

CITY OF FORT ATKINSON
Planning Commission ~ September 25, 2018
999th 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 Scherer, Kutz, Lescohier, Greenhalgh, Engineer Selle and Manager Trebatoski. Also present: City Attorney, Building Inspector and Clerk/Treasurer.

Excused absence: Cm. Frame.

APPROVE MINUTES OF SEPTEMBER 11, 2018 PLANNING COMMISSION MEETING.

Cm. Scherer motioned, seconded by Cm. Kutz to approve the minutes of the September 11, 2018 Planning Commission meeting. Motion carried.

PRELIMINARY REVIEW OF SITE PLAN FOR ADDITIONAL STORAGE UNITS TO BE CONSTRUCTED AT 1216 WHITEWATER AVENUE

Engineer Selle stated that Mr. Darrel Nead, Nead Self Storage requested preliminary review to add another building to his existing property. Some constraints exist due to the amount of greenspace on the property. One main area of concern is the aesthetics of the property along Whitewater Avenue, the proposed building would be positioned in the front of the property along Whitewater Avenue. Current lot size is 85,520 square feet. The code requires 20% greenspace, the proposed is only 6.6%. Fire Department requires 20 feet access to the building. Zoning is C3. This item is for review and no action will be taken by the Commission.

Mr. Nead addressed the Commission. Eight years ago he considered an addition and discussed it with the Commission; they had the same issue of greenspace. At that time, they discussed allowing an imaginary boundary from front of the back buildings to the back of property as this portion of the property was not accessible for any improvements. This imaginary line would minimize the lot size and in turn lessen the amount of greenspace needed. Nead mentioned closing off one driveway which would allow more greenspace, he stated he could also increase size of greenspace in south corner. Trying to find greenspace and maximize the property will be difficult. He is still very committed to making it look nice. The proposed building would be a two story building. The provided renderings display the front second story as advertisement of storage facility. First floor landscaped with nice façade. There will be an office with entryway.

Cm. Kutz confirmed the current site does not meet greenspace requirement and the preliminary plan only has 6.6% of the requirement of 20% per zoning code.

Cm. Greenhalgh stated that when a property comes forward that does not meet code, do we try to bring them into code. Selle confirmed the status of 'existing non-conforming' and dealt with on a case by case basis.

Cm. Greenhalgh asked about the square footage, being smaller to allow more greenspace. Nead stated nothing is final yet. The sketch drawings are the largest that can be constructed on the space available.

Cm. Kotz asked the process to allow approval without meeting the greenspace. Staff will confirm the

process to avoid setting a precedent.

Cm. Greenhalgh confirmed minimal landscaping when she toured the property. She would like to see some history of what has happened with non-conforming properties in the past.

Discussion continued. The existing buildings on the south side are only 15 feet from the property line. Fire Department requires 20 feet clearance. The sketch drawing provided will need some revisions to follow code requirements. Nead confirmed shrinking the size is not a problem, he wants the biggest building allowed following setbacks, requirements and restrictions. The Commission thanked him for being forthcoming and being proactive with his plans.

Attorney Westrick stated justification would be needed to allow less requirement of the code, for example, allowing less than 20% greenspace.

Nead stated that 20 feet around the building and 20% greenspace would minimize the size of the building and diminish his desire to build. He wants an aesthetically pleasing building and is willing to apply for a variance. Nead stated he would also like to add a fence along the property.

Attorney Westrick stated the plans will have to be revised to come closer to the requirements. Manager Trebatoski stated the Zoning Board must follow standards in order to grant a variance. In this case, the property is existing, non-conforming and already being used for purpose intended.

Mr. Nead stated he is not willing to shrink his building in half to meet the 20% requirement of greenspace. He does not feel it would be profitable to build less than 8,000 square feet of a building.

No action was taken.

ADJOURNMENT

Cm. Greenhalgh moved to adjourn the Planning Commission meeting at 4:46 pm. Seconded by Cm. Scherer and meeting adjourned. Motion carried.

Respectfully submitted,
Michelle Ebbert, City Clerk/Treasurer