

Minutes
City of Monona
Plan Commission
Monday September 13, 2021

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

Present: Alder Kristie Goforth (Acting Chair), Mr. Chris Homburg, Ms. Susan Fox, Mr. Brian Holmquist, Ms. Coreen Fallat

Absent: Alder Nancy Moore, Mr. Robert Stein, Mr. Patrick DePula

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

Approval of Minutes

A motion by Ms. Fallat, seconded by Ms. Fox, to approve the minutes of August 9, 2021 carried with no corrections.

Appearances

None

Unfinished Business

A. Public Hearing on Request by One City Schools for Approval of Modifications to the Approved Zoning Permit at 1707 W. Broadway (Case No. 2-010-2021)

Mr. Stephan, representing One City Schools, explained the proposal for a temporary play area for students, which would accommodate 1-2 classes of students at a time. The location of the play area was chosen to provide sufficient space and because it was the most level location. He asked that the date for the fence removal be pushed back to mid-August to give a greater buffer to the end of the school year.

Ms. McCullough from JLA explained that the play area would be fenced in with a 6ft chain link fence. A walkway would be created to get students from the building to the play area and would be fenced off with a 4-foot safety fence for better visibility. She described the existing lighting that would illuminate the field, and mentioned that students would only be playing outside while it was light out.

B. Consideration of Action on Request by One City Schools for Approval of Modifications to the Approved Zoning Permit at 1707 W. Broadway (Case No. 2-010-2021)

Mr. Plowman shared the staff report, explaining that the divergence from the original zoning permit plans required commission review and approval. Staff worked with the applicant to finalize the location of the play area, and recommended that the landscaping be repaired (as necessary) when the fencing is removed.

Ms. Fallat asked if any trees would be removed and if there were any permanent structures planned. The applicant answered that the fencing would go around some of the trees on site, and there would not be a permanent play structure. Mr. Homburg commented that too much foot traffic around the base of the trees could be unhealthy for them and recommended not enclosing the trees within the play area.

Mr. Holmquist said that while the safety fencing for the walkway was not very attractive, it would be better to have a marked walkway for students than to have no fencing. Mr.

Homburg recommended using a 4-foot chain link fence for the walkway, rather than safety fencing, because it would likely be cheaper and easier to maintain.

A motion was made by Mr. Homburg, seconded by Mr. Holmquist, to approve a Zoning Permit for a temporary playground at 1707 W. Broadway, as proposed and according to Chapter 480-55 of the Monona Municipal Code of Ordinances with the following conditions of approval:

Conditions of Approval:

1. Specifications for the 6' fencing shall be submitted to City Staff for review and approval prior to installation of the fence.
2. If the fence causes any issues with the vision triangle it may need to be moved.
3. The outdoor play area is temporary, and must be removed by August 15, 2022.
4. The landscaping within the play area shall be restored to its previous condition once the fencing is removed with final review by City Staff.
5. The playground and path location shall remain outside the footprint of the tree canopy.
6. The grass paths shall use a similar chain-link fence to that proposed by the applicant for the playground.
7. The northern pedestrian crossing design shall be straightened out to provide a more direct route.

The motion carried unanimously

New Business

A. Pre-hearing Conference on Request by Alrig USA, Represented by Bowman Consulting Group, LTD for Consideration of a Zoning Permit for New Construction and New Use at 6501 Monona Drive (Case No. 2-021-2021)

Mr. Homayouni, from Bowman Consulting Group, presented the proposed site plans, detailing the green space and parking on site, the drive thru traffic flow and the access easement for the drive lane on the west of the site. Mr. Wynn, the project architect, described the ways the design incorporated elements of the Broadway Corridor design guidelines and the Monona Drive urban design guidelines, including brick, a sloped roof and lap-siding all in earth tones. Currently, the design includes a metal roof, instead of shingled. The design also features a brick feature wall along the elevation that faces the drive thru lane.

Ms. Chapman, also from Bowman, described the utility connections for the site, including the need to move a gas line. She also explained that the drive thru is designed to be an order pick-up aisle, not a traditional drive through, so there will be no menu order board and people will only be driving through to pick up pre-ordered food, which would help reduce queuing. A patio was added to the front of the building to provide outdoor seating.

Mr. Holmquist said the drive thru/order pick up model worked well for Noodles & Company nearby and would likely work well for this use. Mr. Homburg agreed and recommended designating a couple parking stalls for order pick-up as well. Mr. Homburg and Ms. Fallat commented that signage for the drive thru would be important. Ms. Fallat asked for more data about how many customers would use the drive thru vs order in-person.

Mr. Holmquist, Mr. Homburg and Ms. Fallat commented that the architecture looked good, although Mr. Holmquist and Mr. Homburg preferred a shingled roof to a metal one. Alder Goforth was in support of the metal roof. Ms. Fallat liked the addition of patio seating and

better pedestrian connections. Mr. Holmquist commented that the proposed dumpster location was not a good fit and recommended it be moved to the east.

B. Pre-hearing Conference on Request by Northpointe Development Corporation for Consideration of a Zoning Permit for New Construction and a New Use at 1208 E Broadway. (Case No. 2-022-2021)

Mr. O'Brien, from Northpointe Development, gave an overview of the proposal to build a 63-unit apartment building and two smaller buildings with six townhomes each on the Whitehorse properties. 20% of the units would be market rate, 20% would be reserved for people making 30% or less of the area median income, and the other 60% would be for people making 50-60% of the area median income. The proposal aimed to provide workforce housing for Monona. There would be a services coordinator on site, provided through a partnership with Lutheran Social Services, to provide support to residents. The design included a high level of finishes, outdoor patios and yard space, as well as a communal playground.

Mr. O'Brien said that the location for the project was good because of its proximity to close to 1,000 jobs, Ahuska Park, a bus stop and the Beltline. He acknowledged that being the first of this type of development in an area could be challenging, but that proximity to jobs and the Beltline would help drive interest.

Mr. Plowman shared the staff report, highlighting that the main points of discussion should revolve around zoning, the proposed use and its compatibility with surrounding uses and site connectivity. The Comprehensive Plan and Housing Plan both call for a mix of housing types and connected mixed-use developments. He mentioned that the current designs showed slightly fewer parking stalls than what was required.

Mr. Holmquist, Mr. Homburg and Ms. Fox agreed that the proposal for workforce housing was a good concept and would be a benefit to the City, but that the location was not a good fit for the project, because of its isolation from other residential areas. They felt that residential development should not be so close to the highway, surrounded by commercial uses, disconnected from City services like the Library, and with little pedestrian connectivity. Mr. Holmquist added that the area's traffic flow and proximity to Stoughton Road and the Beltline made it a better fit for commercial development.

Ms. Fallat acknowledged that the proposal could be a catalyst for the area, but that it would be difficult to approve with so many unknowns about future development. She felt that it was a good project, but that it would feel out of place if nothing similar developed around it. Alder Goforth supported the project, agreeing that it could be a catalyst given that some people like to live in more urban areas and its proximity to so many jobs. She liked that it was close to Ahuska Park, where the farmers market is held.

Mr. Homburg questioned the need for more apartments in the City, pointing to all the new units that have been added between Yahara Terrace, the Riverfront and other big developments. Alder Goforth said there was still a need for workforce housing, since all new developments were market rate apartments and that most 'affordable' units in Monona were older and not of such high quality. Ms. Fox agreed about the need for more good quality, workforce housing. Ms. Fallat and Ms. Fox said that the design of the play area and common outdoor spaces would be important for a community feel. Mr. O'Brien said that the on-site amenities would make the development appealing to new residents.

Alder Goforth mentioned that the Dutch Mill Park and Ride bus stop was nearby, although Mr. Holmquist and Mr. Homburg said that it was not as accessible because it required

crossing Stoughton road. Ms. Fallat encouraged the applicants to think about how to better connect the development to the rest of Monona.

Mr. Homburg asked about demolition of the building on site and construction of the road and Mr. O'Brien clarified that the road would need to be constructed before construction on the development began, as part of their offer to purchase the property. The Commission provided suggestions about where to locate additional parking stalls on the property's north side and how storm water basins will be located given the existing environmental corridor.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

Mr. Plowman shared that discussions had continued with the developers for the Monona Drive and Monona Garden sites, and said that both proposals would likely be back before the commission in October.

2. Potential Upcoming Plan Commission Items

Upcoming items included the second part of the Menards project, which will include a bridge to span the environmental corridor, and an addition to a single-family home in the CDD on Shato Lane.

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

Alder Goforth shared that the DEI Committee had met a few times and were still brainstorming. She added that workforce and affordable housing aligns with the City's DEI goals and efforts.

4. Upcoming Meetings: September 27, 2021 and October 11, 2021.

B. Plan Commission Requests for Information from City Staff.

Mr. Homburg asked if the home on Shato Lane had been converted to a single-family residential zoning when it was developed. Mr. Plowman said he would check and update the applicant accordingly.

Adjournment

A motion by Ms. Fallat, seconded by Mr. Holmquist, to adjourn carried. (9:20pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern