

Minutes  
City of Monona  
Plan Commission  
Monday July 13, 2020

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

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

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

**Approval of Minutes**

A motion by Mr. Stein, seconded by Alder Schilling, to approve the minutes of May 26, 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 Fraboni's Italian Specialties for one new Wall Sign at 108 Owen Road. (Case No. S-008-2020)**

Mr. Bennett Fraboni explained that they would like to put the sign from their previous location up on the east wall of the Fraboni's building. He explained that the wall faces Monona Drive, and having a sign there would help increase visibility of their store and better direct traffic to their parking lot. He mentioned that, while they did not include lighting in this application, they may like to add lighting in the near future.

**B. Consideration of Action on Request by Fraboni's Italian Specialties for one new Wall Sign at 108 Owen Road. (Case No. S-008-2020)**

Planner Plowman shared the staff report, pointing out that there is access to the Fraboni's parking lot from the Angelo's lot, which is also owned by the Fraboni family. He explained that, because the Fraboni's building does not technically have frontage along Monona Drive, the applicant would need an exemption in order to install the sign.

The Commission members generally agreed that the applicant could be granted an exemption, given the proposed sign location is visible from Monona Drive and the connection to the Angelo's lot. Mr. Homburg said that he was in favor of the proposed sign, but that the findings of fact and conditions of approval would need to be specific, so as not to open this type of exemption up to many other businesses without due cause. Mr. Holmquist offered examples of similar signage cases, but the Commission agreed that this was a relatively unique case.

Mr. Peterson raised the concern that, with the new sign, Fraboni's customers might accidentally park in the adjoining Silver Eagle Bar & Grill parking lot. Ms. Fox agreed and suggested that the permit include a condition to address parking confusion. Mr. Fraboni explained that they have a good working relationship with the Silver Eagle and would be able to work out any parking concerns.

A motion by Mr. Homburg, seconded by Mr. Peterson, to approve the sign permit for one new Wall Sign at 108 Owen Road, as proposed, and according to Chapter 480. Article XII, of the Monona Municipal Code of Ordinances with the following findings of fact and conditions of approval:

Findings of Fact:

1. The Fraboni's lot and the Angelo's lot, which is the adjacent lot located directly along Monona Drive, have common ownership and connected parking areas, allowing customers to access Fraboni's from Monona Drive by passing through Angelo's.
2. With the addition of the east wall frontage, the new wall sign increases the building's total wall sign area to 116.4 feet, which does not exceed the 150-foot maximum for the Retail Business Zoning District.
3. There is a direct line of sight from Monona Drive to the Fraboni's building east wall, where the sign will be located.

Conditions of Approval:

1. The applicant may add lighting to the sign within 6 months of this permit's issuance. If the applicant chooses to install lighting that does not comply with the Sign Code, or does not install lighting within the permit period, the lighting will require separate approval by the Plan Commission.
2. As the sign is to be illuminated, an electrical permit shall be obtained from the City's Building Inspector.
3. If the glare from the lighting is deemed to be excessive by the Plan Commission, then the Plan Commission may require adjustments to the lighting.
4. If this sign causes conflict with neighboring businesses, the applicant may be required to provide additional signs to safeguard parking stalls belonging to those businesses.

The motion carried.

**C. Prehearing conference on Request by Immaculate Heart of Mary (IHM) for Consideration of a Zoning Permit for a Building Addition at 4905 Schofield Street. (Case No. 2-007-2020)**

Sister Mary Thomas explained that they are receiving more guests for prayers and services in the convent building and would like to build a larger and more dignified prayer space to accommodate this. Mr. David Ferch, the architect, gave an overview of the preliminary plans, describing the addition, the proposed rain garden, and the building materials. He also explained that the intent was for the addition to look more distinctly like a chapel while maintaining some architectural consistency between the existing building and the addition.

Alder Moore asked additional questions about use of the chapel and Sister Mary Thomas explained that, in addition to regular prayer times, they would host a few larger events each year, with about 50 people in attendance. Mr. Stein and Mr. Peterson expressed some concern about parking availability during those larger events, because there is no parking in the proposed addition and the back parking lot for the parish is a ways from the entrance to the chapel. Ms. Fox, Mr. Holmquist and Mr. Homburg said that they were not too concerned about parking, pointing out that most of the year, the chapel would only have a few guests and during larger events, guests could make use of the back parking lot. Mr. Holmquist mentioned that many of those attending events or services might live fairly close to the parish.

The Commission members asked that the applicant provide more detailed landscaping and stormwater plans during the next meeting. They had concerns about the ability of the rain garden to handle the site's stormwater and the grading on the backside of the convent building.

The Commission members generally agreed that they liked the architectural style of the addition and felt that it created a distinct and purposeful public entrance to the building, which complements the addition's use. There was some debate about the proposed materials in the design. Mr. Stein and Alder Schilling suggested that there be more continuity between the building materials while Ms. Fox said that she did not see an issue with the materials. Mr. Holmquist mentioned that it is easier to make decision about materials after seeing them in person and suggested putting off material decisions until they had more information or a sample board. Finally, Ms. Fallat and Alder Schilling asked the applicants when they planned to use the proposed bell tower, raising concerns about how it would affect the neighbors. The Commission members agreed that it looked good in the design, but recommended that the applicants coordinate with the main parish, which also has a bell tower, about their bell ringing schedules.

**D. Discussion of potential additions or revisions to the City Ordinance regarding urban livestock regulations.**

Planner Plowman summarized the staff report, explaining that calls about urban livestock, specifically chickens, have been increasing and that it can be difficult to answer resident questions when the current ordinance is not explicit. He said that other municipalities have stronger ordinances, and that Monona's ordinance could benefit from clearer definitions and regulations. He mentioned that there are some chickens and other animals in the City now although complaints have been minimal.

Alder Moore said that this topic had come before the Commission before, and that they had specifically left the ordinance vague. Mr. Holmquist and Mr. Homburg agreed, saying that they had not wanted to make strict regulations and instead let nuisance complaints guide regulation. The Commission felt that things had been working relatively well without regulation thus far and did not want to create new regulations, because the specifics of livestock regulations are complicated. Mr. Homburg raised a concern about the smell and upkeep associated with chickens, and Mr. Peterson worried about noise complaints. The Commission members agreed that if they were to enact regulation, it would have to be very specific to Monona's characteristics, like lot size.

Ms. Fallat mentioned that the state requires registration for people with chickens in their back yard, suggesting that creating a permit for owning chickens might be a first step. She asked how regulation of urban livestock fit into the larger topic of sustainability, and Alder Schilling responded that urban livestock and urban agriculture are a growing topic of conversation within sustainability circles. Alder Schilling suggested that, since none of the Commission members seemed to feel that immediate action was necessary, the topic of chickens be rolled into a more comprehensive conversation about urban agriculture.

**Reports of Staff and Commission Members**

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

**1. Potential Upcoming Items**

Planner Plowman informed the Commission that the next meeting would include a revised design for the Current II parking entrance, along with some zoning permits and a sign permit for Grand Crossing Park.

**2. Upcoming Meetings: July 27, 2020, August 10, 2020 (Tentative)**

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Approved July 27, 2020

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

Mr. Homburg told the Commission that the City of Madison is potentially revising its stormwater regulations, and that Dane County might revise its own regulations to Madison's standard. He pointed out that if the County changes their regulations, Monona might have to change its regulations as well. He asked that staff and the Commission stay up to date about Madison's revisions.

**Adjournment**

A motion by Mr. Stein, seconded by Mr. Holmquist, to adjourn carried. (8:45pm)

Respectfully submitted by:  
Elisa Guerrero, City Planning Intern