

**PLANNING COMMISSION
MINUTES
SEPTEMBER 25, 2007
843rd 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: Brian Juarez, Ann Ganzow, Joe Jones, Linda Karow and Steve Knudson

Item #1: Review and Approve Preliminary Certified Survey Map Creating One Lot on Lieberman Road (Extra-Territorial).

Jeff Woods said this will create a one-acre parcel on Lieberman Road. The parcel is within our current Master Plan area and is designated as Rural Residential. The parcel is also within the Urban Service Area, but water and sewer services are not available. Gravity sanitary service would need to come from the Business Park, so that will be many years. The proposed zoning is A-3, which allows limited residential development. The parcel is in the "no annexation" area of the current Boundary Agreement with the Town of Koshkonong, so it could not annex anyway. There are no problems with the Survey as presented.

When asked by Bill Camplin, John Wilmet said the current Boundary Agreement still has a few more years on it.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to recommend to the Council to approve the Preliminary Certified Survey Map as presented. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve Preliminary Certified Survey Map Creating One Lot at N1909 U.S.H. 12 (Extra-Territorial).

Jeff Woods said this will create a 3.1 acre parcel that will be zoned business. Our current Master Plan shows this area is commercial, so this will fit. Water and sewer is in Whitewater Avenue and laterals have been stubbed to the property. To connect, the property would have to annex and pay the connection fees. The parcel is covered by the current Boundary Agreement, but it is in the area where annexing is allowed. There are no problems with the Survey Map as presented.

When asked by John Wilmet, Jeff Woods said the driveways shown are existing. Each lot would have its own access, and there also is access between the lots.

Motion by Dennis Rybicke, seconded by Bill Camplin, to recommend to the Council to approve the Preliminary Certified Survey Map as presented. The motion passed by a 5-0 voice vote.

Item #3: Review and Approve Preliminary Certified Survey Map Creating Four Lots at the Corner of U.S.H. 12 and C.T.H. M (Extra-Territorial).

Jeff Woods said this would create three one-acre parcels and one 1.3-acre parcel. All properties would have access off of C.T.H. M, which is under County jurisdiction. The building setbacks have been determined and are shown on the Survey. The parcels are within the current Master Plan and are designated as Rural Preservation, which was never defined in the Plan. This area is within the Urban Service Area, but the closest utilities are 1,300 feet away at Whitewater Avenue and Highland Avenue. About nine other properties would need to annex before these properties would be able to. These parcels are not within any current Boundary Agreement.

Bill Camplin said the parcels have been laid out so that it would be efficient to connect to sewer and water once they were extended. Some of this area is currently being farmed, so that acreage will be lost when houses are built here.

Motion by Bill Camplin, seconded by Cwmn. Behrens, to recommend to the Council to approve the Preliminary Certified Survey Map as presented. The motion passed by a 5-0 voice vote.

Item #4: Review and Approve Site Plan for Rock River Dental Clinic on Commerce Parkway and Allen Drive in the Klement Business Park.

Jeff Woods said the site plan is for Rock River Dental Clinic, a proposed 3,800 square foot building on a four-acre lot. The plan meets the lot coverage requirements, with building and parking at 10% and a Code maximum of 80%. The future building and parking lot would raise it to 21% coverage. The building setbacks of 50-feet for front and side and 30-feet for back are met for the proposed and future. Twenty parking stalls are provided, which is the Code requirement. The landscaping includes the required street trees, and parking lot, building and sign area landscaping. The stormwater is addressed with on-site detention. The final sign plan needs to be submitted for final approval, but the location is approved. The lighting plan and building architecture both meet the Code requirements. The review of the plan did result in these comments and concerns:

1. Relocate terrace trees to provide eight-foot clearance to water and sanitary laterals and vision triangle/hydrant clearance at Commerce Parkway and Allen Drive.
2. Provide wooden or masonry fencing to screen the dumpster area.
3. Investigate the design of a dry detention basin for stormwater management.
4. Investigate installing an amalgam separator to address future mercury reduction in the wastewater system.
5. Coordinate with the Water Utility concerning the water lateral size and water meter size and location.

When asked by John Wilmet, Jeff Woods said the cost of the amalgam separator is \$1,500 to \$2,000.

Brian Juarez said when the future building is presented for site plan, Fire Department access might require a turn-around. John Wilmet added they might want to look at putting the parking lot behind the building. Those would be discussed at that time.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to approve the site plan contingent on the five items stated at the meeting. The motion passed by a 5-0 voice vote.

Item #5: Approval of Minutes and Adjournment

A motion to approve the Minutes of the September 11, 2007 meeting was made by Dennis Rybicke, seconded by Bill Camplin, and passed by a 5-0 voice vote. A motion to adjourn was made by Cwmn. Behrens, seconded by Bill Camplin, and passed by a 5-0 voice vote. The meeting adjourned at 4:17 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary