

**PLANNING COMMISSION
CITY OF FORT ATKINSON
MINUTES
OCTOBER 27, 2009
873rd 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, Highfield, Rybicke, Stroinski and Woods

Members absent: Gray

Others present: Rudy Bushcott, Brian Juarez, Larry Starkweather, Colin Godding and Jerry Jansen

Item #1: Review and Approve Site Plan for Banquet Room Addition at Central Coast Restaurant, 1905 Central Coast Lane.

Jeff Woods said the parcel is zoned M-2, Heavy Industry/Industrial Park, and has an existing conditional use for a restaurant/dance club. The parcel is 11.4 acres, or 498,000 square feet in size. For lot coverage, the Code allows 50% building coverage; with the addition, this will have 4%. The building and impervious coverage will be at 23%, with a Code maximum of 90%. The parcel will have 77% green space, with a Code minimum of 10%. The Code requires 10-foot side setbacks, the plan has 35-feet. The utilities for the addition will run through the existing building, so there will be no new laterals. The addition will require 41 more parking stalls, but the overflow lot will provide 50 stalls. The new addition will increase the impervious area by 4,476 square feet, which will increase the Stormwater Utility Fee by about \$40/year. The stormwater drainage will not change. There are no problems with the site plan as presented.

Colin Godding, of Architecture CSG, said the addition will be of the same style and use the same material of the existing building. Several of the existing windows will be re-used. The addition can be used as a “stand-alone” banquet facility with a capacity of 200 people.

Motion by Dennis Rybicke, seconded by Roz Highfield, to approve the building addition site plan at 1905 Central Coast Lane as submitted. The motion passed by a 6-0 voice vote.

Item #2: Review and Approve Preliminary Certified Survey Map Creating One (1) New Lot at 1245 Whitewater Avenue.

Jeff Woods said this would create a 1.3 acre parcel on an unnamed public street. The parcel is zoned C-3, General Commercial, and warehousing for inside storage is a permitted use. The minimum lot size is 5,000 square feet, with 60-feet of frontage, which are met. The 10-foot setbacks are also met. The Code allows 50% building coverage and this has 26%. The unnamed street has sanitary sewer, but no water mains. Utility service is not needed by this parcel at this

time. Access to the storage units will be determined upon the sale of either lot through an access easement, until the road is constructed. There are no problems with the Survey as presented.

When asked by Bill Camplin, Jeff Woods said Code would allow additional buildings, up to 50% coverage, but with the access needs to the existing buildings, no more buildings could be built.

Brian Juarez asked if the unnamed street would allow Fire Department access for emergencies. Jeff Woods said the street had a gravel base and was accessible.

Motion by Bill Camplin, seconded by Roz Highfield, to recommend to the Council to approve the Preliminary Certified Survey Map creating one new parcel at 1245 Whitewater Avenue as presented. The motion passed by a 6-0 voice vote.

Item #3: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the October 13, 2009 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 Dennis Rybicke, seconded by Roz Highfield, and passed by a 6-0 voice vote. The meeting adjourned at 4:07 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary