

Minutes
City of Monona
Plan Commission
Monday September 26, 2022

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

Present: Alder Brian Holmquist (Acting Chair), Mr. Robert Stein, Mr. Brandon Gries, Ms. Susan Fox, Mr. Chris Homburg, and Ms. Coreen Fallat

Excused: Alder Nancy Moore and Mr. Chris Conrad

Also Present: Doug Plowman, Planning Director

Approval of Minutes

A motion by Mr. Stein, seconded by Mr. Gries, to approve the minutes of September 12, 2022 carried with one correction.

Appearances

None

Unfinished Business

None

New Business

A. Public Hearing on Request by Dave Jones Inc., Represented by Sign Art Studio for Approval of a New Wall Sign at 2300 Kilgust Road. (Case No. S-014-2022)

Mr. Homburg abstained.

Mr. Josh Crowe of Sign Art Studio shared that the sign is the last piece of the Dave Jones Inc. campus that needs a sign and that it will act as a callout for the building's purpose for incoming and outgoing traffic. There were no other appearances and the public hearing was declared closed.

B. Consideration of Action on Request by Dave Jones Inc., Represented by Sign Art Studio for Approval of a New Wall Sign at 2300 Kilgust Road. (Case No. S-014-2022)

Planning Director Plowman shared the staff report. He shared that the previously approved Comprehensive Sign Plan (CSP) for the campus included only directional signage and no wall sign for this building, but that the proposed wall sign complies with the Community Design District (CDD) zoning requirements. Staff recommended approval. The Commission had no comments.

A motion was made by Mr. Gries, seconded by Ms. Fox, to approve a new wall sign at 2300 Kilgust Road, as proposed and according to Chapter 480 Article XII of the Zoning Code of the Monona Municipal Code of Ordinances, with no conditions of approval.

The motion carried 5-0 (Mr. Homburg abstained).

C. Public Hearing for Northpointe Development Corporation and DreamLane Real Estate Group on Request for Consideration of a Precise Implementation Plan (PIP) called "Broadway Lofts and Townhomes" for the site located at approximately 1208 E. Broadway, for a 75-Unit Residential Development. (Case No. 2-028-2022)

Mr. Sean O'Brien of Northpointe Development, Mr. Lane Manning of DreamLane Real Estate, and Mr. Kevin Burrow of Knothe & Bruce Architecture presented the PIP application and the changes made in response to Plan Commission feedback. Changes included relocation of the storm water ponds out of the 30-ft. no grading area, additional brick for the building façade, a solar system on the roof, and a plan to add a BCycle station on site.

It was noted that the site plan presented includes a secondary access point on the northeast portion of the property using an easement on the adjacent WisDOT parcel. Developers met with WisDOT and discovered there was no legal easement as previously assumed, and noted that the site will have access only on the west private drive. There were no other appearances and the public hearing was declared closed.

D. Prehearing Conference for Northpointe Development Corporation and DreamLane Real Estate Group on Request for Consideration of a Precise Implementation Plan (PIP) called "Broadway Lofts and Townhomes" for the site located at approximately 1208 E. Broadway, for a 75-Unit Residential Development. (Case No. 2-028-2022)

Planning Director Plowman shared the staff report, highlighting the applicant's General Development Plan was approved at the Commission's November 8, 2021 meeting. He recapped the proposal is for a 75-unit workforce affordable housing project with three different buildings – a 63-unit four-story building and two 6-unit townhome buildings. The project includes 57,000 ft. of greenspace and underground and surface parking that exceeds minimums. Fifty-six units will be income restricted at 30-60% of County median income. The zoning is Community Design District (CDD) and noted that while this project is residential only, there has been interest in adjacent parcels for commercial or mixed-use development. It was noted the applicant will need to combine two CSM parcels and that the applicant received WHEDA tax credits which will be converted into approximately \$11million of equity for the project. Additional financing is provided by Dane County funds, HOME funds, as well as a TIF request.

