

Minutes
City of Monona
Plan Commission
Monday January 10, 2022

The meeting of the City of Monona Plan Commission was called to order (7:08 pm).

Present: Alder Nancy Moore (Chair), Mr. Chris Homburg, Mr. Patrick DePula, Ms. Susan Fox, Mr. Brian Holmquist, Mr. Robert Stein

Excused: Ms. Coreen Fallat, Alder Kristie Goforth

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

Approval of Minutes

A motion by Mr. Stein, seconded by Mr. Holmquist, to approve the minutes of December 13, 2021 carried with one correction.

Appearances

None

Unfinished Business

None

New Business

A. Public Hearing for a Rezoning Request and Map Amendment from Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) to Community Design District (Monona Municipal Code of Ordinances Sec. 480-30) at 112-208 Owen Road as Requested by Slinde Realty Company. (Case No. 2-003-2022)

Mr. Slinde explained that they were seeking rezoning of the Owen Road property from Retail Business to Community Design District for their proposed development on the site, which was introduced to the Commission at their December 13th meeting.

Mr. John Etzler (5805 Anthony Place), spoke against the rezoning of the Owen Rd property, citing concern that the proposed development did not provide sufficient community benefits or commercial space to be considered Community Design District, and would disrupt the sense of community in the area. He felt that the proposed development would be better suited for the Multi-Family Residential zoning district instead.

B. Prehearing Conference for a Rezoning Request and Map Amendment from Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) to Community Design District (Monona Municipal Code of Ordinances Sec. 480-30) at 112-208 Owen Road as Requested by Slinde Realty Company. (Case No. 2-003- 2022)

Mr. Plowman shared the staff report, stating that the parcels would need to be rezoned to CDD for the applicant to use the phased GDP/PIP process for their development. While not being considered at this time, the proposed mixed-use development included two 4-story apartment buildings with shared tenant amenities and commercial space. Formal consideration of the re-zoning request would take place on January 24, with a Class II notice. He discussed guidelines for uses in the CDD and how the development met goals of the Comprehensive Plan.

Mr. Homburg and Mr. Holmquist noted that the future land use maps were created in 2016 when Village Lanes was still a thriving business, which was why the property was marked as commercial use for the future.

Mr. Homburg, Mr. Holmquist, Ms. Fox, Mr. Stein, Mr. DePula and Alder Moore felt that it was appropriate to re-zone the property to CDD because it would allow flexibility in creating residential and commercial uses on the same property, allowing Monona to meet housing needs while maintaining commercial space. The property's proximity to both multi-family residential properties and businesses along Monona Drive make it a good candidate for CDD zoning. While the Slinde development proposal itself was not under consideration at this meeting, there had been recommendations for more commercial space to be incorporated into the design at the first pre-hearing conference for the development.

C. Public Hearing on Request by Ketamine Milwaukee S.C. dba Edelica, for Approval of a Zoning Permit for a New Use Following a Period of Discontinuation at 6000 Gisholt Drive, Suite 200. (Case No. 2-001-2022)

Mr. Kane, representing Edelica Health, presented plans to open a new location of their business in Dane County. The clinic would have 2-3 staff and about 7 patients per day.

D. Consideration of Action on Request by Ketamine Milwaukee S.C. dba Edelica, for Approval of a Zoning Permit for a New Use Following a Period of Discontinuation at 6000 Gisholt Drive, Suite 200. (Case No. 2-001-2022)

Mr. Plowman shared the staff report, commenting that the property is zoned CDD and other tenants in the building include small medical clinics. The use is consistent with the future land use map. Hours of operation would be three days per week with the possibility of extending hours until 8pm as business grows, with about 6-7 customers per day. Parking for the office building was considered sufficient for the proposed use. Comments from the Police and Fire Chiefs about the use not being of concern were shared as were calls for service at the Wauwatosa location.

Mr. DePula, Mr. Stein, Mr. Holmquist, Mr. Homburg and Ms. Fox felt that the use was appropriate for the site and complemented other uses in the building. The Commission asked about dispensation of medication and security measures, to which Mr. Kane replied that medications were administered on site and kept locked and that they were willing to discuss security with the Police and Fire Chiefs if necessary.

A motion was made by Mr. Homburg, seconded by Mr. DePula, to approve a Zoning Permit for a new use at 6000 Gisholt Drive, Suite 200, 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 permits from state and local agencies shall be obtained. The applicant shall contact the City of Monona Building Inspection Department to confirm requirements.
2. Extension of the hours of operation beyond 8pm will require additional Plan Commission review.
3. A separate sign permit shall be obtained for any new signage on the building.
4. The applicant shall coordinate with the City's Police Department for review and approval of security for the property. If substantial issues occur in the future, then the Police Department may revisit the security protocols.

The motion carried unanimously.

E. Public Hearing on Request by Dave Jones, Inc. for Consideration of a Zoning Permit for Site Modifications to expand their Corporate Campus at 2101 Industrial Drive. (Case No. 2-002-2022)

Mr. Blake Herbert presented plans to remodel the building into administrative offices, meeting rooms and spaces to train incoming young professionals involved in the trades. There would be 11 full time employees in the building, with space for two classes of 24 students at a time, and sufficient parking for those 59 people. A separate storage structure and dumpster enclosure would be added, and details about exterior upgrades would be presented at a later date.

F. Prehearing Conference on Request by Dave Jones, Inc. for Consideration of a Zoning Permit for Site Modifications to expand their Corporate Campus at 2101 Industrial Drive. (Case No. 2-002-2022)

Mr. Plowman shared the staff report, noting that the property is in the CDD and designated as industrial in current and future land use maps. Suggested points of discussion were adequacy of proposed parking, hours of operation, training activities to be held on site, and landscaping plans as impervious surface would increase.

The Commission members liked the proposal and felt it was a good upgrade for the building. Alder Moore and others suggested adding a solar array to the building's roof.

Ms. Fox, Mr. Stein and Mr. Homburg suggested more landscaping be added when final materials are submitted. Mr. Stein suggested adding more canopy trees and Ms. Fox asked that more landscaping be added for screening around the dumpsters.

Mr. Homburg and Mr. Stein asked about storm water quality management on site in relation to the trench-digging area to be used for training. Mr. Homburg reminded the applicant of the new Dane County storm water requirements and suggested more detailed plans be included with future submitted materials.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

2. Potential Upcoming Plan Commission Items

Upcoming meeting items included a pre-hearing conference for the Bloom project, the zoning permit for 915 Femrite Drive, and the final consideration of the Village Lanes site re-zoning.

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

None

4. Updates/Discussion on Sustainability Efforts

Alder Moore said that this agenda item was added so that staff could stay up to date on sustainability projects across the City. It also provided a chance for Commission members to request discussion of sustainability-related items, like the project to recycle construction materials from the Riverfront.

5. Upcoming Meetings: January 24, 2022, February 14, 2022

B. Plan Commission Requests for Information from City Staff.

Mr. Homburg asked if there would be another pre-hearing conference for the Slinde development project, and Mr. Plowman confirmed that there would be.

Adjournment

A motion by Mr. Stein, seconded by Ms. Fox, to adjourn carried. (8:11pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern