

Minutes
City of Monona
Plan Commission
Monday September 28, 2020

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

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

Absent: None

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

Approval of Minutes

A motion by Mr. Stein, seconded by Mr. Peterson, to approve the minutes of September 14, 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 Monona Auto Sales and Services (c/o Ishak Louzati) for Approval of a Zoning Permit for a New Use at 915 Femrite Drive. (Case No. 2-013-2020)

The applicant withdrew their application prior to the meeting time and therefore this item was not discussed.

B. Consideration of Action on Request by Monona Auto Sales and Services (c/o Ishak Louzati) for Approval of a Zoning Permit for a New Use at 915 Femrite Drive. (Case No. 2-013-2020)

The applicant withdrew their application prior to the meeting time and therefore this item was not discussed.

C. Prehearing Conference for a Rezoning Request and Map Amendment from Public Facilities (Monona Municipal Code of Ordinances Sec. 480-32) to Single Family Residence District (Monona Municipal Code of Ordinances Sec. 480-24) at 611 Clear Spring Court as Requested by Ralph & Carey Bradley. (Case No. 2-014-2020)

Mr. Ralph Bradley, the property owner, and Mr. Leonard Piontek, the owner's realtor, explained that the owners plan to demolish the existing house on the property and build a new house that has a similar footprint to the existing house, but that the property must be re-zoned prior to any construction. Mr. Piontek explained that the existing three car garage would not be removed as it is in a better condition than the main structure.

Planner Plowman explained that, while the property is currently zoned for public facilities, the 2016 Comprehensive Plan shows that the future land use for the parcel is single-family

residential. This is likely because the property is surrounded by residential zoning. He mentioned that the applicants may need to apply for a variance if they are unable to meet the setback requirements given the unique shape of the lot. He shared that other City Department heads found no reason for the property to remain zoned as public facilities.

The Commission members agreed that re-zoning the property would make sense, given the character of the surrounding properties, and foresaw no issues with the re-zoning. Mr. Homburg explained that one goal of the 2016 Comprehensive Plan was to identify zoning mistakes at properties like this, where the current zoning needed to be updated.

Mr. Plowman added that the public hearing for this application would take place at the October 26 meeting to allow for the required noticing.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Potential Upcoming Items

Mr. Plowman explained that the Pellitteri proposal would come before the Commission again at the next meeting, with updated stormwater calculations. He explained that the applicant has been working with Strand Associates for review. Additionally, the application for 611 Clear Spring Ct will be on the agenda for October 26th. Mr. Homburg asked Mr. Plowman if Pellitteri had submitted plans that addressed all of the Commission's concerns, beyond stormwater. Mr. Plowman answered that yes, they had submitted a revised application with all the additional materials requested by the Commission.

2. Upcoming Meetings: October 12, 2020 and October 26, 2020.

B. Plan Commission Requests for Information from City Staff.

Mr. Homburg asked Staff to look into the fence at the McDonald's on Monona Drive. It is in a poor state, and it appears that the applicant may look to remove it. The fence was a condition of approval, so Mr. Homburg asked that this be addressed.

Adjournment

A motion by Ms. Fallat, seconded by Mr. Holmquist, to adjourn carried. (7:17pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern