

CITY OF FORT ATKINSON
Plan Commission ~ July 23, 2019
1,012th 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, Johnson, Greenhalgh, Engineer Selle and Manager Trebatoski.
Also present: City Attorney, Building Inspector and City Clerk/Treasurer.

Excused absence: Roz Highfield and Davin Lescohier

APPROVAL OF MINUTES OF JULY 9, 2019 PLAN COMMISSION MEETING.

Cm. Greenhalgh motioned, seconded by Cm. Frame to approve the minutes of the July 9, 2019 Plan Commission meeting. Motion carried.

REVIEW AND APPROVE CERTIFIED SURVEY MAP CREATING THREE LOTS ON BUENA VISTA ROAD (EXTRA-TERRITORIAL)

Engineer Selle presented the request to split an existing home onto a 1.5 acre parcel from the larger parcel. Natural Resources zoning will be applied to site that was formerly A-1 and the home site will be zoned A-3. No comments presented by Departments.

Cm. Greenhalgh asked if this complies with the comprehensive plan for the extra-territorial area. Selle confirmed this is a bit past the expansion area of the City, but it does comply with the area.

Cm. Frame moved, seconded by Cm. Johnson to approve the Certified Survey Map creating three lots on Buena Vista Road (Extra-territorial). Motion carried.

REVIEW AND APPROVE SITE PLAN FOR ADDITIONAL STORAGE BUILDING AT NEAD SELF STORAGE, 1216 WHITEWATER AVENUE

Engineer Selle reviewed the request for a building of 11,000 sq. ft. and improve the landscaping. The lot is zoned C-2. Many modern requirements are not met by the existing buildings. The façade and materials meet requirements as were included in the packet. Site does not meet greenspace requirements but can be met with the layout design and by adding landscape and architecture features. Selle noted minor contingencies are to be met prior to construction.

Building and Zoning: The code requires one tree and three shrubs for every 3,600 sq ft of open space on a parcel. In addition, the buffer yard requirements with residential use to the south will require three trees and three shrubs for every 100 feet along the buffer yard. This addition would require five trees and 15 shrubs, slightly fewer than shown. Green space requirements have been met. The proposed building meets architectural requirements. The front third of the lot will need to meet the requirements of the new code with concrete approach with a maximum width of 24 feet, and asphalt or concrete on all surfaces roughly east of line from the face of the existing buildings near Whitewater Avenue. Proposed fixture for lighting will need to have cutoff shades.

Stormwater: The project will disturb less than one acre of ground. As all other applicants have done, stormwater improvements have been made on the site, though not required. One of the two entrances have been removed and replaced with grass, green space has been reestablished on the

site which will provide infiltration and a stormwater feature has been noted in the southeast corner of the property, though details on its function are still forthcoming.

Erosion and Sediment Control: The plan notes details for silt fence, construction approach, erosion control blanket and seeding, but is missing site specifics and specs. This is a minor issue and can be reviewed by the City Engineer prior to the issuance of building permits, but will be required. Cm. Greenhalgh asked about the driveway and parking area. No concerns at this time as presented.

Brian Fischer of Anderson Ashton Design commented on the stormwater plans and stated they are putting a depression in the front of the property to help with water quality, however they were informed that a stormwater plan was not needed.

Selle confirmed a stormwater plan is not needed, however the planned depression would not serve a beneficial purpose to stormwater runoff without engineered soils. A stormwater plan required by ordinance has a certain threshold for suspended solids. The concern is the depression would allow water to run down the road where it needs to be soaked into the ground. Engineer soils or a type of soil mix the City could assist with would work in favor of the purpose of the depression.

Selle stated the engineered soil from the DNR specs could cost over \$100 per yard where a mix of City compost and local sand could estimate around \$500. Selle stated the City would commit to the \$500 and provide assistance should the cost of the mix rise over \$500.

Cm. Greenhalgh moved, seconded by Cm. Frame to approve Site Plan for additional storage building at Nead Self Storage, 1216 Whitewater Avenue with the following minor submittals prior to issuing building permits: details on erosion control, stormwater function details, updated landscaping plan showing additional trees and shrubs, lighting fixtures and a commitment from the City for infiltration soil should the cost go above \$500. Motion carried.

REVIEW AND APPROVE UPDATED SITE PLAN FOR HAUMERSON'S POND

Engineer Selle reviewed the updated site plan and the agreement between the School District and City for parking improvements.

1. Remove issues with vehicle lights shining on houses on Zida Street.
2. Allow for a parking at grade with the warming house and closer handicap access.
3. Allow the existing drive at the end of Fourth Street to be closed and converted to grass.

Cm. Frame moved, seconded by Cm. Greenhalgh to approve the updated site plan for Haumerson's Pond and refer to City Council. Motion carried.

ADJOURNMENT

Cm. Frame moved, seconded by Cm. Greenhalgh to adjourn. Meeting adjourned at 4:23 pm.

Respectfully submitted
Michelle Ebbert
City Clerk/Treasurer