

**PLANNING COMMISSION
MINUTES
January 22, 2008
849th Meeting**

The meeting was called to order by Chairman Wilmet in the Council Chambers of the Municipal Building at 4:00 p.m.

Members present: Wilmet, Brown, Rybicke, Vincent and Woods

Members absent: Behrens and Camplin

Others present: Brian Juarez, Fred Brechlin, and Allan Wirth

Item #1: Review and Approve Plat for St. Joseph's Cemetery - 2008 Addition.

Jeff Woods said this parcel is located on Janesville Avenue, just north of Shopko. It is being presented because of a State requirement when creating new grave sites. The parcel is zoned R-1, Single Family Residential and a cemetery requires a conditional use permit. They currently have a conditional use permit. The Plat shows four sections, number 13, 15, 16 and 17, that contain 218 blocks, which represent 1,214 graves. This will complete the development in the cemetery. There are no problems with the plat as it is presented.

Motion by Bob Vincent, seconded by Dennis Rybicke, to recommend to the Council to approve the 2008 Addition to the St. Joseph's Cemetery Plat as presented. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve site plan for M.A.T.C.-Fort Atkinson Health Complex-Building Addition, 827 Banker Road.

Jeff Woods said the site is located at the corner of Banker Road and Madison and is zoned R-1, Single Family Residential. Public Schools in a R-1 zone require a Conditional Use Permit, which they currently have. The building addition will add 9,628 square feet to the existing 18,450 square foot building. The project will also include a 3,613 square foot renovation project in the existing building and the construction of a small canopy at the main entrance. The site plan meets the setback requirements in the code. The lot coverage for the building is 6%, with a code requirement of 35% maximum, a building/lot coverage of 25%, with a code requirement of 75% maximum and a green space of 75%, with a code requirement of 25% minimum. There will be no additional lighting, except for entrance lighting at the doors, no additional signage and no additional parking. The current lot provides for 177 spaces, with 1 van and 5 car handicapped spaces, per code. The new building will match the brick on the existing building and will include stone and exterior plaster system and bronze/aluminum window frames and trim. The landscaping plan has not been included because it is going to be submitted later by the Owner. Storm water will be handled by overland and then the existing underground storm sewer system. There was a Fire Department access issue, but that has been resolved and is not an issue. The designer is working with the Water Department concerning the need for a check valve system because of the new water lateral.

When asked by Dean Brown, Brian Juarez said the 177 parking stalls are adequate for the existing building and the addition and no new stalls will be required. Brian Juarez added that the approval should be made contingent on the owner submitting a landscaping plan that will meet the code requirements.

Allan Wirth, of Welman Architects, said the addition will wrap the front of the existing building to give it a "high-tech" look to the complex. The addition will greatly enhance the educational capability of the Health Care segment. In addition to the brick and plaster on the exterior of the addition, cultured stone will also be used. Two colors will be used, an earth tone to match the existing brick and a limestone color to be used as an accent color. The exterior plaster system will be colored to match the limestone colored cultured stone. The addition will be fully sprinkled and this will be extended into the existing building so that the entire structure will be protected when the project is completed.

When asked by Brian Juarez, Allan Wirth said the new water lateral will be used only for the sprinkler system and the existing water lateral will be used for the domestic needs, at this time.

John Wilmet said the City received information about the expansion about a year ago as M.A.T.C. was starting the fund raiser and it looks like enough has been raised to fund the entire project. Allan Wirth said that is correct, the fund raising objective has been met and the entire project will be built.

Motion by Dean Brown, seconded by Dennis Rybicke, to approve the site plan for the Fort Atkinson Health Complex Building Addition at M.A.T.C., 827 Banker Road, contingent on future submittal of a landscaping plan that will meet the Zoning Code requirements. The motion passed by a 5-0 voice vote.

Item #3: Approval of Minutes and Adjournment

A motion to approve the Minutes of the January 8, 2008 meeting was made by Dennis Rybicke, seconded by Dean Brown, and passed by a 5-0 voice vote. A motion to adjourn was made by Dean Brown, seconded by Bob Vincent, and passed by a 5-0 voice vote. The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary