

**PLANNING COMMISSION
CITY OF FORT ATKINSON
MINUTES
FEBRUARY 26, 2008
851st 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, Behrens, Camplin, Rybicke, Vincent and Woods

Members absent: Brown

Others present: Rudy Bushcott, Brian Juarez, Tom Patterson, Vince Kent and Edwin Bos

Item #1: Review and Approve Landscaping Plan at M.A.T.C., 827 Banker Road.

Jeff Woods said this plan is for the Health Complex that was approved at the January 22, 2008 Planning Commission meeting, and will cover three sides of the building. The plan proposes 25 trees, 83 shrubs and 56 perennials. The Code requires one tree and three shrubs for each 3,600 square feet of greenspace. The 25 trees and 75 shrubs will cover 90,000 square feet of greenspace. The area around the building addition contains 120,000 square feet, with 32,500 square feet of building and parking lot. This leaves 87,500 square feet of greenspace, so the plan is adequate for the area.

Motion by Cwmn. Behrens, seconded by Bob Vincent, to approve the landscaping plan as submitted. The motion passed by a 6-0 voice vote.

Item #2: Review and Approve Preliminary Certified Survey Map Re-Dividing Lots 13 and 14 in the Maxwell Way Station Subdivision (Extra-Territorial).

Jeff Woods said the two original lots fronted on Apple Lane and the proposed re-divided lots will front on Maxwell Way. The proposed lots are within the Urban Service Area, with water and sanitary sewer in Endl Boulevard. The existing Master Plan and proposed Comprehensive Plan both designate this area as Rural Residential. Both lots meet the Township's minimum lot size of 30,000 square feet.

Motion by Bob Vincent, seconded by Dennis Rybicke, to recommend to the Council to approve the Preliminary Certified Survey Map re-dividing Lots 13 and 14 as presented. The motion passed by a 6-0 voice vote.

Item #3: Review Request for 3.5:12 Roof Pitch on Building Addition at Abendroth Water Conditioning, 327 Janesville Avenue.

Prior to the discussion on this item, Jeff Woods stepped down from the Commission to avoid a possible conflict of interest.

John Wilmet said this site plan was approved at the February 12, 2008 Commission meeting and the roof pitch is being brought back because of the height of the proposed building. The request is to reconsider the roof pitch from 6:12 to 3.5:12. A picture of the existing building was taken and then the proposed building was superimposed on it, showing both roof pitches.

Edwin Bos, of Bos Design Builders, said it is their opinion the 6:12 pitch will not look as nice as the 3.5:12 roof pitch. In comparing this to the Kalvaitis building on Madison Avenue which has the 6:12 pitch, their building was only 60-feet wide while this proposed building is 72-feet. This building with a 6:12 pitch, will become a distraction for drivers on Janesville Avenue and also for people in the neighborhood. Also, the house to the north has a peak height of about 25-feet, the Abendroth office building is about 16-feet, and the existing storage building is about 13-feet. The new building, with a 6:12 pitch, would be 35-feet high. The request is being presented to get the lower roof pitch to make the building fit in better with the surrounding buildings.

On a separate issue, Edwin Bos feels that the 6:12 roof pitch requirement needs to be reviewed again. It works well on smaller, narrower buildings, but does not work well on wider buildings. Something needs to be done to look at this again.

Bill Camplin asked what the purpose of the 6:12 pitch was? Brian Juarez said it was originally written into the Code for aesthetics for smaller structures. The Code does allow a flat roof with certain provisions, and to change from a 6:12 pitch with the addition of other building enhancements. So far nothing has been presented for building additions, only the request for he change in roof pitch. Bill Camplin asked what trade-offs or additions would be allowed? Brian Juarez said there is a list in the Code, but some would be different building materials, or decorative window treatments.

Cwmn. Behrens said that she recalls the Commission indicating that changes could be made for buildings that were being remodeled or rebuilt in older neighborhoods. Bill Camplin agreed and felt that the 3.5:12 pitch roof looks better at this location, but that we still need to follow the Code and not just ignore it.

Vince Kent, of Abendroth Water Conditioning, said they want to make the building as attractive as possible. He is okay with the 6:12 pitch, but after looking at the marked up photographs, it would be a big massive building. It is being brought back to see if this is really what is wanted. The next phase would be to put a pitched roof on the existing office building and match the two roofs.

Brian Juarez said the 3.5:12 roof pitch on this structure is not objectionable for how it looks. The issue that he has is to see trade-offs for the change.

Vince Kent said that he has looked at putting a rounded front or awnings on the front to dress it up. The problem he runs into is the 10-inch water main that is there and the clearance that is needed from that. It is not just the room for the main, but the room for equipment if repair is needed. There have been windows added to the back and sides, and Mr. Kent asked if there is anything else that anyone would like to see done? Brian Juarez said the awnings would be a great idea if they could be made to work, and that he will look to see if there are any other ideas.

John Wilmet said that he doesn't feel that the Code needs adjusting, there are provisions for changes, if additional items are provided to off-set the change.

Edwin Bos asked if the 3.5:12 roof pitch could be approved contingent on bringing back trade-offs that are acceptable to the Commission at the next meeting, and if the trade-offs are not acceptable, the roof pitch would go back to 6:12. The Commission felt this was acceptable.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to approve the 3.5:12 roof pitch, contingent on provided trade-offs acceptable to the Commission at their March 11, 2008 meeting. If the trade-offs are not acceptable, the roof pitch will go to 6:12. The motion passed by a 5-0 voice vote, with Jeff Woods abstaining.

Jeff Woods then rejoined the Commission.

Item #4: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the February 12, 2008 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 Cwmn. Behrens, seconded by Bill Camplin, and passed by a 6-0 voice vote. The meeting adjourned at 4:31 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary