



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, JULY 28, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Chairperson Manager Houseman called the meeting to order at 4:00 pm.

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Commissioners Ciccarelli and Shull, and Council Representative Huckabee. Also present: City Clerk/Treasurer, Deputy Clerk, Director of Neighborhood and Building Services, and City Attorney.

Absent: Commissioner Schultz

3. New Business

a. Review and possible action relating to the minutes of the July 14, 2026, Plan Commission meeting (Ebbert, Clerk/Treasurer/Finance Director)

Huckabee moved, seconded by Ciccarelli, to approve the minutes of the July 14, 2026 Plan Commission meeting. The motion carried, 4-0.

b. Public Hearing relating to the creation of Tax Incremental District (TID) No. 12 (Houseman, City Manager)

Chairperson Manager Houseman presented the proposal to create a new Tax Incremental District (TID) No. 12 in the area surrounding Main Street, Madison Avenue, West Sherman Avenue, and Riverside Drive, some of the former TID 7 lands, and the tail to the west is . The proposed district is located within the City's boundaries and is intended to support redevelopment and improvements in the area. The project plan, maps, and public notices have been provided for review by the Plan Commission and the public. TID No. 12 is proposed to be designated as a blight elimination district based on the condition and classification of the properties included within its boundaries. This does not mean that all the properties are blighted, but the designation extends the life of the TID from 20 to 27 years and extends the expenditure period from 15 to 20 years.

Public Hearing opened at 4:13 p.m.

Bill Camplin, 18 S Water Street W; inquired to if there would be any remediation problems within the TID. Manager Houseman responded that there are no environmental remediation plans included in the project plans.

After three calls and no comments, the public hearing was closed at 4:14 p.m.

c. **Public Hearing** relating to the creation of ***Tax Incremental District (TID) No. 13***
(Houseman, City Manager)

Chairperson Manager Houseman presented the proposal to create Tax Incremental District (TID) No. 13, encompassing approximately 80 parcels and 18 acres near Main Street, Water Street, Milwaukee Avenue, and Third Street. The district is proposed to be designated as blighted with a current estimated fair market value of \$23,045,300. If approved, taxes generated from the existing property value will continue to go to the taxing jurisdictions, while taxes from future increases in property value will be used to fund redevelopment, infrastructure, and public improvement projects within the district. Planned projects include street and intersection improvements, utility upgrades, parking lot reconstruction, park and trail enhancements, stormwater improvements, development incentives, and other public infrastructure investments. Public review of the proposal has included notices to taxing jurisdictions, newspaper publications, and an initial Joint Review Board meeting held on July 27, 2026.

Public Hearing opened at 4:18 p.m.

Greg Misfeldt, 117 Milwaukee Ave W, inquired why the Hoard Building was not included. Manager Houseman responded that when they were designing the boundary, there was not anticipated development in that area. Additionally, the TID could be amended to include a parcel on the the boundary of the TID if a project would become available in the future.

After three calls and no comments, the public hearing was closed at 4:20 p.m.

d. **Public hearing** on a request for a ***Zoning Map Amendment*** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)

Director Draeger presented the request from Pelton Builders to rezone the property from RH-35 to MRH-30 and obtain a Conditional Use Permit for a group development consisting of seven multifamily buildings with a total of 112 apartment units built in two phases. The development is proposed on farmland at the southern edge of Fort Atkinson near the Klement Business Park and Highway 26 Bypass, while retaining the existing single-family home on a newly created 0.9-acre parcel. Phase 1 includes four 16-unit buildings, a new access point, stormwater facilities, parking, and internal driveways, while Phase 2 adds three additional 16-unit buildings with parking and internal circulation. The proposal is consistent with the City's Comprehensive Plan designation of Planned Mixed Use, and staff is reviewing the rezoning and Conditional Use Permit, with the site plan to be considered

separately.

Public Hearing opened at 4:25 p.m.

Jane Mays, N1657 Groeler Rd, stated that she has a 66-foot easement through this piece of property that will landlock her Ag property and another farmer's land. She was not notified by the city, only by the developer.

Nancy Ahmaher, W7933 Perry Rd., stated that her family farm is south of Spacesaver. They were not notified, and only saw the notification in the paper. If the easement is to change in a major way it will not allow the farm to operate as it stands. They would like to be considered as the project moves forward.

Manager Houseman stated that the City did encourage the developer to reach out to the property owners about the easement. The Certified Survey Map that would change the location of the easement would need to be approved by all the property owners. If the easement is not resolved to the satisfaction of the property owners, then the project would not move forward.

Kim Cheney, Chairperson, Town of Koshkonong, stated to the town residents that she is happy to support them in what they need to come to a resolution with the City. She questioned whether there are utilities already coming to the commercial business. Manager Houseman stated yes, there are City utilities - water and sewer - that run through Janesville Avenue south to Commerce Parkway.

After three calls and no comments, the public hearing was closed at 4:30 p.m.

- e. **Public hearing on a request for a *Conditional Use Permit for group development of multiple principal buildings on one parcel located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)***
Public Hearing opened at 4:31 p.m.

After three calls and no comments, the public hearing was closed at 4:31 p.m.

- f. ***Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)***
Ciccarelli questioned whether or not there was a plan for the E. Robert Street parcels in the TID. Manager Houseman clarified that there are no plans for those properties. Any projects that would happen within the TID would have to be in concert with the City's comprehensive plan and Zoning.

Huckabee asked if the HWY 106 portion of the TID was to cover the City's portion of the HWY 106 project when it takes place. Manager Houseman stated that the HWY 106 project is a Wisconsin Department of Transportation project, and that the funding would

be 80% State and 20% City. The TID plan is not for the HWY 106 road work, but for bike and pedestrian paths, since those costs may not be covered by the WI DOT project in 2032.

Ciccarelli moved, seconded by Huckabee, to recommend that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carries 5-0.

- g. Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*

Huckabee moved, Shull seconded to recommend that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carries, 5-0.

- h. Review and possible recommendation to the City Council on a request for a **Zoning Map Amendment** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger stated that any changes to the easement would need to be approved by the property owners. This request is only for the Zoning Map Amendment, which is in line with the City's Comprehensive Plan.

Manager Houseman explained this is only a recommendation to the City Council. The City Council will perform three readings at three different City Council meetings. The Plan Commission recommendation does not obligate the City Council to approve the zoning.

Huckabee moved, seconded by Ciccarelli to recommend the City Council review and approve the Zoning Map Amendment for the property located at 1911 Janesville Avenue from RH-35 to MRH-30. The motion carried, 5-0.

- i. Update on previously approved projects (Houseman)*

Manager Houseman shared that the Joint Review Board met yesterday and did final approval on TID 11 and the final approval on the amendment to TID 9.

4. Adjournment

Huckabee moved, seconded by Ciccarelli to adjourn. The motion carried 5-0, and the meeting adjourned at 4:42 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk