

**PLANNING COMMISSION MINUTES
CITY OF FORT ATKINSON
FEBRUARY 24, 2015
946th MEETING**

CALL TO ORDER.

The meeting was called to order by Chairman Trebatoski in the Council Chambers of the Municipal Building at 4:00 pm.

ROLL CALL.

Members present: Commissioners: Manager Matt Trebatoski, Engineer Jeff Woods, Rich Frame, Tonia Roddick and Roz Highfield

Excused absence: Commissioners Jude Hartwick and Laurette Greenhalgh.

Others Present: Inspector Brian Juarez and Clerk Michelle Ebbert

APPROVE MINUTES OF JANUARY 13, 2015 PLANNING COMMISSION MEETING.

Comm. Frame moved to approve the January 13, 2015 minutes of the Planning Commission, seconded by Comm. Highfield and approved unanimously.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING TWO ONE-ACRE PARCELS ON C.T.H. C (EXTRA-TERRITORIAL).

Engineer Woods reviewed the extra-territorial Certified Survey Map submitted from property owners seeking the creation of two one-acre lots on C.T.H. C. The lot to be divided is approximately 3,500 feet west of Hwy. 12 and will have a Residential use. This area is noted to be Long Range Urban Growth Area in the City of Fort Atkinson Comprehensive Plan. The lots meet minimum size requirements for the Town zoning. Staff has no concerns with this request and recommends approval.

Comm. Highfield moved to approve the preliminary Certified Survey map creating two one-acre parcels on C.T.H. C and refer to City Council for approval contingent upon final approval by Jefferson County. Motion seconded by Comm. Frame and carried.

REVIEW AND APPROVE REQUEST TO REVISE NUMBER OF UNITS FROM 91 TO 96 IN CONDITIONAL USE PERMIT FOR SENIOR HOUSING DEVELOPMENT ON REENA AVENUE.

Engineer Woods stated the original conditional use permit for 91 residential units was approved on April 8, 2014. Representatives for the Senior Housing Development are seeking a revision to allow 96 residential units. The request conforms to updated market information that creating studio units assists elderly residents and allows lower rent options. This will not change the footprint of the site plan. No additional parking is required.

Comm. Frame moved to approve the revision of the conditional use permit for the senior housing development for 96 total units on Reena Avenue. Comm. Roddick seconded the motion and carried.

REVIEW AND APPROVE SITE PLAN FOR MODULAR DATA CENTER AT MADISON COLLEGE, 827 BANKER ROAD.

Engineer Woods reviewed the request from Madison College for a modular data center to be placed at the existing location of 827 Banker Road. The facility planned is to be a pre-manufactured facility that will be approximately 50 feet in length by 12 feet in width by 9 feet in height. The facility will be

painted a single color to match the similar adjacent buildings. A 10 foot tall security fence will surround the facility, backup generator and electrical switchgear. Landscaping will be provided to screen the facility using six large evergreen trees.

Comm. Frame asked if the data center will be placed as required by code to the wind turbines. Woods replied the facility will be located the appropriate distance required to the turbines.

Manager Trebatoski inquired on the fence material. Madison College representatives stated it will be a metal fence.

Comm. Highfield moved, seconded by Comm. Roddick to approve the site plan for a modular data center at Madison College at 827 Banker Road.

REVIEW AND APPROVE SITE PLAN AND CONDITIONAL USE FOR SECONDARY TEMPORARY WIND TURBINE AT MADISON COLLEGE, 827 BANKER ROAD.

Engineer Woods presented the request from Madison College for a site plan and conditional use permit for a secondary, temporary wind turbine at their 827 Banker Road location. The existing permanent turbine was approved June 23, 2009. The temporary turbine will be in place for one year and will be mounted atop the factory provided 100' tilt up tower. It requires no excavation, is not climbable and is held in place using guys wires secured to screw in anchors.

Representatives from Madison College stated this is for the students to gain a hands-on experience to enhance classroom learning. This turbine will measure wind and weather and allow for real time data available to the public on their website. This turbine was previously deployed in the Town of Bristol, the Jefferson County Fairgrounds and the Watertown College Campus.

Comm. Frame asked about the sounds of the turbines in relation to the neighboring properties. The sound from the turbines was confirmed as no louder than passing semi traffic.

Comm. Frame made a motion to approve the site plan and conditional use for a secondary turbine at Madison College, 827 Banker Road for one year and to be removed or dismantled on or by May 20, 2016. Motion seconded by Comm. Highfield and carried.

REVIEW AND APPROVE SITE PLAN FOR UW CLINIC ON MEHTA LANE.

Engineer Woods provided the site plan for UW Clinic on Mehta Lane. They meet all of the site plan requirements relating to setbacks, green space, signage, landscaping, lighting, stormwater drainage and parking lot. The exterior of the building will be accenting earth tones. The site plan was reviewed by all Departments with comments from the Water Utility and Fire Department. A meeting has been scheduled by Staff and the developers to review the concerns shared by the Fire Department and Water Utility. Staff will also review the stormwater drainage plan.

Jerry McGuire, UW Clinic representative questioned the option of renaming the street. Manager Trebatoski stated that Staff would have to contact the property owner as he was provided naming rights. Staff will provide follow up.

McGuire also questioned the ability to place off-premise signage. Inspector Juarez stated off-premise signage is not allowed and Staff would hesitate allowing it as it could create a precedent with future requests to follow.

Comm. Frame moved to approve the site plan for UW Clinic on Mehta Lane contingent upon Staff and the property developers meeting to review additional concerns from Departments and stormwater drainage. Comm. Highfield seconded the motion and carried.

ADJOURNMENT.

Comm. Highfield moved to adjourn, Comm. Frame seconded. The Planning Commission meeting was adjourned at 4:22 p.m.

Respectfully submitted,
Michelle Ebbert
Clerk/Treasurer