

CITY OF FORT ATKINSON
Special City Council Meeting ~ July 10, 2018
Meeting in conjunction with Planning Commission

CALL TO ORDER

Pres. Becker announced the Planning Commission is still in order and he called the special City Council meeting to order at 4:30 p.m.

MEMBERS PRESENT

Council: Cm. Kotz, Cm. Johnson, Cm. Lescohier, Cm. Hartwick and Pres. Becker
Planning Commission: Comm. Frame, Comm. Greenhalgh, Comm. Kutz, Comm. Scherer, Cm. Lescohier, Secretary Selle and Chairman Trebatoski
Others present: City Attorney, City Clerk/Treasurer, Public Works Supervisor, Parks & Recreation Director and Building Inspector

KICKOFF MEETING WITH CITY COUNCIL AND PLANNING COMMISSION TO BEGIN COMPREHENSIVE PLAN UPDATE:

WHAT IS A COMPREHENSIVE PLAN?

Mike Slavney Principal Planner of Vandewalle & Associates along with Ben Rohr and Daniel Johns addressed those in attendance and discussed what a comprehensive plan is. Wisconsin has an elaborate comprehensive planning law that was established in 1999 to include a 20 year planning period/outlook. Nine required elements of a plan include: issues & opportunities, agricultural, natural and cultural resources, land use, transportation, utilities and community facilities, housing, economic development, intergovernmental cooperation and implementation.

PROJECT SCHEDULE

Tonight: Joint Kickoff Meeting
September: Joint Meeting of City Council and Planning Commission
October: Draft Plan Public Open House
October: Joint Meeting of City Council and Planning Commission
November: 30 Day Public Hearing Notice Period
December: Joint Public Hearing and Adoption

REVIEW OF VISION IN 2008 COMPREHENSIVE PLAN

Review of the vision statement created in 2008.

LAND USE PLANNING TOPICS

Existing Land Use Conflicts
Intergovernmental Coordination and Cooperation
Greenfield Development vs. Redevelopment

1. Highway 26 Interchanges
2. Lorman's and K-Mart

High Density and Multi-Use Development Options
Future Community Facilities
Quality of Life Improvements

DISCUSSION OF KEY TOPICS FOR THE COMPREHENSIVE PLAN UPDATE (QUESTIONNAIRE)

Most exciting things to happen in City in the last 5-10 years.
Continued development towards bypass

Riverwalk and bike path
Redevelopment of existing commercial and industrial properties
Redevelopment of creamery building
Expansion of existing industrial/commercial
Haumerson's Pond
Bypass
Continued revitalization of downtown
Library expansion
Fort Atkinson Club
Reena Drive area development
More Citizen Input
Museum expansion
Central Coast
Addition of vibrant restaurant community
Planning of northeast corridor
Farmer's Market
Paths, parks and park renovations

Most disappointing things to happen in City in the last 5-10 years.

Kmart area
TIF district #6 – lack of development
Street conditions
Vacant buildings/business closing in downtown areas
Business park – distress declaration
Closing of industrial/commercial
Lack of population increases reflected from development and construction
Closure of large day care provider
Layout of Main Street / traffic congestion
Property values
Lorman property (contamination issues potentially)
Lack of new development/housing
Downtown businesses not drawing customers to shop, lack of retail
Lack of business enjoying the river

What location would you like to see redevelopment happen in next 5-10 years

Kmart/northeast quadrant
TIF 6/southside of City
Downtown
Corner of Milwaukee and Main Street
Block of Main/Sherman/N Third Street
Whitewater Ave/Hilltop/Fox Ct
Ratewatch building on Janesville Avenue
Medical officers near Hospital/Fort Health Care
Housing/Multi-Family Housing
Thomas Industries/Lorman/Hoard Dairyman
Madison Avenue convert residential to commercial
Cygnus building on Janesville Avenue
Riverwalk continue development on the north side
Vacated railroad track
Extending bike path
Community garden area
Rockwell corridor

S. Water Street West – adjacent to Café Carpe
Large parking lots semi-unutilized
New apartments in smaller area
Hwy 106 traveling out of town

What existing assets, emerging trends, potential opportunities should the City take advantage of

Rock River
Bike paths
Parks
Small town feel
Cultural corridor (museum, library)
Schools/education
Aquatic Center
Vacant Lots scattered around city
Business park, vacant industrial land
Advertise cost of living to larger cities
Proximity to larger cities
Downtown
City departments, staff, services
Older downtown potential of rooftop dining
Haumerson area
Recreational programming
Emergency services
Ability to build up versus out
Location to large cities
Mixed-use
Music venues, restaurants

What else do you think the City should do to reach its desired future over the next 10 years

Sidewalks
Play more on historic downtown redevelopment, keep historic nature/character
Consider Jefferson Council strategic plan and comp plans of neighboring municipalities
Infill of empty business/commercial/industrial buildings
Market quality of life, affordable housing
Any construction past the bypass can sustain itself
Continue pursuing south industrial park
Internet connectivity in the downtown
City continue to invest in streets, infrastructure, parks, buildings
Not overstretch city debt
Facilitate collaboration in community
Collaborate on education, innovation center
Annual review of comp plan
Delegation of duties for implementation
Continue collaboration with business community

Is there anything else to consider during planning process

Need for new construction to maintain services, work in sync with budgets
Re-writing of zoning code and subdivision ordinance
Marketing of the comp plan upon completion
Cognizant of major employers and their needs

ADOPT PUBLIC PARTICIPATION PLAN BY RESOLUTION

Cm. Scherer moved, seconded by Cm. Kutz to adopt the Planning Commission Resolution recommending the adoption of a public participation plan for the update of the Comprehensive Plan. Motion carried on a roll call vote.

Cm. Johnson moved, seconded by Cm. Lescohier to adopt the City Council Resolution recommending the adoption of a public participation plan for the update of the Comprehensive Plan. Motion carried on a roll call vote.

NEXT STEPS:

- a) Collect Data, Prepare Maps, and Review Plan – July
- b) Draft Plan #1 – September
- c) Joint PC and CC Meeting #2 – September (tentative)
- d) Draft Plan Open House – October
- e) Anticipated Adoption – December

Cm. Greenhalgh moved to adjourn the Planning Commission meeting at 6:11 pm. Seconded by Cm. Frame and meeting adjourned.

Cm. Hartwick moved to adjourn the City Council meeting at 6:12 pm. Seconded by Cm Kotz and meeting adjourned.

Michelle Ebbert, City Clerk/Treasurer

APPROVED:

PRESIDENT OF THE COUNCIL