

**PLANNING COMMISSION
CITY OF FORT ATKINSON
MINUTES
FEBRUARY 9, 2010
878th 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, Camplin, Rybicke and Woods

Members absent: Gray, Highfield and Stroinski

Others present: Rudy Bushcott, Brian Juarez, Jack Walden, Lauren Cravens, Dan McCrea and Jill Kessenich

Item #1: Review and approve Conditional Use Permit for ReStore at 1525 Summit Drive, Unit 2, for Habitat for Humanity.

Jeff Woods said the existing parcel is zoned M-2, Heavy Industrial, and retail uses require a conditional use permit. The ReStore will be located in Unit 2, which is just east of the St. Vincent DePaul's Store. There is existing retail use in the building now. The proposed lighting will be security/area lighting and it all exists now. The store will need to meet the parking requirements of one stall/200 square feet of retail space. The building has 3,000 total square feet, but it is not known how much will be store and how much will be storage. The building can provide nine spaces in the front and back, similar to the layout for St. Vincent's. The proposed sign is five-feet by eight-feet, which is less than the 52 square foot maximum allowed, so the sign can be approved by the Building Inspector. Notices were sent to the adjacent property owners and no comments were received from them. Jeff Woods said he did not see any problems with the conditional use permit at this location, with a determination made on the number of parking stalls.

Lauren Cravens, of Habitat for Humanity, said most of the area would be used for retail sales. They have made arrangements with W & A to store additional items in another warehouse. The staff will be parking behind the building, so nine stalls should be enough. They are not anticipating a large number of customers to be at the store at any one time.

Bill Camplin said this would function as a twin business with St. Vincent's; anyone going to one store would probably go to the other. So there will an overlap in the parking.

Dennis Rybicke asked if most of the loading and unloading would be done in the back. Lauren Cravens said the loading and unloading would take place at the back of the building and there would be parking spaces available there also.

Brain Juarez said that he did not have any issues with reducing the number of parking stalls, provided that Habitat for Humanity thought they would be able to function with nine stalls and that it would not be a problem. Lauren Cravens said that nine stalls should be enough; it is not going to be that big of a store where people are going to be shopping there for a long time.

Motion by Dennis Rybicke, seconded by Bill Camplin, to approve the conditional use for Habitat for Humanity's ReStore at 1525 Summit Avenue, Unit 2, with the reduction in the required number of parking stalls to nine. The motion passed by a 4-0 voice vote.

Item #2: Review and approve request for an electronic message board sign at 730 Madison Avenue.

Jeff Woods said this property is zoned C-1, Highway Business, and an electronic message board sign requires Planning Commission approval. The building has 95 feet of frontage which would allow for 108 square feet of signage. The existing "Southwest" sign is 45.8 square feet, the proposed message board sign is 25 square feet and the proposed "Crimson Salon" sign is 35 square feet, for a total of 105.8 square feet. This is below the maximum allowed. All of the signs are mounted on a single pole, which is a code requirement, and the signs are mounted high enough so they do not create a vision problem for drivers entering and leaving the businesses. There are no problems with the request as presented.

Brian Juarez said that he did not have any additional comments on this request, but indicated that he is trying to find additional examples of codes relating to electronic message boards. He is looking for more information and better definitions on timing for messages, more specific definitions. When that information is received he will get it to the Commission.

Motion by Bill Camplin, seconded by Dennis Rybicke, to approve the request for an electronic message board sign at 730 Madison Avenue. The motion passed by a 4-0 voice vote.

Item #3: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the January 26, 2010 meeting was made by Dennis Rybicke, seconded by Bill Camplin, and passed by a 4-0 voice vote. A motion to adjourn was made by Bill Camplin, seconded by Dennis Rybicke, and passed by a 4-0 voice vote. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary