



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JUNE 11, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Engineer Selle called the meeting to order at 4:00 pm.

2. Roll call

Present: Commission members Shull, Kessenich, Highfield, Councilman Schultz, Engineer Selle.
Also present: Public Relations Executive Assistant, Building/Zoning Administrator and City Attorney. Absent: Commission member Hough, Manager Houseman.

3. New Business

*a. Review and possible action relating to the **minutes of the May 14, 2024 regular Plan Commission meeting***

Cm. Kessnick moved, seconded by Cm Schull to approve the minutes of the May 14, 2024 Plan Commission meeting. Motion carried.

*b. **Public Hearing** relating to a Zoning Map Amendment to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)*

Building/Zoning Administrator Draeger presented the proposed Zoning Map Amendment.

The proposed rezoning is requested for the existing parcel located at 1233 Janesville Ave. The property is currently Zoned LI- Light Industrial, and the applicant is seeking to rezone to UMU - Urban Mixed Use to provide for greater flexibility in the permitted uses on the site. The building is primarily vacant, and the applicant is struggling to find tenants appropriate for the current zoning. The applicant has expressed that over the last several years all interested parties and their uses would not be permitted given the property's current zoning.

The rezoning to UMU would allow for a wider range of permitted uses, such as Indoor Sales, Commercial Kitchen, Apartments, Restaurants, and a Mixed-Use building while retaining the ability to have Offices and a Physical Activity Studio, which are the most

recent uses. According to the applicant, these uses will increase the likelihood of utilizing the building's large space. The Urban Mixed Use Zoning District is intended to permit areas, generally on established commercial corridors, that are or are planning to become mixed-use in character. This district is intended to provide for a variety of employment, retail, and community service opportunities while allowing some residential uses at an approximate density of up to 36 dwelling units per acre. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.

The City's Comprehensive Plan has an inconsistency in two of its maps. The Future Land Use Map identifies the property as Light Industrial/Business Park. However, the Janesville Ave Business District Planning Area, figure 2.18, shows this property as a Community Commercial, for which the city's UMU Zoning would be appropriate.

Engineer Selle opened the public hearing with no members of the public commenting on the Zoning Map Amendment. Selle closed the public hearing.

- c. *Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)*

Councilmember Schultz asked Andrew Logan, the applicant, if the zoning change was an effort to attract buyers or if he had someone lined up. Applicant Logan stated it is a little of both due to applying for financing to do improvements to the building including sprinklers and facade changes. He stated there are several businesses he is considering for the building. He stated he wants to have the most uses as possible.

Schultz asked about trees on the property as well as the overgrown landscape. The applicant stated he plans to improve the landscape and trees on the property.

Kessenich asked if the drawings submitted to the Commission were final. The applicant stated they would be finalized with another submission.

Draeger said any changes to the facade or landscaping would go through the Site Plan Review process.

City staff recommends the Plan Commission recommend the Rezoning from LI to UMU to the City Council; subject to the following conditions:

- Site Plan review and approval by the Plan Commission for New Signage and Exterior Alterations.
- Any other recommendations of the Plan Commission

Kessenich moved, seconded by Highfield to approve the Zoning Map Amendment for the property located at 1233 Janesville Ave. Motion carried.

4. Adjournment

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 4:15 pm.