

Minutes
City of Monona
Plan Commission
Monday June 13, 2022

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

Present: Alder Brian Holmquist (Acting Chair), Mr. Robert Stein, Mr. Chris Homburg, Ms. Susan Fox, Mr. Chris Conrad, Mr. Brandon Gries, Ms. Coreen Fallat

Excused: Alder Nancy Moore

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 May 23, 2022 carried with one correction.

Appearances

None

Unfinished Business

- A. Public Hearing for a Rezoning Request and Map Amendment from Single-Family Residence District (Monona Municipal Code of Ordinances Sec. 480-24) to Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) at 5601 Monona Drive as Requested by Schwenn Properties LLC. (Case No. 2-014-2022)**

Mr. Schwenn had no new information to share since the prehearing conference.

- B. Consideration of Action for a Rezoning Request and Map Amendment from Single-Family Residence District (Monona Municipal Code of Ordinances Sec. 480-24) to Retail Business District (Monona Municipal Code of Ordinances Sec. 480-28) at 5601 Monona Drive as Requested by Schwenn Properties LLC. (Case No. 2-014- 2022)**

Mr. Plowman shared the staff report, highlighting that the request was to change the lot's zoning from Single-Family to Retail Business. Past, current and future land use maps show the site as a commercial use, and it was likely that the designation as Single-Family was a drafting error. The lot had been continually operating as a commercial use for decades.

Mr. Homburg felt that the change was appropriate and mentioned that the adjoining lot to the west should be rezoned from Single-Family to Retail Business at the next opportunity. Other Commission members did not have additional comments beyond what was covered at the prehearing conference.

A motion was made by Mr. Gries, seconded by Ms. Fallat, to recommend to the City Council Approval of a Rezoning Request and Map Amendment from Single-Family Residential (Monona Municipal Code of Ordinances Sec. 480-24) to Retail Business (Monona Municipal Code of Ordinances Sec. 480-28) at 5601 Monona Drive.

The motion carried unanimously.

New Business

A. Public Hearing on Request by Tully’s II Food and Spirits, for Consideration of a Zoning Permit for a New Outdoor Patio and Associated Fencing at 6401 Monona Drive. (Case No. 2-015-2022)

Mr. Craig Hayes, representing Tully’s, presented the proposal to make their existing outdoor patio year round. The patio had been in place for the last two years and there had been no issues with it. He mentioned that outdoor dining was popular, and that the summer was their less-busy season, so taking up some parking stalls did not present a parking issue. They wanted to keep the outdoor dining space, even though indoor dining restriction had been lifted, because of the popularity of outdoor seating with their customers.

B. Prehearing Conference on Request by Tully’s II Food and Spirits, for Consideration of a Zoning Permit for a New Outdoor Patio and Associated Fencing at 6401 Monona Drive. (Case No. 2-015-2022)

Mr. Plowman shared the staff report, noting that this application was similar to the Salvatore’s patio permit, where it was originally started under the “streeterly” program. The lot is zoned CDD and the fencing is restricted to 6 feet high according to building code. The patio area measured 25 by 44 feet and covered about 5 parking stalls. The restaurant’s alcohol license limits hours of operation to 9pm. Suggested points of discussion were the fence design and winter storage.

Generally, the Commission members felt the location of the patio was appropriate. Ms. Fallat, Mr. Stein and Alder Holmquist said they would prefer to see the temporary fence closer to the ground, but understood the constraints that the slope of the lot presented. Mr. Homburg and others said that because the patio is in the back of the lot and not visible from the street, the current fence design was fine. Mr. Gries recommended inverting the shape of the ballasts, for more structural stability.

Ms. Fallat and Ms. Fox commented that the fencing should be removed in winter, to facilitate plowing the parking lot. Mr. Hayes clarified that the fencing and patio would only be out from April/May to October/November, depending on weather, and would be stored inside over the winter. Additionally, the patio would not be open later than 9pm.

The Commissioners wondered how the patio might affect parking and asked that the number of total required stalls be included in the next meeting packet. Since the patio had already been operating for two years and summer was less busy for the restaurant, there was not too much concern about limiting parking.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

1. Economic Development Update

The Monona Garden and Slinde development proposals were being reviewed by CDA. Monona Garden would likely come before the Plan Commission again soon.

2. Potential Upcoming Plan Commission Items

Upcoming items would include the Tully’s, a new use proposed for part of the AIM distribution space, and possible review of a paving project for Nichols School.

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

The City’s Ad Hoc DEI committee had recently published their report with recommendations for the City, which was available on the City website.

4. Updates/Discussion on Sustainability Efforts

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Approval June 27, 2022

The annual Sustainability Dashboard, which tracks energy use, water conservation, waste and outreach efforts, was published on the City website.

5. Upcoming Meetings: June 27, 2022, July 11, 2022.

B. Plan Commission Requests for Information from City Staff.

Mr. Homburg asked if any of the units in the Monona Garden development would be condos and Mr. Plowman said that the live-work units would likely be condos.

Mr. Gries commented that, in relation to sustainability goals, the City could look into biofuels like Hydrotreated Vegetable Oil (HVO) as an alternative to diesel and could also consider storage for excess solar energy from the rooftop solar arrays on City buildings.

Adjournment

A motion by Mr. Conrad, seconded by Ms. Fox, to adjourn carried. (7:42pm)

Respectfully submitted by:
Elisa Guerrero, City Planning Intern