monona Municipal Code of Ordinances with the following condition of approval:

1. The applicant shall submit a revised plan showing proposed plantings adjacent to the monument sign, with final approval by City Staff.

The motion carried.

C. Prehearing Conference on Request by One City Schools for Consideration of a Zoning Permit for a New Use at 1707 W. Broadway. (Case No. 2-010-202)

Ms. Tami McCullough, the project manager with JLA, shared the application documents, including the planned interior renovations and proposed floorplans that featured classrooms, common areas and teacher/administrative space. The plans included an outdoor playground to the north of the building. Draft signage concepts were also shared, including various wall signs and a monument sign. One wall sign was proposed on the parking garage, facing the Beltline, for visibility, and the applicant said the WPS monument sign facing the Beltline is expected to remain in place.

Mr. Cowan, from Ayres, shared preliminary findings from the draft Traffic Impact Analysis (TIA), outlining the traffic flow for student drop off and pick-up. There might be a proposal for a sidewalk around the building's parking lot in the final TIA, to reduce pedestrian and vehicle conflicts.

Ms. McCullough and Mr. Smith, the One City Schools attorney, said that they were working through easements for the property with the City and WPS as the Certified Survey Map changes for the lot are finalized.

Mr. Plowman shared the staff report, highlighting the TIA and site circulation, the timeline for installing the playground, and the proposed signage as suggested topics for discussion. He mentioned that landscaping and lighting plans may need to be submitted before final approval and that the stormwater plans were yet to be reviewed.

The Commission members agree that the proposed sign package included more signs than might typically be allowed, and Mr. Homburg and Mr. DePula recommended reducing the number of wall signs in the package. The Commission agreed that the signage design generally looked good and that wayfinding signage would be important. Mr. Homburg said the school must be deemed a public entity to be allowed a reader/message board. Ms. Fox and Mr. Holmquist said the sign on the parking deck would provide good visibility from the Beltline.

Mr. Holmquist and Alder Goforth commented that the traffic flow pattern for pick-up and drop off times looked good. Mr. Homburg, Ms. Fallat and Mr. Stein encouraged the applicant to consider how increased traffic with the return of WPS employees would affect the proposed traffic flow, and how the proposed future athletic facility would affect parking on site. Mr. Caire said that One City Schools had preliminary discussions about using WPS parking for overflow parking when necessary.

D. Prehearing Conference on Request by Populance LLC, for Consideration of a Zoning Permit for New Construction at 6501 Bridge Road. (Case No. 2-006-2021)

Mr. Gosch shared the updated development plans, highlighting changes to the proposed street parking, the connection between the site and One City Schools (pedestrian and bicycle access for students), and the continued partnership with Mobile 22 for shared transportation options. The plans show 12 fewer parking stalls than required by code, to be made up for in resident use of the shared transportation options, and Mr. Gosch explained

that they would work with One City Schools to accommodate extra parking as an alternative option, should the shared transportation fall short.

Mr. Plowman shared the staff report, commenting that discussion could focus on the connections between this development and One City Schools and feedback on the changes to proposed parking. The Public Works Director had expressed some concern about angled street parking, which could cause issues for snow plowing, hence the newly proposed parallel street parking.

Mr. Homburg and Mr. DePula expressed concerns about the parking and whether it would be sufficient if residents did not use the shared transportation options as expected or anything happened to the partnership with Mobile22. Additionally, Mr. Homburg and Mr. Holmquist raised concerns about the proposed parking allocation as listed in the submitted materials and their omission of the live parking component for the live/work spaces. Mr. Homburg, Mr. DePula, Mr. Stein, and Ms. Fox said they preferred the angled parking previously proposed to the parallel parking proposed this time. Mr. Gosch clarified that, should the Mobile22 partnership not work out, they would look to expand street parking along Engel to make up the 12 stall deficit, which would require further conversations with Public Works and One City Schools. Creating angled parking would require further discussion and approval from Public Works.

Mr. Holmquist, Ms. Fox and Ms. Fallat commented that the number of bedrooms as well as the size of the live-work units could also change the number of parking stalls required. Mr. Stein commented that if One City Schools allowed slightly more of their land to be used for parking, then it might work to create a path through the wooded area to create better connectivity between the two sites.

New Business

A. Public Hearing on Request by Four Lakes Yacht Club for New Signage at 6312 Inland Way. (Case No. S-007-2021)

Mr. Homburg abstained from the discussion.

Mr. Geoff Wilkins shared the proposed signage, explaining that the raceways would match the stone used on the wall as much as possible and the color of the lettering matched the blue siding elsewhere on the building.

B. Consideration of Action on Request by Four Lakes Yacht Club for New Signage at 6312 Inland Way. (Case No. S-007-2021)

Mr. Plowman explained that two wall signs were allowed because the building fronts Inland Way and the Yahara River, and that the signs meet sign code requirements.

The Commission members thought that the proposed signs would look good on the building, along with the other building improvements.

A motion was made by Mr. Holmquist, seconded by Mr. DePula, to approve the request by Four Lakes Yacht Club for two new Wall Signs, to be located at 6312 Inland Way, as proposed, and according to Chapter 480 Article XII of the Monona Municipal Code of Ordinances with the following finding of fact and conditions of approval:

Finding of Fact:

1. 6312 Inland Way fronts both Inland Way and the main channel of the Yahara River, allowing two wall signs to be approved.

Conditions of Approval:

1. As the sign is to be illuminated, an electrical permit shall be obtained from the City's Building Inspector.
2. If glare from the lighting is deemed excessive by the Plan Commission, then the Plan Commission may require adjustments to the lighting.

The motion carried (Mr. Homburg abstained).

C. Public Hearing on Request by ENR Investment (c/o Mohammed Naser Farooqui) for New Signage at 6325 Monona Drive. (Case No. S-008-2021)

Mr. Plowman summarized the applicants request for one wall sign, which had received approval from the building landlord. The sign cabinet was in a similar location to the O'Connell's sign and would be internally illuminated with LEDs.

D. Consideration of Action on Request by ENR Investment (c/o Mohammed Naser Farooqui) for New Signage at 6325 Monona Drive. (Case No. S-008-2021)

Mr. Plowman reviewed the staff report, sharing that the tenant's building frontage was approximately 41ft. The proposed sign was mounted on the roof, but did not extend past the roofline and this was the best location for the sign on the building.

Mr. Homburg, Ms. Fox, Alder Goforth and Mr. Holmquist agreed that the sign should likely be smaller, depending on the tenant's store depth and frontage, as well as accounting for the size of the O'Connell's sign. It was also shared that channel lettering would better match the existing signage for O'Connell's. Mr. Stein, Alder Goforth and Ms. Fox said the red background could be better suited if it matched the building's trim.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to table the request by ENR Investment for new signage at 6325 Monona Drive.

The motion carried.

E. Prehearing Conference on Request by Wisconsin Physician Services (WPS) for Approval of Revisions to Lots 1 and 2 of Certified Survey Map 15671 at 1707 W. Broadway. (Case No. 2-013-2021)

Mr. Stein recused himself from the discussion.

Mr. Glaszcz, shared the proposed changes to the CSM, which would move the lot line so that the roads to the north and west of the existing Lot 2 would be fully encompassed within Lot 2, instead of being divided between two lots.

Mr. Plowman outlined the timeline for making changes to the CSM to align with One City Schools purchase of Lot 2. He said that the application would be shared for engineering review before final approval and also presented to the Public Works Committee.

The Commission members agreed that the proposed changes to the lot lines seemed acceptable, but that it would be important to maintain shared access of the roads between WPS and One City Schools. Mr. Roseth and Mr. Smith clarified that while the lot lines would change, there would not necessarily be any changes in access to the roads.

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

Upcoming items included the Floor & Décor application, signage and the feature wall at the Current, and follow up items from tonight's agenda.

3. Upcoming Meetings: June 14, 2021, June 28, 2021 (Tentative).

B. Plan Commission Requests for Information from City Staff.

Alder Moore shared that the City would close on San Damiano property in June and that the Friends of San Damiano were available to present about the property if the Commission was interested.

Mr. Homburg said that there were various street trees along Monona Drive that should be replaced.

Ms. Fallat said that the landscaping at Metro Market was in need of updating.

Mr. Stein asked if the additional signage at Cozy Home had received approval.

Adjournment

A motion by Ms. Fallat, seconded by Alder Goforth, to adjourn carried. (10:15pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern