

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

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