

Minutes
City of Monona
Plan Commission
Monday August 9, 2021

The meeting of the City of Monona Plan Commission was called to order (7:04 pm).

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

Absent: Mr. Robert Stein

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

Approval of Minutes

A motion by Mr. DePula, seconded by Alder Goforth, to approve the minutes of July 26, 2021 carried with one correction.

Appearances

None

Unfinished Business

None

New Business

A. Prehearing Conference on Request by Alrig USA, Represented by Bowman Consulting Group, LTD for Consideration of a 2-Lot Certified Survey Map (CSM) to Divide Lot 9 of the River Place Plat, the Old National Bank Lot at 6501 Monona Drive into Two Separate Parcels. (Case No. 2-019-2021)

Mr. Payman Homayouni, from Bowman Consulting Group, presented the CSM proposal to divide the 6501 Monona Drive parcel into two smaller lots. The existing Old National Bank building would be demolished, and on the northern lot, a Chipotle restaurant would be built, with a smaller medical clinic planned for a later date on the smaller, southern lot. The existing driveway would be maintained and used as the entrance for both lots, thus requiring a cross-access easement between the two. Mr. Homayouni explained that the restaurant building would have about 20 parking stalls (one for every three seats in the restaurant) and the medical clinic would have about 20 stalls as well (one for every 300sq ft. of area), for a total of approximately 40 parking stalls in the development.

Mr. Plowman shared the staff report, commenting that the CSM would need review from the Public Works Committee, a recommendation from Plan Commission and final approval by City Council. He said there is no standard for minimum lot size for the Community Design District. Additionally, there is an existing 30ft joint driveway easement with the lot to the west and the two proposed lots, and that the applicant has drafted a cross access easement for the proposed division.

Mr. Holmquist and Mr. Homburg commented that the proposed CSM was fine and that most of their comments related to how to lots would be developed.

Mr. Homburg, Alder Goforth, Alder Moore, and Ms. Fallat expressed concerns about the limited green space proposed, especially near the medical clinic building, and whether the proposed location of the medical clinic building would interfere with the vision triangle near

the intersection of River Place and Monona Drive. Mr. Homburg commented that the southern lot, as proposed, likely didn't meet the required 30% of green space. Alder Moore commented that maintaining green space on that corner would be beneficial, since it has the most green space of any corner in that intersection. Mr. Homburg and Ms. Fox suggested that the lack of green space could be remedied by only building the restaurant, not the medical clinic.

All of the Commission members expressed concern that the available queuing distance was insufficient for the drive thru lane, and felt that a passing lane would be a beneficial addition to the drive-thru design. Mr. Holmquist suggested having drive-thru traffic enter from the north end of the restaurant lot, to avoid having cars queued in the parking lot.

Mr. Holmquist and Ms. Fallat liked the idea of having one high-traffic use and one low-traffic use in the two lots, to help with traffic flow. Ms. Fallat suggested more consideration be given to pedestrian traffic on site and how more sidewalks could be incorporated without compromising green space.

B. Presentation by the Steve Steinhoff of the Capital Area Regional Planning Commission (CARPC) regarding the 2050 Regional Development Framework

Mr. Steve Steinhoff, from CARPC, gave a presentation about the Regional Development Framework. The Framework incorporated public comment into the overarching goals of addressing climate change, increasing access to opportunities, and promoting conservation. Because Monona is landlocked, the City is already making headway on the Framework's goal of limiting new greenfield development. Other goals of the Framework included increasing affordable housing, access to transit corridors and preserving farmland.

Alder Goforth, Mr. DePula, Alder Moore and Mr. Holmquist commented that Monona faced challenges in increasing access to public transit systems, since contracting with Madison Metro to provide bus service for the City was prohibitively expensive. Ms. Fallat said that access to transit would be key for affordable development prospects.

Ms. Fallat and Alder Moore agreed that promoting affordable and missing middle housing would be important for Monona. Mr. Homburg said that getting data about housing, development, flood levels and other topics from CARPC would help the City follow the framework goals.

The Commission members said that Monona only does redevelopment, since there is no open space in the City for new development. Mr. Steinhoff and Mr. Homburg commented that new stormwater regulations adopted at the County level would likely include stricter standards for redevelopment, which would affect Monona.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

Mr. Plowman shared that the Populance Monona Garden development would likely come through for a final prehearing conference in September, and that The Neutral Project development on Monona Drive may present updated plans in September or October.

2. Potential Upcoming Plan Commission Items

The Zoning Permit application for the Chipotle development at 6501 Monona Drive would likely be on the agenda for the August 23rd meeting.

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

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Alder Goforth shared that the Ad Hoc DEI committee met for the first time, and that the initial report from Nehemiah about the City's DEI landscape was now available. Mr. Plowman would share the report with the Commission.

Upcoming Meetings: August 9, 2021, August 23, 2021.

Mr. Plowman asked if, given the rise of the Delta variant, the Commission would be interested in resuming virtual meetings, continuing in-person meetings, or conducting hybrid meetings. The Commission members said that the hybrid meeting had worked well and that this would be their preference for the moment.

B. Plan Commission Requests for Information from City Staff.

Adjournment

A motion by Mr. DePula, seconded by Ms. Fox, to adjourn carried. (8:34pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern