

Plan Commission Minutes  
April 13, 2020  
Approved April 27, 2020

Minutes  
City of Monona  
Plan Commission  
Monday April 13, 2020

The meeting of the City of Monona Plan Commission was called to order (7:20 pm).

Present: Alder Nancy Moore (Chair), Alder Kathy Thomas, Ms. Coreen Fallat, Mr. Robert Stein, Ms. Susan Fox, Mr. Brian Holmquist and Mr. Josh Peterson

Absent: Mr. Chris Homburg

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

**Approval of Minutes**

A motion by Alder Thomas, seconded by Ms. Fallat, to approve the minutes of January 27<sup>th</sup>, 2020, carried with no corrections.

**Appearances**

There were no appearances.

**Unfinished Business**

There was no unfinished business.

**New Business**

**A. Public Hearing on Request by IGO Legacy Hotel Group – Country Inn & Suites, represented by Keller Inc., for Approval of a Zoning Permit for a New Porte Cochere and Updated Main Entrance/Exterior Finishes at 400 River Place. (Case No. 2-003-2020)**

Jesse Hall, of Keller Inc., presented the exterior finish plans, stating that the proposed renovations were consistent with the Country Inn & Suites brand standards. The renovations will include replacing the building siding, windows and lighting. He mentioned that landscaping will not be changed, except to replace any landscaping impacted by the construction. Mr. Hall also mentioned that the parent company, IGO Legacy, is refurbishing various other Country Inn and Suites in the area and wants to provide the best quality for their customers.

**B. Consideration of Action on Request by IGO Legacy Hotel Group – Country Inn & Suites, represented by Keller Inc., for Approval of a Zoning Permit for a New Porte Cochere and Updated Main Entrance/Exterior Finishes at 400 River Place. (Case No. 2-003-2020)**

Mr. Plowman summarized the staff report for the Country Inn & Suites, mentioning the changes to the design and plans since the last application for a zoning permit in 2018. He explained that in his opinion the new design addresses the concerns over visual continuity that the Plan Commission expressed about the previous iterations.

Mr. Holmquist said that he agrees with the staff report, that the previous design left a large disconnect between the porte cochere and the old gabled roof entrance, but since the whole exterior of the building is now being updated, he didn't see any issues. The other Commission members agreed with Mr. Holmquist and expressed that they liked the proposed design.

A motion by Ms. Fallat, seconded by Mr. Stein, to approve the Zoning Permit for a new porte cochere and updated main entrance/exterior finishes for the Country Inn & Suites at 400 River Place, according to Chapter 480-55 of the Monona Municipal Code of Ordinances with the following conditions of approval:

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. Separate sign permit approvals will be obtained from the Plan Commission for all new signage on the building.

The motion carried.

**C. Prehearing Conference on Request by Erin Riedasch for Consideration of a Zoning Permit for a Massage Therapy Establishment at 4405 Monona Drive. (Case No. 2-004-2020)**

Alder Moore explained that she wanted this case to come before the commission for two reasons. First, the zoning ordinance states that once a non-conforming property turns into a conforming use, that it cannot be reverted to the non-conforming use. In this case, 4405 Monona Drive is zoned as Retail Business, but is non-conforming as a single-family home, and the applicant would like the option of selling the property as a single-family home again, after it has been turned into a conforming business use. Alder Moore said that the second reason concerns the zoning permit application, and to consider concerns about there being a potential glut of similar businesses along Monona Drive in advance of a potential purchase.

Ms. Riedasch explained that she has been in business for herself as a massage therapist for several years and would like to expand her business. Her business does not include hair or nail services, but could make excellent use of the space on the property, since she does not need an extensive commercial space for her business. She clarified that her request to sell the property as a non-conforming single-family residential use comes from wanting some financial security in her purchase of the property.

Mr. Holmquist, Alder Thomas, and Ms. Fallat all said that the Commission could not necessarily guarantee that the property could be sold as a non-conforming use, because the decision would ultimately be for a rezoning request and fall to future Plan Commission members. Mr. Holmquist highlighted that the property is part of a potential redevelopment corridor along Monona Drive. and that developers might make plans for it in the future. Alder Thomas asked whether attaching conditions about the future use of the property would be considered legal. Mr. Plowman answered that the City Attorney shared that it couldn't be added as a condition and the issue would have to come before the Commission in the future.

Mr. Peterson said that the applicant should consider what improvements the building will need in order to meet business requirements, such as ADA accessibility. Ms. Riedasch said that she is intent on making improvements to the building, without changing the current floor plan, and will make the necessary improvements to comply.

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Ms. Riedasch then commented that if the condition of selling the property as single-family was not possible, she would take it out of her application, explaining that she wants her business in the community long term. Alder Thomas expressed that she is excited about interest in a new business during this time, and welcomed Ms. Riedasch to the community.

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

- A. Staff Report Regarding Status of Development Project Proposals.
  - 1. Potential Upcoming Items  
Mr. Plowman notified the commission that the Precise Implementation Plan for Phase II of the Riverfront development would come before the Commission at the next meeting.
  - 2. Upcoming Meetings: April 27, 2020, May 11, 2020 (Tentative)
- B. Plan Commission Requests for Information from City Staff.  
There were no requests for information.

### **Adjournment**

A motion by Mr. Stein, seconded by Mr. Peterson, to adjourn carried. (7:45pm)

Respectfully submitted by:  
Elisa Guerrero, City Planning Intern