Planning Director Plowman recommend the Commission consider site circulation, parking, building façade, landscaping, and open space.

Mr. Stein and Mr. Homburg sought clarification on the phasing of the private access drive, and reminded the applicant that approval of the drive is a prerequisite for final Commission approval. They requested terrace trees, lighting, speed humps, and safe crossings for the drive. The applicant clarified that the main private drive is being coordinated by the seller and Snyder Engineering has developed plans. Mr. Stein and Mr. Homburg added concerns about emergency vehicle access along the WisDOT easement, lack of secondary access, and that the parcel is landlocked. The applicant clarified that there is no legal easement but emergency vehicle access may be possible still if they forego an extended privacy fence. Mr. Homburg suggested working with WisDOT to ensure emergency vehicle access.

Mr. Stein suggested relocating the accessible parking closer to the west main entrance. He also recommended additional site lighting for the south townhomes, curb cuts for drainage from the parking lot to the bio retention area, perimeter evergreen trees, and running conduit to exterior parking stalls for potential future charging stations. Concerns regarding how the Bicycle station fits into the broader network and noise were raised.

Ms. Fox echoed comments about external EV charging stations and inquired about bicycle parking and the play area surface. The applicant highlighted aboveground and underground bicycle parking and that the play area would be open space and pervious. She added concerns about safety of the play area's proximity to stormwater management features and how the tandem parking would work. The applicant clarified that the ponds would be dry

basins and that the tandem parking spaces would be tied to a single unit. Additional landscaping was recommended as screening along fence. She added praise for the additional brick.

Mr. Homburg asked if the greenspace differential between the GDP and PIP was due to added walkways, but feels the greenspace is adequate. He added praise for exceeding the minimum landscaping points but had concerns about the use of short-lived birch trees as canopy trees. He reiterated the importance of landscaping for screening from noise.

Ms. Fallat suggested additional pathway lighting connecting units to the patio, while Mr. Homburg reminded the applicant that warm-toned LEDs are preferred. She asked for clarification on the location of the community room, and the applicant clarified that the plans show a community room on the 4th floor but it was been moved to the 1st floor. Mr. Homburg added that the 4th floor location would be better for pest prevention. Ms. Fallat suggested to consider the tree species that don't drop much debris by the play area. Mr. Stein also emphasized the use of impact attenuating surfaces, engineered wood fibers, and a 6 ft. separation from hard surfaces for the play area. Ms. Fallat gave praise for the BCycle connections.

Mr. Gries shared concerns about emergency vehicle access and added concerns about the need for tandem parking spaces, pedestrian connectivity, noise, and light from the beltline. He requested sound and light deadening. The applicant offered that the building is shorter and should avoid a majority of sound impacts, the majority of the units will not have windows that face the beltline, and that they will comply with the HUD sound requirements.

Alder Holmquist praised the applicant for responding to feedback and likes the project for this area.

E. Public Hearing on Request by Walter Wayne Development, for Consideration of a Zoning Permit for a Mixed-Use Development at 105 Nichols Road (at the corner of Monona Drive and Nichols Road). (Case No. 2-027-2022)

Mr. Randy Christianson of Walter Wayne Development presented the proposal to construct a four story mixed-use building across two parcels currently zoned Single Family and Retail Business. A rezoning to CDD is proposed. The conceptual plans include 68 market-rate residential units with 97 stalls of covered parking, 2,500 sq. ft. of ground floor commercial, and outdoor patio.

Mr. Pete Gunderson spoke to express support for general redevelopment of the parcel but had concerns about the density of the development, additional traffic created and its impact on existing neighborhood parking issues. He also indicated issues with shadows, tight lot lines, and the need for green space. There were no other appearances and the public hearing was declared closed.

F. Prehearing Conference on Request by Walter Wayne Development, for Consideration of a Zoning Permit for a Mixed-Use Development at 105 Nichols Road (at the corner of Monona Drive and Nichols Road). (Case No. 2-027-2022)

Planning Director Plowman shared the staff report and suggested the Commission discuss zoning, land use, density and massing, parking, setbacks, and green space.

Mr. Homburg, Ms. Fallat, Ms. Fox, and Mr. Stein expressed concerns about the density, height, and massing of the proposed development. Mr. Homburg suggested removing much of the fourth floor and utilizing setbacks to reduce density.

Mr. Homburg, Mr. Stein, Ms. Fallat, and Alder Holmquist expressed concerns about the impacts to neighboring properties, especially the limited setbacks and light impacts, and recommended increasing setbacks and working with neighbors. Alder Holmquist suggested that a Shadow Impact Study could be conducted.

Mr. Homburg and Alder Holmquist indicated a preference for more commercial space on the site. Mr. Homburg added that the depth of the building should be increased to create more room for commercial uses. He also expressed concerns over lack of fire access and the proximity of the driveway to Monona Drive, which was echoed by Ms. Fallat and Mr. Stein.

The applicant, expressed that he is not opposed to more commercial space but explained commercial users are generally seeking less space, commercial space has become harder to lease, and additional commercial space would necessitate more parking. He suggested the possibility for compromise between reduced parking, more commercial space, and additional density.

Ms. Fallat stressed the importance of this corner as the entry to the City's community center and that any development should be special. She expressed that she was agreeable to the general idea of the proposal but has concerns about the abrupt transition from single family residential to dense mixed-use land uses. Ms. Fallat and Mr. Homburg shared concerns about the location of overflow parking for commercial tenants given the lack of neighborhood street parking, and the need to use a key fob for tenant parking access.

Mr. Gries reiterated the creative challenge of this corner but sees the potential of the proposal. He recommended the applicant consider undergrounding the ground floor parking to create more opportunity for create massing. Mr. Gries and Mr. Stein shared concerns with the massing of the west elevation and the wall needed for the parking structure. Mr. Homburg stressed the need for creative architecture and landscaping for this wall. Mr. Stein requested more open space in the site plan. Alder Holmquist reminded the applicant of the interplay between open space, parking, and density and encouraged creative solutions.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

Planning Director Plowman shared that conversations have continued with Slinde Realty for the project on Owen Rd regarding. It is expected they will return to present to the Commission when ready.

2. Potential Upcoming Plan Commission Items

A smaller zoning permit is expected for an EV charging retrofit at Pier 37 and a few signage permits. Meetings will continue with Bloom regarding their project on Monona Drive, and they will be meeting with the Public Works Committee on October 5.

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

None.

4. Updates/Discussion on Sustainability Efforts

None.

5. Upcoming Meetings: October 10, 2022, October 24, 2022

B. Plan Commission Requests for Information from City Staff.

Planning Director Plowman shared that the Greater Madison MPO has upcoming free trainings for Plan Commissioners on October 20 and 27. Ms. Fallat shared details from a recent New York Times article on starter homes that is relevant to recent City efforts on housing type diversity. She asked about the Strategic Housing Plan and whether it could be done in conjunction with an update to the Comprehensive Plan. She reiterated the need for updated Census information. Mayor O'Connor expressed the need for the Housing Study to

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be contracted out and that the Commission should request a revised housing study so that it could be added to the budget. Ms. Fallat offered to make the request once it is on the agenda. Planning Director Plowman offered to begin the scope to begin conversations on what the Commission would like to see from the study.

Mr. Homburg commented that basic housing information that can be obtained quickly would be helpful to inform ongoing land use conversations. Mayor O'Connor stated that a list of needs from the Commission would help.

Mr. Homburg requested information on who is completing the Pier 37 EV charging retrofit. He also asked if the Commission should discuss whether information be provided to existing developments struggling to rent 2nd floor commercial space about the possibility of transition of the use, and the reasonableness of allowing such transitions.

Adjournment

A motion by Mr. Stein, seconded by Mr. Gries, to adjourn carried. (9:17pm)

Respectfully submitted by:
Thor Jeppson, Assistant Planner