

**PLANNING COMMISSION  
CITY OF FORT ATKINSON  
MINUTES  
JANUARY 26, 2010  
877<sup>th</sup> MEETING**

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

Members present: Wilmet, Camplin, Highfield, Rybicke Stroinski and Woods

Members absent: Gray

Others present: Rudy Bushcott, Brian Juarez, Ron Klement Sr., Ron Klement Jr., Jim Goyer, Edwin Bos, Ron & Kathleen Gromala, and Len & Kathy Kalvaitis

Item #1: Review and Approve Preliminary Certified Survey Map creating one (1) parcel at N1547 Business Hwy. 26 (across from Central Coast Restaurant) (Extra-Territorial).

Jeff Woods said this will create a 3.9 acre parcel that will have two access drives onto Business 26 and will have eight existing buildings on the parcel and one proposed building. The parcel is currently zoned A-1, Agricultural Zoning, but is proposed to be rezoned to Business to allow for the operation of an automobile towing service. The City's Comprehensive Plan shows this area as Planned Mixed Use, which is defined as a mixture of commercial and residential uses on public sewer and water. The mix is defined as Community Commercial, Mixed Residential, Community Facility and Parks and Environmental Corridors. The Community Commercial includes indoor commercial, office and uses in a C-1 and C-3 district. Automotive uses are permitted uses in either the C-1 or C-3 zoning. The County's Business Zone is defined as areas appropriate for non-agricultural commercial use outside the downtown and community business areas but located within the urban service area. Permitted uses in a Business Zone include auto dealers, repair services and service stations and repair shops. The towing business would fit in both the County's Business zone and the City's Comprehensive Plan. There are no problems with the Survey as presented.

Bill Camplin said this parcel is north of the one that was discussed last meeting and there appears to be no agricultural uses in this area and that a business use would fit the City's plan. It will probably all end up being some kind of business use.

When asked by John Wilmet, Ron Klement Sr. said the Township has not reviewed the Survey, but it is scheduled for their next meeting on February 3<sup>rd</sup>.

Motion by Bill Camplin, seconded by Dennis Rybicke, to recommend to the Council to approve the Preliminary Certified Survey Map creating one lot at N1547 Business Hwy 26, extra-territorial. The motion passed by a 6-0 voice vote.

Item #2: Review and approve request for electronic message board sign at Goyer Ace Hardware, 10 Madison Avenue.

Jeff Woods said the proposal is to add a 2'-9" x 7'-10" double-faced LED electronic message board sign. The parcel is currently zoned C-2, Central Business, and Planning Commission approval is required for this sign. The proposal contains two options. Option #1 is to place the new sign below the existing "Rental Place" sign. Option #2 is to replace the existing "Rental Place" sign with the new sign. With a building frontage of 87 feet, they are allowed 100 square feet of sign. The existing "Goyer Ace" sign has 57 square feet, the existing "Rental Place" sign has 19 square feet and the proposed sign has 22 square feet, for a total of 98 square feet. This would allow either option to be done. The electronic sign must be part of an existing or totally new sign, which it will be. The existing sign post is outside of the vision triangle, so it will not have any affect on the driver's vision or sight distance. There are no problems with the request as submitted.

When asked by John Wilmet, Jim Goyer, of Goyer Ace Hardware, said that his preference would be to use Option #1 and add the electronic sign below the "Rental Place" sign.

Bill Camplin asked if there are any concerns with the sign being close to the pedestrian crossing on Madison Avenue, and if the flashing lights and scrolling messages could be a distraction to the drivers. John Wilmet said they could be, but the Code restricts the message board signs by not allowing flashing lights or fast scrolling messages. It could be a distraction, but it will be limited.

Motion by Bill Camplin, seconded by Roz Highfield, to approve the request for an electronic message board sign at Goyer Ace Hardware, 10 Madison Avenue. The motion passed by a 6-0 voice vote.

Item #3: Review and approve conditional use permit for pole building garage at 902 Caswell Street.

Jeff Woods said this request is for a conditional use permit for the construction of a 26 foot x 27 foot pole building garage. The parcel is currently zoned R-1, Single Family Residential and there is a 35% maximum lot coverage requirement. With the existing house, attached garage, and proposed building the lot coverage is 30%, which is under the Code maximum. The Code allows only one accessory building in addition to an attached or detached garage. This would be the only accessory building on the parcel. The setbacks are 15 feet from Roosevelt Street and three feet from the alley in back. It would be best to get the most setback from the alley as possible to prevent problems from snow plowing operations in the alley to affect the garage. The new building cannot exceed the size and height of the principal building and must match the principal building in color, siding material, roofing material and roof pitch. In an R-1 zone the new building cannot exceed 864 square feet. All of these requirements are being met with this proposal.

The neighbors were notified and only one contacted the City with questions. The resident asked what was going to be stored in the new garage and would it be used in the future for a commercial use. Kathleen Gromala said the plan is to build the new garage and then turn the existing attached garage into living space for the house. The new garage will match the house color. When asked by Bill Camplin, Jeff Woods said if the existing garage is converted to living

space then there would still be the ability to place one addition accessory building on the parcel. There would still be the 35% lot coverage requirement they would have to meet.

Brian Juarez said the reason this comes to the Planning Commission is because a provision was added to the Code to assure that the pole building would fit in the residential zoning and not look like a barn. The question is what are the aesthetics of the design and how will it fit into the neighborhood. Another concern that we have with this parcel is the alley that is in the back yard, and to keep the new building as far off the alley as possible to minimize the affect of snow plowing operations. The City requests that property owners leave as much room as possible.

Motion by Roz Highfield, seconded by Bill Camplin, to approve the conditional use permit for a pole building garage at 902 Caswell Street, as presented. The motion passed by a 6-0 voice vote.

Item #4: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the January 12, 2010 meeting was made by Bill Camplin, seconded by Dennis Rybicke, and passed by a 6-0 voice vote. A motion to adjourn was made by Roz Highfield, seconded by Bill Camplin, and passed by a 6-0 voice vote. The meeting adjourned at 4:13 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.  
Secretary