

Minutes  
City of Monona  
Plan Commission  
Monday May 11, 2020

The meeting of the City of Monona Plan Commission was called to order (7:07 pm).

Present: Alder Nancy Moore (Chair), Alder Kristie Schilling, Ms. Coreen Fallat, Ms. Susan Fox, Mr. Chris Homburg, Mr. Brian Holmquist and Mr. Josh Peterson

Absent: Mr. Robert Stein

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

**Approval of Minutes**

A motion by Mr. Holmquist, seconded by Ms. Fallat, to approve the minutes of April 27<sup>th</sup>, 2020, carried with one correction.

**Appearances**

There were no appearances.

**Unfinished Business**

**A. Public Hearing on Request by Galway Companies for Approval of a Phase II Precise Implementation Plan (PIP) of “Yahara Commons” for a 145 Unit Residential Building at 6406 Bridge Road. (Case No. 2-002-2020)**

Adam Fredendall, of JLA Architects presented the revised plans for Yahara Commons, which will have 145 units, two levels of underground parking and separate bike parking spaces. He pointed out changes to the design of the building along Bridge Road, including adding five first floor units. Developer Steve Doran, Galway Companies added that they explored various options to address the Commission’s concerns about the building massing along Bridge Road. They considered options like walk-up units, but decided that first floor units with balconies were the best option. Mr. Fredendall explained that the upper level of parking, is for residents, and the lower parking level will be public parking. Mr. Doran said that they are committed to including 58 public parking stalls, per their agreement with the CDA, even if it requires that they lose a residential unit. Mr. Doran explained that the entrance to the parking garage has been a challenge, but its current proposed location seems like the most feasible option. Aaron Kostichka, McGann Construction, added that they are still looking into other options for the entrance, and are hoping to improve the design if possible. There is a separate refuse collection entrance on the opposite side of the building.

Mr. Fredendall shared that, while the building takes up the majority of the lot, the green roof is designed to create more green space for residents and establish a connection with Grand Crossing Park. There will be a pool, which will be enclosed by decorative fencing, and the pool equipment will be covered by a decorative screen. Finally, Mr. Doran said that they would construct the building roof to be solar ready, but would wait to install solar panels until they have more information about the performance of their solar panels on other buildings.

**B. Consideration of Action on Request by Galway Companies for Approval of a Phase II Precise Implementation Plan (PIP) of “Yahara Commons” for a 145 Unit Residential Building at 6406 Bridge Road. (Case No. 2-002-2020)**

Mr. Plowman summarized the Staff Report for the permit, suggesting that blank wall space along Bridge Road, parking and the solar ready roof were all good points to discuss further. He explained that the current site design has only 13% green space, which increases to 35% if the green roof is counted, surpassing the 30% green space required. This is especially important because having two levels of underground parking requires a large number of trees to be planted. He also highlighted the importance of clear and sufficient signage for the parking entrances, to delineate which are public versus private.

Mr. Homburg expressed his support of the changes to the Bridge Rd. façade and the landscaping plan, even though the landscaping plan is short on points because of the two levels of underground parking. With the newly proposed parking garage entrance, he expressed some concerns about disturbing the City’s permeable pavement and sidewalks, and urged the applicants to treat those areas with caution during construction. Mr. Zampardi, the applicant’s engineer, responded that they are aware of the need for caution and avoid contaminating the permeable pavement as much as possible. Mr. Homburg said that he thought that the lighting, especially along Bridge Rd. could be brighter, even if it did involve more light trespass than the code allows, and asked about the positions of some of the stormwater inlets. The applicants said that they had been asked to scale back the lighting plan, although ideally it would be consistent across the whole development.

Ms. Fallat asked if the fire department and EMS would be able to access the parking garage, in the current design, and Mr. Fredendall answered that they would not need to access the garage, since there is access around the entire building’s perimeter. Ms. Fallat also expressed concern about not reaching the landscaping requirements, but added that the size of the building and lot created unique challenges and said that she liked the perennial mix in the landscaping plan.

Mr. Peterson asked if it was possible to add a sixth unit to the first floor along Bridge Rd, but Mr. Kostichka explained that they needed the space for parking stalls to meet their requirements. Mr. Peterson also asked if it was possible to have access to the green roof from the outside, but Mr. Doran said that the security risks associated with that were too high. Finally, Mr. Peterson expressed concern about the parking garage entrance and asked what the rationale for the change were. Mr. Doran explained that they originally wanted the entrance to face Grand Crossing park, but that there were challenges with the steep grade, utility infrastructure and proximity to the other buildings that made that location unfeasible, prompting the change in design. Mr. Doran explained that there would be pedestrian entrances to the parking garage facing the park. Mr. Peterson said that wayfinding signage for the entrance would be important for the site.

Alder Schilling said that she liked the design along Bridge Rd. and preferred balconies to walk-up units, for security reasons. She asked what the applicants will do to keep the steep parking garage entrances free of snow and ice in the winter, proposing heating them from underneath as a solution to avoid excessive salt use that would drain directly into the Yahara river. Mr. Doran explained that the extreme winter temperatures in Wisconsin create challenges for implementing heated drives, and would have very high energy costs. He said that the building would have full time maintenance staff to keep the entrances safely free of snow and ice. Alder Schilling said the applicants should carefully consider what plants to include in the landscaping along Bridge Rd,

given that they will be in full shade and should be hardy plants. Mr. Homburg commented that there could be soil amendments on that side of the building, to help the landscaping. Then, she asked what kinds of bike racks would be installed, and Mr. Doran said they would be purchasing racks from Saris.

Mr. Holmquist said he agreed with much of the commentary of the other members, and asked what material would be used to pave the trash collection entrance. Mr. Kostichka answered that it would be paved with concrete. Ms. Fox said she liked the design along Bridge Rd, and agreed with the discussion about the challenges of the parking garage entrance. She asked if the elevator that protrudes on the Bridge Rd. façade is the only elevator and what the plan is for resident move in. Mr. Kostichka explained that there are two elevators in that location and that one of them is larger, designed to facilitate moving.

Alder Moore commended the applicants for making good changes to the design along Bridge Rd, but asked if it would still be possible to create more articulation along the roofline, as was discussed in the January pre-hearing conference. Mr. Doran explained that the possibility of articulating the roofline by removing some corner units was discussed but eventually turned down, because of the increased construction costs and because top-floor corner units are usually the most valuable. Alder Moore then said that she has heard from many residents that they would like to see more condos available in the City, and suggested the applicants consider making some of the units. Finally, Alder Moore said she understood the constraints and complications with the parking garage entrance, but expressed concern about congestion, with both entrances in the same place, feeding into the parking lot. She asked for the applicants to consider adding another entrance on the other side of the building, to reduce that congestion. Mr. Doran asked that the current parking entrance be approved, but that they be allowed to continue to refine with the design in the hopes of coming up with a design that is similar to those supplied in the rendering and addresses the Commission's concerns that can be approved by Staff.

A motion by Mr. Homburg, seconded by Ms. Fallat, to approve the Phase II Precise Implementation Plan (PIP) of "Yahara Commons" for a 145 Unit Residential Building at 6404 Bridge Road, according to Chapter 480-55 of the Monona Municipal Code of Ordinances with the following findings of fact and conditions of approval:

Findings of Fact:

1. The Phase II Precise Implementation Plan submitted for approval, for a 145-Unit Apartment Building, is deemed to conform substantially to the Revised General Development Plan for Yahara Commons as approved by the Plan Commission on May 14, 2018.
2. The provided greenspace percentage at street level is 13% which does not meet the guidelines for 30% greenspace listed in the zoning code. When accounting for the green roof, this number increases to 35%. This is further allowable due to the adjacent public park, adequate recreational opportunities with bicycle and pedestrian paths, the open-air amenities provided for residents, and an extensive landscape plan.

Conditions of Approval:

1. All required state and local building permits shall be obtained.

2. A monitored alarm system and Knox Box are required, and plans shall be submitted to the City's Fire Chief for approval prior to granting of occupancy permits.
3. The applicants shall review the site plan with the City of Monona Fire Chief for circulation of the city's largest fire truck with final approval by the Fire Chief.
4. An exhibit showing locations of fire hydrants and proximity to the building and fire department connections shall be approved by city staff prior to granting of building permits. All private hydrants shall be installed at the owner's expense.
5. Determination of the minimum water service size required to provide adequate flow and pressure to building's fire suppression system is the responsibility of the applicant's engineer.
6. The Police and Fire Departments may require a Bi-Directional Amplifier for the underground parking garage to address concerns with signal strength. Additionally, security cameras shall be installed in the public parking area for public safety.
7. The swimming pool shall be completely enclosed by a fence at least four feet in height in order to comply with City Ordinances.
8. Erosion control and stormwater management permit applications shall be submitted to the city's consulting engineer for review and approval prior to the granting of building permits.
9. As all streets will be new, the applicant is required to stage all their construction equipment and materials for operations within their own site and not on any city streets.
10. Final paving and repairs to any City property shall be approved by the city's consulting engineer and city staff.
11. A City of Monona standard stormwater facilities maintenance agreement ("Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures") modified specifically for this site shall be submitted for approval by the city's consulting engineer prior to approval of stormwater and erosion control permits.
12. The site lighting plan shall be revised due to the light poles proposed in City ROW along Yahara Lane. Final plans shall be submitted to city staff for approval.
13. Plan Commission approval of a comprehensive signage plan for the building and site is required. This should include clear delineation of public and private parking areas to aid traffic circulation.
14. A preconstruction meeting between site contractors and the City of Monona shall be held prior to beginning construction.
15. The applicant shall address the comments outlined in the Engineering Report from Strand Associates, with final approval by city staff.
16. A revised public parking entrance configuration shall be reviewed and approved by city staff. Any major changes will need to be considered by Plan Commission.
17. The public parking allocation is subject to final approval by the City of Monona CDA and staff.
18. The final lighting, fixtures, styles, and colors shall be approved by city staff.
19. The final landscaping plan shall be approved by city staff.
20. Adequate signage to identify public parking areas and site wayfinding shall be provided.
21. The final pool fence design shall be approved by city staff.
22. Plan Commission approval of the street level mechanical screening wall facing Grand Crossing Park is required.

The motion carried.

## **New Business**

### **A. Prehearing Conference on Request by Greg Jones of Dave Jones, Inc. for Consideration of a Zoning Permit for a new Accessory Building at 2251 Kilgust Road. (Case No. 2-006-2020)**

Mr. Jones, of Dave Jones Inc., explained that their company would like to build a 1,200 square foot out building in the parking area behind their current building that will be used for hands on training for construction workers. He said that constructing this building quickly is important for the company, because it will allow them to provide training and additional work for people who are experiencing work shortages, due to COVID-19 related construction slow-downs. To protect their employee's safety, they will limit the number of people in the building and sanitize after every use. Mr. Jones stressed that while there is an urgency to get the building built, they plan for it to be a permanent building, to be used for future apprentice training. He explained that the building would not require restrooms, given the proximity to their main building, and that it is designed to match the exterior of the main building. The building will only take up a few parking stalls in their parking lot, and given that they have over 90 parking stalls there, he doesn't think there will be parking concerns

Mr. Plowman shared that the project requires a zoning permit because it is an addition to the original building, and suggested that the Commission consider how the building use would evolve over time.

Mr. Homburg expressed his support for the company's actions, and asked clarifying questions about the location of the building entrance. He also said that he thinks the building will take up even fewer parking spaces than the applicant mentioned, and concluded that he approves of the way the soffit and fascia of the proposed building match the other building. Alder Schilling said that she was not concerned about the site losing a few parking spaces and that she liked the quick and adapted use the company is making to support people affected economically by COVID-19. The other commission members agreed that the design of the building looks good and that they support the new use.

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

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

#### **1. Potential Upcoming Items**

Mr. Plowman presented the updated Zoning Procedures manual to the Commission members. He explained that he and Ms. Guerrero had updated the existing manual to reflect changes in the zoning code and administrative processes, in addition to creating a more developed and unified design for the document. He said that the document is inspired by frequent questions about the development process and is intended as an outward facing document.

The commission members shared some corrections and edits that they thought necessary, and expressed support of the document, saying it would be useful to have for reference internally and for the public.

#### **2. Upcoming Meetings: May 26, 2020 (Moved from May 25, 2020, to avoid falling on Memorial Day). June 8, 2020 (Tentative)**

### **B. Plan Commission Requests for Information from City Staff.**

Mr. Homburg said that the screening wall at First Supply has been tagged and requested that it be removed or covered up.

Plan Commission Minutes

May 11, 2020

Approved May 26, 2020

**Adjournment**

A motion by Ms. Fallat, seconded by Mr. Peterson, to adjourn carried. (9:00pm)

Respectfully submitted by:

Elisa Guerrero, City Planning Intern