

**PLANNING COMMISSION MINUTES
CITY OF FORT ATKINSON
JUNE 14, 2016
967th 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, Gehred, Greenhalgh, Highfield, Zastrow and City Manager Matt Trebatoski. Also present: City Attorney Chris Rogers.

Excused absence: City Engineer Selle.

APPROVE MINUTES OF MAY 24, 2016 PLANNING COMMISSION MEETING.

Cm. Greenhalgh motioned, seconded by Cm. Gehred to approve the minutes of the May 24, 2016 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE REQUEST TO REZONE 311 WILSON AVENUE FROM C-4 (RESTRICTED COMMERCIAL DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL), AND PRELIMINARY CERTIFIED SURVEY MAP CREATING THREE RESIDENTIAL LOTS.

Chairman Trebatoski presented the request to the Commission.

This is the former Redi-Serve Foods facility. City staff has reviewed the request, and R-1 would be the preferred use, as that is the surrounding zoning; it also fits within the City's Comprehensive Master Plan. Mr. Bladorn will be installing utility laterals and sidewalk prior to the planned road work being done on Wilson Avenue. Approval of this request should be contingent on a Developer's Agreement being executed outlining the improvements to be put in, the Final Certified Survey Map being approved and recorded, and a public hearing being held by the City Council on the rezoning request.

Mr. Bladorn asked if he would be required to place sidewalk along the Janette Street side of the property. Chairman Trebatoski indicated that is something that will be worked out during negotiations of the Developer's Agreement between Mr. Bladorn and the City Council.

Cm. Zastrow made a motion to approve the request to rezone 311 Wilson Avenue from C-4 (restricted commercial district) to R-1 (single family residential), and to approve the preliminary Certified Survey Map creating three residential lots. Motion seconded by Cm. Frame and carried.

REVIEW AND APPROVE REQUEST TO REZONE PROPERTY ON SCHWEMMER LANE FROM A-1 (EXCLUSIVE AGRICULTURAL) TO A-3 (AGRICULTURAL/RURAL RESIDENTIAL) (EXTRA-TERRITORIAL).

Chairman Trebatoski presented the request to the Commission and said for items such as this that are within three miles of the City limits, we are given an opportunity to review the request to see if it fits with the City's Master Plan. The proposal would fit in with our Plan.

Cm. Gehred said she would like us to be respectful of productive farmlands. The Surveyor in attendance indicated approximately 86 acres will remain as exclusive agricultural.

Cm. Zastrow made a motion to approve the request to rezone property on Schwemmer Lane from A-1 (exclusive agricultural) to A-3 (agricultural/rural residential) (extra-territorial). Motion seconded by Cm. Frame and carried on a 5-1 voice vote with Cm. Gehred voting against the motion.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR OAKDALE FARMS TO OPERATE IN PARKING LOT AT ACE HARDWARE, 10 MADISON AVENUE.

Chairman Trebatoski said City staff has reviewed this request. The applicant has the permission of the property owner to operate their produce stand on their property. The appropriate license fee has been paid by applicant.

Cm. Frame made a motion to approve mobile merchant license for Oakdale Farms to operate a produce stand in the parking lot at Ace Hardware, 10 Madison Avenue. Motion seconded by Cm. Gehred and carried.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR TNT FIREWORKS TO OPERATE IN THE PARKING LOT AT PICK-N-SAVE, 1505 MADISON AVENUE.

Chairman Trebatoski said City staff has reviewed this request. The applicant has the permission of the property owner to operate a fireworks stand on their property. The appropriate license fee has been paid by applicant.

It was also indicated the sales will be limited to items such as sparklers, fountain cones, snakes, and other items allowed to be sold according to WI State Statutes Sec. 167.10. If they are found to be selling products not allowed in said Statutes, it would cause to have their license immediately revoked and business closed. It was also indicated that the items being sold will be inspected by the Police and/or Fire Department.

Cm. Greenhalgh made a motion to approve mobile merchant license for TNT Fireworks to operate a fireworks stand in the parking lot at Pick-N-Save, 1505 Madison Avenue. Motion seconded by Cm. Frame and carried.

ADJOURNMENT

Cm. Frame moved, Cm. Zastrow seconded the motion to adjourn the Planning Commission meeting at 4:10 pm. Motion carried.

Respectfully submitted,

Leila Carl
Acting Secretary