



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, MUNICIPAL BUILDING
101 NORTH MAIN STREET, FORT ATKINSON, WISCONSIN
TUESDAY, SEPTEMBER 25, 2018 - 4:00 p.m.**

AGENDA

1. Call to order.
2. Roll call.
3. Approval of minutes of September 11, 2018 Planning Commission meeting.
4. Preliminary review of site plan for additional storage units to be constructed at 1216 Whitewater Avenue.
Action – Reject—Approve.
5. Adjournment.

CC: David Westrick
Michelle Ebbert
Brian Juarez
Bos Design Builders
News Media

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.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

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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.

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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

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: September 20, 2018

TO: Planning Commission

FROM: Andy Selle, P.E.

SUBJECT: Preliminary Review

Background:

Nead Self Storage would like to expand at its current location. Mr. Nead has indicated some challenges the site presents and asked City staff for their opinion on overcoming them. Staff is generally in agreement with the proposed improvements, but suggested the Planning Commission review key aspects before Mr. Nead moves forward with an investment in formal documents for Planning Commission approval. No action needs to be taken, the results of the discussion will provide valuable feedback.



Figure 1: Existing aerial of the property. Red lines indicate the current City boundary.

Key Proposed Elements:

Existing lot details with respect to City of Fort Atkinson codes are as follows:

- Lot size = 85,520 sf = 100.00%
- Existing Buildings = 21,746 sf = 25.43%
- Greenspace = 5,014 sf = 5.86%

Proposed lot and building details with respect to City of Fort Atkinson codes are as follows:

- Lot size = 85,520 sf = 100.00%
- Existing Buildings = 21,746 sf + 16,500 sf (new) = 42,760 sf = 44.72%.
- Greenspace = 5700 sf (approx) = 6.6%. Greenspace would be heavily landscaped with low level shrubbery and deciduous trees.
- Parking Spaces = One handicap plus two regular parking stalls. One or two employees.
- Setbacks = 10' minimum or as needed to minimize fire rated construction requirements. There will be ground level storage doors on all sides of the proposed building.
- Stormwater retention = A stormwater retention feature would be incorporated in the greenspace area in the SE corner of the lot.
- Driveway entrances = The current southernmost driveway entrance would be eliminated and converted to greenspace.
- Fencing = Owner may elect to fence the entire property at some point with an electronic gate. Details TBD

City Staff Preliminary Review:

Aesthetics: This corridor is a main entrance to the City and its aesthetic quality has been identified as an area for improvement. The preliminary plan would emphasize improved greenspace along Whitewater Avenue as well as improvements in the design of proposed buildings fronting Whitewater Ave. The current proposed building footprint should be reduced in the east-west direction in order to maximize greenspace (increase to 20' over the +/- 10' shown) and ensure the proposed plan shows plantings and perhaps construction of berms in this area to add to the aesthetic.

Stormwater: The lot does not currently include any accommodations for stormwater. Although not required by code, Mr. Nead has committed to creating a stormwater feature to improve stormwater quality coming off the site. This feature will be placed in the southeast corner of the property where all water naturally drains before entering a ditch along Whitewater Ave / US 12. The plantings in this feature will also add to the aesthetic.

Greenspace: Requirements for greenspace within the building code are intended to preserve aesthetics provided by vegetation on building sites. The code requires a

minimum greenspace of 20% for C3 zoning. The site currently includes 5% greenspace, as proposed will accommodate about 7% greenspace, perhaps slightly more if the frontage area is enlarged..

Fire Access: Captain Gerondale with FAFD reviewed the preliminary plan and believes fire access can be maintained as needed on the site around all new buildings. A final plan will confirm this.

Attachments:
Original Submittal

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