

**PLANNING COMMISSION MINUTES  
CITY OF FORT ATKINSON  
APRIL 25, 2017  
978<sup>TH</sup> 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.

Present: Commissioner Frame, Commissioner Greenhalgh, Commissioner Highfield, Commissioner Lescohier, Commissioner Scherer, City Engineer Andy Selle and City Manager Matt Trebatoski. Also present: City Attorney Chris Rogers, Building Inspector Brian Juarez and City Clerk/Treasurer Michelle Ebbert.

APPROVE MINUTES OF APRIL 11, 2017 PLANNING COMMISSION MEETING.

Cm. Greenhalgh motioned, seconded by Cm. Scherer to approve the minutes of the April 11, 2017 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE SITE PLAN FOR CONSTRUCTION OF AN ARBY'S RESTAURANT AND STRIP MALL ON MADISON AVENUE.

Engineer Selle discussed the second review of the site plan for Arby's. He addressed the comments from Departments that were referenced at the April 11<sup>th</sup> meeting. Mr. Breitfelder discussed the formal easement that is being drafted by the adjacent property owners' engineers. The easement will allow discharge onto the adjacent property owners', Mr. Connery. The construction staging will still be worked through as timing between the larger and potential hotel development to the north and the use of the access for Arby's and the strip mall.

Inspector Juarez reviewed the Code requirements of the 10 foot greenspace for the perimeter. Provisions allow them to apply for a trade-off. Breitfelder is working on purchasing additional property to match the perimeter. The developer will add greenspace to allow for picnic and seating area, which will add greenspace and use as an offset for lack of perimeter on that side. That is acceptable to the Code, should the Planning Commission approve.

Cm. Frame commented that he shared Cm. Greenhalghs' concerns from the April 11<sup>th</sup> meeting. He stated it is practice of the Commission to review all concerns and comments from department heads. Frame confirmed the area is zoned commercial and this being a commercial development, he feels the proposal is in-line with the development and zoning. He supports the idea of picnic tables and green area. Juarez confirmed it does not change anything for parking.

Cm. Greenhalgh commented on the potential study for the intersection near the development. Manager Trebatoski noted the study will take the development into consideration with anticipated increased traffic count.

Cm. Greenhalgh asked on future cooperation with High School and Arby's as far as a walkway. Juarez commented it is possible and with additional developments it can be noted.

Attorney Rogers inquired on the stormwater easement. Breitfelder noted the seller's attorney is working on the easement. Rogers requested to review the easement, which Breitfelder confirmed he will see to it.

Cm. Frame moved to approve site plan for construction of Arby's restaurant and strip mall with recommendations on Madison Avenue with the following contingencies: provide proof of required State Approvals, review and approval of Stormwater Easement by the City Attorney and further details on construction staging relative to other proposed projects on site. Cm. Greenhalgh seconded the motion. Motion carried.

#### ADJOURNMENT

Cm. Highfield moved, Cm. Greenhalgh seconded the motion to adjourn the Planning Commission meeting at 4:12 pm. Motion carried.

Respectfully submitted,

Michelle Ebbert  
City Clerk/Treasurer