

Minutes
City of Monona
Plan Commission
Monday April 11, 2022

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

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

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

Approval of Minutes

A motion by Alder Goforth, seconded by Mr. Holmquist, to approve the minutes of March 28, 2022 carried with no corrections.

Appearances

None

Unfinished Business

A. Public Hearing for the Slinde Realty Company on Request for Approval of a General Development Plan (GDP) for the site located at approximately 112-208 Owen Road, for a Mixed-Use Development. (Case No. 2-027-2021)

Mr. Slinde and Mr. Burrow shared the revised GDP, highlighting the reduction in units to 175 as well as overall density based on previous feedback from the Commission. The unit mix was also altered to have fewer 1-bedroom units, but the number of parking stalls was unchanged, meaning that the parking was now higher than required by code to provide more visitor parking. They said that reducing the density to 160 units, as the Commission had previously requested would not have been financially feasible, so the 175-unit count was a compromise. Maintaining the project density at 175 units allowed the workforce housing aspect of the project to remain.

Changes were made to the building's massing, with sections of the top floor stepped back to provide more communal outdoor areas and make the building feel less imposing compared to its 2-story neighbors. The reduced number of units in Phase 2 allowed for more communal spaces like a game room, exercise area, and an outdoor grilling area similar to the one proposed for Phase 1.

Mr. Plowman shared one written resident comment from Mr. Peter Ohlson of 5808 Anthony Place about fencing during construction, which was included in the meeting packet.

B. Consideration of Action for the Slinde Realty Company on Request for Approval of a General Development Plan (GDP) for the site located at approximately 112-208 Owen Road, for a Mixed-Use Development. (Case No. 2-027-2021)

Mr. Plowman shared the staff report noting that the Slinde's decided not to pursue Council approval of the GDP that would have been limited to 160 units and were instead presenting this revised GDP. There would likely be a TIF request to CDA for the project. There were now 175 units across both phases and the unit mix had been changed. There were 309 parking stalls, which surpassed the code requirement, and changes were made to the building massing. Staff recommended approval of the GDP.

The Commission members liked the new design with the setbacks, additional communal spaces, and felt the 175-unit density was more appropriate for the site. Ms. Fallat, Mr. Holmquist and Mr. DePula liked that the workforce housing component was still included in the proposal. Mr. Slinde commented that the percentage of workforce housing units might need to be reduced, given the lower density overall.

Ms. Fallat commented that maintaining the same number of parking stalls to allow for extra visitor parking was important, as evidenced by previous discussion about limited street parking in the area. Mr. Homburg and Alder Goforth commented on site circulation during construction of Phase 1 and recommended changes to the circulation around the Post Office mailboxes.

The Commission addressed the resident's concern about construction fencing, saying that there were City ordinances to regulate that and that the typical construction fencing should be adequate. The biggest concern would come during the demolition of the existing building, since the new building would be set further back from the property line.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to recommend that the Monona City Council approve a General Development Plan (GDP) from Slinde Realty Company for a 175-unit mixed-use development with ground floor commercial space, as proposed and according to Chapter 480-37 of the Monona Municipal Code of Ordinances with the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed plans are submitted for review under Section VI of the Zoning Code for Planned Community Developments, which expects that the planned community development tool will be used to encourage more imaginative site planning, to assist in achieving more rational and economic development with relationship to public services, to permit optimum development of land.
2. The Plan Commission has determined that sufficient information has been submitted to determine acceptability of the proposed General Development Plan in terms of its character, its use pattern, its intensity of use, its economic, environmental, and service impact, and such other factors as would be pertinent to such basic decision prior to the preparation of detailed engineering, architectural and landscape architectural plans in accordance with standards listed in Section VI.

Conditions of Approval:

1. No construction under this General Development Plan may be permitted except in conformity with precise development plans approved under Article VI of the Zoning Code.
2. City Council approval the General Development Plan is required per Article VI of the Zoning Code.
3. A second access point shall be added for a southern entrance to the northern building in the proposed phase II from the proposed common driveway.

4. A reworked alignment at the Post Office and the exits to Owen Road shall be resubmitted with the Precise Implementation Plan.

The motion carried unanimously.

New Business

A. Public Hearing on Request by Slinde Realty Company, represented by Snyder & Associates for Consideration of a 2-Lot Certified Survey Map (CSM) to Combine Parcels 0710-201-9810-4, 0710-201-9820-2 and 0710-201-9880-0 as well as Lot 1 of CSM 2681 at 112-208 Owen Road into Two Lots. (Case No. 2-008-2022)

Mr. Arcand, representing Slinde Realty Company, described the new proposed CSM for the lots, which would essentially consolidate existing parcels into two lots, one for each phase of the proposed development. Consolidating the lots would be possible in part because both would have frontage along Owen Rd. He described the cross access, stormwater and utility agreements that would be put in place across the new lots.

B. Prehearing Conference on Request by Slinde Realty Company, represented by Snyder & Associates for Consideration of a 2-Lot Certified Survey Map (CSM) to Combine Parcels 0710-201-9810-4, 0710-201-9820-2 and 0710-201-9880-0 as well as Lot 1 of CSM 2681 at 112-208 Owen Road into Two Lots. (Case No. 2-008-2022)

Mr. Plowman shared the staff report for the CSM, calling out that with the new lots, lot one would match up with Phase 1 of the development and lot two would match up with Phase 2 of the development. The Public Works Committee and the City's consulting engineer would also review the proposal and give more technical feedback.

The Commission thought that the proposed CSM was appropriate and their only concern was ensuring that all the necessary easements were put in place for cross access and utilities. More detail on the easements was requested for the formal hearing.

C. Public Hearing on Request by Cody Hasslinger, for Approval of a Zoning Permit for a New Use Following a Period of Discontinuation at 115 E. Broadway Suite 100. (Case No. 2-006-2022)

Mr. Hasslinger presented the proposal for a new aquarium supply store on East Broadway. The hours of operation would be 11am-7pm to start and would not extend beyond 9am-8pm in the future. He said that there would only be one employee to begin, but that there may be a second employee later on.

D. Consideration of Action on Request by Cody Hasslinger, for Approval of a Zoning Permit for a New Use Following a Period of Discontinuation at 115 E. Broadway Suite 100. (Case No. 2-006-2022)

Ms. Guerrero summarized the staff report, saying that a zoning permit was required because the tenant space had been vacant for more than 6 months. Parking for the building was shared amongst tenants, with about 4-5 stalls allocated for the aquarium store. Since customers were only expected to stay for short periods, the parking was considered sufficient for the use. Staff recommended approval of the zoning permit.

The Commission members felt that the aquarium store would be a good use for the space and a good addition to Monona's business community. Mr. Homburg commented that the low volume of traffic expected made the store a good fit for the building. Mr. Holmquist asked what aquarium services would be provided, and Mr. Hasslinger said that they would mostly be caring for customers' aquariums when they were out of town.

A motion was made by Ms. Fallat, seconded by Mr. DePula, to approve a Zoning Permit for a new use requested by Cody Hasslinger, of the Golden Guppy, to be located at 115 E Broadway Suite 100, as proposed and according to Chapter 480 of the Monona Municipal Code of Ordinances is recommended 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. Extension of store hours beyond 9am-8pm will require additional Plan Commission review.
3. A separate sign permit shall be obtained for any new signage on the building.

The motion carried unanimously.

E. Public Hearing on Request by Rufus Wilson, for Approval of a Zoning Permit for a New Use at 2401 Industrial Dr. (Case No. 2-007-2022)

Mr. Wilson presented his proposal to take over the existing window tinting business at 2401 Industrial Drive and would be adding tire and rim services to the business. He was also interested in selling 5-6 used cars per month from the business. There would be two employees to begin, both with extensive experience as mechanics, and the business might expand to hire students or recent graduates from MATC. There were 6 parking stalls available for the space, with a couple of them located in the back of the building.

F. Consideration of Action on Request by Rufus Wilson, for Approval of a Zoning Permit for a New Use at 2401 Industrial Dr. (Case No. 2-007-2022)

The Commission members felt that adding tire and rim services to the business would be a good fit for the site, but had concerns about used car sales. Mr. Homburg and others commented that there were not enough parking spaces for used cars to be parked outside, and said that used car sales would only be appropriate if the cars were parked inside and marketed online. Mr. Wilson said there was space to park a few cars inside of the building and was okay with keeping all cars for sale inside.

Ms. Fallat asked how many customers would be expected at a time and if they would come by appointment, to which Mr. Wilson replied that yes, most customers would have appointments. Chair Moore asked if any oil disposal would be necessary and Mr. Homburg and Mr. DePula commented that the City had oil disposal regulations and that site inspections were typically conducted when a car dealers license was issued.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to approve a Zoning Permit for a new use requested by Rufus Wilson, to be located at 2401 Industrial Drive, as proposed and according to Chapter 480 of the Monona Municipal Code of Ordinances is recommended 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.

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2. A separate sign permit shall be obtained from the Plan Commission for any new signage on the building.
3. No vehicles or any items for sale shall be stored outside of the building.
4. All repair work on vehicles shall be performed inside of the building.

There was a friendly amendment, approved by Mr. Homburg and Mr. DePula, to add condition 5 as follows:

5. Written approval from the landlord for the sublease of the tenant space shall be submitted to City Staff.

The motion carried unanimously.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

Mr. Plowman shared that the Monona Garden development would come before Plan Commission again soon, and that both the 915 Femrite Drive car sales business and Floor & Décor were working through their conditions of approval.

2. Potential Upcoming Plan Commission Items

Upcoming items included the Slinde Phase 1 PIP, with the consideration of action for the Slinde CSM following soon after.

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

None

4. Updates/Discussion on Sustainability Efforts

Alder Moore reminded the Commission about the Sustainability Committee's Earth Day event on April 23rd.

5. Upcoming Meetings: April 25, 2022, May 9, 2022

B. Plan Commission Requests for Information from City Staff.

Ms. Fallat and Chair Moore asked if the Commission members could get resources or training on how to best evaluate CSM applications.

Chair Moore thanked Alder Goforth for serving on the Commission, and said that there would be changes to the Commission members, since both Mr. DePula and Mr. Holmquist were elected to City Council.

Adjournment

A motion by Alder Goforth, seconded by Mr. DePula, to adjourn carried. (8:33pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern