



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, MUNICIPAL BUILDING
101 NORTH MAIN STREET, FORT ATKINSON, WISCONSIN
TUESDAY, JANUARY 8, 2019 - 4:00 p.m.**

AGENDA

1. Call to order.
2. Roll call.
3. Approval of minutes of December 11, 2018 Planning Commission meeting.
4. Review and approve color scheme and general aesthetics for building improvements at Casey's General Store, 342 Whitewater Avenue.
Action – Reject—Approve.
5. Adjournment.

CC: David Westrick
Michelle Ebbert
Brian Juarez
Larissa Kemmet
News Media

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 563-7760. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

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CITY OF FORT ATKINSON
Planning Commission ~ December 11, 2018
1,002nd 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, Greenhalgh, Engineer Selle and Manager Trebatoski. Also present: City Attorney and Clerk/Treasurer.

APPROVAL OF MINUTES OF OCTOBER 23, 2018 PLANNING COMMISSION MEETING.

Cm. Greenhalgh motioned, seconded by Cm. Frame to approve the minutes of the October 23, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE REQUEST FOR CONDITIONAL USE TO OPERATE A COMMUNITY GYM AT 1233 JANESVILLE AVENUE.

Engineer Selle reviewed the request presented by Andrew Logan. The property located at 1233 Janesville Avenue is currently zoned M-1 Light Industrial. A portion of the building may be redeveloped into a community gym, a use that is not defined within the zoning code, therefore requiring a conditional use permit for an unspecified use. Staff had recommended the conditional use permit approach versus rezoning which would reduce the stock of M-1 zoned properties and create an island of M-1 zoning.

Cm. Greenhalgh inquired on the wording provided, *may* be redeveloped into community gym. She asked if there were other intentions as the use of *may* seems vague. She also asked if Mr. Logan owns the property in question.

Craig Ellsworth spoke on behalf of Mr. Logan. The closing/purchase of the property has not occurred. The purchase is contingent upon the approval of a conditional use permit. Without the conditional use permit, Mr. Logan would not look to complete the purchase. Ellsworth confirmed that plans have already been submitted to the State and approvals received. The property had an addition on the east end in 2004, this is the portion of the property the request is for. The remainder of the property would remain offices as it is currently utilized. The rear addition is suited appropriately and only requires the installation of a sprinkler system. The community gym would be located on the first floor only. The second floor would remain vacant and could be developed in the future with appropriate approvals. Mr. Logan is requesting the conditional use permit and scheduling the purchase in December to allow for a January opening of the community gym.

The Commission requested clarification of a 'community gym'. Ellsworth stated it would be a fitness center with treadmills, stationary bikes and floor space for exercising. Membership would be required to use the facility. There is not enough height to allow for a gymnasium. The use of 'community gym' matches wording in the Code and therefore was used for clarification.

Engineer Selle stated the interior specifications must follow the Code and is under review by the Building Inspector. There are no exterior plans submitted for alterations. The sprinkler system is required for installation and altering an interior door to meet fire codes.

Cm. Lescohier inquired on noise from the gym, will efforts be made to deter any disturbance to the employees working in the front half of the building. Ellsworth stated that natural acoustics exist already from when the addition was constructed.

Manager Trebatoski confirmed the Commission could consider granting a conditional use permit with specific uses.

Cm. Greenhalgh commented that the Commission was not provided information on signage or operating hours, etc. Cm. Lescohier asked about capacity. Ellsworth stated occupancy allows approximately 180 people.

Trebatoski clarified if the sale does not go through, the conditional use permit would be void. Additionally, without the conditional use permit, the sale would not take place.

Cm. Kutz noted his reservations of the request as there are other areas in the City a gym could exist without a conditional use permit. The City does not have a lot of open M-1 zoned space. Selle commented on the concerns with changing the zoning therefore presenting the option of a conditional use permit.

Ellsworth noted several timelines including the sale by the end of the year and opening in early January. He added they would discuss with the Building Inspector, a temporary occupancy with limited capacity prior to the complete installation of the sprinkler system. Ellsworth provided he had submitted plans to the Building Inspector that included various details the Commission is requesting. The Building Inspector was not present to discuss or present the plans he was provided.

Cm. Lescohier asked if there is intention for classes to be held. If extended hours, would it be inconvenient for neighbors with increased traffic and parking of clients.

Cm. Scherer inquired on the zoning of the Creamery building at 201 N. Main Street as it houses retail, restaurant, fitness center, business offices and reception space. This building was rezoned to C-3 in November 2015. Original zoning was M-2.

Selle confirmed that Departments had reviewed the request without concerns.

Ellsworth asked if they should have restriction on hours of operation. Cm. Frame commented he did not see major affects to anyone in that immediate area.

Cm. Lescohier moved, seconded by Cm. Frame to approve the request for a Conditional Use Permit to operate a fitness center/community gym on 15,000 square foot first floor of the 2004 addition at 1233 Janesville Avenue contingent upon compliancy with State and Local Building codes and sale of the building to the applicant. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING A SIX ACRE PARCEL ON WISHING WELL LANE AND REZONING FROM A-1 (EXCLUSIVE AGRICULTURAL) TO A-3 (AGRICULTURAL/RURAL RESIDENTIAL)(EXTRA-TERRITORIAL).

Cm. Greenhalgh moved, seconded by Cm. Scherer to approve the Preliminary Certified Survey

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map creating a six acre parcel on Wishing Well Lane and rezoning from A-1 (exclusive agricultural) to A-3 (agricultural/rural residential)(extra-territorial) and refer to City Council. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING A THREE ACRE PARCEL ON COUNTY ROAD J CREATING A THREE ACRE FARM CONSOLIDATION A-3 LOT (EXTRA-TERRITORIAL).

Cm. Frame moved, seconded by Cm. Greenhalgh to approve Preliminary Certified Survey map creating a three acre parcel on County Road J creating a three acre farm consolidation a-3 lot (extra-territorial) and refer to City Council. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING TWO 1.2 ACRES LOTS ON MCMILLEN ROAD AND REZONING TO A-3 (AGRICULTURAL/RURAL RESIDENTIAL) (EXTRA-TERRITORIAL).

Cm. Lescohier moved, seconded by Cm. Greenhalgh to approve preliminary certified survey map creating two 1.2 acres lots on McMillen Road and rezoning to a-3 (agricultural/rural residential) (extra-territorial) and refer to City Council. Motion carried.

REQUEST THAT CITY MANAGER AND CITY ENGINEER BE AUTHORIZED TO REVIEW EXTRA-TERRITORIAL SURVEYS THAT ARE 1.5 TO 3 MILES OUTSIDE OF THE CITY LIMITS.

Engineer Selle shared the discussion to create the authority for reviews that are 1.5 to 3 miles outside of the city limits.

Cm. Greenhalgh moved, seconded by Cm. Frame to approve the request that City Manager and City Engineer be authorized to review extra-territorial surveys that are 1.5 to 3 miles outside of the City limits and refer to City Council. Motion carried.

ADJOURNMENT.

Cm Frame moved, seconded by Cm. Greenhalgh to adjourn. Meeting adjourned at 4:58 pm.

Respectfully submitted
Michelle Ebbert
City Clerk/Treasurer

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: January 3, 2019

TO: Planning Commission

FROM: Andy Selle, P.E.

SUBJECT: Casey's Gas Station Addition – Exterior Drawings

Background:

Casey's gas station provided a site plan in August 2018 that was approved, pending a resubmission of building exterior improvements suggested by their representative Mark Bane.



Figure 1: Existing aerial of the property

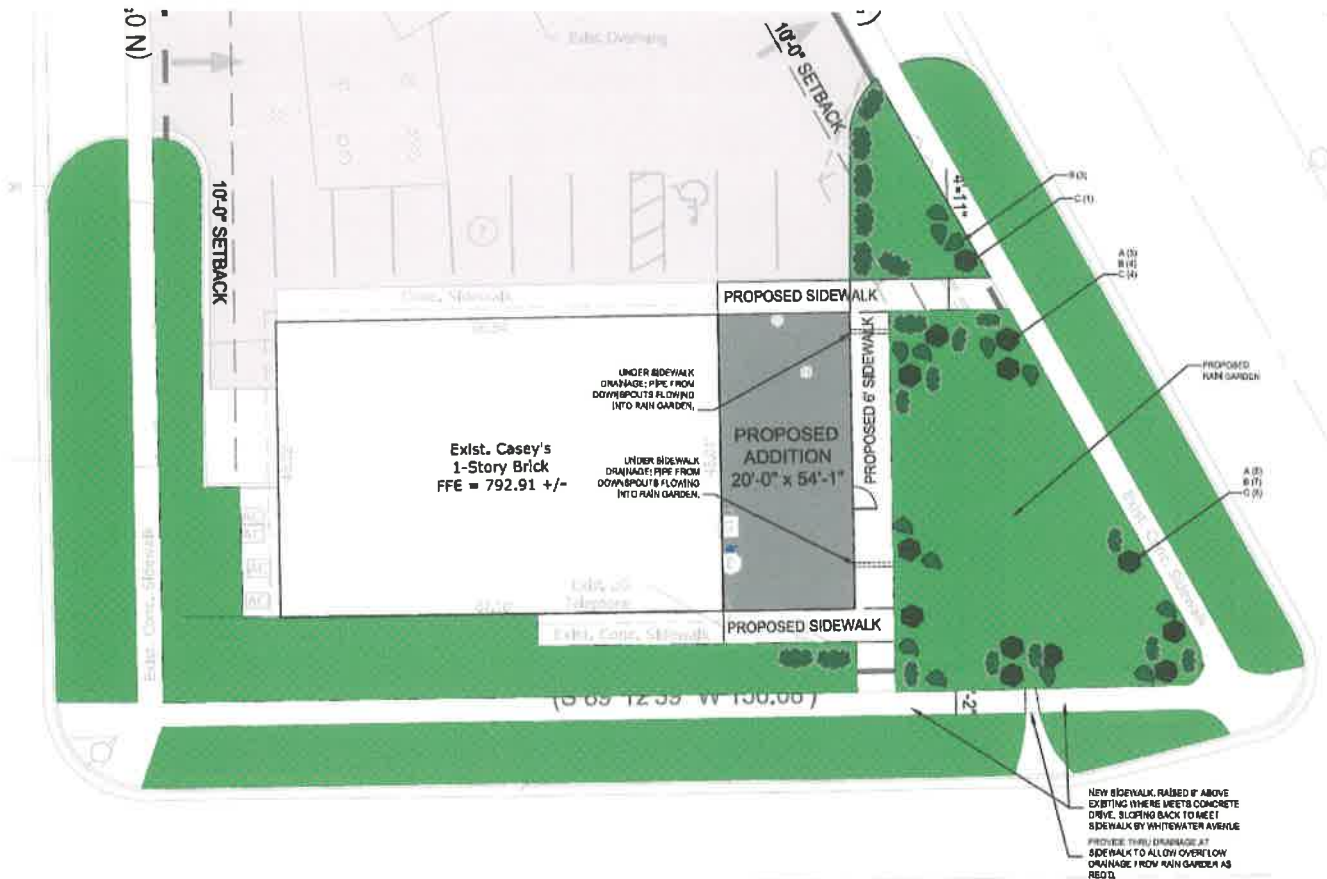


Figure 2: Proposed addition

City Department Reviews:

All City departments have reviewed the submittal, without any comments.

Recommendation:

Staff recommends approval of the plan as set forth in the attachment with the following contingencies noted in the original 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

Attachments:

Original drawings and narrative submittal
 UPDATED Drawings

2 of 8

General Construction Notes

- 1) CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH
- 2) ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH
- 3) ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH
- 4) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 5) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 6) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 7) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 8) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 9) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH
- 10) APPROXIMATE TO BE 7" MIN. REINFORCED CONCRETE FOR STRENGTH

Legal Description:

LEGAL DESCRIPTION OF THE PROPERTY TO BE CONVEYED TO THE CITY OF DENVER FOR THE PURPOSES OF THE PROJECT IS AS FOLLOWS: ...

Misc. Notes

1) ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH

Zoning Information

1) THE PROPERTY IS ZONED AS ...

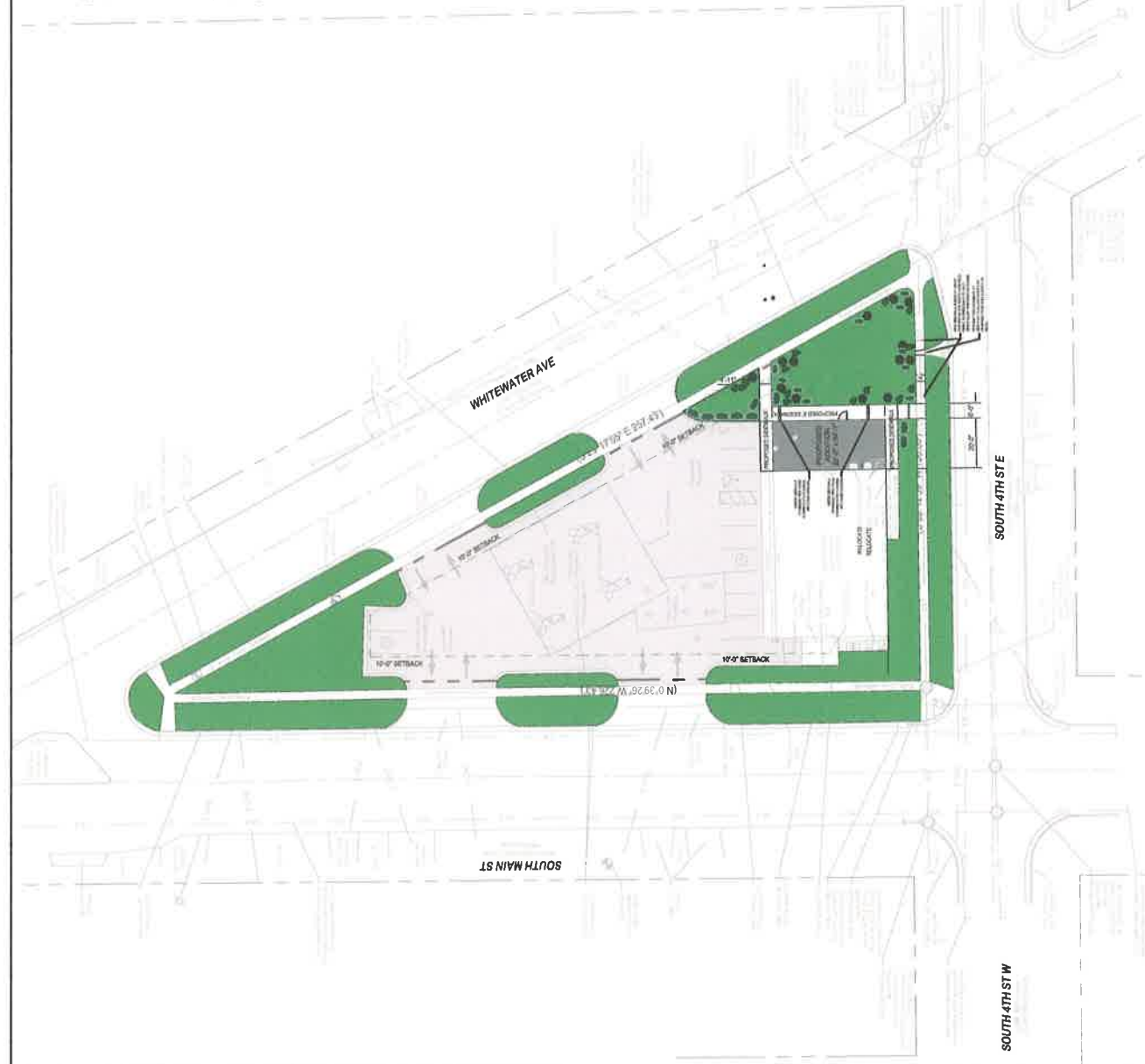
Legend

- 1) AREA TO BE DEMOLISHED
- 2) AREA TO BE EXISTING
- 3) AREA TO BE NEW
- 4) AREA TO BE EXISTING WITH MODIFICATIONS

AREA TO BE DEMOLISHED SHALL BE SHOWN WITH A DOTTED BOUNDARY LINE AND AREA TO BE EXISTING SHALL BE SHOWN WITH A DASHED BOUNDARY LINE.

PROPOSED IMPROVEMENTS:

We propose to build a 1,082 square foot addition on the east side of the existing store. This will require the removal of the access to South 4th Street East including the driveway and parking currently on the east side of the building. We propose making the area not used for the building addition and sidewalks to be used as a rain garden with the water from the roof and a portion of the parking lot to flow into this garden. We will landscape this area with bushes and shrubs to filter and absorb the runoff water. The existing Parking, Driveways and access to Whitewater Avenue and South Main Street all north of the existing store are to remain.



Proposed Notes

- 200' x 10' BUILDING ADDITION
- EXISTING DRIVEWAY AND PARKING
- DEMOLISH SOUTH APPROACH
- DEMOLISH CONCRETE AS NEEDED

RYAN M. FAUST
 1000 SOUTH 4TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888

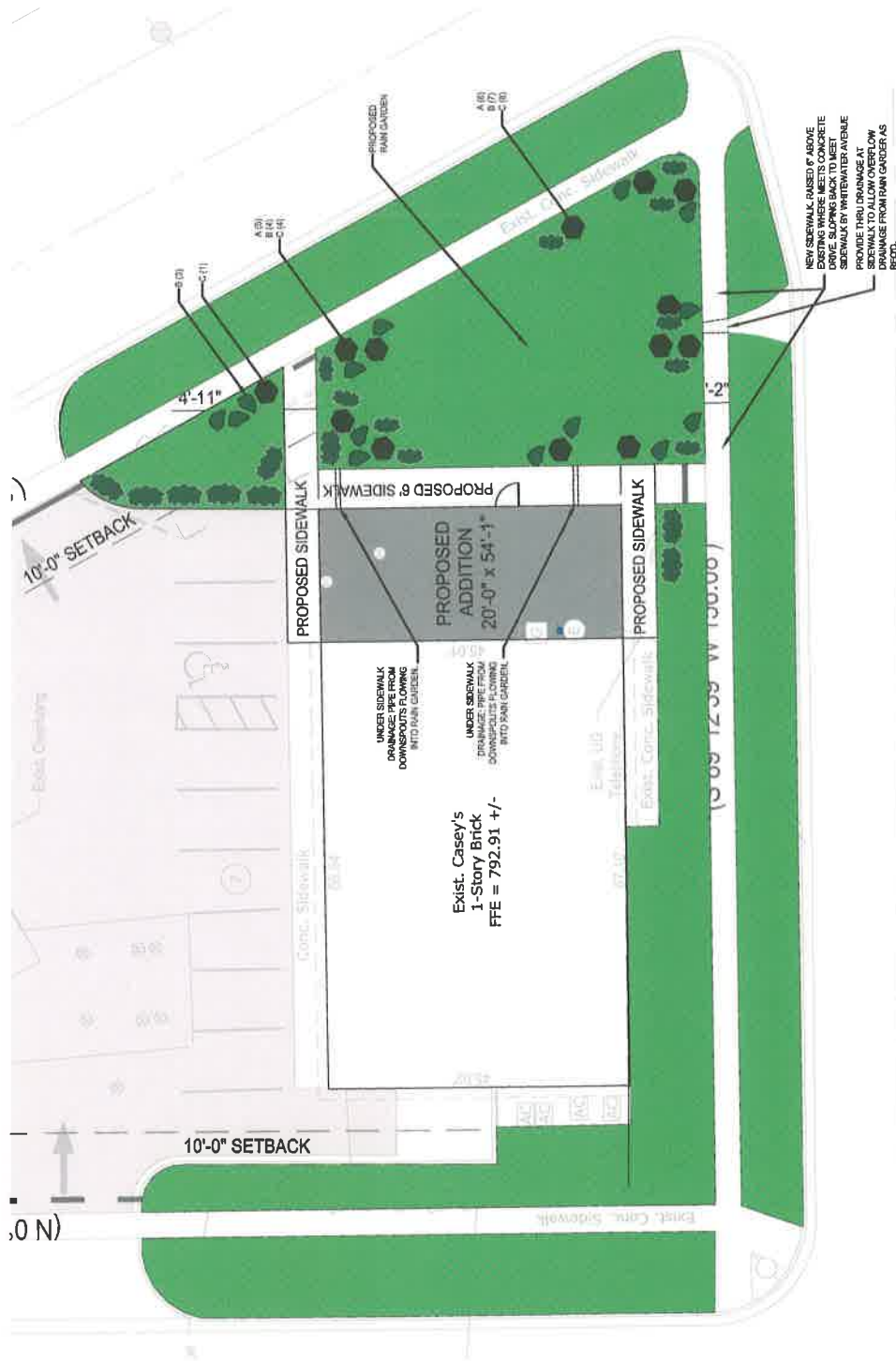
CASEY'S
 CASEY'S CONSTRUCTION DIVISION
 One Commerce Blvd., D.O. Box 3001, Arvode, CO 80202
 TEL: 303.733.8888

FERRARI CONSULTANTS
 341 WHITWATER AVE
 ACQUISITION
 DENVER, CO 80202

AL-101

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REV	DESCRIPTION	DATE	BY	CHKD
A	CONCEPT PLAN	02/20/17	J. FAUST	J. FAUST
B	CONCEPT PLAN	02/20/17	J. FAUST	J. FAUST
C	CONCEPT PLAN	02/20/17	J. FAUST	J. FAUST
D	CONCEPT PLAN	02/20/17	J. FAUST	J. FAUST



RYAN M. FAUST
 300 S. 17th Street, Suite C
 Fort Atkinson, WI 53120
 WWW.RMFAUST.COM
 TEL: 479.662.8888

CASEY'S CONSTRUCTION DIVISION
 One Commerce Blvd., P.O. Box 3077, Atkinson, WI 53121-5108-0100

FORT ATKINSON, WI
342 WHITEWATER AVE.
 ACQUISITION

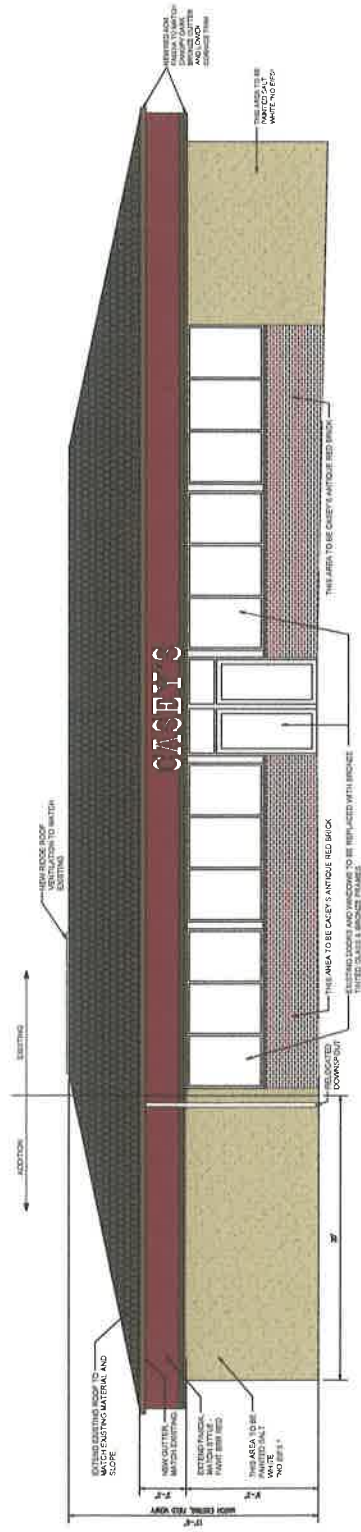
DATE: 02/20/17
 SCALE: 1/8" = 1'-0"

SITE LANDSCAPE PLAN
 LP-101

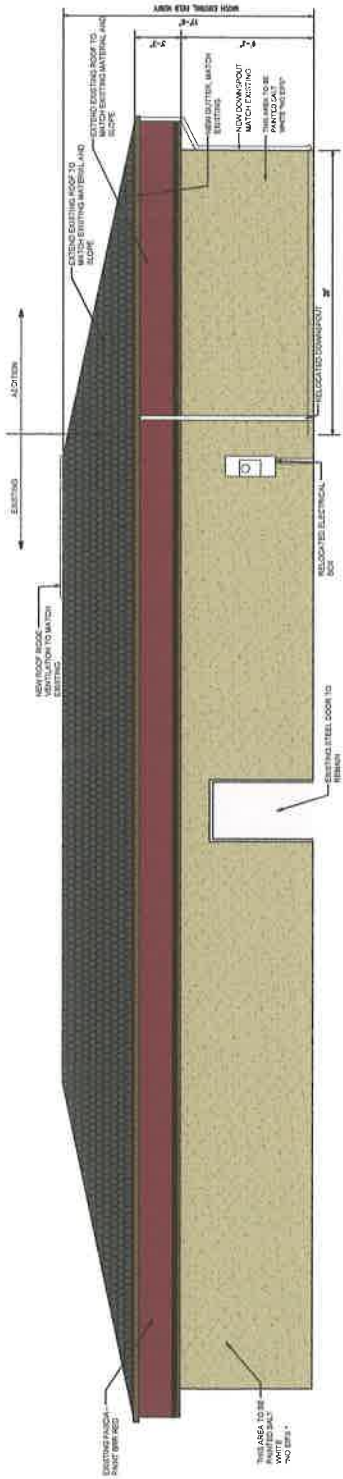


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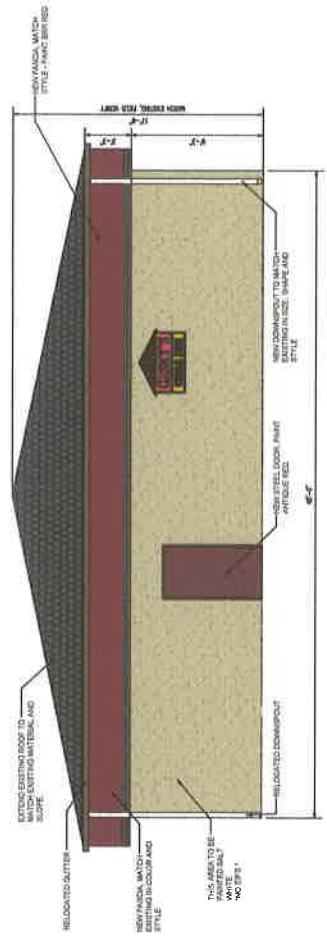
	RYAN M. FAUST ARCHITECT 1000 W. WISCONSIN ST. MILWAUKEE, WI 53233 TEL: 414.333.3333		CASEY'S CONSTRUCTION DIVISION 1000 W. WISCONSIN ST., 2ND FL., MILWAUKEE, WI 53233-4500
	FORT ATKINSON, WI 341 W. MAIN ST. ACQUISITION		EXTERIOR ELEVATIONS A-201



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



3 Left Elevation
1/4" = 1'-0"

Handwritten signature or initials.

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

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, updated planting plan and an erosion control plan. Motion carried.

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