



CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: July 13, 2017

TO: City Council
FROM: City Manager, City Engineer & Building Inspector
SUBJECT: Comprehensive Plan Implementation Review

The City is required to annually solicit public input on, and conduct a review of the implementation program outlined in Figure 1.1 of the City's Comprehensive Plan. City staff has reviewed the recommended implementation schedule and an update on our progress follows:

Implementation Step	Chapter Ref.	Implementation Timeframe	2017 Update	Status
1. Revise stormwater management and erosion control ordinances as necessary to advance the recommendations in this <i>Plan</i> . In the meantime, promote best management practices through the development review process.	Chapter 4	2010-2011	Stormwater Ordinance adopted in 2010	COMPLETED
2. Amend the City's zoning and subdivision ordinances as needed to achieve the recommendations in this <i>Plan</i> , including consideration of the following: <ul style="list-style-type: none"> a. Allow for increased flexibility in density and mix of uses in the Planned Development District. Ensure that the zoning ordinance addresses and accommodates unique and innovative types of mixed-use development, such as live-work developments. 	**2017 - A new Subdivision Ordinance exists in DRAFT form. Zoning will be a 2018 – 2019 effort.	2009-2010	Zoning Code update to begin comprehensive review in 2018-2019. Current PDD designation allows for some flexibility in density requirements.	Slated to begin in 2018 or 2019

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b. When required, update the zoning ordinance to provide a unique zoning district to accommodate neighborhoods that follow Traditional Neighborhood Design principles. All Wisconsin communities with a population of 12,500 and greater are required to have such a district available in their ordinance.	Chapters 6 & 10	2009-2010	Zoning Code update to begin comprehensive review in 2018-2019. City will likely reach a population of 12,500 plus in the 2018-2019 time period.	Slated to begin in 2018 or 2019
c. Create a new multi-family residential district that does not allow office and commercial uses as conditional uses.	Chapter 6	2009-2010	Zoning Code update to begin comprehensive review in 2018-2019.	Slated to begin in 2018 or 2019
d. Incorporate up-to-date design standards for commercial, office, and industrial development and specific design standards for the downtown.	Chapters 6 & 11	2009-2010	Commercial / Industrial aesthetic guidelines currently in zoning code.	Partially Complete
e. Specifically identify provisions for community gardens.	Chapter 3	2009-2010	This will be added in 2018 or 2019. Community gardens currently exist at 611 Grove St.	In Progress
f. Allow upper-story housing by right in downtown buildings.	Chapter 10	2009-2010	Allowed in zoning code.	COMPLETED
g. Incorporate standards for traditional neighborhood development into the subdivision ordinance.	Chapter 10	2009-2010	Working on new subdivision code currently.	In Progress
h. Include up-to-date parkland dedication requirements.	Chapters 6, 8, & 9	2009-2010	2017 - Increased payment in lieu of land dedication fee to better reflect actual cost of land acquisition.	COMPLETED
i. Include a site assessment checklist to be filled out with all development proposals.	Chapter 4	2009-2010	A new Subdivision Code currently exists in DRAFT form	In Progress
j. For minor streets, consider revising pavement widths.	Chapter 7	2009-2010	2017 - The new DRAFT Subdivision Code narrows street widths	In Progress
k. Revise the City's ETJ standards to match the County's 2008 standards.	Chapter 12	2009-2010	This will be looked at with the Comprehensive Plan update in 2018.	

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Implementation Step	Chapter Ref.	Implementation Timeframe	2017 Update	Status
1. Require concept development plans for entire ownership before approving land divisions for any part of the property.		2009-2010	Working on new subdivision code currently.	In Progress
3. Consider preparing an Official Map.	Chapter 7	2009-2010	This will be looked at with the Comprehensive Plan update in 2018.	
4. Reinitiate conversations with WisDOT to explore the potential for constructing a 3 rd bridge.	Chapter 7	2012-2014	A third bridge seems to be a dead issue in today's economic climate. Significant growth in Fort Atkinson may be necessary to make a substantial case for such an investment.	COMPLETED
5. Partner with the School District on the following initiatives:				
a. Coordinate on study of potential future community park/school sites on the City's northwest side.	Chapters 8 & 9	2011-2012	This will take place through the planning process for lands beyond Hwy. 26.	
b. Develop Safe Routes to School Program.	Chapter 7	2010-2012	2017- Contracts are in place for the study to begin in August 2017	IN PROGRESS
6. Prepare a corridor plan to guide redevelopment, redesign, and beautification of Janesville Avenue.	Chapters 7 & 11	2012-2013		
7. Consider instituting impact fees to help pay for future community facilities.	Chapter 8	2010-2011	Impact fees are unpopular and are typically used by communities experiencing rapid growth. Many municipalities have been waiving their fees in recent years due to the negative effect on development.	
8. Work with downtown business owners to consider establishing a BID.	Chapter 11	2012-2013		
9. Work with the Chamber of Commerce and the FAIDC to do the following:				
a. Expand the Robert L. Klement Business Park, potentially including "green" or bio-based industries.	Chapters 3 & 11	2012-2018	2016 - No plans to expand the business park given lack of development. Expansion plans can be looked at upon full build out	

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b. Continue and expand downtown revitalization/redevelopment initiatives.	Chapter 11	2010-2018	2012 - Downtown condos completed 2015 - Fort Atkinson Club former Masonic Temple completed 2016 - Improvements to the Creamery building structure and plan discussions for the surrounding property. Brocks Tavern was completed and open for business.	In Progress
c. Pursue revitalization and redevelopment of key buildings and sites throughout the City, using this <i>Plan</i> as a guide.	Chapters 6 & 11	2010-2018	2017 - Kmart, Smith Motors Properties are most eligible for redevelopment. The newly formed Economic Development Commission is exploring this opportunity.	In Progress
d. Market Fort Atkinson as a 2 nd night regional tourist destination.	Chapters 6 & 11	2010-2018	Ongoing - The City is working with the Chamber and other entities to market the City as a 2nd Night Destination, i.e. the Farmers Market, The Fireside Dinner Theater, Rhythm on the River, Baseball Fest, Fort Koshkonong Rendezvous and Tour de Fort Bike Ride.	In Progress
e. Work with Fort Healthcare to plan for a new and/or expanded healthcare campus in the City, taking measures to preserve the neighborhood surrounding the existing campus.	Chapter 11	2010-2018	2011 - Construction of surgical clinic near bicentennial park completed 2016 - Fort Healthcare acquired property in 2016 near the US12/SR26 bypass for development of a future campus	In Progress
f. Consider creating business incubator space.	Chapter 11	2013-2015	2016-2017 - There has been discussions concerning the creation of business incubator/entrepreneur space in the City. This option will likely entail significant upfront and ongoing financial investment by the city.	In Progress
10. Facilitate and promote walking and biking throughout the City:				

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<p>a. Establish new multi-use trails and supporting facilities throughout the City and connected to natural areas such as Carnes Park and community facilities such as schools.</p>	Chapter 7	2009-2018	<p>2008 - Bike lines were painted during improvements to Sherman Ave/106, North High St, and Madison Ave</p> <p>2010 - Bike lanes connected along the HWY 26 by-pass construction</p> <p>2016 - Little progress has been made in 2016 on this issue, but it is a critical goal for 2017, particularly in conjunction with the safe routes to school effort in item 5b.</p> <p>2017 - A multi-use path has been designed for the Rockwell Ave project. A new bike lane is proposed for S Main St to make a dedicated connection to the south side of the City. The SRTS plan above will also aid in understanding non-motorized access in the City.</p>	In Progress
<p>b. Continue the City's program to retrofit existing neighborhoods with sidewalks.</p>	Chapter 7	2009-2018	<p>2017 - Little progress has been made. In 2012, the City moved sidewalk program funds to the street program. Sidewalk improvements will become more prevalent as street maintenance comes up to date-likely 2020 time frame.</p>	In Progress
<p>c. Work with Jefferson County during the preparation of the updated County Bike and Pedestrian Plan to ensure that the Plan incorporates detailed local trail recommendations.</p>	Chapter 7	2009-2010		COMPLETED
<p>11. Pursue intergovernmental discussions with the City of Jefferson and consider the preparation of an intergovernmental agreement.</p>	Chapter 12	2009-2011		
<p>12. Engage in discussions with the Town of Koshkonong to address issues of mutual concern.</p>	Chapter 12	2009-2010	<p>2016 - A number of discussions with town officials occurred over the last year concerning road projects, compost, Fire and EMS services, and pedestrian safety.</p> <p>2017 - Discussions have occurred concerning Fire contracts and truck purchases.</p>	IN PROGRESS

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13. Continue to partner in current regional initiatives such as the Jefferson County economic positioning project and the Glacial Heritage project.	Chapter 12	2009-2011	2017 - The City remains actively involved in JCEDC and GHDP efforts.	IN PROGRESS
14. Engage the community in education programs to build wide-spread support for the <i>Plan</i> , as described earlier in this chapter.	Chapter 1	2009-2011	2009-2010 - Summary posters developed to educate and further public awareness. 2009 – Plan posted on city website.	
15. Prepare an update to the <i>Comprehensive Plan</i> .	Chapter 1		2016 - A community placemaking initiative was completed to engage and gain public input. An update is planned for 2018.	IN PROGRESS
16. Prepare annual review of <i>Comprehensive Plan</i> (July)	Chapter 1	2009-2018	2017 – Annual Reviews have been occurring	IN PROGRESS