

**PLANNING COMMISSION
CITY OF FORT ATKINSON
MINUTES
NOVEMBER 24, 2009
874th 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, Rybicke, Stroinski and Woods

Members absent: Gray and Highfield

Others present: Rudy Bushcott, Brian Juarez, Jim Nelson, Rodney Hetts, Pete Weston, Brad Koning, Sheldon Mielke and Dianne Hrobsky

Item #1: Review and Approve Site Plan for Building Remodel for Fort Healthcare, 1504 Madison Avenue (former Piggly Wiggly Building).

Jeff Woods said the building is being remodeled to house Orthopedic Associates and Therapy and Sports Center. The current zoning is C-3, General Commercial, and a health clinic is a permitted use. The interior is being remodeled for office space and patient areas. A new entrance will be added in the front. The parking will be reconfigured with a net gain of one stall. The building use will require 175 stalls, the plan provides for 178. The new landscaping will result in a 2,823 square foot reduction in impervious area. When the work is completed, the stormwater fee will be adjusted.

Pete Weston, of Design Alliance, said the exterior colors of the addition will match the existing, but use different materials. Windowed-cupolas will be built on the roof to allow natural light to get in and all the lighting will be energy-efficient. The landscape areas will be left grass so they can be used as therapy treatment areas.

Motion by Bill Camplin, seconded by Dennis Rybicke, to approve the site plan for the building remodel at 1504 Madison Avenue. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve Site Plan for Building Addition at Capn's Steakhouse and Saloon, 855 Lexington Boulevard.

Jeff Woods said this is for a 400 square foot building addition for a new cooler and freezer located in the northeast portion of the existing building. The parcel is zoned C-3, General Commercial, and a restaurant is a permitted use. The addition will match the style and exterior of the existing building. The addition will remove two parking stalls, leaving 46 stalls available. The Code requires 40 stalls. Since the building area is currently asphalt, there will be no change in the stormwater fee. There are no problems with the site plan.

Motion by Dennis Rybicke, seconded by Bill Camplin, to approve the building addition site plan at 855 Lexington Boulevard. The motion passed by a 5-0 voice vote.

Item #3: Approval of Minutes and Adjournment.

A motion to approve the Minutes of the October 27, 2009 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 Thomas Stroinski, and passed by a 5-0 voice vote. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary