

**PLANNING COMMISSION
CITY OF FORT ATKINSON
MINUTES
MARCH 11, 2008
852nd 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, and Woods

Members absent: Brown and Vincent

Others present: Rudy Bushcott, Brian Juarez, Teri Strohsthein, Doug Marklein, Rodney Hetts, Vince Kent and Edwin Bos

Item #1: Review and Approve Conditional Use Permit for a Community Based Residential Facility (C.B.R.F.) at 1621-1623 Premier Place

Jeff Woods said the parcel is zoned R-2, two-family residential, and that a C.B.R.F. requires a conditional use permit. The 2,500 foot separation waiver and 1% of population wavier will be presented to the Council at the March 18, 2008 meeting. The Planning Commission has four review criteria:

1. Licensed under WI Administrative Code HFS-83.
2. Does not create an unreasonable financial or administrative burden on City services, such as police, fire, water, and wastewater.
3. Provides parking at one stall per resident 16 and older and one per staff at heaviest staff time.
4. The facility meets City Building and Housing Codes.

Jeff Woods then asked how many residents and staff will be there? Teri Strohsthein, of Homes for Independent Living, said they would be closing two four-resident homes and moving them to this house. With the three staff members, there would be 11 people in the house. Jeff Woods said this would require 11 parking stalls, but only eight are provided. When asked by Doug Marklein, of Marklein Builders, if non-driving residents would be counted, Brian Juarez said the Code does not differentiate between driving and non-driving. This is what the Code requires and what everyone else has been held to. Doug Marklein thought the driveway length and house position could be adjusted to provide this, but wasn't positive if that would provide a good working layout.

Jeff Woods said the current water lateral is tapped off of Commander Court, so this building is set up for future duplex or condo development, that lateral will need to be abandoned and new lateral tapped on Premier Place and provide individual shut-offs for each unit. Teri Strohsthein said she understood this and it would be done.

Rodney Hetts, of CBF Investments, said there are also covenants for the subdivision that need to be followed. He doesn't want to see a precedent set and that they are not being followed.

Motion by Bill Camplin, seconded by Cwmn. Behrens, to table this item to allow for redesign of the parking issue. The motion passed by a 5-0 voice vote. John Wilmet said the next meeting will be March 25, 2008.

Item #2: Review and Approve Building Trade-Offs to Allow Roof Pitch Change at Abendroth Water Conditioning, 327 Janesville Avenue

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

Vince Kent, of Abendroth Water Conditioning, said that he had discussed several ideas with Brian Juarez and decided on four. Four dormers will be added to the roofline to dress it up. The nova brick trim will be extended around the north wall. The office area bump-out will be given a stucco finish to match the existing building. The windows on the Janesville Avenue side will be changed to 4-foot by 6-foot store front windows. The building colors will all be earth-tones and the existing office building will be repainted to match.

Motion by Dennis Rybicke, seconded by Bill Camplin, to approve the proposed building trade-offs and allow the roof pitch change. The motion passed by a 4-0 voice vote, with Jeff Woods abstaining.

Jeff Woods then rejoined the Commission.

Item #3: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the February 26, 2008 meeting was made by Bill Camplin, seconded by Dennis Rybicke, and passed by a 5-0 voice vote. A motion to adjourn was made by Dennis Rybicke, seconded by Bill Camplin, and passed by a 5-0 voice vote. The meeting adjourned at 4:27 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary