

Plan Commission Minutes  
April, 8 2019  
Approved May 13, 2019

Minutes  
City of Monona  
Plan Commission  
Monday April 8, 2019

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

Present: Alder Nancy Moore (Chair), Mr. Chris Homburg, Mr. Brian Holmquist, Mr. Grif Dorschel, Mr. Rob Stein, and Ms. Susan Fox

Also Present: City Planning Assistant Ciara Miller and City Administrator and Economic Development Director Bryan Gadow.

**Approval of Minutes**

A motion by Mr. Holmquist, seconded by Mr. Dorschel, to approve the minutes of September 10, 2018 carried with corrections.

**Appearances**

Peter McKeever, 6302 Southern Circle, spoke for informal purposes only regarding the development proposal at Falcon Circle. Mr. McKeever has lived in Monona for over 30 years. He recognizes the project as infill development which is generally a good thing, especially since this site had oil contamination. However, he is concerned by the traffic that this project will generate and feels that Falcon Circle should not have to accommodate that traffic. He stated that the proposed project is too large for the site. Additionally, if the lot is to be developed, he said that there should be high design standards, similar to the Fairway Glen project on Monona Drive and unlike the Treysta development. Also, in light of the new resolution passed by the City of Monona to meet 100% of energy needs with renewable energy, this project should be evaluated for its contribution towards sustainability- 100% of storm water should have to stay on site.

There were no other appearances and the appearance section was closed.

**Unfinished Business**

There was no unfinished business.

**New Business**

**A. Public Hearing on Request for a Zoning Permit and Site Plans for a Mixed Use Development Including 41 apartment units and Approximately 3,000 SF of Retail at 501 W. Broadway Avenue (Case No. 2-002-2019)**

Jacquelyn Drummy, 520 W Broadway, registered against the proposal.

Cathy Hopkins, 413 Falcon Circle, registered against the proposal.

Jeff Lee, 57 Fuller Drive, registered in favor of the proposal.

Kevin O'Driscoll, property owner at 501 W. Broadway, was present along with JLA Architect Adam Fredendall to discuss the proposed development at 501 W Broadway. Mr. O'Driscoll purchased the land in 2013 with the intention of developing the parcel. He stated that it is not an easy project due to the constraints of the site, including the lot configuration and easements. He understands the neighborhoods concerns about increased traffic on Falcon Circle, but he has talked to Dane County and they will not permit a curb cut on Broadway, so the only vehicle access to the property will be off

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of the west side of the property on Falcon Circle. Mr. O'Driscoll agrees that green initiatives on site are warranted.

Mr. Fredendall, architect, reviewed the proposed site plans and renderings. Their team reviewed many configurations and the proposal today is considered the best option. All parking will be handled on site through a surface parking lot and covered parking on the ground floor. All of the units in the apartment are either one or two bedrooms. There is potential for residents to have access to the Yahara River via the 605 Falcon Circle which is across the street from the proposal and also owned by Mr. O'Driscoll.

Dan Pogh, 413 Falcon Circle asked Mr. Fredendall how far the building is set back from Broadway. Mr. Fredendall explained that there is an ATC power line that runs along Broadway and that the building is set back 20feet from the power line.

Cathy Hopkins, 413 Falcon Circle, asked for clarification if resident parking is all underground? Mr. Fredendall explained that it is not underground, rather is at grade and on the 1<sup>st</sup> floor but is enclosed. Ms. Hopkins also asked if there will only be apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Mr. Fredendall said that there are two units on the first floor and all remaining units are on the second and third floors.

Ashley Johnson, 603 Falcon Circle, stated that parking is limited on Falcon Circle. She is concerned that the curb cut to enter the property is going to remove street parking space and asked how the developer will address it?

Mr. Fredendall explained that all the parking requirements for the residential and retail space will be accommodated on site. Mr. O'Driscoll also added that the curb cut will remove one or two street parking stalls, but vehicle access for the property at 501 W Broadway is only permitted on the west side of the property off Falcon Circle.

Dan Pogh, 413 Falcon Circle, is also concerned with parking and used the Treysta development as an example. He stated that there is never parking available there, so the stall and a half isn't meeting the parking needs.

Lisa Gundlach, 404 Midland Lane, asked why parking isn't permitted on the other side of Falcon Circle. She also asked if there were any affordable housing units in this development and reiterated that this site has good potential for green energy which would be in line with the goal of the City's new Renewable Energy Resolution.

Chris White, 518 W Broadway, started that he felt this was a well thought out plan. However, he is also concerned with the traffic volume and speed. He said that there is already an issue with speeding on West Broadway, and unless the police do more to enforce safe driving he is opposed to the project. He also is concerned that there are already a lot of storefront vacancies in Monona and that if retail is to go into this space, that 1.5 parking stalls isn't enough. Mr. White also asked if there will be any TIF funds used on this project?

There was no one else in the audience to speak on the item and the public hearing was closed.

**B. Pre-Hearing Conference on Request for a Zoning Permit and Site Plans for a Mixed Use Development Including 41 apartment units and Approximately 3,000 SF of Retail at 501 W. Broadway Avenue. (Case No. 2-002-2019)**

Bryan Gadow, City Administrator, provided a staff report on the project. The developer is requesting vacating two pieces of City right-of-way. The Community Development Authority received a request for TIF funds, though they have not yet made a decision. If the CDA recommends approval, then the decision will go to Council.

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Mr. Homburg stated that this property is located within the Broadway Design District and that the proposed building does not fit the intended character of the district. Additionally, the plan has floor area ratio guidelines of 0.5 and this property, based on his calculations, is well over 1.0. Finally, this parcel is zoned Community Design District (CDD) which is commercial use with auxiliary residential, and this proposal is primarily residential. He is also concerned with the two first floor units proposed. As far as architecture, he would like to see more masonry incorporated into the design.

Mr. Stein said that he was concerned with the proposed density but he did not know about the Broadway Design District. Because of the configuration of Broadway, any cars traveling east that would want to enter the property would need to make a U-turn, which may disturb neighboring properties. There is parking available across the street at Lottes Park, but that would increase pedestrian crossings and safety concerns. He does feel that the steep graded hill behind the lot acts as a natural buffer between the proposed building and the residential properties behind it. He likes the idea of incorporated green initiatives on site and noted that it's great to see parking being able to be accommodated entirely on site.

Mr. Holmquist noted that the commercial portion of the building only requires 9-10 stalls which the surface parking exceeds. Mr. Holmquist acknowledges the guidelines in the Broadway Design District but also looks at the recent developments at Treysta and the Riverfront. This proposal is more in line with those developments, despite not being in compliance with the Broadway Design District. He asked Mr. Gadow for clarification as to why they are requesting to abandon the right-of-way on the east side of the property. It was clarified that the easement is so the storm water can be managed on site.

As an alternative site configuration, Mr. Holmquist suggested putting the parking lot behind the building rather than out front to make a larger buffer between the development and the residential properties.

Ms. Fox asked what is envisioned for commercial space. It was clarified that it is unknown at this time. She suggested that the development may be better suited to be designed in a similar style to the Riverfront redevelopment project. She also suggested that the first floor should be all commercial and eliminate the two housing units on the ground floor.

Mr. Dorschel stated that it is easier to accommodate residential parking than commercial. He agrees with Mr. Holmquist's suggestion to put parking in the back to create more of a buffer. He also stated that all of the new development in Monona is more aligned with this design and proposal than the 1980's design district plan.

Chair Moore stated that the "new urbanism" approach to planning would encourage shielding of the parking. She also told the applicant that there are solar grants programs they may want to pursue.

Chair Moore reminded the attendees of the meeting that this is only the first of many steps for the development and she thanked everyone for attending and providing feedback.

There were no other comments and the pre-hearing conference was closed

### **Reports of Staff and Commission Members**

#### **A. Staff Report Regarding Status of Development Project Proposals.**

1. Upcoming Meetings – there will be no meeting on April 22, 2019 and the May 13, 2019 is tentative.
2. City Administrator Gadow informed the Commission that the new City Planner, Douglas Plowman, will be starting on April 16, 2019.

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**Adjournment**

A motion by Mr. Dorschel, seconded by Ms. Fox, to adjourn carried. (8:23pm)

Respectfully submitted by:

Ciara Miller, City Planning Assistant