

Minutes  
City of Monona  
Plan Commission  
Monday September 27, 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. Coreen Fallat, Mr. Robert Stein, Mr. Patrick DePula

Absent: Alder Nancy Moore, Ms. Susan Fox, Mr. Brian Holmquist

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

**Approval of Minutes**

A motion by Mr. Stein, seconded by Ms. Fallat, to approve the minutes of September 13, 2021 carried with no corrections.

**Appearances**

None

**Unfinished Business**

None

**New Business**

**A. Public Hearing on Request by Menard, Inc. for Approval of a Zoning Permit for a New Bridge Crossing between the Warehouse and Store at 6401 Copps Ave. (Case No. 2-023-2021)**

Mr. Edwards, representing Menards Inc., described the proposal and the need for another bridge to accommodate increased traffic behind the building as online order pick up and deliveries are shifted to the back of the store. The proposed bridge will mirror the bridge in the middle of the lot and all construction will be above the floodplain to avoid affecting the environmental corridor or the regional flood level. The existing bio-retention area will be expanded to accommodate the area impacted by the new bridge.

**B. Consideration of Action on Request by Menard, Inc. for Approval of a Zoning Permit for a New Bridge Crossing between the Warehouse and Store at 6401 Copps Ave. (Case No. 2-023-2021)**

Mr. Plowman summarized the staff report, explaining that a clear span bridge was proposed to limit impact on the environmental corridor. 14ft tall fencing is proposed along the bridge for safety and security reasons, which matches the fencing on the bridge to the south.

Mr. Pope, from Vierbicher, shared that the proposed bridge would affect the bio-retention basin, which would need to be expanded to accommodate the new impervious surface. The basin would provide filtration for oil, grease and sediment. The revised proposal avoids construction in the floodplain and has adequate erosion control measures in place.

The Commission members saw no major issues with the application. Mr. Stein suggested adding bollards to both sides of the bridge. Ms. Fallat said traffic flow and directional signage would be important for safety on the site. Mr. Homburg asked if CARPC approval was necessary if the bridge was out of the floodplain and Mr. Plowman clarified that it was still

necessary, but could be approved administratively as it is only a minor change to the environmental corridor.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to approve a Zoning Permit for a bridge addition at 6401 Copps Avenue, 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. All required federal, state and local building permits shall be obtained.
2. The applicant shall respond to the comments from the review letter dated 9.22.2021 prior to building permits being issued. These revisions shall be reviewed by the city's consulting engineer, with final approval by City Staff.
3. City Staff will make a formal recommendation to CARPC regarding the minor change to the environmental corridor once comments from the 9.22.2021 review have been addressed.
4. A City of Monona standard stormwater facilities maintenance agreement ("Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures") modified specifically for this site shall be submitted for approval by the city's consulting engineer prior to approval of stormwater and erosion control permits.
5. This approval is based upon the revised information presented on 9.27.2021, which includes no work within the floodplain. Revised plans should be submitted for administrative review.

The motion carried unanimously.

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

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

##### **1. Economic Development Update**

Upcoming applications include the Northpointe development on the Whitehorse property, exterior changes to Walmart and the Monona Drive development.

##### **2. Potential Upcoming Plan Commission Items**

Items for the next Plan Commission meeting include a new store at River Place, the Northpoint development, and the application from Walmart.

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

Alder Goforth shared that the DEI ad-hoc committee had been discussing topics of conflict resolution, in- and out-group dynamics, and the discomfort around discussions of race. She recommended a video presentation by UW Madison Professor Kurt Paulsen about housing in Monona, which Mr. Plowman will email to the Commission.

##### **4. Upcoming Meetings: October 11, 2021 and October 25, 2021.**

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

### **Adjournment**

A motion by Mr. Stein, seconded by Mr. DePula, to adjourn carried. (7:30 pm)

Plan Commission Minutes  
September 27, 2021  
Approved October 11, 2021

Respectfully submitted by:  
Elisa Guerrero, City Planning Intern