

Minutes  
City of Monona  
Plan Commission  
Tuesday May 28, 2019

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

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

Excused: Mr. Rob Stein

Also Present: Doug Plowman, City Planner and Ciara Miller, City Planning Assistant

**Approval of Minutes**

A motion by Ms. Thomas, seconded by Ms. Fallat, to approve the minutes of May 13, 2019 carried with one correction.

**Appearances**

There were no appearances

**Unfinished Business**

There was no unfinished business.

**New Business**

**A. Public Hearing on Request by Galway Companies for Approval of a Revised Precise Implementation Plan (PIP) for “The Current”, Phase 1 – Building A at 800 W Broadway for Exterior Structural Revisions. (Case No. 2-004-2019)**

Mr. Homburg wanted the commission to be aware of a potential conflict of interest: he has worked for this developer in the past, but he is unaware of any future work with them, though it may be possible. Alder Moore did not feel it was necessary for Mr. Homburg to recuse himself for this item.

Adam Fredendall, JLA Architects, was present to discuss the revision to the PIP requested by Galway Companies. Mr. Fredendall stated that there has been a plan since the beginning to include a patio for the Tasting Room which is situated in the southern part of the building, closest to Broadway. The proposal seeking approval today is for the construction of a pergola on the patio, which is similar in size and style to the pergolas on Buck & Honey’s and True Coffee’s patios on the north side of the building facing the new park. This addition will help tie together the retail spaces in the building. The second request is for a railing enclosure surrounding the patio. Mr. Fredendall supplied site plans and renderings of the proposal. He pointed out that there is a five foot walk way on the south edge of the patio to maintain public access to the river walk and provide emergency egress from the businesses. He stated that it is a pretty straight forward request, with seating and fire tables on the patio.

**B. Consideration of Action on Request by Galway Companies for Approval of a Revised Precise Implementation Plan (PIP) for “The Current”, Phase 1 – Building A at 800 W Broadway for Exterior Structural Revisions. (Case No. 2-004-2019)**

Planner Plowman informed the commission that the plans were submitted in 2018 for the addition of the pergolas for the other tenants. The approvals in November also included exterior

revisions to the tasting room. The patio has already gone before the City License and Review Commission and Council.

Mr. Homburg stated that he feels that the proposed pergola adds to the overall attractiveness of the building.

Alder Thomas raised concerns about the lack of landscaping depicted in the renderings. Mr. Fredendall clarified that there is a landscape plan but that it is a separate file from the architectural renderings, so it is not included in his plans presented tonight. The area between the edge of the patio and Broadway is heavily landscaped and terraces down to the river walk. The owner has ordered planter boxes for the storefronts to soften the edge. Alder Thomas stated that her comment was meant as an encouragement not a criticism.

Alder Moore emphasized her support for landscaping around the fencing, which is actually a requirement in some cities.

A motion by Mr. Homburg, seconded by Alder Thomas, to approve the revised Precise Implementation Plan, as requested by Galway Companies, for Phase 1 – Building A of “The Current” development, to be located at 800 W Broadway, as proposed, for Exterior Structural Revisions, and according to Section 480-37 of the Zoning Code of the Monona Municipal Code of Ordinances was made with the following condition of approval:

1. All structures shall obtain any necessary approvals from the Building Inspector prior to installation.

The motion carried. (6-0)

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

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

1. Informational update regarding outdoor patios and fencing for restaurant uses at “The Current”, 800 W Broadway
  - a. Planner Plowman provided a further update on the project. The Tasting Room has received the patio permit from the License Review Board and Council Approval. That approval involved a couple of variances, including increasing the patio capacity from 40 to 54 seats. The hours are extending to 10pm on weeknights and extended to midnight (12pm) on weekend evenings. The increased seating capacity was dependent upon fire department approval. Buck and Honey’s has two patio permits for the upper and lower patio, approved contingent upon approval with the ordinance. He stated that the challenge is the multiple openings in the gates which will require consultation with the City Attorney, police and fire. Planner Plowman clarified that fencing can be approved administratively by staff, so he will be working with the appropriate parties to get that approved.
2. Upcoming Meetings – June 10, 2019 (Cancelled), June 24, 2019 (Tentative)

Alder Moore stated that she has noticed flag signs appearing around town and asked about enforcement of the new sign code. She suggested reaching out to the businesses first to inform them of the sign code regulations and that flag signs are not permitted.

### **Adjournment**

A motion by Mr. Peterson, seconded by Alder Thomas, to adjourn carried. (7:15pm)

Respectfully submitted by:  
Ciara Miller, City Planning Assistant