

CITY OF FORT ATKINSON
Planning Commission ~ August 14, 2018
996th Meeting

CALL TO ORDER.

The meeting was called to order by Engineer Selle in the Council Chambers of the Municipal Building at 4:02 pm.

ROLL CALL.

Present: Commissioners Frame, Scherer, Kutz, Lescohier, Engineer Selle and Manager Trebatoski.
Also present: City Attorney and City Clerk/Treasurer (for items #4 and #5).

Excused absence: Greenhalgh

APPROVE MINUTES OF JULY 24, 2018 PLANNING COMMISSION MEETING.

Cm. Frame motioned, seconded by Cm. Scherer to approve the minutes of the July 24, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR DOYLE'S DOGS TO USE IN THE PARKING LOT AT ACE HARDWARE, 10 MADISON AVENUE.

Clerk Ebbert reviewed the application for Doyle's Dogs. Departments reviewed without comment or concern. Proof of insurance has been provided. Approval is recommended without contingencies.

Cm. Lescohier moved, seconded by Cm. Kutz to approve the mobile merchant license for Doyle's Dogs to operate in the parking lot of Goyer Ace Hardware, 10 Madison Avenue. Motion carried.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR SMOKED ON WHEELS BBQ, LLC TO USE IN MUNICIPAL PARKING LOT #10 (SOUTH MAIN AND SOUTH THIRD STREETS).

Clerk Ebbert reviewed the application for Smoked on Wheels BBQ, LLC. A mobile merchant license was approved for Smoked on Wheels BBQ, LLC a couple of months ago to use in the parking lot at Salamone's. The license can be used in both locations. Departments reviewed without comment or concern. Proof of insurance has been provided. According to City Ordinance, this license will expire on December 31, 2018.

Cm. Lescohier asked if it is required that the mobile license be used at least once per month at the Municipal Lot. Clerk Ebbert indicated that according to the Ordinance, they must use the license and/or conduct business as a mobile merchant for thirty (30) consecutive days or more at any location.

Cm. Frame moved, seconded by Cm. Scherer to approve the mobile merchant license for Smoked on Wheels BBQ, LLC to use in municipal parking lot #10 (South Main and South Third Streets). Motion carried.

REVIEW AND APPROVE CONDITIONAL USE AND CERTIFIED SURVEY MAP CREATING ZERO LOT LINE DWELLINGS FOR THE PROPERTY LOCATED AT 1501 AND 1503 LENA LANE.

Engineer Selle said one item that is looked at when creating these types of dwellings is to make sure laterals are servicing a unit without crossing an adjacent property. A common wall agreement is entered into between the owners as well.

Manager Trebatoski indicated the maintenance agreement was a little more detailed than those previously submitted, which may be something the City should look for in the future.

Cm. Kutz asked if it was felt that these types of development would become a burden on the City's infrastructure, to which Engineer Selle indicated he didn't feel it would become a problem.

Cm. Lescohier moved, seconded by Cm. Frame to approve the conditional use and Certified Survey Map creating zero lot line dwellings for the property located at 1501 and 1503 Lena Lane. Motion carried.

REVIEW AND APPROVE PRELIMINARY PLAT CREATING THREE LOTS ON LENA LANE AND REQUEST TO REZONE LOTS FROM C-1 TO R-1 AND R-2.

Engineer Selle indicated the parcel is presently zoned C-1 and they are requesting that Lots 1 and 2 be zoned R-2 and Lot 3 be zoned R-1. Stormwater and drainage issues are being addressed with this development. There will be drainage and utility easements along the back lot lines of these parcels.

Cm. Frame moved, seconded by Cm. Scherer to approve the Preliminary Plat creating three lots on Lena Lane and request to rezone Lots from C-1 to R-1 and R-2. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING TWO LOTS ON JONES AVENUE.

This property is owned by the Jones Family. The Survey is consistent with all Codes. No comments were received from Department Heads.

Cm. Lescohier moved, seconded by Cm. Frame to approve Preliminary Certified Survey Map creating two lots on Jones Avenue. Motion carried.

REVIEW AND APPROVE CONDITIONAL USE FOR BETHANY CHURCH (CROWN OF LIFE) TO CONSTRUCT A SCHOOL NORTH OF MONTCLAIR PLACE AND WEST OF PREMIER PLACE.

Engineer Selle indicated the concept plan and layout are presented at this meeting for a conditional use. He said it is believed the lines for the Conservancy boundary were drawn by estimation to follow wetland areas. The Church has done their due diligence to more clearly draw the wetland delineations. The proposal will also maintain the natural setting which was a concern from neighboring property owners. Kutz asked if the project would need to come back to the Commission for more approvals prior to construction. It was indicated they will need to submit a site plan for review and approval.

Cm. Frame said he had been contacted by a few property owners in the area who said if they had known a school was going to be constructed in this area, they would not have bought there. They have concerns with increased traffic volumes. He said it's a problem due to there being only one major street leading into the development. He indicated he is not sure this is the best site for this type of development.

Engineer Selle did say there is only one way in and out of this area. He said there is a long-range plan to construct an overpass of Montclair at the Bypass and that would change traffic patterns as well. He said the original plan was to construct R-1, R-2 and R-3 properties in this area which would have also brought in high traffic volumes as well. Cm. Frame indicated there would be certain timeframes when there would be a concentrated increase in the traffic volume.

A representative from the Church indicated they are estimating two to three buses and approximately

45-50 cars for their 150 projected students in the next three years. The estimate for students at this time is 130 for 2020, 140 for 2021, 150 for 2022 and 235 for 2028.

Cm. Lescohier said since the property has R-3 zoning, that would contribute a lot of traffic as well.

Cm. Frame asked if the plans are to move the Church to this location as well. It was indicated there are no talks of the church going out there at this time.

Cm. Lescohier asked what the next steps would be if the conditional use was approved at this time. Engineer Selle said there would need to be a site plan submitted for review and to rezone the property. Items that would be reviewed may include traffic analysis, stormwater, engineering details, grading plans, etc. Cm. Frame asked if the matter needs approval from the City Council to which it was indicated the only item that needs to go to the City Council is for review of the rezoning request.

Manager Trebatoski said this type of development isn't always the worst thing to have next door as it would have park space, etc. A representative from the school indicated they want the school to have a community feel and be used by others. Approving this at this time gives future prospective purchaser an idea of what will be in the area.

Cm. Lescohier asked if there were any plans for additional streets in this area in the future. Engineer Selle said one that would be possible would be to loop Mehta Lane around to reconnect with Reena, but no plans for any others.

Engineer Selle indicated in the future if they decided to build a Church at this location, it will also need to come to the Planning Commission for a conditional use.

Cm. Lescohier moved, seconded by Cm. Kutz to approve the conditional use for Bethany Church (Crown of Life) to construct a school north of Montclair Place and west of Premier Place, contingent on the sale of the property. Motion carried with Frame opposed.

ADJOURNMENT

Cm. Frame moved to adjourn the Planning Commission meeting at 4:41 pm. Seconded by Cm. Scherer and meeting adjourned. Motion carried.

Respectfully submitted,
Leila Carl
Acting Secretary