

Minutes  
City of Monona  
Plan Commission  
Monday February 14, 2022

The meeting of the City of Monona Plan Commission was called to order (7:02 pm).

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

Excused: Mr. Patrick DePula,

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

**Approval of Minutes**

A motion by Ms. Fox, seconded by Mr. Stein, to approve the minutes of January 24, 2022 carried with one correction.

**Appearances**

Mr. Peter McKeever (6302 Southern Circle) spoke in favor of the Slinde Realty Company proposal, and said that ensuring the Post Office would be part of the development was crucial. He also asked that the developers consider bird-safe glass and other bird-safe construction techniques, since Monona is a certified Bird City.

**Unfinished Business**

**A. Public Hearing on Request by One City Schools for Approval of a New Comprehensive Signage Plan at 1707 W. Broadway. (Case No. S-022-2021)**

Ms. Duwell Brockdorf, from Zebradog, presented the Comprehensive Sign Plan, which was largely unchanged from the prehearing submittal. The location of the monument sign on Bridge Rd was adjusted to not interfere with the existing light pole, and the size was reduced to conform to the sign code. The size of the on-site directional signs was reduced and one was placed by the traffic circle. The applicant decided to place the One City Schools logo facing south towards the beltline, on the southwest corner of the parking garage. The banner signs and wall signs were also presented, and had not changed from the prehearing.

**B. Consideration of Action on Request by One City Schools for Approval of a New Comprehensive Signage Plan at 1707 W. Broadway. (Case No. S-022-2021)**

Mr. Plowman shared the staff report, noting that with the changes made since the prehearing conference, the proposed signs now met code requirements. Staff recommended approval with the conditions as listed in the staff report.

The Commission members agreed that the proposed signs looked good and created a nice campus feel to the site. Mr. Homburg, Ms. Fox, and Mr. Holmquist said that the directional signs could be reduced to 4ft tall, so that they comply with the sign code. Mr. Homburg said that a finding of fact for the banner signs would be necessary.

A motion was made by Mr. Homburg, seconded by Ms. Fallat, to approve a new Comprehensive Sign Plan for One City Schools at 1707 W Broadway Ave, as proposed and according to Chapter 480 Article XII of the Monona Municipal Code of Ordinances, with the following findings of fact and conditions of approval:

Findings of Fact:

1. 1707 W Broadway fronts both Engel Street and WPS Drive, allowing for two wall signs.
2. The wall signage is appropriate given the size of the building, and the need for building identification.
3. The proposed Comprehensive Sign Plan is appropriate for the scale of the One City Schools Campus.
4. The banner/flag signs, as proposed, are allowable based on the size of the site, the extent of the private infrastructure, and the use.

Conditions of Approval:

1. As some signs are to be illuminated, an electrical permit shall be obtained from the City's Building Inspector.
2. If glare from the lighting is deemed excessive by the Plan Commission, then the Plan Commission may require adjustments to the lighting.
3. Any additional signage shall return to Plan Commission for further review and consideration.
4. The monument sign shall have appropriate landscaping around the base, with final approval by City Staff.
5. The on-site directional signs shall have a maximum height of 4 feet.

The motion carried unanimously.

**C. Public Hearing for the Slinde Realty Company on Request for Approval of a General Development Plan (GDP) and Precise Implementation Plan (PIP) for the site located at approximately 112-208 Owen Road, for a Mixed-Use Development. (Case No. 2-027-2021)**

Mr. Slinde said that they tried to address all comments from the last prehearing conference and would take bird safety into consideration if it was not cost prohibitive.

Mr. Burow then presented the development plans in more detail. Phase 1 would be a 4 story building with 102 units, about 100 underground parking stalls, 50 ground level parking stalls and commercial space, including the Post Office. Phase 2 would also have some commercial space, 92 apartment units and both underground and surface level parking. The development would include ample secure bike parking underground. More brick was added to the building facades, per Plan Commission feedback. The outdoor common areas now also included a dog run, and the grass would be artificial turf, since it would be hard to grow grass in shallow soil above the underground parking. A Traffic Impact Analysis was being conducted given concern about traffic impact of the project.

**D. Prehearing Conference for the Slinde Realty Company on Request for Approval of a General Development Plan (GDP) and Precise Implementation Plan (PIP) for the site located at approximately 112-208 Owen Road, for a Mixed-Use Development. (Case No. 2-027-2021)**

Mr. Plowman said that only the GDP needed feedback at this meeting, and that the applicants would likely be presenting plans to CDA in March. He noted that the total commercial space had been increased, and the proposal still included a portion of the units designated as workforce housing. The plans were 5 parking stalls short of the code requirements, and he suggested the Commission discuss whether that was acceptable given the mixed-use nature of the site and the bike parking provided. Other recommended points of discussion were a full traffic study, site green space and landscaping.

The Commission members were generally supportive of the project. Alder Moore, Mr. Stein, Mr. Homburg and Alder Goforth commented that the density still felt a little high and Mr. Slinde said that a reduction in density was likely not feasible unless the number of workforce housing units was reduced. Mr. Stein and Alder Goforth suggested adding more articulation to the building design, especially along the private drive. The Commission members were interested in the use of wood-like composite siding and liked the addition of more brick to the façade.

The Commission members liked the outdoor community space and the addition of trees along the west side of the property to provide screening from neighbors. Mr. Homburg commented that an amenity like the outdoor community space could help make up for a lower percentage of green space on the site. Mr. Stein, Mr. Homburg, Ms. Fox recommended the addition of more canopy trees to the site.

Mr. Holmquist commented that the availability of parking would determine if there was a density issue. Alder Goforth said that it seemed like residents of adjacent apartments sometimes parked in the Village Lanes lot and Ms. Fallat suggested issuing parking permits for residents to avoid parking issues. The Commissioners felt that a Traffic Impact Analysis would be important, especially to determine interactions between commercial and resident parking. There was also discussion about the best location for ADA stalls on site, and Alder Moore recommended installing conduit for electric vehicle charging. The Commission members were supportive of the bike parking and e-bike charging as proposed.

The Commission discussed what indoor amenities would be added for both phases and Mr. Slinde explained that common spaces would be concentrated on the first floor for Phase 1, but that amenities for Phase 2 were not yet finalized. Mr. Stein and Alder Moore requested more information on what amenities would be included in the Phase 2 building.

**E. Public Hearing on Request by Populance LLC, for Consideration of a Zoning Permit for New Construction at 6501 Bridge Road. (Case No. 2-006-2021)**

Mr. Gosch, from Populance, shared the development plans, which were relatively similar to previous submittals. The car share program had been removed, because there was not enough data to support it. The unit mix had been modified to include more live work units and have only one dedicated commercial space. The building would incorporate mass timber flooring, lots of natural light and a geothermal heating system. Parking along Bridge Rd and Engel St would be parallel parking spots and the idea would for all underground parking to be residential stalls, with the parallel stalls intended for the businesses. Bike parking and electric bike charging would be included underground, and they were considering a partnership with B-Cycle for residents. Having parallel parking would also help with traffic calming along Engel. Mr. Gosch requested the Commission consider reducing the number of parking stalls required for the live-work units, because of their dual-use.

**F. Prehearing Conference on Request by Populance LLC, for Consideration of a Zoning Permit for New Construction at 6501 Bridge Road. (Case No. 2-006-2021)**

Mr. Plowman shared the staff report, commenting that the use was allowed in the CDD, and that units would range from studios to 2-bedrooms. The site design remained permeable on the ground level with a public plaza and the live-work units might be either for rent or condos.

The Commission members were in support of the project overall, and especially liked the live-work unit concept. Mr. Holmquist, Mr. Homburg, Ms. Fallat, Alder Goforth, and Ms. Fox all said that a reduction in parking as presented could be considered given how the live-work units would affect traffic on site. The Commissioners were also supportive of the parallel

parking option as a good use of the road space. Mr. Homburg commented that the drive aisle in the underground lot might need to be widened.

The Commissioners were disappointed that the car/ride share was no longer included in the proposal, but liked the inclusion of bike parking, e-bike charging and a possible partnership with B-Cycle. Alder Goforth wondered if the car share could potentially be incorporated in the future.

The Commissioners liked the idea of having some of the units be condos, allowing for more diverse housing options. They were also supportive of features like bike parking and the geothermal heating. Mr. Homburg commented that there may be some complexities dividing the cost of the geothermal system if there were a mix of apartments and condos.

Ms. Fallat asked what outdoor common spaces would be available for residents and Mr. Gosch said they were considering space for seating, landscaping and grills on the western side of the property, in addition to potential rooftop space. Mr. Homburg said the western side of the property would be good outdoor space, or could be converted to more parking if necessary.

### **New Business**

None

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

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

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

Mr. Plowman shared that Floor & Décor opened their location on W. Broadway, noting that they have some outstanding conditions of approval that will be addressed when the weather warms up.

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

Upcoming items include a General Development Plan for the South Towne Office Park, a possible signage application, and the next steps for the Slinde project.

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

Alder Moore shared that the Ad Hoc DEI Committee reported to City Council and had identified work groups to address specific topics going forward.

##### **4. Updates/Discussion on Sustainability Efforts**

Alder Moore shared that the Sustainability Committee was working towards better understanding what efforts the City has already made related to clean energy and better recognizing those efforts.

Alder Goforth mentioned that the City was looking into the SaltWise Municipal Champions program, because of efforts to implement better road salting practices that improved storm water quality.

##### **5. Upcoming Meetings: February 28, 2022, March 14, 2022.**

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

Mr. Homburg shared that new studies had shown that rainwater that drained off of roofs into grass before entering the lakes carried more phosphorus and was worse for lake water quality than water that drained directly to a storm water system. He suggested the City might want to revisit its regulations related to gutter runoff from commercial sites in light of this new finding. Alder Goforth wondered how the filtration pond at Stone Bridge Park would affect phosphorus levels in the storm water there.

### **Adjournment**

A motion by Mr. Stein, seconded by Alder Goforth, to adjourn carried. (10:14pm)

Plan Commission Minutes  
February 14, 2022  
Approved February 28, 2022

Respectfully submitted by:  
Elisa Guerrero, City Planning Intern