

**PLANNING COMMISSION
MINUTES
OCTOBER 9, 2007
844th 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, Brown, Camplin and Vincent

Members absent: Behrens, Rybicke and Woods

Others present: Brian Juarez, Sue Hartwick, Attorney Brad Wilcox, Tyler Hansen, Attorney Chris Rogers and Asst. City Engineer Rudy Bushcott

Item #1: Review and Approve Request for Conditional Use Permit by Abilities, Inc., for an Adult Family Home at 918 and 918-1/2 Gail Place.

John Wilmet presented notes prepared by Jeff Woods regarding the existing zoning of the parcel, which is R-1, single family residential, and that an Adult Family Home would be a conditional use within this zone. The notes further explained that the Zoning Code criteria for review required that a license, as required under Wisconsin Administrative Code HSF 83, would be needed; that the facility would not create an unreasonable financial or administrative burden on municipal services; that the facility would meet the requirements of the Building and Housing Code; and that adequate off-street parking would be provided. It was further explained that one stall for each resident over 16 years of age, plus one for each employee during the heaviest shift would be needed to meet the criteria. Tyler Hansen from Abilities, Inc. indicated that the home would have one staff member at all times, so the five off-street parking stalls that the parcel has will be adequate because the home in question will have four residents.

Motion by Bill Camplin, seconded by Bob Vincent, to approve the request for conditional use permit by Abilities, Inc. for an Adult Family Home at 918 and 918-1/2 Gail Place, if all criteria are met. The motion passed by a 4-0 voice vote.

Item #2: Review and Approve Plat of Bell Tower Addition to Evergreen Cemetery.

John Wilmet said this request is being presented to the Planning Commission because of a State requirement that when creating more gravesites, a Plat is needed. This Plat is a re-platting of part of Sections 36 through 42 to Evergreen Cemetery. The proposed Plat would have 94 blocks, which contain 512 gravesites. Attorney Brad Wilcox, Acting President of the Board of Trustees of Evergreen Cemetery Association, said this Plat was the fourth and final phase related to the development of the Bell Tower within Evergreen Cemetery. Phase one was the construction of the roadway around the Bell Tower site; phase two was the construction of the Tower itself; and phase three was the establishment of the Court of Honor in relation to the Tower. With the re-platting of the vacated sections, the Bell Tower Addition to the Cemetery is complete.

Motion by Bob Vincent, seconded by Dean Brown, to recommend to the Council to approve the Plat of the Bell Tower Addition to Evergreen Cemetery. The motion passed by a 4-0 voice vote.

Item #3: Review and Approve Addition of Sign and Electronic Reader Board at Rock River Lanes, 1010 Larsen Road.

John Wilmet said that Rock River Lanes is looking to add an electronic reader board sign to the existing sign for the business. He went on to say that the existing sign is located in an area zoned M-2, Heavy Industrial, and that the Sign Code allows for 120 square foot of signage based on the 115-feet of building frontage the business has along Larsen Road. The existing Rock River Lanes and King Pin Adventure Golf sign is 48-square feet and the propose electronic reader board is proposed to be 18-square feet in size, for a finished total sign size to be 66-square feet. This total would be well under the 120 square foot maximum allowable for the M-2 zone. The reader board sign must be part of the existing sign and not a stand-alone sign. The photo of the existing sign and proposed reader board indicated that the two signs will exist together on the same standard. Brian Juarez indicated that the reader board must have a five second stationary lighted cycle to meet the criteria for electronic signs.

Motion by Bill Camplin, seconded by Dean Brown, to approve the addition of sign and electronic reader board at Rock River Lanes, 1010 Larsen Road. The motion passed by a 4-0 voice vote.

Item #4: Review and Approve Landscaping Plans for the Museum Addition at 401 Whitewater Avenue.

John Wilmet said that the site plan for the Museum was approved on November 28, 2006 with the provision that the landscaping plan would be brought back for review and approval. Two drawings were presented showing the type of landscaping that is proposed along the east side of the parcel and adjacent to the new building additions. The plans indicated the type and number of trees and the shrubs and bushes that will be planted. Three Rubrum Maples and seventy-one bushes will be planted east of the building additions. The area will also be graded and turf grass will be planted. The number and planting types meet the Code requirements. Museum Director, Sue Hartwick, indicated that local garden center owner, Jack Blodgett, had prepared the planting design and was doing the material installation.

Motion by Dean Brown, seconded by Bill Camplin, to approve the landscaping plans for the Museum addition at 401 Whitewater Avenue. The motion passed by a 4-0 voice vote.

Item #5: Approval of Minutes and Adjournment

A motion to approve the Minutes of the September 25, 2007 meeting was made by Bill Camplin, seconded by Bob Vincent, and passed by a 4-0 voice vote. A motion to adjourn was made by Bill Camplin, seconded by Bob Vincent, and passed by a 4-0 voice vote. The meeting adjourned at 4:32 p.m.

Respectfully submitted,

Rudy Bushcott, Acting Secretary