

**PLANNING COMMISSION MINUTES  
CITY OF FORT ATKINSON  
JUNE 26, 2018  
993th MEETING**

CALL TO ORDER.

The meeting was called to order by Chairman Trebatoski in the Council Chambers of the Municipal Building at 4:00 pm.

ROLL CALL.

Present: Commissioners Frame, Lescohier, Scherer, Greenhalgh, Engineer Selle and City Manager Trebatoski. Also present: City Clerk/Treasurer and Building Inspector.

Absent: Cm. Kutz.

APPROVE MINUTES OF JUNE 12, 2018 PLANNING COMMISSION MEETING.

Cm. Frame motioned, seconded by Cm. Greenhalgh to approve the minutes of the June 12, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING A 40-ACRE PARCEL AT NORTHWEST SIDE OF CITY, NORTH OF MONTCLAIR PLACE AND TO REZONE THE PROPERTY FROM R-1, R-2, R-3 AND CONSERVANCY TO R-1 AND CONSERVANCY.

Engineer Selle reviewed the request for the CSM and rezoning of 40 acres north of Montclair Place for the development of a church and school. City Departments have reviewed the request without concern or comments.

Cm. Greenhalgh inquired on the previous plan to develop this area. Selle confirmed older files exist that demonstrate housing and cul-de-sacs. The existing zoning would allow residential development.

Cm. Frame commented on the traffic flow that would be created off of Montclair Place with limited inlets/outlets. Selle confirmed traffic review will be conducted as part of the Site Plan at an upcoming meeting.

Cm. Greenhalgh asked the progression of the plan as it relates to purchase, rezoning and CSM – what event will occur contingent upon the other. She stated that the current owner of properties usually submits the request to rezone. This request presents a different situation. Selle replied it is essentially being requested from the current property owner with the City's request to rezone. The purchase of the property has several contingencies between the buyer and seller. Greenhalgh shared her concern to rezone property prior to being purchased, in case the sale would not take place.

Cm. Greenhalgh moved, seconded by Cm. Scherer to approve the preliminary certified survey map creating a 40 acre parcel at northwest side of City, north of Montclair Place. Motion carried.

Sergius Figliuzzi, 1631 Premier Place – commented that one of the reasons they purchased the property is the conservancy, wooded area surrounding them. He is supportive of the school but is not in favor of the wooded area being removed or altered. Selle confirmed the area will remain zoned conservancy which comes with specific restrictions. The zoning will not change for the conservancy area.

Nancy Price, 505 Reena Avenue – commented when she and others in her neighborhood purchased their property, they were told by the realtor that development would not occur around them. Inspector Juarez commented that the City did not state this, the realtor made such comments to the buyer.

No action was taken on the rezoning request.

ADJOURNMENT

Cm. Frame moved, Cm. Greenhalgh seconded the motion to adjourn the Planning Commission meeting at 4:23 pm. Motion carried.

Respectfully submitted,  
Michelle Ebbert  
City Clerk/Treasurer