

CITY OF FORT ATKINSON
Planning Commission ~ September 11, 2018
998th Meeting

CALL TO ORDER.

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

ROLL CALL.

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

Excused absence: Greenhalgh

APPROVE MINUTES OF AUGUST 28, 2018 PLANNING COMMISSION MEETING.

Cm. Frame motioned, seconded by Cm. Scherer to approve the minutes of the August 28, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING THREE LOTS ON COUNTY HIGHWAY K AND REQUEST TO REZONE LOT 1 FROM A-1 TO A-3 AND NATURAL RESOURCE ZONE, LOT 2 FROM A-1 TO A-3 AND LOT 3 FROM A-1 TO A-3 AND NATURAL RESOURCE ZONE (EXTRA-TERRITORIAL)

Engineer Selle stated this is a request for a preliminary certified survey map creating 3 new lots within a larger parcel and to rezone the lots from A1- Agricultural to A3 – Rural Residential and Natural Resources.

Development to the south of the City boundary within the last several decades eliminated the opportunity for City growth in this direction. This parcel lies behind that line of Town development. The potential for this parcel to come into the City is slim within the next several decades. The impact of residential development adjacent to the City borders cannot be understated. The City may only increase taxes to pay for infrastructure maintenance as a percentage of new development WITHIN the City borders. Departments reviewed the request without comments.

Development adjacent to the City border utilizes City infrastructure (mainly roads and traffic volumes) but does not participate in its funding. As an example, the City passed a \$20 vehicle registration fee (wheel tax) to fund the growing cost of road improvement as there is no way to increase the general tax to provide this funding. Registration “fees” were one of the only means to fund such improvements left for Municipalities. State legislators have been trying to close this option and may or may not allow Fort Atkinson’s fee to be grandfathered in. These rules are NOT the result of Town or City making – although often portrayed as a contentious relationship, neither entity makes these rules. The rules come from the State legislature. Fort Atkinson will be taking steps to ensure that what has occurred to the south can be better planned and managed within the few areas remaining for the City to grow around its borders.

Manager Trebatoski shared a discussion with Vandewalle & Associates that provided we could exercise an option to pass an ordinance to not allow any subdivision of land that would not meet a minimum 35 acre lot. Our next step is to continue with Comp Plan update as planned and discuss with adjacent Towns on an agreement regarding future annexations or boundary agreement that could minimize subdivision development adjacent to the City. Attorney Westrick suggested consideration of an Extra-Territorial Committee between the City and surrounding Towns.

The process for extra-territorial requests include the Town reviewing and approving first, the County second and finally the City. With an Extra-Territorial Committee, the committee could see the request first and provide comments or suggestions prior to any approvals or presentation to the town, county and city. Discussion continued on boundaries, growth and future planning.

Cm. Frame moved, seconded by Cm. Kutz to approve preliminary Certified Survey Map creating three lots on County Highway K and request to rezone lot 1 from A-1 to A-3 and Natural Resource Zone, lot 2 from A-1 to A-3 and lot 3 from A-1 to A-3 and Natural Resource Zone (extra-territorial). Motion carried.

ADJOURNMENT

Cm. Frame moved to adjourn the Planning Commission meeting at 4:19 pm. Seconded by Cm. Scherer and meeting adjourned. Motion carried.

Respectfully submitted,
Michelle Ebbert, City Clerk/Treasurer