



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

**CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
TUESDAY, MARCH 4, 2025 – 7:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

President Lescohier called the meeting to order at 7:00 pm.

2. Roll call

Present: Cm. Becker, Cm. Jaeckel, Cm. Johnson, and President Lescohier. Also present: City Manager, City Attorney, Building Inspector, Public Works Superintendent, Public Relations Executive Assistant and Fire Chief. Cm. Schultz was absent.

3. Public Hearings

None.

4. Public Comment

None.

5. Consent Agenda

Cm. Jaeckel moved, seconded by Cm. Becker to approve the Consent Agenda items 5.a through 5.j. as presented. Motion carried.

- a. Review and possible action relating to the **minutes of the February 17, 2025 Police and Fire Commission meeting** (Houseman, City Manager)*
moved, seconded by to approve the Consent Agenda as presented, items 5.a. through 5.j. Motion carried.
- b. Review and possible action relating to the **minutes of the February 20, 2025 City Council meeting** (Houseman, City Manager)*
- c. Review and possible action relating to the **minutes of the February 25, 2025 Plan Commission meeting** (Houseman, City Manager)*
- d. Review and possible action relating to the **minutes of the February 26, 2025 License Committee** (Houseman, City Manager)*
- e. Review and possible action relating to **Renewal Alcohol Beverage License Application for Fort Atkinson Lions Club, Class "B" Fermented Malt Beverage** (Houseman, City Manager)*

- f. Review and possible action relating to **Renewal Alcohol Beverage License Application** for Fort Atkinson Generals Baseball Team, Class "B" Fermented Malt Beverage (Houseman, City Manager)
- g. Review and possible action on a **Special Event: Generals Fort Atkinson Cruise Night: May 12, 2025, June 9, 2025, July 14, 2025, August 11, 2025 and September 8, 2025 from 5:30-8:30 pm at Jones Park** (Houseman, City Manager)
- h. Review and possible action on a **Special Event: American Legion Memorial Day Parade on May 26, 2025 from 10:30 am - 2:00 pm beginning at American Legion and ending at Evergreen Cemetery** (Houseman, City Manager)
- i. Review and possible action on a **Special Event: General's Baseball Fest June 19, 2025-June 22, 2025 at Jones Park** (Houseman, City Manager)
- j. Review and possible action relating to **Temporary Class "B" Retailer's License for St. Joseph's Catholic Church Knights of Columbus** for March 14, April 4, and April 18, 2025 (Houseman, City Manager)

6. Petitions, Requests, and Communications

- a. Review and possible action on a proclamation recognizing **Paul Christensen on his more than 40 years of service to the City of Fort Atkinson** (Houseman, City Manager)
Cm. Jaeckel moved, seconded Cm. Johnson by to approve the proclamation recognizing Paul Christensen on his more than 40 years of service to the City of Fort Atkinson and thank him for his service. Motion carried.
- b. Review and possible action relating to a **Resolution recognizing World Migratory Bird Day on Saturday, May 10, 2025** (Houseman, City Manager)
Manager Houseman stated that annually, since 2016, the City of Fort Atkinson has recognized the second Saturday in May as World Migratory Bird Day as part of the City's "Bird City" designation. The 2025 World Migratory Bird Day (WMBD) will be held on Saturday, May 10, 2025. This year, World Migratory Bird Day highlights seven simple actions everyone can take to create bird-friendly spaces where they live.

Cm. Becker moved, seconded by Cm. Johnson to approve the resolution recognizing World Migratory Bird Day on Saturday, May 10, 2025. Motion carried.

7. Resolutions and Ordinances

- a. Second and possible Third/Final Reading of a proposed Ordinance to amend the **Official Zoning Map** of the City of Fort Atkinson, Wisconsin, for the property known as Lot 1 (formerly Lot 61) located east of Fort Atkinson High School, south of Trilium Drive, and west of Banker Road in the City of Fort Atkinson from MRH-30, Multi-Family Residential-30, to PUD, Planned Unit Development District (Draeger, Building Inspector/Zoning Administrator)

Inspector Draeger offered the submission from the applicant, whom is looking to change the zoning classification of the property from MRH-30, MultiFamily Residential-30, to PUD, Planned Unit Development District. The intention is to use the MRH-30, Multi-family Residential District as the base zoning district when providing the flexibilities outlined in the approved General Development Plan and Specific Implementation Plan for the PUD Project. Approval of this rezoning will allow the development of this property in accordance with the Development Agreement with Intrepid Investments and is expected to add \$14 million dollars of taxable value to Tax Increment District (TID) #9.

President Lescohier asked if there had been any questions from the public since the last meeting.

Draeger indicated there had not been any comments.

Cm. Jaeckel commented that he is glad the project is moving forward.

Cm. Becker said this will be the first new apartment in 20 years and is happy to suspend the rules for the ordinance.

Cm. Jackel moved, seconded by Cm. Becker to suspend the rules and offer a third/final reading of this Ordinance. Motion passed 4-0

Cm. Jaeckel moved, seconded by Cm. Becker to adopt the ordinance changing the zoning of the subject property from MRH-30, Multi-Family Residential - 30, to PUD, Planned Unit Development District. Motion carried.

- b. *Second and possible Third/Final Reading of a proposed Ordinance to amend the **Official Zoning Map** of the City of Fort Atkinson, Wisconsin, for the property known as Lot 2 (formerly Lot 1) located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson from SR-2, Single-family Residential District, to MRM-12, Multi-Family Residential Medium - 12, with a PUD, Planned Unit Development (Draeger, Building Inspector/Zoning Administrator)*

Inspector Draeger stated the applicant is looking to change the zoning classification of the property from SR-2, Single Family Residential, to MRM-12, Multi-Family Residential Medium – 12, with a PUD, Planned Unit Development. Approval of this zoning change will allow the development of this parcel in accordance with the Development Agreement with Intrepid Investments, LLC. While an estimated value for this project has not been provided, it will add taxable value to Tax Increment District (TID) #9. Further, the sale of this parcel to the developer will result in \$144,000 in revenue for TID #9 (\$18,000 per unit, per the approved Development Agreement).

Cm. Becker moved, seconded by Cm. Jaeckel to suspend the rules and offer a third/final reading of this Ordinance. Motion passed 4-0

Cm. Jaeckel moved, seconded by Cm. Becker to adopt the ordinance changing the zoning of the subject property from SR-2 Single-Family Residential - 2, to MRM-12, Multi-Family Residential Medium - 12 with a PUD, Planned Unit Development. Motion carried.

8. Reports of Officers, Boards, and Committees

a. *City Manager's Report (Houseman, City Manager)*

No action taken.

9. Unfinished Business

None.

10. New Business

a. *Review and possible action relating to **Alcohol Beverage License Application** for Sahib Enterprises, LLC, 1220 Janesville Avenue #100 for the licensing period of March 5, 2025 through June 30, 2025 (Houseman, City Manager)*

Manager Houseman stated the gas station at 1220 Janesville Avenue has been operated as Sunny's Quick Mart by Jatinder Kaur at 1220 Janesville Avenue #100 as of March 6, 2024. On February 14, 2025 an Alcohol License Application was submitted by Sahib Enterprises for operation at 1220 Janesville Avenue #100.

The following information was provided.

- Confirmation of Legal Name (corporation, limited liability company, partnership)
- Trade or Business Name • Verification of Federal Identification Number
- Verification of Wisconsin Seller's Permit Number
- Background check on Agent/Applicant
- Letter from Sunny's Quick Mart stating they will surrender the "Class A" Intoxicating Liquor and Class "A" Fermented Malt Beverage license contingent upon approval of applicant Gurbachan Singh dba Sahib Enterprises, LLC for use at 1220 Janesville Avenue #100.

Cm. Jaeckel moved, seconded by Cm. Becker to approve the Alcohol License Application for Sahib Enterprises for the licensing period of March 5, 2025 to June 30, 2025 contingent upon all monies owed to the City are paid prior to license issuance by the City Clerk. Motion carried.

b. *Review and possible action relating to **Cigarette, Tobacco and Electronic Vaping Device Retail License Applications** for Sahib Enterprises, LLC, 1220 Janesville Avenue #100 for the licensing period of March 5, 2025 through June 30, 2025 (Houseman, City Manager)*

Manager Houseman stated the gas station at 1220 Janesville Avenue has been operated as Sunny's Quick Mart by Jatinder Kaur at 1220 Janesville Avenue #100 as of March 6, 2024. On February 14, 2025 a Cigarette and Tobacco License Application was submitted by Sahib Enterprises for operation at 1220 Janesville Avenue #100. The applications were submitted accurately.

Cm. Jaeckel moved, seconded by Cm. Johnson to approve the Cigarette and Tobacco Products Retail License Application for Sahib Enterprises for the licensing period of March 5, 2025 to June 30, 2025 contingent upon all monies owed to the City are paid prior to license issuance by the City Clerk. Motion carried.

- c. *Review and possible action relating to **Alcohol Beverage License Application** for Kings Operating WI LLC dba Pump N Shop, 303 S. Main Street for the licensing period of March 5, 2025 through June 30, 2025 (Houseman, City Manager)*

Manager Houseman discussed the gas station at 303 S. Main Street that has been operated as Handy Spot by Kuljit Paul Singh at 303 S. Main Street as of February 19, 2024. An Alcohol License Application was submitted by Kings Operating LLC for operation at 303 S. Main Street, dba Pump n Shop.

The following information was provided.

- Confirmation of Legal Name (corporation, limited liability company, partnership)
- Trade or Business Name
- Background check on Agent/Applicant
- Letter from Handy Spot stating they will surrender the Class "A" Fermented Malt Beverage license contingent upon approval of applicant Adnan Maqbool, Kings Operating WI LLC dba Pump N Shop for use at 303 S. Main Street.

The following items were provided to the Clerk on Monday, February 24th.

- Verification of Federal Identification Number
- Verification of Wisconsin Seller's Permit Number
- Copy of the lease for the property identifying the dates coincide with the licensing period

Cm. Jaeckel moved, seconded by Cm. Becker to approve the Alcohol License Application for Kings Operating WI LLC dba Pump N Shop for the licensing period of March 5, 2025 to June 30, 2025 contingent upon all monies owed to the City are paid prior to license issuance by the City Clerk and providing items noted in the Staff report. Motion carried.

- d. *Review and possible action relating to **Cigarette, Tobacco and Electronic Vaping Device Retail License Applications** for Kings Operating WI LLC dba Pump N Shop, 303 S. Main Street for the licensing period of March 5, 2025 through June 30, 2025 (Houseman, City Manager)*

Manager Houseman discussed that the gas station at 303 S. Main Street has been operated as Handy Spot by Kuljit Paul Singh at 303 S. Main Street as of February 19, 2024. A Cigarette and Tobacco Application was submitted by Kings Operating LLC for operation at 303 S. Main Street, dba Pump n Shop. The application was submitted accurately, no other information is needed.

Cm. Jaeckel moved, seconded by Cm. Johnson to approve the Cigarette and Tobacco Products Retail License Application for Kings Operating WI LLC dba Pump n Shop for the licensing period of March 5, 2025 to June 30, 2025 contingent upon all monies owed to

the City are paid prior to license issuance by the City Clerk and upon providing items noted in the Staff report. Motion carried.

11. Miscellaneous

None.

12. Claims, Appropriations and Contract Payments

- a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Houseman, City Manager)*

Cm Becker moved, seconded by Cm. Johnson to approve the list of Verified Claims and authorize payment. Motion carried 4-0

13. Adjournment

Cm Becker moved, seconded by Cm. Johnson, to adjourn. Meeting adjourned at 7:34 p.m.

Respectfully submitted

Sarah Weihert

Public Relations Executive Assistant