



**AGENDA
SPECIAL CITY COUNCIL MEETING
MUNICIPAL BUILDING, COUNCIL CHAMBERS
101 NORTH MAIN STREET, FORT ATKINSON, WISCONSIN
AUGUST 28, 2019 ~ 5:00 P.M.**

1. Call meeting to order.
2. Roll call.
3. Review and approve purchase of approximately 75 acres of property east of High School for residential development.

Action – Reject—Approve.
4. Adjournment.

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 563-7760. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.



CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: August 28, 2019

TO: City Council

FROM: Matt Trebatoski, City Manager

SUBJECT: Purchase of Property for Residential Development

Background:

As you are aware, over the last couple of years the owner of approximately 75 acres of property located just east of the High School has been planning to annex the land into the city and develop it into a residential subdivision. Earlier this year he expressed a desire to sell the property and inquired if the city would have an interest in it.

Discussion:

The City Council met in closed session to consider purchasing the property and ultimately decided it was in the city's best interest to acquire it for current and future residential growth.

The land is immediately adjacent to the city and is designated as Planned Neighborhood on the Future Land Use map (attached) of the Comprehensive Plan.

Earlier this year, the city worked with the Chamber of Commerce in securing funding from local businesses and the Community Foundation to conduct a multi-family housing assessment and an owner-occupied (single and two-family) housing assessment. The multi-family housing assessment done by Baker-Tilly showed that vacancy rates in the city are as low as 0.0% - 0.5%, with a current demand for up to 200 additional units.

The assessment identified the northwest side of town where the 75 acre property is located as an ideal spot for housing, due to its proximity to the high school, MATC, a grocery store, convenience store, health care, restaurants, and other service orientated businesses.

A draft of the owner-occupied housing study being prepared by UW-Whitewater indicates there will be a need for new single-family residential lots over the next 5-10 years to keep up with demand and population projections. Using even the most modest total household projection for Fort Atkinson between 2016 and 2030 in the Comprehensive Plan shows an additional 685 households.

The Comprehensive Plan states that based on the range of projected populations and including the flexibility factor, land demand for new land uses between 2016 and 2040 is projected to be between 557 - 1,085 acres. The Plan anticipates that the City will need to annex land in order to accommodate its future growth over the planning period.

The city was actually in the process of planning for additional multi-family housing on the former K-mart site and had developed some concept plans that were well-received by the public, however that unfortunately fell through with U-Haul purchasing the site, compelling the city to look elsewhere for opportunities for residential growth.

The purchase of this 75 acre property will help the city address an identified need for more multi-family housing and will also set us up for future growth of single family and two-family housing.

The development of this property into a completed subdivision is expected to take several years. It will likely be done in phases and require some time. The city may also have to incent some of the development to occur due to currently high construction costs and our desire to have some of it be attainable (affordable) housing.

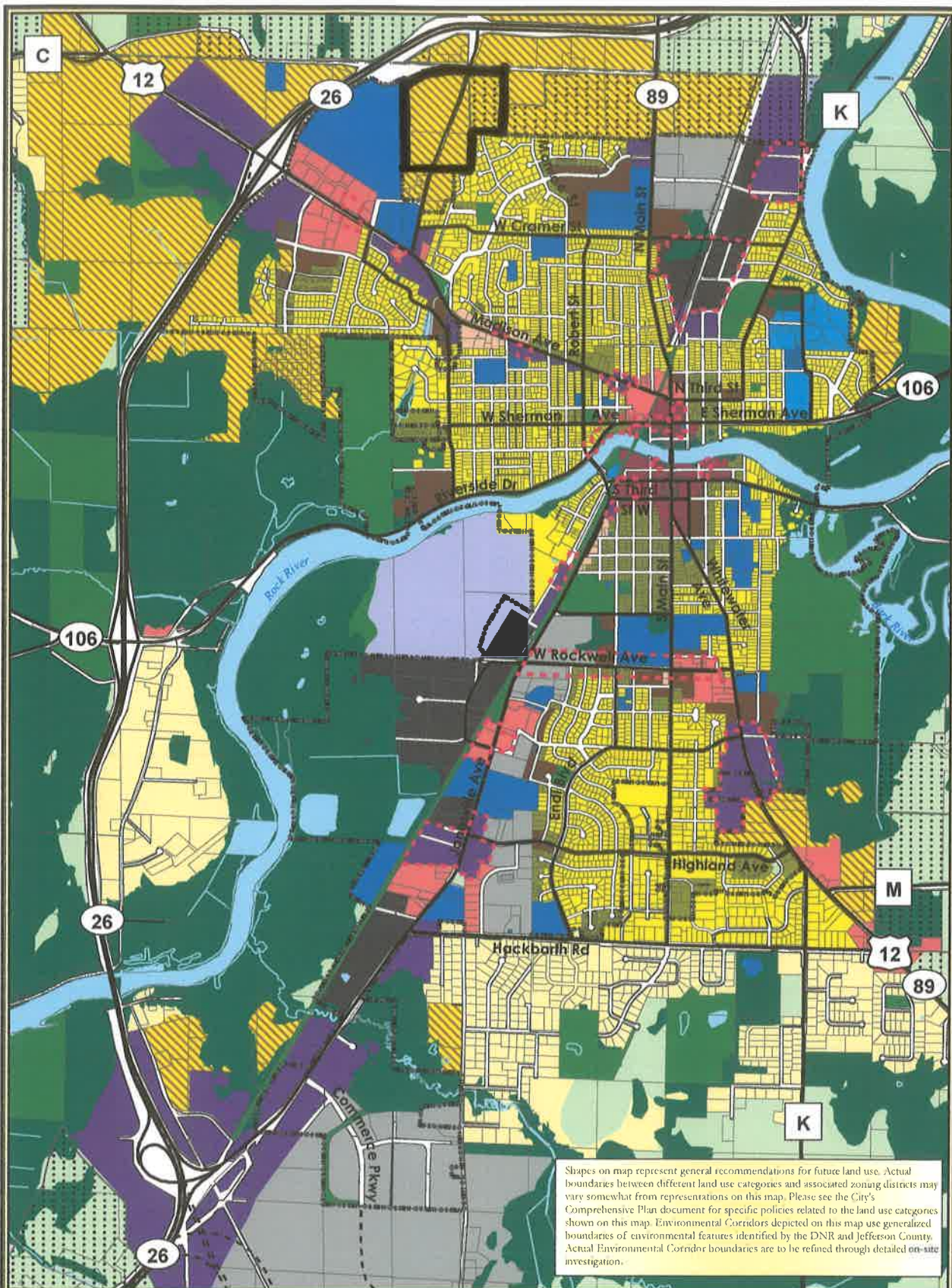
Financial Analysis:

The accepted offer to purchase is \$750,000, which includes approximately \$50,000 worth of subdivision plans. The city would need to pay an additional \$65,000 to receive the 85-90% completed plans. There would also be some other costs associated with annexation, taxes, a CSM and final engineering.

The city would take out a 10-year note to acquire the property, which we have the financial capacity for. The investment would be realized over time as pieces of the land are sold and new taxes and utility revenues are generated. This would be a long-term investment in the future growth and success of Fort Atkinson.

Recommendation:

Purchase the 3 vacant lots identified as PIN #s 016-0614-3321-000, 016-0614-3322-000, and 016-0614-3323-000 (75.625 acres total) for \$750,000.00.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and Jefferson County. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

**City of Fort Atkinson
Comprehensive Plan**

Map 7: Future Land Use - City View

- City Boundaries
- Town Boundaries
- Parcels
- Right of Way
- Major Roads
- Previously Proposed Hwy 12 Bypass

- AG - Agriculture/Rural
- P - Parks
- EC - Environmental Corridor
- SF-U - Single Family Residential - Urban
- SF-E - Single Family Residential - Exurban
- TF - Two Family/Townhouse Residential
- MR - Manufactured Residential
- MF-R - Multi-Family Residential

- PN - Planned Neighborhood
- NC - Neighborhood Commercial
- CC - Community Commercial
- DT - Downtown
- LI - Light Industrial/Business Park
- GI - General Industrial
- CF - Community Facilities
- HF - Health Facilities
- PMU - Planned Mixed Use

- F-H - Farm-Historic
- UGA - Long Range Urban Growth Area
- Future Redevelopment Opportunity Area
- Surface Water

Sources: Jefferson County - County Land Use; Vandewalle and Associates - Fort Atkinson Land Use

0 0.125 0.25 0.5 0.75 1 Miles

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3/19/19