

CITY OF FORT ATKINSON
Planning Commission ~ August 28, 2018
997th Meeting

CALL TO ORDER.

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

ROLL CALL.

Present: Commissioners Frame, Scherer, Kutz, Lescohier, Engineer Selle and Manager Trebatoski.
Also present: City Attorney.

Excused absence: Greenhalgh

APPROVE MINUTES OF AUGUST 14, 2018 PLANNING COMMISSION MEETING.

Cm. Frame motioned, seconded by Cm. Scherer to approve the minutes of the August 14, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE SITE PLAN FOR BUILDING ADDITION AT CASEY'S GENERAL STORE AT 342 WHITEWATER AVENUE

Engineer Selle presented the site plan for an addition to the southeast side of their existing building. The proposal includes a 20 x 54 foot addition towards Whitewater Avenue. He has also asked Casey's to make improvements to the stormwater runoff from the property. It was also requested that Casey's make improvements to the aesthetics of the property by improving plantings and roofline. Departments reviewed with the following comments:

Zoning – The building façade includes some improvements to the roofline, though given that this is an addition – conformance with the new standards is not required. The location of the parcel in the visible downtown area does add a level of aesthetic improvements which Casey's has agreed to take on with plantings and landscaping to the extent practical. One of the master gardeners on staff at the museum noted that many of the plants recommended are not species tolerant of Wisconsin winters (the architectural firm is from Arkansas) and recommended that they resubmit or seek her advice on vegetation selection for the property.

Stormwater – Although not required, the City's commitment to stormwater quality improvements was heard and acted upon by Casey's via the installation of a rain garden in the corner of the lot. This will reduce pollutants coming from the parking lot before runoff enters the Rock River.

Erosion Control – The construction impact of the addition and rain garden will be small, but City storm drains are immediately adjacent to the project. An erosion control plan, approved by the City Engineer, will be a contingency of approval.

Staff recommends approval of the plan as set forth in the attachment with the following contingencies noted in the above department reviews;

- Submittal and Engineer approval of detailed design for the rain garden
- Submittal and Engineer approval of an updated planting plan
- Submittal and Engineer approval of an erosion control plan

A representative of Casey's was present and indicated they plan to change windows and doors and as well as painting the bricks a beige color. They want to improve the building aesthetically. The

Building Inspector did mention that if they are going to make changes to existing windows and doors, that is something that needs to be reviewed prior to approval to make sure they meet Code requirements. He said he feels the project can move ahead as submitted as far as construction is concerned, with the understanding that the final aesthetics and window and door locations are addressed.

Cm. Frame moved, seconded by Cm. Lescohier to approve the site plan for building addition at Casey's General Store at 342 Whitewater Avenue contingent upon submittal and approval of a plan for the color scheme and general aesthetics of the building by the Planning Commission and Engineer approval of a detailed design for the rain garden, up updated planting plan and an erosion control plan. Motion carried.

ADJOURNMENT

Cm. Kutz moved to adjourn the Planning Commission meeting at 4:10 pm. Seconded by Cm. Lescohier and meeting adjourned. Motion carried.

Respectfully submitted,
Leila Carl, Acting Secretary