

Minutes  
City of Monona  
Plan Commission  
Monday February 28, 2022

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. Susan Fox, Mr. Patrick DePula, Ms. Coreen Fallat, Mr. Brian Holmquist

Excused: Mr. Robert Stein

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

**Approval of Minutes**

A motion by Ms. Fallat, seconded by Mr. Holmquist, to approve the minutes of February 14, 2022 carried with three corrections.

**Appearances**

None

**Unfinished Business**

None

**New Business**

**A. Public Hearing on Request by GO Riteway for Consideration of a Zoning Permit for Site Modifications for a New Use at 2801 Industrial Drive. (Case No. 2-003-2022)**

Mr. Bast and Mr. Fazlovic, representing GO Riteway, explained that their business operated a shuttle service for the University of Wisconsin and had some other school bus and motor coach transportation. They planned to open a new office in Monona as a base for their UW shuttle service. The space would still be shared with the existing tenant. No changes would be made to the building exterior initially, although they might consider changes if the business does well. A parking plan was provided to show which spaces would be employee parking and where the buses would park. Overall, they were committed to being good stewards of the site and making necessary exterior improvements.

**B. Prehearing Conference on Request by GO Riteway for Consideration of a Zoning Permit for Site Modifications for a New Use at 2801 Industrial Drive. (Case No. 2-003-2022)**

Mr. Plowman shared that the property is zoned commercial/industrial and that the main modification would be the reallocation of parking. The applicant would have nine mini-coaches and two minivans, plus parking for employees. The hours of operation would be 7am-7pm on weekdays and would not conflict with the existing logistics tenant. Existing striping on site shows more parking stalls than are shown on the submitted plans. Suggested discussion points included delineation of parking and traffic flow, possible resurfacing or restriping of the parking lot, landscaping along Industrial Drive and site lighting.

The Commission members agreed that the use was a good fit for the location, and that the site needed improvements to the parking lot and landscaping around the building.

More information on traffic flow and lighting on site was requested for future consideration. Ms. Fallat suggested coordinating traffic flow and parking designation with the current tenant.

Mr. Homburg recommended documenting exactly where all the impervious surface is located on the site, and temporarily seeding or landscaping the gravel areas, since Dane County water quality regulations had been made more restrictive for new impervious surfaces. He also recommended reviewing the storm water basin on site, because it seemed to be in need of repair.

**C. Public Hearing for Lakestone Properties on Request for Consideration of a General Development Plan (GDP) for the site located at approximately 6000-6400 Gisholt Drive and 2000 Engel Street, for a Mixed-Use Development. (Case No. 2-004-2022)**

Mr. Spanos presented an application for a new mixed-use development at the South Towne Office Park. He shared that the office park buildings were near the end of their useful lives, and that existing tenants included businesses like medical clinics, financial businesses, non-profits and more. The property had recently been losing tenants to newer buildings and they intended to revitalize the site with a mixed-use development. Two different site concepts were presented, both with a mix of first-floor commercial, 4 stories of residential above, communal green space between buildings, as well as surface level and underground parking. The first layout had two buildings and concentrated surface parking on the north, west and south sides of the development, directly in front of commercial spaces. The second layout had three buildings with surface parking to the north and in between buildings, not directly adjacent to commercial space.

Parking in both proposals was currently under the City requirements, but the applicant felt that there could be shared parking between the building residents and businesses, since fewer residents would need parking during business hours and the existing businesses were not high-traffic uses. The applicant's intent was to offer the new commercial space to their existing tenants first.

**D. Prehearing Conference for Lakestone Properties on Request for Consideration of a General Development Plan (GDP) for the site located at approximately 6000-6400 Gisholt Drive and 2000 Engel Street, for a Mixed-Use Development. (Case No. 2-004-2022)**

Mr. Plowman said the development was in early stages for a GDP. The lot was designated as commercial in current and future land use maps, is located in the CDD, and the development would be the only residential offering in the area. Residential uses in the South Towne area had come up in previous discussions about redevelopment in adjacent lots. Connectivity on site and to the broader area would be important, since the location was not an established neighborhood. Suggested points of discussion included the suitability of residential on the site, site connectivity, parking, and the proposed density of the development.

Mr. Holmquist, Mr. DePula, Ms. Fox, Alder Goforth and Alder Moore said that mixed-use with residential may be worth considering for the site if done well, but that considerations like site connectivity and amenities, among other things, would be important to the final decision. Mr. Homburg did not think residential was appropriate for the site, preferring to

conserve the existing commercial space. Ms. Fallat had concerns about connecting a residential development in this location to the larger Monona community. All the Commission members felt that preserving commercial space on site would be critical for the community and supported the idea of existing tenants getting priority for the new commercial spaces. Mr. DePula, Ms. Fallat, and Alder Goforth said that the development should offer more diverse housing types than just market-rate units, like affordable/workforce housing or condos.

Mr. Holmquist, Ms. Fox, and Mr. Homburg preferred the layout with parking in front of the commercial space, to facilitate customer access to commercial uses. The other Commissioners did not have a strong preference for either layout. The Commissioners said the proposed parking was insufficient and that density would likely need to decrease in order to accommodate the parking needs. It was suggested that the applicant think about reducing the building by one story to reduce density. Mr. DePula commented that the massing should be stepped back in places and in general be made less intense for such a large building.

The Commission members agreed that on-site amenities would need to be very good, since the location was otherwise not the most attractive residential spot. Amenities like public green space, bike infrastructure, pedestrian connections, landscaping and common spaces were suggested.

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

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

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

Mr. Plowman shared that the City was discussing ways to better inform residents of upcoming agenda items, including mentioning upcoming items in the monthly newsletter and adding an agenda 'notice board' to the City website. The Commission then discussed the City's current method for noticing residents and possible alternatives or changes to the existing process.

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

Upcoming items included formal considerations for the Dave Jones zoning permit and the Slinde GDP on Owen Road.

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

Alder Moore shared that the Parks Department, the Friends of San Damiano and the Ho-Chunk Nation collaborated to host the Snow Snake games and that there was a great turnout at the event.

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

Alder Moore shared that the Sustainability Committee was preparing to host a second annual e-cycling event on the Saturday after Earth Day (April 23<sup>rd</sup>).

Alder Goforth mentioned that a current State Bill was under consideration that would significantly limit the installation of Electric Vehicle charging stations, especially by municipalities, and encouraged people to contact the governor about the bill.

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

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

Mr. Homburg thanked Mr. Holmquist and Mr. DePula for running for City Council roles in 2022.

### **Adjournment**

A motion by Mr. Holmquist, seconded by Alder Goforth, to adjourn carried. (8:38pm)

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

Respectfully submitted by:  
Elisa Guerrero, City Planning Intern