



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, JULY 15, 2025 – 7:00 PM  
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/86483953124?pwd=Nd8wSXu2lT3DtD9oWOTwibQWQglO0w.1>

Meeting ID: 864 8395 3124

Passcode: 53538

Dial by Location

+1 312 626 6799

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**AGENDA**

- 1. Call meeting to order**
- 2. Roll call**
- 3. Public Hearings**
  - a. Public Hearing relating the adoption of the **Jefferson County Hazard Mitigation Plan** in the City of Fort Atkinson. (Peterson, Fire Chief)
- 4. Public Comment:** *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*
- 5. Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*
  - a. Review and possible action relating to the **minutes of the July 1, 2025 City Council**

**meeting** (Ebbert, Clerk/Treasurer/Finance Director)

- b. Review and possible action relating to the **minutes of the July 8, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- c. Review and possible action relating to **building, plumbing, and electrical permit report for June 2025** (Draeger, Director of Neighborhood and Building Services)
- d. Review and possible action relating to the City Clerk-issued **License and Permit Report for June** (Ebbert, Clerk/Treasurer/Finance Director)
- e. Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements** as of June 30, 2025 (Ebbert, Clerk/Treasurer/Finance Director)

## **6. Petitions, Requests, and Communications**

## **7. Resolutions and Ordinances**

- a. Review and possible action on a Resolution adopting the **Jefferson County Hazard Mitigation Plan** (Peterson, Fire Chief)
- b. Third reading and possible adoption of a proposed Ordinance amending Section 2-53 of the City of Fort Atkinson Code of General Ordinances relating to the **Order of Business for City Council meetings** (Houseman, City Manager)
- c. First reading of an ordinance to amend Section 34-2 of the City of Fort Atkinson Code of General Ordinances relating to **Fire Inspection Records and Reporting** (Peterson, Fire Chief)
- d. First reading of an ordinance to create Section 18-82 of the City of Fort Atkinson Code of General Ordinances relating to **Certificates of Occupancy for Changes of Use** (Draeger, Director of Neighborhood and Building Services)
- e. First reading of an ordinance to create Section 1-16 and amend various other sections of the City of Fort Atkinson Code of General Ordinances relating to **Fees for Procedures, Reinspections, and Permits** (Draeger, Director of Neighborhood and Building Services)

## **8. Reports of Officers, Boards, and Committees**

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

## **9. Unfinished Business**

- a. Review and possible action relating to updated invoices from WE Energies for **gas and electric installations at Ridge View Estates** (Houseman, City Manager)
- b. Review and possible action relating to the **Final Plat for Ridge View Estates Phase 1** (Draeger, Director of Neighborhood and Building Services)

## **10. New Business**



- a. Review and possible action on the **sewage pumps emergency repair at the Police Department** (Bump, Police Chief)

#### **11. 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 (Ebbert, Clerk/Treasurer/Finance Director)

#### **12. Miscellaneous**

- a. The City Council will adjourn into closed session pursuant to State Stat. §19.85(1)(e) **to conduct other specified business**, where competitive or bargaining reasons require a closed session [City Fire/EMS Agreements with Town Partners] (Houseman, City Manager)

#### **13. Adjournment**

*Date Posted: July 11, 2025*

*CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce*

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**CITY COUNCIL MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, JULY 1, 2025 – 7:00 PM  
CITY HALL – SECOND FLOOR**

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**MINUTES**

**1. Call meeting to order**

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

**2. Roll call**

Present: Council representatives Huckabee, Johnson, Lescohier, Schultz and President Jaeckel.  
Also present: City Manager, City Clerk/Treasurer/Finance Director, Director of Public Works, Neighborhood Services Director, City Attorney, Park & Recreation Director and Fire Chief.

**3. Public Hearings**

None.

**4. Public Comment**

Robert Bell, N1729 S Main Street - Spoke in support of the Pledge of Allegiance being added to the City Council Agenda.

Christopher Minor, 525 Jackson Street - Supports the Pledge of Allegiance but does not feel it belongs on the City Council Agenda.

John Callan, 522 Robert Street - Spoke on the Pledge of Allegiance being added to the City Council Agenda. He referenced comments from the Ordinance Committee.

John Hausz, 104 Jefferson Street - Spoke on invasive species in wetlands and referenced an article years prior in the Daily Union. He referenced reciting the Pledge of Allegiance during City Council meetings.

Bill Camplin, 18 S. Water Street W - Spoke on the Pledge of Allegiance as a former Council member and does feel it should be added to the City Council Agenda.

David Frigo, 409 Milo Street - Spoke in support of the Pledge of Allegiance being added to the City Council Agenda.

Laurie Wohlgemuth, 307 E Milwaukee Avenue - Spoke in support of the Pledge of Allegiance

being added to the City Council Agenda.

## 5. Consent Agenda

Lescohier moved, seconded by Johnson to approve the Consent Agenda items 5.a through 5.c. as presented. Motion carried.

- a. *Review and possible action relating to the **minutes of the June 17, 2025 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- b. *Review and possible action relating to the **minutes of the June 19, 2025 Board of Review meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- c. *Review and possible action relating to the **minutes of the June 24, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

## 6. Petitions, Requests, and Communications

- a. *Review and possible action relating to proclamation recognizing **July as Parks and Recreation Month** in the City of Fort Atkinson (Houseman, City Manager)*  
Huckabee moved, seconded by Schultz to approve the Proclamation recognizing July as Parks and Recreation Month in the City of Fort Atkinson. Motion carried.
- b. *Presentation relating to the City of Fort Atkinson's Lead Service Line Replacement Program (Navin, Director of Public Works)*  
Director Navin provided a presentation on lead service replacement program. Updates will be on further agendas on available on the City's website. No action was taken.

## 7. Resolutions and Ordinances

- a. *Second reading of a proposed Ordinance amending Section 2-53 of the City of Fort Atkinson Code of General Ordinances relating to the **Order of Business for City Council meetings** (Houseman, City Manager)*  
Manager Houseman stated this is the second reading to amend the Ordinance as several members of the City Council requested to review an amendment to Section 2-53 of the City's code of general ordinances relating to the Order of Business for City Council meetings to include the Pledge of Allegiance.

President Jaeckel stated if the Pledge of Allegiance is included on future City Council Agendas; it will not be forced but an option for attendees to recite it.

Johnson thanked those in attendance and had no intention of commanding others to recite it if it were to be included on City Council Agendas.

Schultz shared respect for those who recite, but is opposed to having it on a City Council Agenda, as it would appear a requirement to recite.

Lescohier proposed an amendment to the amendment of the Ordinance creating public comment for items on agendas and a later public comment period allowing comments for items not included on an agenda.

Lescohier moved, seconded by Huckabee to propose an amendment to the proposed Ordinance and amend agenda item #6 Public Comment to be for items related to Council agenda items and adding another Public Comment period after New Business for items not included on the Agenda. Motion carried, Johnson opposed.

President Jaeckel stated that Jefferson County added this item to their Agenda for efficiency and for respect of those in attendance for agenda items, specifically speakers or consultants.

Huckabee moved, seconded by Johnson to direct the City Manager to prepare the ordinance for a third and final reading at the meeting on July 15, 2025. Motion carried Lescohier and Schultz opposed.

- b. *Second and possible third/final reading of an Ordinance relating to a Zoning Map Amendment to change the zoning district for a portion of the properties located west of Banker Road and east of Fort Atkinson High School (parcel number 226-0614-3322-000), from Single Family Residential (SR-2) to Multi-Family Residential (MRM-12), Single Family Residential (SR-5), and Conservancy (CON) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger stated this request is for a Zoning Map Amendment for a portion of the parcel located West of Banker Road and East of Fort Atkinson High School. This amendment would change the zoning designation from Single-Family Residential (SR-2) to Multi-Family Residential (MRM-12), Single-Family Residential (SR-5) and Conservancy (CON). The requested change aims to support future development in the area and the planned storm water management areas. This proposed zoning map amendment is related to the approval process for the Preliminary Plat Review of Ridge View Estates, which was reviewed and recommended to the City Council for approval by the Plan Commission on May 13, 2025. While the Preliminary Plat establishes individual parcels, this Zoning Map Amendment determines their zoning classifications. Upon final approval of both the Preliminary Plat and the Zoning Map Amendment, the parcels will be available to be sold to Intrepid Investment per the Development Agreement approved by the City Council for \$18,000 per residential unit.

Huckabee moved, seconded by Schultz to suspend the rules and offer a third/final reading of this Ordinance. Motion carried.

Lescohier moved, seconded by Huckabee to adopt the ordinance relating to a Zoning Map Amendment to change the zoning district for a portion of the properties located west of Banker Road and east of Fort Atkinson High School from Single Family Residential (SR-2) to Multi-Family Residential (MRM-12), Single Family Residential (SR-5), and Conservancy (CON). Motion carried.

- c. *Second and possible third/final reading of an Ordinance relating to a Zoning Map Amendment to change the zoning district for the properties located at **1349, 1347 and 1345 Marigold Dr.** (parcel numbers 226-0614-3322-002, 226-0614-3322-003, 226-0614-3322-004), from Single Family Residential (SR-2) to Single Family Residential (SR-5) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented the Zoning Map Amendment proposes to change the zoning classification of the properties located at 1349, 1347 and 1345 Marigold Dr., from Single Family Residential (SR-2) to Single-Family Residential (SR-5). A zoning change is being requested to accommodate the future development of the parcels with single-family dwellings per the approved Development Agreement between the City of Fort Atkinson and Intrepid Investments in the Ridge View Estates Subdivision. This proposed zoning map amendment is related to the Certified Survey Map Review which included Lots 3-5 which was reviewed and recommended for approval by the Plan Commission on February 11, 2025. While the CSM established the individual parcels, this Zoning Map Amendment determines their zoning classifications. Final approval of the Zoning Map Amendment will permit the sale and development of the individual lots under the new SR-5 zoning classification.

Huckabee moved, seconded by Johnson to suspend the rules and offer a third/final reading of this Ordinance. Motion carried.

Schultz moved, seconded by Lescohier to adopt the ordinance relating to a Zoning Map Amendment to change the zoning district for the properties located at 1349, 1347 and 1345 Marigold Dr. (parcel numbers 226-0614-3322-002, 226-0614-3322-003, 226-0614-3322-004), from Single Family Residential (SR-2) to Single Family Residential (SR-5). Motion carried.

## **8. Reports of Officers, Boards, and Committees**

- a. *City Manager's Report (Houseman, City Manager)*  
No action was taken.

## **9. Unfinished Business**

None.

## **10. New Business**

- a. *Review and possible action relating to Amendment No. 1 to the contract between the City of Fort Atkinson and MSA for the South Main Street Bike/Ped Path and Road Rehabilitation project (Navin, Director of Public Works)*

Director Navin updated that the City of Fort Atkinson awarded the design contract for the South Main Street Pedestrian Path and Road Improvements Project to MSA on February 20, 2024 as shown in attachment 1. In the spring of 2025, staff requested MSA amend the

contract to include the cost to hold a Public Information Meeting to present the upcoming project and collect feedback from residents, as well as for MSA to bid the project out as shown in attachment 2. The total cost for this work totaled \$12,800. Associated fees for this work will be attributed to Fund 5, Roadway improvements, and that portion that can be attributed to the Water, Wastewater, and Stormwater Utilities.

Lescohier moved, seconded by Johnson to approve Amendment No. 1 to the South Main Street Pedestrian Path and Road Improvements Project with MSA at a cost not to exceed \$12,800. 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 (Ebbert, Clerk/Treasurer/Finance Director)*

Schultz moved, seconded by Huckabee to approve the list of Verified Claims as presented. Motion carried on a roll call vote.

#### **13. Adjournment**

Huckabee moved, seconded by Johnson to adjourned. Meeting adjourned at 8:12 pm.

Respectfully submitted

Michelle Ebbert

City Clerk/Treasurer/Finance Director



**PLAN COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, JULY 8, 2025 – 4:00 PM  
CITY HALL – SECOND FLOOR**

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**MINUTES**

**1. Call meeting to order**

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

**2. Roll call**

Present: Commissioners Kessenich, Shull, Ciccarelli, Director of Public Works Navin and Chairperson Manager Houseman. Also present: Director of Neighborhood Services, City Attorney and City Clerk/Treasurer/Finance Director.

Absent: Council Rep Schultz and Commissioner Hough.

**3. New Business**

**a. Review and possible action relating to the *minutes of the June 10, 2025 Plan Commission meeting* (Ebbert, Clerk/Treasurer/Finance Director)**

Ciccarelli moved, seconded by Kessenich to approve the minutes of the June 10, 2025 Plan Commission meeting. Motion carried.

**b. Review and possible action relating to the *minutes of the June 24, 2025 Plan Commission meeting* (Ebbert, Clerk/Treasurer/Finance Director)**

Kessenich moved, seconded by Ciccarelli to approve the minutes of the June 24, 2025 Plan Commission meeting. Motion carried.

**c. Review and possible action relating to a *Site Plan Review* for signage at Edward Jones, 403 Janesville Ave. (SPR-2025-22) (Draeger, Director of Neighborhood and Building Services)**

Director Draeger presented the submission from Edward Jones who has recently relocated to a new office located at 403 Janesville Avenue, in the building formerly occupied by Direct Business Media. As part of this relocation, the business is requesting approval for new signage at the site. The proposed signage includes the following elements:

- **Awning Sign:** To be installed on the existing awning on the west-facing façade of the building, fronting Janesville Avenue. The awning will display the Edward Jones logo and is proposed to measure 10 feet long and 15 inches tall.
- **Dual Post Sign:** To be located in front of the building, adjacent to Janesville Avenue. This freestanding sign will also feature the company's branding and is proposed to measure 3 feet 10 inches in width by 2 feet 8 inches in height.

- **Door Vinyl:** Proposed for the main entrance, this vinyl decal will include the company's logo and contact information. It is proposed to measure 1 foot 3 inches in width by 1 foot 4 1/2 inches in height. All signage is consistent with the company's corporate branding and is intended to improve visibility at the new location.

Kessenich moved, seconded by Shull to approve the Site Plan Review for signage at Edward Jones, 403 Janesville Avenue for an Awning sign and the requested Dual Post sign as proposed with no conditions. Motion carried.

d. *Review and possible action relating to a **Special Area Design Review** for signage at Two Twenty, 201 N. Main St. (SPR-2025-20) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented the new restaurant, Two Twenty, who is opening in the Creamery Building, previously occupied by Mr. Brews. The business is proposing two new Wall Signs, which will feature the restaurant's logo on an aluminum flange panel with push-through acrylic elements. Both signs are proposed to be 36 inches tall by 120 inches wide and will be internally illuminated with LED lighting for nighttime visibility. One wall sign is proposed to be on the North facade above the customer entry and the other high on the East facade to be visible from Main St. The proposed new Wall Signs are in the Downtown Historic Mixed Use District and therefore require a Certificate of Appropriateness from the Historic Preservation Committee and review and approval by the Plan Commission. In addition, Two Twenty plans to update the sign face of an existing pylon sign located on a separate parcel adjacent to the property. This parcel is outside the Downtown Historic Mixed Use district and, therefore, the pylon sign face replacement does not require Plan Commission review. The sign is a legal nonconforming use within the Downtown Periphery Mixed Use zoning district. The east/west facing pylon sign will include the restaurant's logo, services offered, and directional information regarding the adjacent parking lot. The updated panels will be made of polycarbonate with new double-sided print. The existing sign structure will remain unchanged. The Historic Preservation Committee reviewed this proposal at its June 10, 2025 meeting and was generally supportive of the proposed building signage. The Committee did note that lighting effectiveness may be impacted by building and parking lights from the adjacent McDonald's property. In addition, the Committee offered comments on the proposed replacement panels for the existing pylon sign. Concerns were raised regarding the legibility of some text, which was considered too small to read easily. The Committee recommended increasing the font size and experimenting with alternative color combinations for the background and text to improve visibility. Although replacement panels for the pylon sign are not subject to formal review, it is worth noting that the applicant proactively addressed the Committee's feedback by modifying the text size to enhance readability.

Ciccarelli suggested removing the words 'parking lot' for sake of customer confusion on locating Creamery 201 or uncertainty on where to park for businesses.

Kessenich moved, seconded by Ciccarelli to approve the Special Area Design Review for



signage at Two Twenty, 201 N. Main Street Wall Sign with these conditions: Require applicant to submit information on the depth of the proposed Wall Signs for City Staff review and approval. Motion carried.

e. *Update on previous Plan Commission approved projects (Houseman)*

Chairperson Manager Houseman provided the following updates:

An offer to purchase a lot on Grove/Maple Street was accepted today.

Closing is scheduled on lots 12 and 13 in the Klement Business Park for Friday, July 11th.

Kessenich asked for history on the Main Street sign ordinance that prohibits various signage in the downtown Main Street area.

**4. Adjournment**

Kessenich moved, seconded by Ciccarelli to adjourn. Meeting adjourned at 4:19 pm.

Respectfully submitted

Michelle Ebbert

City Clerk/Treasurer/Finance Director



# Permit Report

06/01/2025 - 06/30/2025

| Permit Date | Permit # | Permit Location | Owner Name | Permit Type | Permit Description | Estimated Project Cost | Total Fees |
|-------------|----------|-----------------|------------|-------------|--------------------|------------------------|------------|
|-------------|----------|-----------------|------------|-------------|--------------------|------------------------|------------|

## Group: Add/Alter Commercial

|           |       |                   |              |                      |                                                                                               |         |                 |
|-----------|-------|-------------------|--------------|----------------------|-----------------------------------------------------------------------------------------------|---------|-----------------|
| 6/12/2025 | 25434 | 1000 Madison Ave  | todd tesch   | Add/Alter Commercial | office in basement                                                                            | 8,000   | \$107.90        |
| 6/11/2025 | 25430 | 235 Hake St       | Jeff Jones   | Add/Alter Commercial | removed drywall on a wall 2 12' sheets of drywall                                             | 1,000   | \$100.00        |
| 6/3/2025  | 25409 | 611 E Sherman Ave | Greg Dempsey | Add/Alter Commercial | Renovation of current Sterile Processing Department to accommodate new sterilizing equipment. | 250,200 | \$350.00        |
|           |       |                   |              |                      |                                                                                               |         | <b>\$557.90</b> |

Group Total: 3

## Group: Commercial/ Industrial

|           |       |               |                          |                        |                           |           |                   |
|-----------|-------|---------------|--------------------------|------------------------|---------------------------|-----------|-------------------|
| 6/11/2025 | 25429 | 1357 Marigold | Intrepid Investments llc | Commercial/ Industrial | Phase 1 - 4 unit townhome | 1,300,000 | \$6,382.90        |
|           |       |               |                          |                        |                           |           | <b>\$6,382.90</b> |

Group Total: 1

## Group: Deck

|           |       |                |               |      |                   |        |                 |
|-----------|-------|----------------|---------------|------|-------------------|--------|-----------------|
| 6/25/2025 | 25467 | 8 Talcott Ave  | Ralph Fuller  | Deck | Deck Construction | 15,000 |                 |
| 6/25/2025 | 25466 | 1412 Endl Blvd | Renee Bernard | Deck | Deck Construction | 25,000 | \$185.50        |
|           |       |                |               |      |                   |        | <b>\$185.50</b> |

Group Total: 2

## Group: Demo/Raze

|          |       |                |             |           |                                   |   |                |
|----------|-------|----------------|-------------|-----------|-----------------------------------|---|----------------|
| 6/2/2025 | 25388 | 325 Lincoln St | Laura Woods | Demo/Raze | Take down garage from fire damage | 0 | \$50.00        |
|          |       |                |             |           |                                   |   | <b>\$50.00</b> |

Group Total: 1

## Group: detached garage

|           |       |                 |            |                 |                             |        |          |
|-----------|-------|-----------------|------------|-----------------|-----------------------------|--------|----------|
| 6/25/2025 | 25462 | 100 Harrison St | Jim Hansen | detached garage | Detached Accessory Building | 10,000 | \$195.00 |
|-----------|-------|-----------------|------------|-----------------|-----------------------------|--------|----------|

|  |  |  |  |  |  |  |                 |
|--|--|--|--|--|--|--|-----------------|
|  |  |  |  |  |  |  | <b>\$195.00</b> |
|--|--|--|--|--|--|--|-----------------|

**Group Total: 1**

**Group: Early Start**

|           |       |                     |                                    |             |                                                 |        |                |
|-----------|-------|---------------------|------------------------------------|-------------|-------------------------------------------------|--------|----------------|
| 6/20/2025 | 25448 | 1233 Janesville Ave | BADGERLAND AFTER SCHOOL ENRICHMENT | Early Start | Early Start Permit COMMERCIAL REMODEL - Phase 1 | 15,500 | \$75.00        |
|           |       |                     |                                    |             |                                                 |        | <b>\$75.00</b> |

**Group Total: 1**

**Group: Electrical**

|           |       |                     |                                            |            |                                                                    |         |                   |
|-----------|-------|---------------------|--------------------------------------------|------------|--------------------------------------------------------------------|---------|-------------------|
| 6/27/2025 | 25474 | 416 S High St       | Wendy Topel                                | Electrical | bathroom exhaust fan                                               | 600     | \$60.00           |
| 6/26/2025 | 25470 | 88 Monroe St        | BARRY RASUSSEN                             | Electrical | DETACHED SHED/GARAGE WIRING                                        | 2,900   | \$64.50           |
| 6/26/2025 | 25469 | 1642 Janesville Ave | GRIFFIN FORD                               | Electrical | 100 AMP CAR CHARGER                                                | 4,000   | \$60.00           |
| 6/26/2025 | 25468 | 430 Whitewater Ave  | Unknown                                    | Electrical | Knob and tube service and power to garage                          | 12,000  | \$195.00          |
| 6/23/2025 | 25453 | 817 N main St       | Ron Schneider                              | Electrical | Wire A/C split unit                                                | 690     | \$60.00           |
| 6/19/2025 | 25446 | 318 Monroe St       | MIKE FORESTER                              | Electrical | MISC Electrical Upgrades new servcie                               | 15,000  | \$150.00          |
| 6/18/2025 | 25443 | 709 Janette St      | Ruda Rentals LLC                           | Electrical | new electric service at duplex                                     | 5,700   | \$125.00          |
| 6/17/2025 | 25440 | 1314 Commonwealth   | Andy Sequin                                | Electrical | Misc. Electrical Improvements                                      | 2,000   | \$60.00           |
| 6/5/2025  | 25412 | 1515 Madison Ave    | Team Wireless                              | Electrical | Replace light fixtures, install receptacles according to blueprint | 5,000   | \$120.00          |
| 6/4/2025  | 25410 | 231 Hake St         | 7 in the Woods Properties LLC              | Electrical | Office A/C split unit                                              | 900     | \$60.00           |
| 6/3/2025  | 25397 | 1233 Janesville Ave | Badgerland After School Enrichment Program | Electrical | Remodel                                                            | 200,000 | \$1,061.75        |
|           |       |                     |                                            |            |                                                                    |         | <b>\$2,016.25</b> |

**Group Total: 11**

**Group: Fence**

|           |       |                      |                  |       |                                                                  |       |                 |
|-----------|-------|----------------------|------------------|-------|------------------------------------------------------------------|-------|-----------------|
| 6/27/2025 | 25478 | 504 W Cramer St      | Mark Brown       | Fence | Privacy Fence for patio and patio doors                          | 2,500 | \$60.00         |
| 6/9/2025  | 25421 | 701 Monroe St        | Alexander Garcia | Fence | 6' dogeared privacy fence - treated wood                         | 7,800 | \$60.00         |
| 6/6/2025  | 25416 | 1302 Commonwealth Dr | Michele Soellner | Fence | 6ft privacy - treated wood                                       | 4,000 | \$60.00         |
| 6/6/2025  | 25415 | 711 Mc Millen St     | Mark Macejkovic  | Fence | New Privacy Fence in Backyard                                    | 5,600 | \$60.00         |
| 6/3/2025  | 25398 | 825 Van Buren St     | Bruta Kipper     | Fence | 4' chainlink fence                                               | 4,120 | \$60.00         |
| 6/2/2025  | 25392 | 711 Mc Millen St     | Mark Macejkovic  | Fence | New 6' vinyl Fence                                               | 5,600 |                 |
| 6/2/2025  | 25390 | 338 Jackson St       | Daniel J Scullin | Fence | Lemke Fence installing shadowbox fence on East side of property. | 2,500 | \$60.00         |
|           |       |                      |                  |       |                                                                  |       | <b>\$360.00</b> |

**Group Total: 7**

**Group: HVAC**

|           |       |                         |                    |      |                                                                                            |        |                 |
|-----------|-------|-------------------------|--------------------|------|--------------------------------------------------------------------------------------------|--------|-----------------|
| 6/25/2025 | 25465 | 512 Shah Ave            | Paul Mans          | HVAC | Replace Existing Furnace and AC with New Models                                            | 14,513 | \$105.00        |
| 6/24/2025 | 25460 | 1209 Comanche Ct        | Michael Smith      | HVAC | Furnace & AC Replacement                                                                   | 24,154 | \$105.00        |
| 6/16/2025 | 25439 | 33 W Sherman Ave        | John & Jeanne Raub | HVAC | Replacement of two exisitng high effeciency gas furnaces and two central A/C units.        | 22,000 | \$175.00        |
| 6/2/2025  | 25387 | 1604 Commonwealth Dr #4 | Chris Douglas      | HVAC | Magic Pak HWC860-7-11-30P (HVAC combo unit) replacement - 60000 btu heating, 2 ton cooling | 8,895  | \$105.00        |
|           |       |                         |                    |      |                                                                                            |        | <b>\$490.00</b> |

**Group Total: 4**

**Group: Other**

|           |       |               |           |       |                                            |        |  |
|-----------|-------|---------------|-----------|-------|--------------------------------------------|--------|--|
| 6/21/2025 | 25452 | 220 N High St | Allen May | Other | Finish 713 sqft, add kitchen, bathroom and | 50,000 |  |
|-----------|-------|---------------|-----------|-------|--------------------------------------------|--------|--|

|           |       |                      |               |       |                                                                                                                            |       |                 |
|-----------|-------|----------------------|---------------|-------|----------------------------------------------------------------------------------------------------------------------------|-------|-----------------|
|           |       |                      |               |       | bedroom for living space                                                                                                   |       |                 |
| 6/20/2025 | 25449 | 1314 Commonwealth Dr | Andy Seguin   | Other | install interior drainage w/ sump                                                                                          | 3,391 | \$85.00         |
| 6/9/2025  | 25417 | 315 Hillcrest Dr     | Mara simonson | Other | reconfiguration to allow for an installation of a tub/ shower combination. Replacement of existing bath plumbing fixtures. | 9,000 | \$60.00         |
|           |       |                      |               |       |                                                                                                                            |       | <b>\$145.00</b> |

**Group Total: 3**

**Group: Plumbing**

|           |       |                   |                                      |          |                                                                                       |        |                 |
|-----------|-------|-------------------|--------------------------------------|----------|---------------------------------------------------------------------------------------|--------|-----------------|
| 6/28/2025 | 25479 | 512 Shah Ave      | Paul Mans                            | Plumbing | Water Heater Replacement                                                              | 3,973  | \$60.00         |
| 6/26/2025 | 25472 | 265 Heritage Dr   | Timm Mephram                         | Plumbing | Underfloor Plumbing for 265 only - underfloor only                                    | 2,500  | \$60.00         |
| 6/26/2025 | 25471 | 263 Heritage Dr   | Timm Mephram                         | Plumbing | Underfloor Plumbing on one side of duplex - not permitted for the rest of the project | 2,500  | \$60.00         |
| 6/23/2025 | 25455 | 1355 Trillium Dr  | American Construction Services, Inc. | Plumbing | outside sewer & water laterals (326' 6" water & 103' 8" sanitary)                     | 25,000 | \$235.00        |
| 6/20/2025 | 25450 | 1314 Commonwealth | Andy Seguin                          | Plumbing | install sump pump                                                                     | 1,584  | \$60.00         |
| 6/19/2025 | 25444 | 509 Nikki Ln      | Mike Rollert                         | Plumbing | Water Main Repair                                                                     | 4,500  | \$110.00        |
| 6/12/2025 | 25433 | 540 Jackson St    | John & Gayle McIntyre                | Plumbing | 1st floor, tub to pan conversion. Same size and location.                             | 1,042  | \$60.00         |
| 6/12/2025 | 25431 | 300 Madison Ave   | Christian Birsching                  | Plumbing | Replace shower and faucet                                                             | 2,500  | \$60.00         |
| 6/5/2025  | 25414 | 231 Hake St.      | Jeff Jones                           | Plumbing | Adding plumbing fixtures. Washing machine, slop sink, and tub.                        | 1,000  | \$60.00         |
| 6/3/2025  | 25393 | 225 Jackson St    | Jim Harrison                         | Plumbing | install sump pump                                                                     | 700    | \$60.00         |
|           |       |                   |                                      |          |                                                                                       |        | <b>\$825.00</b> |

Group Total: 10

Group: Pool/Hot Tub

|          |       |               |              |              |                               |        |                 |
|----------|-------|---------------|--------------|--------------|-------------------------------|--------|-----------------|
| 6/9/2025 | 25420 | 513 Wilcox St | Emery Poole  | Pool/Hot Tub | Above ground Pool in backyard | 500    | \$95.00         |
| 6/2/2025 | 25389 | 622 Talent Tr | Jim Courtier | Pool/Hot Tub | New Pool and Deck             | 20,000 | \$195.00        |
|          |       |               |              |              |                               |        | <b>\$290.00</b> |

Group Total: 2

Group: Private Driveway

|           |       |               |                        |                  |                    |       |                |
|-----------|-------|---------------|------------------------|------------------|--------------------|-------|----------------|
| 6/24/2025 | 25458 | 108 Linden St | Hugo Fentanes Barranca | Private Driveway | adding to driveway | 2,500 | \$50.00        |
|           |       |               |                        |                  |                    |       | <b>\$50.00</b> |

Group Total: 1

Group: Right of Way Opening Permit

|           |       |                                                                                   |              |                             |                                                                        |   |         |
|-----------|-------|-----------------------------------------------------------------------------------|--------------|-----------------------------|------------------------------------------------------------------------|---|---------|
| 6/30/2025 | 25481 | 100 E Blackhawk Dr to 1120 N Main ST                                              |              | Right of Way Opening Permit | To extend our facilities north along WI-89                             |   |         |
| 6/27/2025 | 25473 | 653 Cherokee Ln                                                                   |              | Right of Way Opening Permit | To directional bore conduit for replacement of existing coaxial cable. | 0 |         |
| 6/19/2025 | 25447 | Hilltop Trl; Orchard Ln to Arndt St                                               |              | Right of Way Opening Permit | Gas Main Replacement WR#5026974                                        | 0 |         |
| 6/11/2025 | 25426 | 624 Oak St. Fort Atkinson WI 53538                                                | Jesse Riedel | Right of Way Opening Permit | Adding concrete around building to drive on                            | 0 |         |
| 6/11/2025 | 25425 | 610 Coventry Circle                                                               | Dwayne Renz  | Right of Way Opening Permit | Replacing driveway and city cutter                                     | 0 | \$50.00 |
| 6/10/2025 | 25424 | North ROW of Hackbarth Rd to East ROW of Janesville Ave to South ROW of Farmco Ln |              | Right of Way Opening Permit | UG CATV Installation                                                   | 0 | \$50.00 |
| 6/10/2025 | 25423 | West ROW of S Main St / to 50' North of Radloff St / to 150' S of Radloff St      |              | Right of Way Opening Permit | UG CATV Installation                                                   | 0 | \$50.00 |
| 6/10/2025 | 25422 | North ROW of Bark River Dr /                                                      |              | Right of Way Opening Permit | UG CATV Installation                                                   | 0 | \$50.00 |

|          |       |                                                                         |                               |                                |                                                       |   |                 |
|----------|-------|-------------------------------------------------------------------------|-------------------------------|--------------------------------|-------------------------------------------------------|---|-----------------|
|          |       | and 100' North<br>on East St /<br>and 50' North<br>on Whitewater<br>Ave |                               |                                |                                                       |   |                 |
| 6/9/2025 | 25418 | 12 ELM ST                                                               |                               | Right of Way<br>Opening Permit | GAS SERVICE<br>RELOCATE<br>WR#5093961                 | 0 | \$50.00         |
| 6/3/2025 | 25405 | HAWTHORNE<br>DR & CAMPUS<br>DR                                          | City of Fort<br>Atkinson      | Right of Way<br>Opening Permit | FACILITY<br>RELOCATE<br>HIGHWAY<br>WR#5085761         | 0 | \$50.00         |
| 6/3/2025 | 25401 | 263/265<br>HERITAGE DR.                                                 | T MEPHAM<br>PROPERTIES<br>LLC | Right of Way<br>Opening Permit | INSTALL NEW<br>LONG SIDE GAS<br>SERVICE<br>WR#5107113 | 0 | \$50.00         |
|          |       |                                                                         |                               |                                |                                                       |   | <b>\$350.00</b> |

**Group Total: 11**

**Group: Roofing/Siding**

|           |       |                          |                     |                |                                                                                    |        |         |
|-----------|-------|--------------------------|---------------------|----------------|------------------------------------------------------------------------------------|--------|---------|
| 6/27/2025 | 25476 | 82 Lucile St             | Steven Steele       | Roofing/Siding | Tear off and re-<br>roof of home-<br>Tear off siding<br>and re-side of<br>home     | 31,400 | \$60.00 |
| 6/27/2025 | 25475 | 19 Wilson Ave            | Fernando<br>Garcia  | Roofing/Siding | Tear off and re-<br>roof of home -<br>Install new<br>gutters and<br>downspouts     | 14,000 | \$60.00 |
| 6/25/2025 | 25464 | 628 Grant St             | PAMELA<br>BAIRD     | Roofing/Siding | REMOVAL OF<br>EXISTING<br>SHINGLES AND<br>REPLACE W/ NEW<br>FIBERGLASS<br>SHINGLES | 35,656 | \$60.00 |
| 6/24/2025 | 25457 | 1230 Orchard<br>Ln       | Art Foelker         | Roofing/Siding | One layer tear-off<br>and install                                                  | 10,000 |         |
| 6/23/2025 | 25454 | 209 E Highland<br>Ave    | Amy Larson          | Roofing/Siding | Roof Replacement                                                                   | 25,000 | \$60.00 |
| 6/20/2025 | 25451 | 408 S High St            | Jeffrey<br>Leggions | Roofing/Siding | Remove and<br>replace<br>roof/siding/gutters                                       | 40,000 |         |
| 6/19/2025 | 25445 | 923<br>Whitewater<br>Ave | Bryan Louko         | Roofing/Siding | Residential roof<br>tear off and<br>replacement and<br>siding<br>replacement       | 49,962 | \$60.00 |

|           |       |                   |                       |                |                                                                                                                     |        |         |
|-----------|-------|-------------------|-----------------------|----------------|---------------------------------------------------------------------------------------------------------------------|--------|---------|
| 6/18/2025 | 25442 | 524 Brighton Way  | Bill & Connie Roloff  | Roofing/Siding | Re roof of house and shed.                                                                                          | 18,250 | \$60.00 |
| 6/13/2025 | 25436 | 216 Council St    | Andrew Bade           | Roofing/Siding | Roof + Gutter Replacement                                                                                           | 12,000 | \$60.00 |
| 6/13/2025 | 25435 |                   | Joseph Merkt          | Roofing/Siding | Tear-off/re-side                                                                                                    | 30,814 |         |
| 6/12/2025 | 25432 | 411 Heth St       | Malinda Joyce Hachtel | Roofing/Siding | Remove and replace asphalt shingles and siding in accordance with the building code.                                | 9,289  | \$60.00 |
| 6/11/2025 | 25428 | 319 Highland Ave  | Sarah Arnold          | Roofing/Siding | Roof Replacement                                                                                                    | 18,405 | \$60.00 |
| 6/11/2025 | 25427 | 1419 Jamesway     | Elaine Johnson        | Roofing/Siding | Re-roof                                                                                                             | 15,000 | \$60.00 |
| 6/9/2025  | 25419 | 334 Jackson St    | Steven Holston        | Roofing/Siding | Roof Replacement                                                                                                    | 18,300 | \$60.00 |
| 6/3/2025  | 25407 | 1433 Lakeview Dr  | Ray & Inger Morales   | Roofing/Siding | Remove and replace roof.                                                                                            | 24,185 | \$60.00 |
| 6/3/2025  | 25406 | 515 Monroe St     | Karla Heikkinen       | Roofing/Siding | Roof and Siding                                                                                                     | 33,225 | \$60.00 |
| 6/3/2025  | 25404 | 406 W Hilltop Tr  | Paul Engle            | Roofing/Siding | Tear off and re-roof of home<br>Tear off siding and re-side of home<br>Install new gutters                          | 14,400 | \$60.00 |
| 6/3/2025  | 25403 | 108 Jackson St    | Bryan & Jessica Kozak | Roofing/Siding | Tear off and re-roof of home and detached garage-<br>Install new gutters and downspouts on home and detached garage | 19,600 | \$60.00 |
| 6/3/2025  | 25402 | 429 Mc Comb St    | Juan Mello            | Roofing/Siding | Tear off and re-roof of home and detached garage-<br>Tear off siding and re-side of home and detached garage        | 57,700 | \$60.00 |
| 6/3/2025  | 25400 | 429 Washington St | Humberto Sanchez      | Roofing/Siding | Tear off siding on home and re-side of home-Vinyl<br>Install new gutters                                            | 16,200 | \$60.00 |
| 6/3/2025  | 25399 | 413 Milo st       | Jiahe Wang.xu         | Roofing/Siding | Tear off & Replacement                                                                                              | 7,103  | \$60.00 |



|          |       |                |                        |                |                                                                           |        |                   |
|----------|-------|----------------|------------------------|----------------|---------------------------------------------------------------------------|--------|-------------------|
| 6/3/2025 | 25396 | 18 Wilson Ave  | Brooke & Taylor Hanson | Roofing/Siding | Tear off and re-roof of home-<br>Install new gutters and downspouts       | 14,500 | \$60.00           |
| 6/3/2025 | 25395 | 1518 Agnes Rd  | Shirley Krentz         | Roofing/Siding | Tear off and re-roof of home-<br>Install new gutters                      | 20,300 | \$60.00           |
| 6/3/2025 | 25394 | 115 Lucile St  | Gaye Beck              | Roofing/Siding | Tear off and re-roof of home                                              | 12,400 | \$60.00           |
| 6/2/2025 | 25391 | 1010 Maples St | Kurt Othmer            | Roofing/Siding | Remove and replace asphalt shingles in accordance with the building code. | 9,462  | \$60.00           |
|          |       |                |                        |                |                                                                           |        | <b>\$1,320.00</b> |

**Group Total: 25**

**Group: ROW and Driveway**

|           |       |                   |                |                  |                                         |       |                 |
|-----------|-------|-------------------|----------------|------------------|-----------------------------------------|-------|-----------------|
| 6/24/2025 | 25459 | 508 Clarence St   | Marilyn Staude | ROW and Driveway | Replacing sidewalk squares and driveway | 3,500 | \$50.00         |
| 6/15/2025 | 25438 | 618 Zafke Street  | Phil Cloute    | ROW and Driveway | Concrete Driveway                       | 3,000 | \$50.00         |
| 6/13/2025 | 25437 | 301 Halycon Place | John Lonsdale  | ROW and Driveway | Driveway and apron                      | 0     | \$50.00         |
|           |       |                   |                |                  |                                         |       | <b>\$150.00</b> |

**Group Total: 3**

**Group: Sign**

|           |       |                                        |                                                            |      |                                                                                                                                 |        |          |
|-----------|-------|----------------------------------------|------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------|--------|----------|
| 6/30/2025 | 25480 | Multiple locations across the district | Fort Atkinson School District- Lisa Haas - Project Contact | Sign | District Sign Package Approved by commission                                                                                    | 49,937 | \$640.00 |
| 6/27/2025 | 25477 |                                        | Crown of Life Christian Academy                            | Sign | Single-faced, Internally illuminated Monument Sign                                                                              | 14,000 |          |
| 6/3/2025  | 25408 | 201 N main St                          | Libby                                                      | Sign | Building & Monument Signs (change of face/replacing current signs)<br>Reach out for the files they are too large to upload here | 13,000 |          |

|  |  |  |  |  |  |  |                 |
|--|--|--|--|--|--|--|-----------------|
|  |  |  |  |  |  |  | <b>\$640.00</b> |
|--|--|--|--|--|--|--|-----------------|

**Group Total: 3**

**Group: Single Family Alteration/Addition**

|           |       |                  |                         |                                   |                                   |        |                |
|-----------|-------|------------------|-------------------------|-----------------------------------|-----------------------------------|--------|----------------|
| 6/24/2025 | 25461 |                  | James and heather Klein | Single Family Alteration/Addition | Bathroom                          | 46,000 |                |
| 6/18/2025 | 25441 | 419 W Hilltop Tr | Sean McKenzie           | Single Family Alteration/Addition | Installing Basement Egress Window | 7,000  | \$69.00        |
|           |       |                  |                         |                                   |                                   |        | <b>\$69.00</b> |

**Group Total: 2**

**Group: Windows/Doors**

|           |       |                  |                 |               |                                                                                                                                                 |        |                 |
|-----------|-------|------------------|-----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------|
| 6/25/2025 | 25463 | 320 Jefferson St | Kelsa Lowe      | Windows/Doors | 10 replacement windows into the existing openings                                                                                               | 10,537 | \$60.00         |
| 6/23/2025 | 25456 | 312 Foster St    | Prestige Estate | Windows/Doors | Replacing 12 windows throughout unit. Replacing all exterior doors (2). Building/replacing headers as needed. Re-insulating all exterior walls. | 76,000 | \$565.00        |
|           |       |                  |                 |               |                                                                                                                                                 |        | <b>\$625.00</b> |

**Group Total: 2**

|  |  |  |  |  |  |  |                    |
|--|--|--|--|--|--|--|--------------------|
|  |  |  |  |  |  |  | <b>\$14,776.55</b> |
|--|--|--|--|--|--|--|--------------------|

**Total Records: 93**

**7/3/2025**



Jedidiah Draeger  
Director of Neighborhood and Building Services



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Michelle Ebbert, Clerk/Treasurer/Finance Director

**RE:** Review and possible action relating to the City Clerk-issued License and Permit Report for June (Ebbert, Clerk/Treasurer/Finance Director)

---

### BACKGROUND

The following is a list of the Licenses and Permits issued by the City Clerk for the period of June 17, 2025 through July 15, 2025 per the City of Fort Atkinson Municipal Code of Ordinances.

### DISCUSSION

#### BEEKEEPING

None

#### OPERATOR

Licensing Period – July 1, 2024 – June 30, 2026

| Applicant |            | Place of Employment | Recommended Approval by Police Department | Cost |
|-----------|------------|---------------------|-------------------------------------------|------|
| Satchel   | Paige      | Café Carpe          | Y                                         | \$30 |
| Tajinder  | Kaur       | Sahib Enterprises   | Y                                         | \$25 |
| Mariah    | Eichenberg | The Langholf        | Y                                         | \$25 |
| Rosa      | Gonzalez   | Family Dollar       | Y                                         | \$15 |

#### MOBILE MERCHANT

None

#### DOOR-TO-DOOR RESIDENTIAL / DIRECT SELLER

|          |         |                  |   |      |
|----------|---------|------------------|---|------|
| Kentrell | Billups | C&N Construction | Y | \$50 |
| Jordan   | Duncan  | C&N Construction | Y | \$50 |
| Joseph   | Kim     | C&N Construction | Y | \$50 |

**FINANCIAL ANALYSIS**

In accordance with the City's Ordinances and Fee Schedule, a total of \$95.00 was collected for Operator's licenses and \$150.00 for Direct Seller's Permits.

**RECOMMENDATION**

These licenses have been issued by the City Clerk's Office in accordance with the City's Ordinances. No further action by the City Council is necessary.

**ATTACHMENTS**

None



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Bruce Peterson, Fire Chief

**RE:** Review and possible action on a Resolution adopting the Jefferson County Hazard Mitigation Plan (Peterson, Fire Chief)

---

### BACKGROUND

The Jefferson County Board of Supervisors officially adopted the updated Jefferson County Hazard Mitigation Plan on April 21, 2025. To remain eligible for FEMA Hazard Mitigation Assistance (HMA) grant funding, each non-township municipality within the county must formally adopt the plan by resolution.

### DISCUSSION

The Hazard Mitigation Plan (HMP) is a federally required document under the Disaster Mitigation Act of 2000. It identifies the risks and vulnerabilities that the community faces from natural hazards such as floods, severe storms, and winter weather. The plan outlines strategies to reduce or eliminate long-term risk to people and property.

Jefferson County Emergency Management, in partnership with all county municipalities, developed the 2025 Plan over the past year. The Fort Atkinson Fire Department participated in this process and reviewed relevant mitigation strategies affecting the City's jurisdiction.

Adopting the plan allows Fort Atkinson to:

- Maintain eligibility for federal mitigation grant programs, including FEMA's Building Resilient Infrastructure and Communities (BRIC) and Hazard Mitigation Grant Program (HMGP)
- Support coordinated countywide mitigation efforts
- Align with state and federal emergency management expectations
- Demonstrate proactive risk-reduction strategies to residents and businesses

When adopted, Fort Atkinson can continue to apply for mitigation project funding, such as stormwater improvements, backup power for critical infrastructure, and flood protection measures.

**FINANCIAL ANALYSIS**

There is no direct fiscal impact to the City from adopting the Hazard Mitigation Plan. Adoption simply enables the City to remain eligible to receive grant funding in the future. Projects supported by FEMA grants may require local match funding, which would be brought to Council separately if pursued.

**RECOMMENDATION**

Staff recommends the City Council formally adopt the Jefferson County Hazard Mitigation Plan through the attached Resolution to maintain eligibility for FEMA mitigation grants and to reinforce the City's commitment to community safety and hazard preparedness.

**ATTACHMENTS**

1. Hazard Mitigation Plan - Final
2. 2025 Hazard Mitigation Plan Resolution

# NATURAL HAZARDS MITIGATION PLAN: 2025-2029

COUNTY ADOPTION: APRIL 15, 2025

JEFFERSON COUNTY, WISCONSIN



## FORWARD

The *Jefferson County Hazard Mitigation Plan: 2025-2029* consists of six chapters. The first chapter provides an overview of the project. The second chapter presents background information about Jefferson County including its setting, demographic and economic characteristics, climate, natural resources, land use, and development trends. Chapter 3 presents background information related to special needs populations and groups in the county. Chapter 4 contains a complete inventory of critical facilities in the county. Natural hazards are reviewed in Chapter 5 along with estimated losses to buildings, infrastructure, and critical facilities. In Chapter 6, goals, objectives, and policies are identified that will help to craft appropriate solutions to the identified problems. A range of activities are also presented to help foster hazard mitigation efforts. Various funding sources are reviewed with an eye towards identifying options for funding identified projects. Most of the maps in the plan are included in the appendix.

Jefferson County initially adopted a multi-jurisdictional plan in 2008 and updated the plan in 2012 and 2018. This most recent version is intended to guide mitigation efforts in Jefferson County during the five-year period from 2025 through 2029.



# ACKNOWLEDGEMENTS

## County Board of Supervisors by District

- |                       |                        |
|-----------------------|------------------------|
| 1. Richard Jones      | 16. Meg Turville-Heitz |
| 2. Cassie Richardson  | 17. Russell Kutz       |
| 3. Robert Preuss      | 18. Brandon White      |
| 4. Karl Zarling       | 19. David Drayna       |
| 5. James Braughler    | 20. Curtis Backlund    |
| 6. Dan Herbst         | 21. John Kannard       |
| 7. Dwayne Morris      | 22. Blane Poulson      |
| 8. Michael Wineke     | 23. George Jaeckel     |
| 9. Bruce Degner       | 24. Roger Lindl        |
| 10. Mark Goose        | 25. Matthew Foelker    |
| 11. Elizabeth Hafften | 26. Amanda Golson      |
| 12. Matthew Tracy     | 27. Joan Callan        |
| 13. Amanda Truax      | 28. Anthony Gulig      |
| 14. Kirk Lund         | 29. Mary Roberts       |
| 15. Steven J. Nass    | 30. Walt Christensen   |

## Law Enforcement/Emergency Management Committee

- |                            |                 |
|----------------------------|-----------------|
| ♦ David Drayna, Vice-Chair | ♦ Brandon White |
| ♦ Dwayne Morris, Chair     | ♦ Karl Zarling  |
| ♦ Mary Roberts             |                 |

## 2025 Plan Update Steering Committee

- ♦ Patricia Cicero, Director, Jefferson County Land and Water Conservation Department
- ♦ Tracy Hameau, Director, Jefferson County Emergency Management
- ♦ Paula Hollenbeck, Village Trustee, Village of Cambridge
- ♦ Todd Lindert, Emergency Management Coordinator, City of Whitewater
- ♦ Tracy Neuhauser, Deputy Director, Jefferson County Emergency Management
- ♦ Victoria Parker, Environmental Health Specialist/Emergency Preparedness Coordinator for City of Watertown
- ♦ Laura Payne, Town Chair, Town of Oakland
- ♦ Scott Pavlock, Public Safety Director/Police Chief, Village of Palmyra
- ♦ Ben Patterson, Fire Chief, Village of Johnson Creek
- ♦ Bruce Peterson, Fire Chief, City of Fort Atkinson
- ♦ Alan D. Richter, Chief of Police, City of Jefferson
- ♦ Tanya Reynen, Fire Chief, City of Watertown
- ♦ Steve Schroeder, Chief of Police, City of Lake Mills
- ♦ Denis Sorensen, Chief of Police, City of Waterloo
- ♦ Brian Udovich, Jefferson County Engineer
- ♦ James Wendt, Administrative Clerk, City of Watertown
- ♦ Matthew Zangl, Director of Planning and Development for Jefferson County

### **2017 Plan Update Steering Committee**

- ◆ Kyle L. Ellefson, Village Administrator – Village of Johnson Creek
- ◆ Bill Ingersoll, Town Chair – Town of Concord
- ◆ Ted Kumbier, Village Trustee – Village of Cambridge
- ◆ Hope Oostdik, Town Chair – Town of Lake Mills
- ◆ Robert L. Peter – Town of Waterloo
- ◆ Robert Preuss, Town Supervisor – Town of Watertown
- ◆ Daryl Rausch, Fire Chief – City of Fort Atkinson
- ◆ Glendon Rewoldt, Town Clerk – Town of Sumner
- ◆ James Small, Fire Chief – Village of Palmyra
- ◆ Todd Yandre, Deputy Fire Chief – City of Lake Mills
- ◆ Nancy J. Zastrow, Clerk/Treasurer – Town of Ixonia

### **2012 Plan Update Steering Group**

- ◆ Andy Erdman, Director – Land Information Office
- ◆ Paul Hable, Safety Director – Fort Health Care
- ◆ Donna Haugom, Emergency Management Director
- ◆ Rusty Kapela, National Weather Service, Meteorologist
- ◆ Bill Kern, Highway Department Commissioner
- ◆ Paul Milbrath, Jefferson County Sheriff
- ◆ Joe Nehmer, Director – Parks Department
- ◆ Gail M. Scott, Director – Health Department
- ◆ Mark Watkins, Director – Land & Water Conservation Department
- ◆ Stewart E. Calkins, Town Chairman – Town of Palmyra
- ◆ Mike Ciardo, Sergeant and EM Coordinator – City of Whitewater
- ◆ Mike Drew, Captain – City of Jefferson
- ◆ Dale Falk, Town Supervisor – Town of Oakland
- ◆ James Frohmader, Supervisor – Town of Aztalan
- ◆ Matthew Foelker, Town Supervisor – Town of Hebron
- ◆ Larry Kreger, Fire Chief – Village of Palmyra
- ◆ Richard Gimler, Chairman – Town of Watertown
- ◆ Greg Michalek, Fire Chief – City of Watertown
- ◆ Todd Nieting, Supervisor – Town of Waterloo
- ◆ Hope Oostdik, Chair – Town of Lake Mills
- ◆ David F. Peterson, Fire Chief – Village of Johnson Creek
- ◆ Glendon Rewoldt, Deputy Clerk – Town of Sumner
- ◆ Timothy Thomas, Police Chief – City of Waterloo

### **2008 Plan Working Group**

- ◆ Andy Erdman, Director – Land Information Office
- ◆ Paul Hable, Safety Director – Fort Health Care
- ◆ Donna Haugom, Emergency Management Director
- ◆ Bruce Haukom, Director – Zoning Department
- ◆ Rusty Kapela, National Weather Service, Meteorologist
- ◆ Bill Kern, Highway Department Commissioner
- ◆ Paul Milbrath, Jefferson County Sheriff
- ◆ Joe Nehmer, Director – Parks Department
- ◆ Gail M. Scott, Director – Health Department
- ◆ Mark Watkins, Director – Land & Water Conservation Department

**Project Supervision**

Tracy Hameau, Emergency Management Director, and Donna Haugom, Emergency Management Director (former), served as the project supervisors for Jefferson County.

**Funding**

Partial funding for the preparation of this plan was provided by a planning grant from the Building Resilient Infrastructure and Communities (BRIC) Program administered by the Federal Emergency Management Agency (FEMA).

**Consultant**

Civi Tek Consulting (<https://www.civitekconsulting.com/>) prepared this plan under the supervision of Tim Schwecke.



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# INTRODUCTION

## 1. CHAPTER OVERVIEW

This chapter introduces the need for this plan by making the case that natural disasters have historically caused substantial damage to people and property in Jefferson County, and that while it is not possible to prevent natural disasters from occurring, it is possible to better position a community to mitigate the effects of natural disasters. The purpose and scope of this plan are described so that it is clear what this document is intended to do and how it relates to other previous planning efforts and ongoing emergency management activities. The ways in which the general public and local units of government were involved in the preparation, review, and adoption of this plan are documented. A procedure for keeping this document current is described. In the final section, those governmental units adopting this plan are listed.



## 2. PURPOSE

It's fair to say that most people do not think about natural disasters until they are personally affected in some way. When a significant event does strike, the general public most often looks to government at all levels and non-governmental organizations, like the American Red Cross, for assistance. Likewise, local units of government look to state agencies and the federal government for financial help and assistance. Depending on the scale of the incident, assistance can be short-term or on-going over an extended period of time.

Throughout the United States, government's response, and associated costs, has grown significantly. At the federal level, the average annual loss from natural disasters was \$3.3 billion between 1989 and 1993. Between 1994 and 1998, that figure rose to \$13 billion.

In an effort to curb rising costs, the federal government adopted the Disaster Mitigation Act of 2000 (DMA 2000). It amended the Robert T. Stafford Disaster Relief and Emergency Act, which is the primary law at the federal level dealing with disaster planning, mitigation, response, and recovery.

DMA 2000 reinforced the importance of hazard mitigation planning to proactively devised strategies intended to avoid and reduce the negative effects of natural disasters. If a community wants to apply for grant funding from the Pre-Disaster Mitigation (PDM) Program or the Hazard Mitigation Grant Program (HMGP), it must have an approved hazard mitigation plan. If a disaster strikes a community that does not have an approved plan, it can only receive funding through HMGP if it agrees to prepare a plan within one year.

Jefferson County and participating municipalities have prepared this plan to meet this new requirement, and in so doing, help its citizens mitigate the effects of natural disasters.

### Chapter Contents

1. Chapter Overview
2. Purpose
3. Scope
4. Relationship of Mitigation Planning to Other Emergency Management Activities
5. Relationship to Other Plans and Studies
6. Plan Preparation, Review, and Adoption
7. Plan Maintenance and Amendment
8. Incorporating this Plan into Other Planning Efforts
9. Governmental Units Adopting this Plan

### 3. SCOPE

The scope of this plan is limited to natural hazards. It does not address threats of terrorism or man-made hazards. Hazardous materials (HAZMAT) are addressed in this plan when the production and storage are vulnerable to natural hazards such as flooding. Plans and programs are in place at the county and state levels to address HAZMAT incidents and accidents.

### 4. RELATIONSHIP OF MITIGATION PLANNING TO OTHER EMERGENCY MANAGEMENT ACTIVITIES

Mitigation planning is one prong of a multi-faceted approach to Emergency Management (*Exhibit 1-1*). Each of these are briefly described to help provide context for this plan.

#### MITIGATION

Mitigation is any activity that is proactively done to reduce a community's vulnerability of damage from future disasters. Mitigation is the focus of this plan.

#### PREPAREDNESS

Emergency preparedness focuses exclusively on creating effective strategies and procedures to respond to an emergency. It includes creating the institutional framework for response and protocol for decision making, conducting training of first responders, ensuring equipment is available and operational, and developing and maintaining an appropriate communications network.

Jefferson County has a well-established and tested emergency operations plan (EOP). It identifies a decision-making structure and areas of responsibility depending on the nature of the emergency.

#### RESPONSE

Response includes any action taken immediately before, during, and after an event to save lives and minimize property damage.

#### RECOVERY

Although the extent and type of recovery efforts will vary with the nature and extent of the event, they focus on restoring support services and infrastructure and helping those affected to regain a sense of normalcy. Recovery starts as soon as the incident occurs.

It is important to recognize that each of these areas focuses on different aspects of emergency management, but that the effectiveness of each depends on an integrated systems approach.

#### Key Terms in This Chapter

**Disaster Mitigation Act of 2000 (DMA 2000)** – A federal law (P.L. 106-390) amending the Robert T. Stafford Disaster Relief and Emergency Act. The act authorizes the president to establish (1) a program of technical and financial assistance to the states and local governments to assist in the implementation of pre-disaster hazard mitigation measures; (2) the National Predisaster Mitigation Fund; and (3) an interagency task force. It requires state, local, or tribal governments to develop predisaster hazard mitigation plans as a precondition of receiving certain federal funds and controls and streamlines the cost of disaster assistance.

**Federal Emergency Management Agency (FEMA)** – A federal agency created in 1979 with a mission to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards through a comprehensive, risk-based emergency management program of mitigation, preparedness, response, and recovery. In March 2003, it was placed under the Department of Homeland Security.

**Hazard mitigation plan** – A plan prepared at the state or local level that systematically evaluates policies, actions, and tools, and sets goals for implementation over the long term that will result in a reduction in risk and minimize future losses in a community.

**Hazard Mitigation Grant Program (HMGP)** – A federal program administered by the Federal Emergency Management Agency intended to prevent future losses of lives and property due to disasters; to implement state or local hazard mitigation plans; to enable mitigation measures to be implemented during immediate recovery from a disaster; and to provide funding for previously identified mitigation measures to benefit the disaster area. It was authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

**Wisconsin Emergency Management (WEM)** – A state agency that specializes in hazard mitigation, warning and communications, emergency police services, disaster response and recovery, hazardous materials & EPCRA, radiological emergency preparedness, and exercise and training.



## 5. RELATIONSHIP TO OTHER PLANS AND STUDIES

The following plans, studies, and reports were reviewed in preparing this plan:

**Comprehensive Plans** Jefferson County and many of the cities and villages have adopted comprehensive plans consistent with state requirements. At a minimum, a comprehensive plan needs to address the following nine elements:

- ◆ Issues and opportunities
- ◆ Housing
- ◆ Transportation
- ◆ Utilities and Community Facilities
- ◆ Agriculture, Natural and Cultural Resources
- ◆ Economic Development
- ◆ Intergovernmental Cooperation
- ◆ Land Use
- ◆ Plan Implementation

Land use policies established in a community's comprehensive plan have a significant relationship to this plan especially in the area of floodplain management. For example, what kind of development will a community allow in the floodplain? This is a significant public policy questions that should be addressed in a comprehensive plan.

Exhibit 1-1. Emergency Management



- ◆ **Jefferson County Hazards Analysis** This document identifies those hazards that have or could occur in the county. It also describes each hazard, its frequency of occurrence, and actions being taken to mitigate the hazard. It was last updated March 2012.
- ◆ **Jefferson County Flood Mitigation Plan** In 1999, Jefferson County adopted a flood mitigation plan for the unincorporated area of the county and updated it in 2001. The goal of the plan is to reduce the economic and personal costs of flood damages and is intended to:
  - ◆ Document the extent of existing flooding
  - ◆ Document the potential economic impacts of major flooding
  - ◆ Identify properties at greatest risk of damage
  - ◆ Document properties with repetitive flood damages
  - ◆ Identify feasible management alternatives to reduce flood risks
  - ◆ Identify potential funding sources for flood mitigation implementation
  - ◆ Develop a proactive implementation strategy to reduce flood risks
  - ◆ Identify strategies to ensure the community's preparedness in case of a flood disaster
  - ◆ Make Jefferson County and its residents eligible for federal financial assistance from the Flood Mitigation Assistance program administered by FEMA.
- ◆ **Jefferson County Hazardous Materials Response Plan** Jefferson County has a hazardous materials response plan which identifies the policies and procedures for responding to hazardous materials incidents/accidents. It was adopted in compliance with the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and state law codified in Section 166.20, Wis. Stats. It was last updated March, 2011. A commodity flow study was completed in 2023.
- ◆ **Jefferson County Emergency Operations Plan (EOP)** The Jefferson County Office of Emergency Management maintains an emergency operations plan (EOP) that identifies the procedures for responding to emergency events in the county.

- ◆ **Jefferson County Land and Water Resources Management Plan 2021-2030** Jefferson County Land and Water Conservation Department prepared the Jefferson County Land and Water Resource Management Plan for 2021-2030, an update of the 2011-2020 plan, to guide land and water resource protection in the county. The plan addresses the protection of lakes, stream, wetlands, and soil. Like the county land use plan, this plan further protects environmentally sensitive areas and natural flood storage in the county. Implementation of the plan's recommendations will assist in the prevention of flood damage in Jefferson County.
- ◆ **State Hazard Mitigation Plan** This plan was prepared by Wisconsin Emergency Management (WEM) and complies with the requirements of the Disaster Mitigation Act of 2000 at the state level.
- ◆ **Emergency Action Plan Lower Watertown Dam** This plan was prepared by the Rock River Power and Light Corporation for the hydroelectric plant on the Rock River in the city of Watertown.
- ◆ **Emergency Action Plan Upper Watertown Dam** This plan was prepared by the Rock River Power and Light Corporation for the hydroelectric plant on the Rock River in the city of Watertown.
- ◆ **Jefferson County Business Flood Assessment** This report was prepared to assess the knowledge, experiences, and impact the flooding had on the business owners of Jefferson County, who own or operate businesses along the Rock and Crawfish Rivers in the communities of Fort Atkinson, Jefferson, Johnson Creek, Lake Mills, Palmyra, Waterloo, and Watertown, Wisconsin.
- ◆ **Flood of June 2008 in Southern Wisconsin** This report was prepared by the U.S. Geological Service (USGS) in cooperation with the Federal Emergency Management Agency (FEMA). Flood peak inundation maps and water surface profiles were generated for the communities of Reedsburg, Rock Springs, LaFarge, Gays Mills, Milford, Jefferson, Fort Atkinson, Janesville, and Beloit in a geographic information system by combining flood high-water marks with available 1-10 meter resolution digital-elevation-model data. The high-water marks used in the maps were a combination of those surveyed during the June 2008 flood by communities, counties, and federal agencies and hundreds of additional marks surveyed in August 2008 by the USGS. The flood maps and profiles outline the extent and depth of flooding through the communities and were used in flood response and recovery efforts by local, county, state and federal agencies. (Scientific investigations Report 2008-5235, U.S. Geological Survey)
- ◆ When any of these local plans are updated, they should incorporate provisions, as may be appropriate, that support this plan.

## 6. PLAN PREPARATION, REVIEW, AND ADOPTION

### 2008 PLAN

The Jefferson County Board adopted a public participation plan on July 11, 2006 that describes the ways in which the public and local units of government would be involved in the preparation, review, and approval of the plan. Key elements include: a project website, publication of all meetings, submittal of press releases, and public presentations.

An ad hoc working group was established and given the responsibility of developing the first draft of the plan. It consisted of ten members, including staff from various county departments and a representative from Forth Health Care and from the National Weather Service. Work on this plan began with the first meeting on June 29, 2006. In all, the working group met four times to work on the plan and review various drafts.

Local jurisdictions were involved in a number of ways and were kept abreast of the plan's progress. Initially, letters were sent to each local unit of government inviting them to designate an individual who would serve as a point of contact and a liaison. The local contact was given a listing of critical facilities in his/her jurisdiction for review and

comment. A member of the consulting team attended a meeting of the Jefferson County Towns Association and presented the project to the attendees and answered questions.

After the working group finished its work, it submitted a draft plan to the Jefferson County Law Enforcement Emergency Management (LEEM) Committee, a committee of the County Board. The LE/EM Committee reviewed the draft plan and made revisions. At this point, public presentations were held for local officials and the public at five locations throughout the county. Following those meetings, the LE/EM Committee made revisions to the draft plan and on January 22, 2008 recommended the draft plan to the full County Board for its review and action.

On February 12, 2008 the County Board adopted this plan by resolution. A number of local jurisdictions also adopted this plan by resolution. In a letter dated July 25, 2008, Wisconsin Emergency Management and the Federal Emergency Management Agency certified that this plan meets federal requirements.

## **2012 5-YEAR PLAN UPDATE**

In 2011, the Jefferson County Emergency Management office applied for and received a grant to prepare a five-year update to the plan. The county contracted with Civi Tek Consulting for this project.

The Jefferson County Board of Supervisors adopted a public participation plan on April 17, 2012, that describes the ways in which the public and local units of government would be involved in the preparation, review, and approval of the plan update. Key elements include: a project website, establishment of a steering committee, publication of all meetings, submittal of press releases, and numerous opportunities for submitting written comments and suggestions.

No comments were received from residents, property owners, or other interested parties during the process.

Municipalities in the county were involved in a number of ways and were kept abreast of the plan's progress. Initially, letters were sent to each municipality inviting them to approve a memorandum of understanding (MOU) and to designate an individual who would serve as a point of contact and a liaison. All of the municipalities approved the MOU. The local point of contact was given a listing of critical facilities in his/her jurisdiction for review and comment. Corrections were made to the list of critical facilities based on the input received.

A steering committee was established and given the responsibility of reviewing the draft of the plan update. Members are listed in the acknowledgements to this plan. The committee met on July 9, 2012 to review the proposed changes to the plan. Members of the public in attendance were given an opportunity to provide input (see agenda).

After the steering committee finished its work, another draft (2.0) was prepared, which was sent to Wisconsin Emergency Management (WEM) for tentative review. A third draft of the plan was prepared to address WEM's initial comments.

A copy of this draft was then sent to each of the cities and villages in the county, the adjoining counties, and the local chapter of the American Red Cross for review and comment.<sup>1</sup> An executive summary was sent to each of the towns for review and comment. Revisions as requested were incorporated into the plan document.

A fourth draft of the plan was prepared based on the local government input that was received. It was then sent to the Federal Emergency Management Agency for preliminary approval. A letter dated June 3, 2013, indicated such approval. The Law Enforcement/Emergency Management Committee of the County Board reviewed this draft on June 28, 2013, and recommended the draft plan to the full County Board for its review and action.

On July 9, 2013 the County Board of Supervisors adopted the plan update. The Federal Emergency Management Agency and Wisconsin Emergency Management certified that this plan update meets federal requirements on October 18, 2013 and October 28, 2013 respectively.

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<sup>1</sup> Note: Jefferson County is not located within the jurisdiction of a regional plan commission.

*Table 1-1* summarizes the changes made to each section of the plan as part of the update.

**Table 1-1. Summary of Changes Made in the 2012 Plan Update**

| Plan Section | Summary of Changes                                                                                                                                                                                                                                                                           |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 1    | This chapter was reviewed and updated as needed. Specifically, a narrative describing the process used in developing the update was included. The procedure for plan maintenance was reviewed and updated. A section titled "Incorporating this Plan into Other Planning Efforts" was added. |
| Chapter 2    | This chapter was updated using data the best available data.                                                                                                                                                                                                                                 |
| Chapter 3    | This chapter was updated including data from the 2010 Census of population and housing.                                                                                                                                                                                                      |
| Chapter 4    | This chapter was updated.                                                                                                                                                                                                                                                                    |
| Chapter 5    | Natural hazard profiles, occurrences, and probabilities were reviewed and updated as necessary. In addition, the risk assessments were updated.                                                                                                                                              |
| Chapter 6    | This chapter was updated. The steering committee focused in on the goals, objectives, policies, and activities. Revisions were made and new ones were added.                                                                                                                                 |
| Map Series   | All of the maps were updated.                                                                                                                                                                                                                                                                |
| Appendix A   | Public participation documentation for the 2013-2017 plan is included.                                                                                                                                                                                                                       |
| Appendix B   | Resolutions adopting the 2013-2017 plan update are included.                                                                                                                                                                                                                                 |
| Appendix C   | Certification letters from WEM and FEMA for the 2013-2017 plan are included.                                                                                                                                                                                                                 |
| Appendix D   | This appendix was updated to list all of the municipalities adopting the plan.                                                                                                                                                                                                               |
| Appendix E   | The listing represents an up-to-date inventory of critical facilities in the county sorted by type of facility.                                                                                                                                                                              |
| Appendix F   | The listing represents an up-to-date inventory of critical facilities in the county sorted by jurisdiction.                                                                                                                                                                                  |
| Appendix G   | The history of storm events was updated using data provided by the National Weather Service.                                                                                                                                                                                                 |
| Appendix H   | No change                                                                                                                                                                                                                                                                                    |
| Appendix I   | No change                                                                                                                                                                                                                                                                                    |

## 2018 5-YEAR PLAN UPDATE (2019-2023)

The Jefferson County Emergency Management office applied for and received a grant in 2016 to prepare a five-year update to the plan (2019-2023). The county contracted with Civi Tek Consulting for this project.

The Jefferson County Board of Supervisors adopted a public participation plan on July 11, 2017, that describes the ways in which the public and local units of government would be involved in the preparation, review, and approval of the plan update. No comments were received from residents, property owners, or other interested parties during the process.

Municipalities in the county were involved in a number of ways and were kept abreast of the plan's progress. Initially, letters were sent to each municipality inviting them to approve a memorandum of understanding (MOU) and to designate an individual who would serve as a point of contact and a liaison.

A steering committee was established and given the responsibility of reviewing the draft of the plan update. Members are listed in the acknowledgements to this plan. The committee met to review the proposed changes to the plan. A copy of this draft was then sent to each of the cities and villages in the county, the adjoining counties, and the local chapter of the American Red Cross for review and comment.<sup>2</sup> An executive summary was sent to each of the towns

<sup>2</sup> Note: Jefferson County is not located within the jurisdiction of a regional plan commission.

for review and comment. All of the municipalities responded. Revisions as requested were incorporated into the plan document.

A draft of the plan was prepared based on the local government input that was received. It was then sent to the Federal Emergency Management Agency for preliminary approval. The Law Enforcement/Emergency Management Committee of the County Board reviewed this draft on December 28, 2018, and recommended the draft plan to the full County Board for its review and action. On January 8, 2019 the County Board of Supervisors adopted this plan. Wisconsin Emergency Management certified that this plan update meets federal requirements on February 13, 2019. *Table 1-2* summarizes the changes made to each section of the plan as part of the 2018 update.

**Table 1-2. Summary of Changes Made in the 2012 Plan Update**

| Plan Section | Summary of Changes                                                                                                                                           |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 1    | This chapter was reviewed and updated as needed.                                                                                                             |
| Chapter 2    | This chapter was updated using data the best available data.                                                                                                 |
| Chapter 3    | This chapter was updated including data from the 2010 Census of population and housing and the 2015 American Community Survey                                |
| Chapter 4    | This chapter was updated.                                                                                                                                    |
| Chapter 5    | Natural hazard profiles, occurrences, and probabilities were reviewed and updated as necessary. In addition, the risk assessments were updated.              |
| Chapter 6    | This chapter was updated. The steering committee focused in on the goals, objectives, policies, and activities. Revisions were made and new ones were added. |
| Map Series   | Maps were updated as needed.                                                                                                                                 |
| Appendix A   | Public participation documentation for the 2019-2023 plan is included.                                                                                       |
| Appendix B   | Resolutions adopting the 2019-2023 plan update are included.                                                                                                 |
| Appendix C   | Certification letters from WEM and FEMA for the 2019-2023 plan are included.                                                                                 |
| Appendix D   | This appendix was updated to list all of the municipalities adopting the plan.                                                                               |
| Appendix E   | The listing represents an up-to-date inventory of critical facilities in the county sorted by type of facility.                                              |
| Appendix F   | The listing represents an up-to-date inventory of critical facilities in the county sorted by jurisdiction.                                                  |
| Appendix G   | The history of storm events was updated using data provided by the National Weather Service.                                                                 |
| Appendix H   | No change                                                                                                                                                    |
| Appendix I   | No change                                                                                                                                                    |

2024 5-YEAR PLAN UPDATE (2025-2029)

The Jefferson County Emergency Management office applied for and received a grant in 2023 to prepare the third five-year plan update. As with the other plan updates, the County Board adopted a public participation plan at their meeting on September 10, 2024. A steering committee was formed, consisting of 17 members as listed in the acknowledgements section.

The following committee meetings were held (*Appendix B*):

- September 30, 2024 (10 Attendees)
- October 24, 2024 (13 Attendees, one of which was a member of the public)

To promote intergovernmental participation, a survey was sent to all of the towns, cities, and villages (*Appendix B*). Responses were reviewed and used in developing the mitigation strategy.

School districts in the county were invited to be a part of this plan update and were sent a survey (*Appendix B*).

The American Red Cross and each of the adjoining counties were contacted to solicit early feedback (*Appendix B*).

The various chapters and appendices were posted on the county's website as they were finalized.

The Jefferson County LEEM Committee reviewed the plan at their meeting on March 28, 2025 and recommended approval. The Jefferson County Board conducted a public hearing at their meeting on April 15, 2025, and adopted the plan at that time.

Jefferson County is not served by a regional plan commission (RPC).

Table 1-3 summarizes the major changes to the 2018 plan.

Table 1-3. Summary of Changes Made in the 2018 Plan Update

| Plan Section | Summary of Changes                                                                                                                                                                                                                                                                                                    |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 1    | This chapter was reviewed and updated as needed.                                                                                                                                                                                                                                                                      |
| Chapter 2    | This chapter was updated using the best available data.                                                                                                                                                                                                                                                               |
| Chapter 3    | This chapter was updated including data from the 2020 Census of population and housing and the 2023 American Community Survey. Information regarding under-served populations is included.                                                                                                                            |
| Chapter 4    | This chapter was updated to reflect changes in critical facilities.                                                                                                                                                                                                                                                   |
| Chapter 5    | Natural hazard profiles, occurrences, and probabilities were reviewed and updated as necessary. In addition, the risk assessments were updated.                                                                                                                                                                       |
| Chapter 6    | This chapter was updated. The steering committee focused in on the goals, objectives, policies, and activities. Revisions were made and new ones were added. A description of Lifelines was added. A listing of major accomplishments was updated to chronicle all of the work that has happened in the last 5 years. |
| Appendix A   | Maps were updated as needed. Maps were added for (1) persons over 65 years of age, (2) persons with disabilities, (3) persons of minority status; and (4) persons living below poverty threshold.                                                                                                                     |
| Appendix B   | Public participation documentation for the 2025-2029 plan is included.                                                                                                                                                                                                                                                |
| Appendix C   | Resolutions adopting the 2025-2029 plan update are included.                                                                                                                                                                                                                                                          |
| Appendix D   | Certification letters from WEM and FEMA for the 2025-2029 plan are included.                                                                                                                                                                                                                                          |
| Appendix E   | This appendix was updated to list all of the municipalities adopting the plan.                                                                                                                                                                                                                                        |

**Table 1-3. Summary of Changes Made in the 2018 Plan Update**

| Plan Section | Summary of Changes                                                                                                                                                            |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appendix F   | The listing represents an up-to-date inventory of critical facilities in the county sorted by type of facility.                                                               |
| Appendix G   | The listing represents an up-to-date inventory of critical facilities in the county sorted by jurisdiction.                                                                   |
| Appendix H   | The list of Red Cross shelters was updated and included as an appendix.                                                                                                       |
| Appendix I   | The history of storm events was updated using data provided by the National Weather Service. The additional information was reviewed and used in prioritizing weather events. |
| Appendix J   | No change                                                                                                                                                                     |
| Appendix K   | No change                                                                                                                                                                     |
| Appendix L   | The list of acquired properties was updated and included as an appendix.                                                                                                      |
| Appendix M   | The list of federal and state grants was updated and included as an appendix.                                                                                                 |

## 7. PLAN MAINTENANCE AND AMENDMENT

DMA 2000 requires that an adopted plan be reviewed and updated at least once every five years. However, to ensure that the plan remains a viable planning tool, it should be reviewed each year and following a natural disaster. The Federal Emergency Management Agency (FEMA) and Wisconsin Emergency Management (WEM) will be notified of amendments to this plan.

***Without periodic review and assessment, this plan has the potential to lose its relevance as conditions change, specific projects are implemented, and new priorities emerge.***

### ANNUAL REVIEW

Each November, the Emergency Management Director should review and monitor this plan and suggest amendments to the LEEM Committee. As part of this review, the Emergency Management Director should contact each of the participating jurisdictions to give them the opportunity to suggest changes. During this annual review, most of the focus should be on Chapter 6, which lists the goals, objectives, policies, and activities.

To determine whether amendments are needed, the following considerations should be reviewed:

- ◆ Review of general development trends
- ◆ Review of hazard risks
- ◆ Review of hazard mitigation goals and objectives
- ◆ Review of completed mitigation activities and their effectiveness
- ◆ Review of recommended strategies
- ◆ Review of available resources for future projects
- ◆ Public input
- ◆ Input from WEM and FEMA

### FOLLOWING A NATURAL DISASTER

In addition, to a yearly review cycle, this plan should be updated following a significant natural disaster. Ideally, the update would be completed within six months of the event.

The public will be formally notified of meetings scheduled for the purpose of plan review. Other mechanisms that will be used to maintain public involvement include making available a copy of the plan at local public libraries, issuance of periodic press releases to the media describing the status of plan implementation and the use of the county's website as a medium to keep residents informed of the plan's status and implementation activities.

## **HISTORY OF ADOPTION AND AMENDMENT**

A history of adoption and amendment is included in Appendix E. It lists when this plan was first adopted and the various amendments which have taken place since then.

## **8. INCORPORATING THIS PLAN INTO OTHER PLANNING EFFORTS**

The state-mandated comprehensive plan and floodplain regulations will be the primary means of reducing the effects of hazards on people and property in Jefferson County. Mitigation strategies can be incorporated into these plans when they are updated. Each jurisdiction should incorporate goals, objectives, and policies into their comprehensive plans that are consistent with this plan. Following adoption of the 2025 plan update, the Jefferson County Emergency Management Director will send a letter to the Plan Commission of each city and village encouraging them to cross reference their plan revisions with this plan. Likewise, amendments to this plan should be made consistent with comprehensive plans so long as such action would reduce the impact of hazards on people and property.

In addition to long-range planning, this plan will also be utilized when reviewing land development projects. It will be useful to consult this plan to determine where hazards are located, primarily in 100-year floodplains. The plan will also be consulted as necessary when capital improvement plans are being prepared. Again, the intent of these cross-cutting planning efforts is to reduce the effects of hazards on people and property.

## **9. GOVERNMENTAL UNITS ADOPTING THIS PLAN**

This plan has been prepared at the county level as a multi-jurisdictional document with the active input and direct involvement of the cities, villages, and towns. The Jefferson County Board of Supervisors adopted the plan on April 15, 2025. Cities and villages have 12 months from that date to adopt the plan (*Appendix E*).



# PLANNING AREA PROFILE

## 1. CHAPTER OVERVIEW

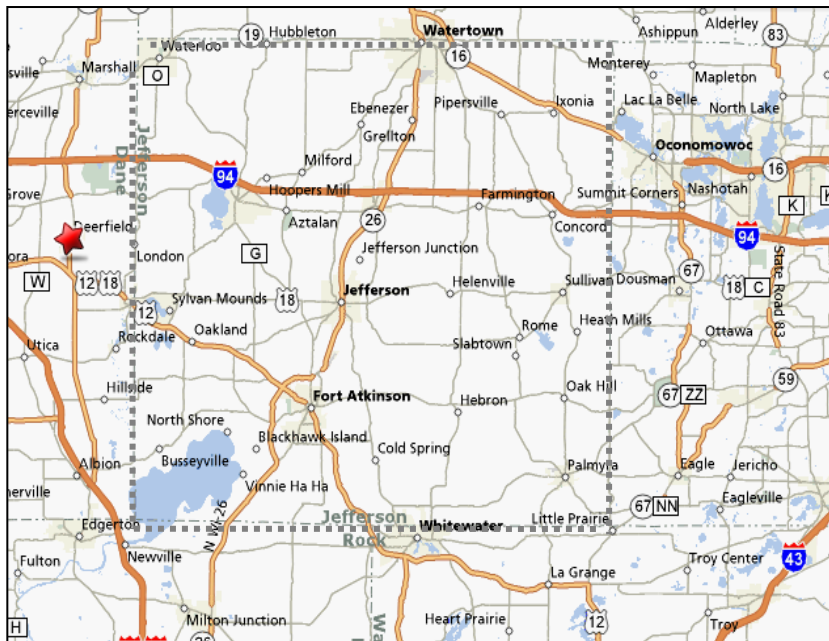
This chapter is intended to give an overview of Jefferson County to help describe the setting and provide the general context for mitigation planning.

## 2. REGIONAL CONTEXT

Jefferson County is located midway between the Milwaukee and Madison metropolitan areas. It is bordered by Waukesha County on the east, Dodge County on the north, Dane County on the west, and Walworth and Rock counties on the south (*Exhibit 2-1*). It encompasses 564 square miles and is located in the Eastern Ridges and Lowlands portion of southeastern Wisconsin which is densely populated with a high concentration of industry and farms.

The Rock River, which travels north to south in the central to western half of the Jefferson County, is a Mississippi River tributary that flows through northern Illinois. It drains most of Jefferson County. The major feeder streams are the Crawfish, Bark, Scuppernong, and Oconomowoc rivers and the Whitewater, Koshkonong, and Deer creeks. Lake Koshkonong is the largest lake, located in the southwest portion of the county. Other smaller lakes are Rock Lake, Lake Ripley, Hahn's Lake, Red Cedar Lake, Goose Lake, Golden Lake, Mill Pond, Green Isle Lake, Upper and Lower Spring Lake, and Blue Spring Lake.

**Exhibit 2-1. General Location**



Land use percentages of assessed totals are estimated as 67 percent for agricultural with residential and commercial uses at 9 percent each. Approximately 5 percent of the county's surface is covered with water (i.e., lakes, rivers, streams, etc.) and the remaining balance is non-assessed properties such as government, religious, non-profit, and other uses.



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Industry is the largest employment sector at 46 percent. There are approximately 1,420 farms with an average size of 174 acres.

### 3. UNITS OF GOVERNMENT

Civil divisions in Jefferson County consist of 16 towns, 5 villages, and 6 cities (*Table 2-1* and *Map 1*). The City of Watertown is located in Jefferson and Dodge counties. The Village of Cambridge is located in Jefferson and Dane counties. The majority of Lac La Belle is located in Waukesha County. The City of Whitewater is located in Jefferson and Walworth counties. The City of Jefferson is the county seat.

**Table 2-1. Civil Divisions; Jefferson County: 2024**

| Towns       | Cities         | Villages         |
|-------------|----------------|------------------|
| Aztalan     | Fort Atkinson  | Cambridge [1]    |
| Cold Spring | Jefferson      | Johnson Creek    |
| Concord     | Lake Mills     | Lac La Belle [1] |
| Farmington  | Waterloo       | Palmyra          |
| Hebron      | Watertown [1]  | Sullivan         |
| Ixonia      | Whitewater [1] |                  |
| Jefferson   |                |                  |
| Koshkonong  |                |                  |
| Lake Mills  |                |                  |
| Milford     |                |                  |
| Oakland     |                |                  |
| Palmyra     |                |                  |
| Sullivan    |                |                  |
| Sumner      |                |                  |
| Waterloo    |                |                  |
| Watertown   |                |                  |

Notes: 1. Municipality located in Jefferson County and another county

### 4. SCHOOL DISTRICTS

There were 13 school districts in Jefferson County (*Table 2-2* and *Map 2*). Four of the districts do not maintain a school in the county.

**Table 2-2. School Districts; Jefferson County: 2024**

| District name      | Public schools in Jefferson County |
|--------------------|------------------------------------|
| Cambridge          | 1                                  |
| Edgerton           | 0                                  |
| Fort Atkinson      | 6                                  |
| Jefferson          | 4                                  |
| Johnson Creek      | 1                                  |
| Kettle Moraine     | 0                                  |
| Lake Mills         | 3                                  |
| Milton             | 0                                  |
| Oconomowoc Area    | 1                                  |
| Palmyra-Eagle Area | 1                                  |
| Waterloo           | 4                                  |
| Watertown Unified  | 4                                  |
| Whitewater Unified | 0                                  |

### 5. POPULATION

According to the U.S. Census Bureau, there were 84,900 county residents in 2020 (*Table 2-2*). With 5,120 residents, the town of Ixonia is the most populous of the 16 towns in the county. The Village of Johnson Creek is the most populous village and Watertown is the most populous city. As seen in *Table 2-3*, the county has enjoyed steady growth since 1990.

At -0.2 percent, cities as a group posted the smallest change in population from 2010 to 2020 when compared to towns as a group (2.7%) and villages (9.3%) also as a group. With the exception of two towns, the population in towns posted modest population gains. The Town of Ixonia experienced the highest rate of change (16.8%) and the largest numerical gain (735 residents). With a change in population of 9.3 percent, the Town of Lake Mills posted the second highest rate of change, although it only added 126 residents.

Except for a small corner of the village, Lac La Belle is located in Waukesha County and has only 2 residents in Jefferson County. Of the villages, Johnson Creek experienced the largest change from 2010 to 2020 (21.2%) and also the largest numerical increase (580 residents). Twelve of the twenty-seven municipalities experienced a decrease in their populations.

The portion of the City of Watertown in Jefferson County has a current population of 14,674 residents. With 12,579 residents, Fort Atkinson is the second most populous city in the county. Between 2010 and 2020, only three of the six cities saw a population increase, with Lake Mills growing the fastest at 8.8 percent.

**Table 2-3. Population; Jefferson County and Civil Divisions: 1980, 1990, 2000, 2010, 2020, and 2022**

| Town                    | 1980 Census   | 1990 Census   | 2000 Census   | 2010 Census   | 2020 Census   | Percent Change 2010-20 | 2022 ACS Estimate |
|-------------------------|---------------|---------------|---------------|---------------|---------------|------------------------|-------------------|
| Aztalan                 | 1,752         | 1,476         | 1,447         | 1,457         | 1,382         | -5.1                   | 1,084             |
| Cold Spring             | 684           | 683           | 766           | 727           | 737           | 1.4                    | 792               |
| Concord                 | 1,805         | 1,884         | 2,023         | 2,072         | 1,981         | -4.4                   | 2,098             |
| Farmington              | 1,528         | 1,404         | 1,498         | 1,380         | 1,407         | 2.0                    | 1,440             |
| Hebron                  | 1,104         | 975           | 1,135         | 1,094         | 1,043         | -4.7                   | 1,164             |
| Ixonia                  | 2,905         | 2,789         | 2,902         | 4,385         | 5,120         | 16.8                   | 5,087             |
| Jefferson               | 2,891         | 2,687         | 2,457         | 2,178         | 2,067         | -5.1                   | 1,792             |
| Koshkonong              | 2,979         | 2,984         | 3,395         | 3,692         | 3,763         | 1.9                    | 3,748             |
| Lake Mills              | 1,515         | 1,584         | 1,936         | 2,070         | 2,196         | 6.1                    | 2,254             |
| Milford                 | 1,066         | 1,007         | 1,055         | 1,099         | 1,106         | 0.6                    | 1,267             |
| Oakland                 | 2,240         | 2,526         | 3,135         | 3,100         | 3,231         | 4.2                    | 3,234             |
| Palmyra                 | 1,069         | 1,176         | 1,145         | 1,186         | 1,220         | 2.9                    | 1,236             |
| Sullivan                | 1,646         | 1,924         | 2,124         | 2,208         | 2,295         | 3.9                    | 2,176             |
| Sumner                  | 973           | 822           | 904           | 832           | 846           | 1.7                    | 714               |
| Waterloo                | 811           | 694           | 832           | 909           | 867           | -4.6                   | 866               |
| Watertown               | 1,921         | 1,840         | 1,876         | 1,975         | 1,933         | -2.1                   | 1,815             |
| <b>Total</b>            | <b>26,889</b> | <b>26,455</b> | <b>28,630</b> | <b>30,364</b> | <b>31,194</b> | <b>2.7</b>             | <b>30,767</b>     |
| <b>Village</b>          |               |               |               |               |               |                        |                   |
| Cambridge [1]           | 59            | 80            | 87            | 109           | 99            | -9.2                   | 64                |
| Johnson Creek           | 1,136         | 1,259         | 1,581         | 2,738         | 3,318         | 21.2                   | 3,337             |
| Lac La Belle [1]        | -             | -             | 0             | 1             | 2             | 100.0                  | 0                 |
| Palmyra                 | 1,515         | 1,540         | 1,766         | 1,781         | 1,719         | -3.5                   | 2,097             |
| Sullivan                | 434           | 449           | 688           | 669           | 651           | -2.7                   | 6,64              |
| <b>Total</b>            | <b>1,949</b>  | <b>3,328</b>  | <b>4,122</b>  | <b>5,298</b>  | <b>5,789</b>  | <b>9.3</b>             | <b>6,162</b>      |
| <b>City</b>             |               |               |               |               |               |                        |                   |
| Fort Atkinson           | 9,785         | 10,213        | 11,621        | 12,368        | 12,579        | 1.7                    | 12,522            |
| Jefferson               | 5,647         | 6,078         | 7,146         | 7,973         | 7,793         | -2.3                   | 7,778             |
| Lake Mills              | 3,670         | 4,143         | 4,843         | 5,708         | 6,211         | 8.8                    | 6,280             |
| Waterloo                | 2,393         | 2,712         | 3,259         | 3,333         | 3,492         | 4.8                    | 3,511             |
| Watertown [1]           | 12,202        | 12,388        | 13,535        | 15,402        | 14,674        | -4.7                   | 14,711            |
| Whitewater [1]          | 2,422         | 2,466         | 2,611         | 3,240         | 3,168         | -2.2                   | 4,201             |
| <b>Total</b>            | <b>36,119</b> | <b>38,000</b> | <b>43,015</b> | <b>48,024</b> | <b>47,917</b> | <b>-0.2</b>            | <b>49,003</b>     |
| <b>Jefferson County</b> | <b>66,152</b> | <b>67,783</b> | <b>75,767</b> | <b>83,686</b> | <b>84,900</b> | <b>1.5%</b>            | <b>85,492</b>     |

Source: US Census Bureau including American Community Survey (ACS)

Notes: 1. Municipality located in Jefferson County and another county

## 6. HOUSING

According to the 2022 American Community Survey of population and housing (ACS), there were over 36,000 dwelling units in the county (*Table 2-4*). Almost 72 percent were single family residences. Structures with 5 to 9 units represent the second most common housing type. Dwellings of 2 units are the third most common type of housing. Over one-fourth of the county's housing stock was built more than 70 years ago (*Table 2-5*).

**Table 2-4. Housing Types; Jefferson County: 2022**

| Units in structure  | Number        | Percent    |
|---------------------|---------------|------------|
| 1-unit, detached    | 26,164        | 71.7       |
| 1-unit, attached    | 1,321         | 3.6        |
| 2 units             | 1,797         | 4.9        |
| 3 or 4 units        | 1,208         | 3.3        |
| 5 to 9 units        | 2,207         | 6.1        |
| 10 to 19 units      | 879           | 2.4        |
| 20 or more units    | 1,418         | 3.9        |
| Mobile home         | 1,443         | 4.0        |
| Boat, RV, van, etc. | 32            | 0.1        |
| <b>Total</b>        | <b>36,469</b> | <b>100</b> |

Source: US Census Bureau, American Community Survey (2022)

**Table 2-5. Age of Housing Stock; Jefferson County: 2022**

| Year structure built | Number        | Percent      |
|----------------------|---------------|--------------|
| 2020 or later        | 115           | 0.3          |
| 2010 to 2019         | 1,660         | 4.6          |
| 2000 to 2009         | 4,916         | 13.5         |
| 1990 to 1999         | 5,628         | 15.4         |
| 1980 to 1989         | 2,776         | 7.6          |
| 1970 to 1979         | 4,750         | 13.0         |
| 1960 to 1969         | 2,579         | 7.1          |
| 1950 to 1959         | 3,532         | 9.7          |
| 1940 to 1949         | 1,553         | 4.3          |
| 1939 or earlier      | 8,960         | 24.6         |
| <b>Total</b>         | <b>36,469</b> | <b>100.0</b> |

Source: US Census Bureau; American Community Survey (2022)

## 7. TRANSPORTATION

### SURFACE TRANSPORTATION

The county contains approximately 1,374 miles of roadways (*Table 2-6* and *Map 3*). Nearly two-thirds of which are classified as a local road. Interstate 94 travels east and west in the northern part of the county (*Map 1*). Interchanges are located at the City of Lake Mills (STH 89), the Village of Johnson Creek (STH 26), and at Concord (CTH F).

The other key regional highways include STH 26, STH 12, STH 18, and STH 16. Each of these highways connects one or more of the incorporated municipalities in Jefferson to the Interstate highway system and provides access to nearby metropolitan areas. Extremely hazardous substances may be transported over any local, state, or federal highway, without restriction provided weight limits are met.

### AIR TRANSPORTATION

Public-use airports are located in the City of Watertown, City of Fort Atkinson, and Village of Palmyra (*Map 12*).

**Table 2-6. Roadway by Type: Jefferson County**

| Type of Roadway    | Miles          | Percent of Total |
|--------------------|----------------|------------------|
| Interstate Highway | 24.56          | 1.8              |
| State Highway      | 151.74         | 11.0             |
| County Highway     | 259.77         | 18.9             |
| Local Roads        | 919.41         | 66.9             |
| Other              | 18.58          | 1.4              |
| <b>Total</b>       | <b>1374.06</b> | <b>100</b>       |

Source: Jefferson County

- ♦ Watertown Municipal Airport is classified as transport/corporate based airport<sup>1</sup>. Forecasts prepared for the Wisconsin Bureau of Aeronautics indicate that use will increase to 7,530 operations by 2030, a 1 percent decrease since 2010 (58,000).
- ♦ Fort Atkinson Municipal Airport is classified as a general utility airport<sup>2</sup>. Total operations are forecasted to grow at a rate of 2% from 10,900 in 2010 to 11,880 in 2030.
- ♦ Palmyra Municipal Airport is classified as a basic utility airport<sup>3</sup>. It is estimated that use will decrease slowly by 1% from 15,650 in 2010 to 15,470 operations by 2030.

In addition to these public-use airports, there are a number of private-use airports, including McDermott Airpark. Private-use airports are not considered critical infrastructure for the purposes of this plan.

## RAIL TRANSPORTATION

As shown on *Map 12*, there are three railroads in Jefferson County: Wisconsin Southern, Union Pacific, and Canadian Pacific.

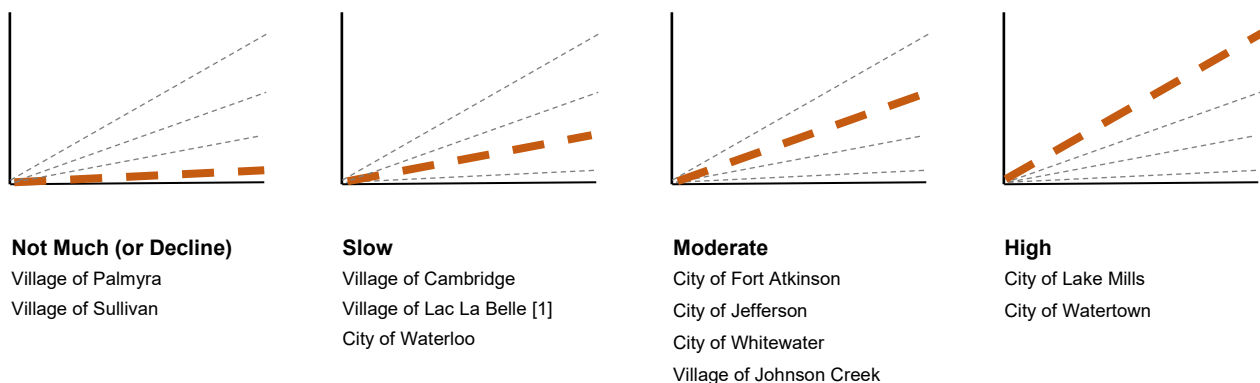
## 8. LAND USE AND DEVELOPMENT TRENDS

The unincorporated area of Jefferson County is predominated by rural land uses, principally agriculture (*Map 4*). The Jefferson County Comprehensive Plan and Land Use Map summarize the most recent land use totals by acreage. In the unincorporated area, agriculture and other open lands account for nearly three-quarters of the land area. With 15.6 percent of the land area, wetlands constitute the second largest land use type.

As envisioned in the county's recently adopted farmland preservation plan, most of the future growth is expected to take place in planned urban service areas located in or adjacent to the existing urban municipalities. Most rural areas of the county are zoned as agricultural preservation areas and environmental corridor, which limit urban development.

Urban development is anticipated to increase proportional to the population growth, and will likely be limited to approximately 800 to 900 acres of new urban development in the unincorporated areas of the county. Anticipated development in cities and villages are graphically depicted in *Exhibit 2-1*.

**Exhibit 2-1. Anticipated Population Growth Next Ten Years**



**Note:** Rankings for municipalities in Jefferson County are for comparative purposes only

<sup>1</sup> A transport/corporate airport is intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small aircraft (piston and turboprop) used in commuter air service.

<sup>2</sup> A general utility airport is intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less.

<sup>3</sup> A basic utility airport is intended to serve all small single-engine piston aircraft and many smaller twin-engine aircraft with a maximum takeoff weight of 12,500 pounds or less.

## 9. GENERAL CLIMATE

Wisconsin's climate is typically classified as continental. About two-thirds of the annual precipitation falls during the growing season (freeze-free period). It is normally adequate for vegetation, although drought is occasionally reported. This climate is most favorable for dairy farming; the primary crops are corn, small grains, hay, and vegetables. The rapid succession of storms moving from west to east or southwest to northeast account for the stimulating climate.

Table 2-7 charts conditions in the City of Lake Mills, which is representative of the entire county.

**Table 2-7. Climate; City of Lake Mills**

| Climate Normals       | Jan  | Feb  | Mar  | Apr | May  | Jun | Jul | Aug  | Sept | Oct | Nov  | Dec  |
|-----------------------|------|------|------|-----|------|-----|-----|------|------|-----|------|------|
| Ave Daily High (F°)   | 26.6 | 32   | 43.7 | 59  | 71.7 | 80  | 85  | 82.1 | 74.3 | 62  | 46.2 | 31.4 |
| Ave Daily Low (F°)    | 7.9  | 11.9 | 23.6 | 36  | 46.5 | 56  | 61  | 58.5 | 50.8 | 41  | 28.8 | 14.7 |
| Growing Degree Days   | 0    | 2    | 37   | 161 | 359  | 535 | 675 | 610  | 413  | 202 | 40   | 3    |
| Heating Degree Days   | 1479 | 1207 | 970  | 525 | 227  | 38  | 0   | 18   | 103  | 431 | 825  | 1302 |
| Cooling Degree Days   | 0    | 0    | 0    | 0   | 44   | 131 | 246 | 182  | 31   | 10  | 0    | 0    |
| Ave Precipitation (") | 1.29 | 1.13 | 2.3  | 3.1 | 3.17 | 3.5 | 3.9 | 4.05 | 3.89 | 2.4 | 2.28 | 1.87 |
| Ave Snowfall (")      | 9.6  | 7    | 6.4  | 1.4 | 0.1  | 0   | 0   | 0    | 0    | 0.1 | 2.3  | 10.7 |

Source: National Weather Service

The lakes and rivers of Jefferson County often are ice covered from late December to late March. Snow covers the ground 50 to 75 percent of winter days. Flooding is most frequent and most serious during March and April, and sometimes in February, due to the melting of snow and spring rains. During this period, flood conditions are often aggravated by ice jams that clog flowing floodwaters. Excessive rains from thunderstorms sometimes produce tributary flooding or flash flooding along the smaller streams and creeks.

## 10. SOIL

The most common soil associations occurring in the upland areas of Jefferson County are the Fox, Kidder, Keowns, Mayville, Rotamer, and Sebwa silt loams. These soils are made up of loam and silt loam soils that have subsoils of silty clay loam over clay loam and underlain by calcareous loam glacial till. The soils of these associations are well drained and facilitate good infiltration of runoff. These soils fall mainly into the hydrologic soil group B<sup>4</sup>.

Adrian and Houghton muck soils dominate the lowlands in the county. Adrian and Houghton muck soils are very poorly drained organic soil that consists of decomposed residue from wetland plants such as reeds, sedges, and forbs. Houghton muck occurs in old glacial lakebeds and wetlands. The lowland soils fall into hydrologic soil groups A/D, B/D and D, indicating limited infiltration capacity.

## 11. TOPOGRAPHY

Jefferson County is located in a glaciated area, dominated by rolling hills and wide valleys. The topography of the area is the result of 4 major glacial advances, the last of which occurred about 12,000 years ago. Two lobes of the huge glacier sheet, known as the Green Bay and Lake Michigan lobes, interacted over southeast Wisconsin, including Jefferson County, with ice thicknesses ranging from 1/4 mile to 1 mile. As the glaciers advanced and retreated across the county, they deposited large amounts of rock debris known as drift. As the glaciers retreated, outpourings of sand and gravel were added to the drift. The two glacier lobes pushed up against each other over the southeast corner of Jefferson County, leaving behind rock debris that formed the Kettle Moraine ridge located in that part of the county.

<sup>4</sup> Soils are classified into four HSGs (A, B, C, and D) according to their minimum infiltration rate. The soils range from Group A, which has high permeability in well-drained soil with less runoff [produced], to Group D which has low permeability and more anticipated runoff.

The glacier left behind many ground moraines, which provide many hills located in the county. Among the moraines, large outwash plains formed as melt waters deposited fine sands and gravel. Most of the wide floodplain areas of the county are in these outwash plains. The large floodplains south of the City of Watertown, at Lake Koshkonong, and west of the City of Jefferson, are examples of large outwash plains.

## 12. SURFACE WATER RESOURCES

Jefferson County has a total of 40 lakes, 27 of these are named and 13 are unnamed (*Table 2-7*). Lake Koshkonong is the largest lake in the county followed by Rock Lake.

The Rock River and its tributaries drain Jefferson County. Upstream of the outlet of the Rock River at Lake Koshkonong, the river drains over 2,500 square miles and includes portions of Columbia, Dane, Dodge, Fond du Lac, Jefferson, Washington, and Waukesha counties.

The drainage basin of Rock River is divided into the Upper Rock River Basin and Lower Rock River Basin by the Wisconsin Department of Natural Resources for water quality planning purposes. Descriptions for each of the watersheds follow in the following sections.

### UPPER ROCK RIVER BASIN

The northern and central portions of Jefferson County are drained by the Upper Rock River Basin. This basin includes all surface waters draining to the Rock River above the Bark River. More than 1,920 square miles are drained by the Upper Rock River, including all of Dodge County and parts of Columbia, Dane, Fond du Lac, Jefferson, Washington and Waukesha counties. The basin is divided into 13 watersheds. Seven of the 13 watersheds in the Upper Rock River Basin drain the northern and central parts of Jefferson County.

**Middle Rock River Watershed (UR 01)** The Middle Rock River watershed is approximately 132 square miles, including parts of Dodge and Jefferson counties. It extends from the north edge of Fort Atkinson upstream to the dam at Watertown. Totalling 55 stream miles, the major streams within the watershed are Deer Creek, Rock River, and nine unnamed creeks. Agriculture is the dominant land use in this watershed; however, urbanization is occurring on the north side of Fort Atkinson and on the southwest side of Watertown. There are three municipal wastewater treatment plant dischargers in this watershed (Watertown, Johnson Creek, and Jefferson) and four industrial dischargers.

**Lower Crawfish River Watershed (UR 02)** The Lower Crawfish River watershed is 178 square miles including parts of Dane, Dodge, and Jefferson counties. Totalling 90.4 stream miles, the major streams in the watershed are the Crawfish River, Mud Creek, Nolan Creek, Rock Creek, and 7 unnamed creeks. This watershed includes the Crawfish River and all its tributaries from the dam at Columbus downstream to its confluence with the Rock River at Jefferson. The land use in this watershed is primarily agricultural. There are two municipal wastewater treatment plants (Columbus and Lake Mills) and five industrial plants discharging into this watershed.

**Mauneshia River Watershed (UR 05)** This watershed is 126 square miles and includes parts of Dane, Dodge, and Jefferson counties. Totalling 98 stream miles, the major streams in the watershed are Mauneshia River, Schumacher Creek, Spring Creek, Stony Brook, Stransky Creek, and 19 unnamed streams. Agriculture is the predominant land use in this watershed. The watershed has two state wildlife areas. There are two municipal wastewater dischargers into the watershed (Marshall and Waterloo) and two industrial dischargers.

**Johnson Creek Watershed (UR 07)** The Johnson Creek watershed is 45 square miles in Jefferson County. Totalling 37.5 stream miles, the major streams in the watershed are Johnson Creek and seven unnamed creeks. The predominant land use in this small watershed is agriculture, although there has been increasing urbanization.

**Sinissippi Lake Watershed (UR 08)** The Sinissippi Lake watershed is 237 square miles including parts of Dodge and Jefferson counties. It includes the mainstream of the Rock River from the dam at Horicon downstream to the Watertown dam and all the streams which flow into the Rock River in this area. Totalling 160 stream miles, the major

streams in the watershed are Baker Creek, Oyman Creek, Dead Creek, Lentz Creek, Neda Creek, Oliver Creek, Rock River, Silver Creek, Wildcat Creek, Woodland Creek, and 20 unnamed streams. The land use in this watershed is primarily agricultural. There are eight communities which have municipal wastewater facilities that discharge into this watershed.

**Oconomowoc River Watershed (UR 09)** The Oconomowoc River watershed is 129 square miles including parts of Jefferson, Washington, and Waukesha counties. Totaling 88.8 stream miles, the major streams in the watershed are Battle Creek, Coney Creek, Flynn Creek, Little Oconomowoc River, Mason Creek, Oconomowoc River, Rosenow Creek, and 11 unnamed creeks. From its source, the Oconomowoc River flows in a southwesterly direction through six major lakes for approximately 49 miles before entering the Rock River in the Town of Ixonia. Urbanization is continuing, especially next to or near lakes. The City of Oconomowoc is the only municipality in the watershed with a wastewater discharge to surface water. There are approximately 1,100 acres of publicly-owned recreation lands and three large county-owned parks in this watershed.

**Ashippun River Watershed (UR 10)** The Ashippun River watershed is 69 square miles including parts of Dodge, Washington, and Waukesha counties and a small part of Jefferson County. Totaling 63 stream miles, the major streams in the watershed are Ashippun River, Davey Creek, Dawson Creek, Mud Run Creek, and nine unnamed creeks. The predominant land use is agricultural. The only municipal wastewater discharger in the watershed is the Town of Ashippun.

## LOWER ROCK RIVER BASIN

The Lower Rock River Basin drains the southern, eastern, and western portions of Jefferson County. The Lower Rock River Basin drains an area of approximately 1,307 square miles including parts of Columbia, Dane, Jefferson, Rock, Walworth, and Waukesha counties. There are 15 watersheds in the Lower Rock River Basin, five of which drain the southern, eastern, and western portions of Jefferson County.

**Lower Koshkonong Creek Watershed (LR 11)** The Lower Koshkonong Creek watershed is approximately 219 square miles and includes parts of Dane, Jefferson, and Rock counties. Totaling 104 stream miles, the major streams in this watershed are Allen Creek, Koshkonong Creek, Otter Creek, Sounders Creek, and 15 unnamed streams. While the majority of wetlands in the watershed have been drained for agricultural purposes, many significant wetland areas remain. Agriculture is the predominant land use. There are significant soil losses in this watershed. Soil loss, coupled with wetland drainage and stream channel drainage, indicates significant sediment likely reaches the watershed's surface water, adversely affecting habitat, and water quality. Fort Atkinson, Cambridge, Rockdale, and Edgerton are each a municipal point discharger in the watershed.

**Upper Koshkonong Creek Watershed (LR 12)** The Upper Koshkonong Creek watershed is 107 square miles including parts of Dane and Jefferson counties. Totaling 73 miles, the major streams in the watershed are Koshkonong Creek, Mud Creek, and 35 unnamed streams. The land use is primarily agriculture. Large portions of the wetlands were drained for this purpose. This wetland loss, coupled with stream ditching and widespread use of field tiles, allows a significant amount of sediment and nutrients to reach surface waters in the watershed and, thus, downstream watersheds.

**Bark River Watershed (LR 13)** The Bark River watershed is approximately 189 square miles and includes parts of Jefferson, Waukesha, and Washington counties. Totaling 171.5 stream miles, the major streams in this watershed are the Bark River, Deer Creek, Duck Creek, Meadow Brook, Scuppernong Creek, Wales Creek, and 36 unnamed streams. Agriculture is the predominant land use in the Bark River Watershed. This watershed has many large lakes which continue to have development around them. Though some of the wetlands have been drained, significant amounts of wetlands remain in this watershed. There is significant development in the Waukesha County portion of the watershed. This is the greatest threat to increased flood flows in this basin.

**Whitewater Creek Watershed (LR 14)** The Whitewater Creek watershed is 71 square miles including parts of Jefferson, Walworth, and Rock counties. Totaling 60 stream miles, the major streams in this watershed are Bluff Creek, Galloway Creek, Spring Brook, Whitewater Creek, and 17 unnamed streams. Land use in this watershed is



predominantly agriculture. A portion of the Kettle Moraine State Forest runs along the southeast edge of the watershed. The Whitewater Municipal Treatment Plant discharges into this watershed.

**Scuppernong River Watershed (LR 15)** The Scuppernong River watershed is 86.5 square miles including parts of Jefferson, Walworth, and Waukesha counties. Totaling 835 stream miles, the major streams in the watershed are Funk Creek, Mud Creek, Paradise Springs Creek, Scuppernong River, Spring Creek, Steel Brook, and 28 unnamed streams. Agriculture is the predominant land use in this watershed. The Kettle Moraine State Forest and two state wildlife areas with large forested tracts and wetland areas are within this watershed. Other wetlands have been drained for agricultural purposes. The only urban area in this watershed is the Village of Palmyra.

### 13. WETLANDS

Within the unincorporated areas of Jefferson County, there are 55,097 acres of wetlands. These wetlands make up 15.5 percent of the land area. The majority of wetlands are associated with the floodplains of local rivers and creeks.

# SPECIAL NEEDS POPULATIONS AND GROUPS

## 1. CHAPTER OVERVIEW

During a natural disaster the potential exists for certain populations and groups of people to be disproportionately affected when compared to the general population. This section looks at those groups including the elderly, people with disabilities, minorities, people in poverty, homeless individuals, populations with language barriers, and people in mobile home parks, campgrounds, and group quarters. Strategies and actions are included in Chapter 5 in order to address the particular needs of the groups.



## 2. ELDERLY

As a group, the elderly are especially vulnerable to natural hazards. This is especially true when an elderly person lives by him or herself or with an elderly spouse and do not have family or friends to help them prepare for natural hazards or react to and recover from an event.

The aging of the population is occurring throughout the nation and is also evident in Jefferson County. As seen in *Table 3-1*, the number of people younger than 55 decreased between 2010 and 2020, while the number of those older than 55 increased. As the population continues to get proportionately older, it will become increasingly important to address the needs of the elderly with respect to natural hazards planning.

| Chapter Contents |                                                |
|------------------|------------------------------------------------|
| 1.               | Chapter Overview                               |
| 2.               | Elderly                                        |
| 3.               | People with Disabilities                       |
| 4.               | Minority Status                                |
| 5.               | Poverty                                        |
| 6.               | Social Vulnerability Index                     |
| 7.               | Homelessness                                   |
| 8.               | People Living in Manufactured and Mobile Homes |
| 9.               | People in Campgrounds                          |

Table 3-1. Age of Population; Jefferson County: 1990, 2000, 2010, and 2020

| Age Group     | Percent of Total |      |      |      | Percent Change 2010-2020 |
|---------------|------------------|------|------|------|--------------------------|
|               | 1990             | 2000 | 2010 | 2020 |                          |
| 85 and older  | 1.3              | 1.7  | 1.8  | 1.5  | -16.7                    |
| 75 to 84      | 4.5              | 4.5  | 4.1  | 5.4  | 31.7                     |
| 65 to 74      | 7.2              | 6.4  | 7.3  | 10.7 | 46.6                     |
| 55 to 64      | 4.2              | 9.1  | 12.4 | 14.7 | 18.5                     |
| 45 to 54      | 14.5             | 14.1 | 15.3 | 13.2 | -13.7                    |
| 35 to 44      | 14.7             | 16.8 | 13.2 | 12.6 | -4.5                     |
| 25 to 34      | 15.8             | 13.6 | 12.0 | 11.1 | -7.5                     |
| 20 to 24      | 7.2              | 5.8  | 6.5  | 6.4  | -1.5                     |
| 15 to 19      | 8.9              | 7.3  | 7.9  | 8.2  | 3.8                      |
| 10 to 14      | 7.3              | 7.5  | 6.6  | 5.6  | -15.2                    |
| 5 to 9        | 7.5              | 6.8  | 6.7  | 5.9  | -11.9                    |
| Under 5 years | 6.9              | 6.3  | 6.3  | 4.8  | -23.8                    |

Source: Census of Population and Housing, US Census Bureau

The proportion of those 65 years and older in Jefferson County is similar to what is seen statewide (*Table 3-2*). *Map 7* compares this attribute across all of the civil divisions in Jefferson County based on the jurisdiction's land area.

### 3. PEOPLE WITH DISABILITIES

Like the elderly, people with disabilities have increased exposure to some types of natural hazards. As indicated in *Table 3-2*, 12.7 percent of the population in Wisconsin self-reported a disability in 2023. This compares to 12.3 percent of the people in Jefferson County. The types of disabilities are addressed in *Table 3-3*. *Map 8* compares this attribute across all of the civil divisions in Jefferson County based on the jurisdiction's land area.

**Table 3-2. Demographic Comparison; Jefferson County and State of Wisconsin: 2023**

|                               | Percent of Total Population |                    |
|-------------------------------|-----------------------------|--------------------|
|                               | Jefferson County            | State of Wisconsin |
| Population 65 Years and Older | 19.2                        | 19.2               |
| People with Disabilities      | 12.3                        | 12.7               |
| Minority Status               | 11.5                        | 20.0               |
| Poverty                       | 10.5                        | 10.7               |

Source: 2023 American Community survey (1-year estimates)

### 4. MINORITY STATUS

Just over 11 percent of the county population identified as a minority, which is less than the statewide value of 20 percent (*Table 3-2*). *Map 9* compares this attribute across all of the civil divisions in Jefferson County based on the jurisdiction's land area.

**Table 3-3. People with Disabilities; Jefferson County: 2023**

| Disability                            | Percent of Total Population |
|---------------------------------------|-----------------------------|
| With a hearing difficulty             | 3.3                         |
| With a vision difficulty              | 1.9                         |
| With a cognitive difficulty           | 5.9                         |
| With an ambulatory difficulty         | 5.3                         |
| With a self-care difficulty           | 2.1                         |
| With an independent living difficulty | 5.5                         |

Source: 2023 American Community survey (1-year estimates)

### 6. SOCIAL VULNERABILITY INDEX

The Social Vulnerability Index (SVI) is a tool created by the U.S. Centers for Disease Control and Prevention (CDC) to identify communities that may be particularly vulnerable to disasters or other public health emergencies. The SVI considers social factors that can impact a community's resilience to and ability to recover from disasters, such as poverty levels, housing conditions, access to transportation, and minority status.

The index ranks areas (e.g., census tracts or counties) across various themes, each representing a key dimension of social vulnerability.

1. Socioeconomic Status
2. Household Composition
3. Racial & Ethnic Status
4. Housing Type and Transportation.

The SVI uses these variables to assign a score for each area, ranking it relative to other areas (statewide or nationally). High SVI scores indicate greater vulnerability, meaning that the area may face more significant challenges in preparing for, responding to, and recovering from events like natural disasters, disease outbreaks, or economic crises.

**Table 3-4. Social Vulnerability Index; Jefferson County: 2022**

|                               | Statewide Score | Vulnerability  |
|-------------------------------|-----------------|----------------|
| Overall Score                 | 0.3803          | Low to Medium  |
| Socioeconomic Status          | 0.3239          | Low to Medium  |
| Household Characteristics     | 0.2958          | Low to Medium  |
| Racial & Ethnic Status        | 0.6338          | Medium to High |
| Housing Type & Transportation | 0.5634          | Medium to High |

Source: CDC/ATSDR Social Vulnerability Index; <https://svi.cdc.gov/map/>

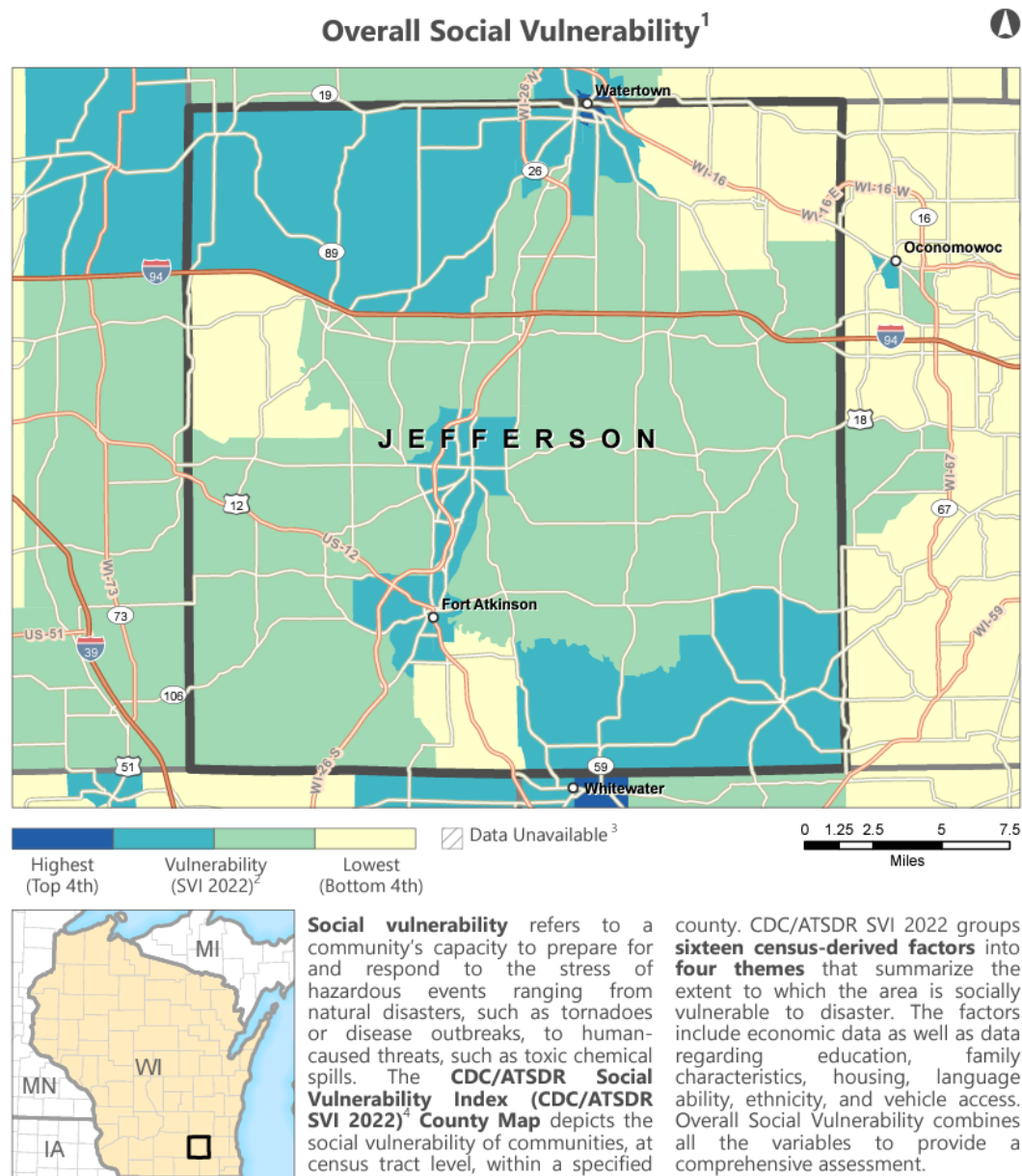
Note: Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability).

The SVI for Jefferson County based on 2022 statewide data is displayed in *Table 3-4*. The SVI by census tract is displayed in *Exhibit 3-1*. The overall Statewide SVI for Jefferson County (using all 16 variables) is considered low to medium. There is a high degree of correlation between the themes, indicating that certain areas of the County have populations who may be especially vulnerable due to multiple factors. When the data is viewed by census tract, there are higher concentrations of socially vulnerable residents in the more urbanized or densely populated areas.

Exhibit 3-1. Social Vulnerability Index for **Jefferson** County by Census Tract: 2022

## CDC/ATSDR Social Vulnerability Index 2022

JEFFERSON COUNTY, WISCONSIN

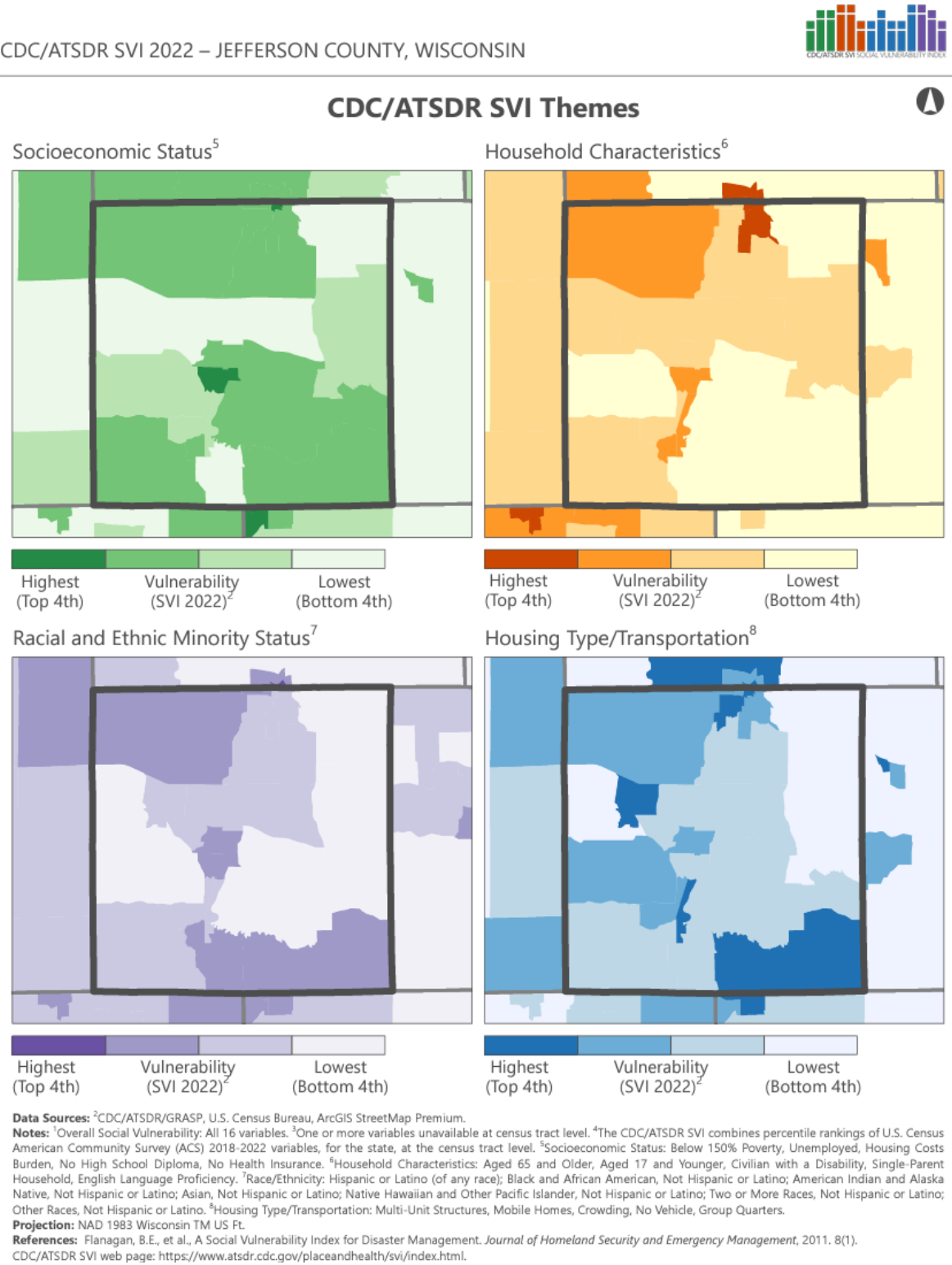


ATSDR Agency for Toxic Substances and Disease Registry



Geospatial Research, Analysis, and Services Program

Exhibit 3-1. Social Vulnerability Index for **Jefferson County** by Census Tract: 2022



## 7. HOMELESSNESS

Homeless individuals are disproportionately affected by many types of natural disasters. Excessive heat and cold are especially hard on the elderly homeless. There is no accurate number of homeless individuals in Jefferson County. Local relief organizations provide assistance.

## 8. PEOPLE LIVING IN MANUFACTURED AND MOBILE HOMES

Manufactured housing and mobile homes are especially susceptible to damage from wind and other storms. As a result, people living in this type of housing are more vulnerable to injury and death when compared to those living in dwellings built with conventional framed construction.

In 2024, there were 21 mobile home parks in Jefferson County (*Appendix E*). Most of these were located in a city or village. As a proportion of the total housing stock, the city of Lake Mills had the highest proportion of mobile homes when compared to other municipalities in Jefferson County. None of the mobile parks have a storm shelter where people could go during wind-related storm events.

## 9. PEOPLE IN CAMPGROUNDS

People staying in campgrounds are even more vulnerable to wind storm events than those living in mobile home and manufactured homes. Although a significant number of campers stay in hard-sided campers or RVs, many stay in soft-sided tents. During a wind storm or tornado, they have little protection from flying debris and falling branches and trees.

In 2024, there were 21 campgrounds in Jefferson County (*Appendix E*). With the exception of two campgrounds, they were all privately operated. None of campgrounds have a storm shelter.

# CRITICAL FACILITIES

## 1. CHAPTER OVERVIEW

This chapter focuses on those critical facilities in Jefferson County that need to be evaluated in terms of natural hazards mitigation planning. For the purpose of this plan, critical facilities are categorized into the following classification scheme:

- ◆ Type I      A facility that provides a public service, which if damaged would significantly impair a local governmental response
- ◆ Type II     A facility that provides a public service, but which if damaged would not significantly impair a local governmental response
- ◆ Type III    A facility that can cause greater damage to the surrounding area if damaged by a natural hazard
- ◆ Type IV    A facility that primarily housing special populations such as the infirm, children, elderly, or people with development disabilities

In all, there were 644 critical facilities in the county (*Table 4-1*). There were 185 Type I facilities, 136 Type II, 71 Type III, and 252 Type IV facilities.

As part of this project, the consultant created an Access™ database to manage basic information for critical facilities identified in this plan. Each facility is assigned to one or more parcels using the county PIN number to facilitate use in the county's geographic information system.

## 2. BRIDGES

The road network in the county consists of local, county, state, and federal roads. There are 51 locations where a federal, state, or county roadway crosses a waterbody. These range in size from a single culvert to a multi-span bridge. These locations have been identified because flooding may overtop the roadway or backup floodwaters. The locations are shown on *Map 11*. Bridges that cross another roadway or railroad tracks are not considered a critical facility from the perspective of natural hazards.



### Chapter Contents

1. Chapter Overview
2. Bridges
3. Dams
4. Public-Use Airports
5. Communication Towers
6. Telephone Facilities
7. Electric Facilities
8. Natural Gas Facilities
9. Petroleum Pipeline Facilities
10. Public Water Facilities
11. Wastewater Facilities
12. Fire and Police Services
13. National Guard Facilities
14. Government Facilities
15. Schools
16. Special Care Facilities-Residential
17. Special Care Facilities-Nonresidential
18. Health Care Facilities
19. Facilities with Hazardous Materials
20. Vulnerable Housing
21. American Red Cross Shelters

*In 2024, there were 645 critical facilities in Jefferson County.*

**Table 4-1. Critical Facilities by Type: 2024**

| Facility Type                                 | Type I     | Type II    | Type III  | Type IV    |
|-----------------------------------------------|------------|------------|-----------|------------|
| Facility with Hazardous Materials             | -          | -          | 42        | -          |
| <b>Infrastructure</b>                         |            |            |           |            |
| Bridge                                        | -          | 51         | -         | -          |
| Dam (large & small)                           | -          | -          | 25        | -          |
| Communication Tower                           | -          | 53         | -         | -          |
| Electric Facility – Power Plant               | 4          | -          | -         | -          |
| Electric Facility – Substation                | 17         | -          | -         | -          |
| Natural Gas Facility                          | -          | -          | 2         | -          |
| Natural Gas Pipeline                          | -          | -          | 1         | -          |
| Petroleum Pipeline                            | -          | -          | 1         | -          |
| Public-Use Airport                            | -          | 4          | -         | -          |
| Telephone Facility                            | 4          | -          | -         | -          |
| Utility Offices/Yard                          | 6          | -          | -         | -          |
| Water Facility [1]                            | 37         | -          | -         | -          |
| Wastewater Facility                           | 12         | -          | -         | -          |
| <b>Government Facility</b>                    |            |            |           |            |
| Community Center                              | -          | 7          | -         | -          |
| Library                                       | -          | 7          | -         | -          |
| Municipal Garage                              | 20         | -          | -         | -          |
| Municipal Office and Other                    | 29         | -          | -         | -          |
| Post Office                                   | -          | 10         | -         | -          |
| Senior Center                                 | -          | 4          | -         | -          |
| <b>Health Care Facility</b>                   |            |            |           |            |
| Health Care Clinic                            | 29         | -          | -         | -          |
| Hospital                                      | 1          | -          | -         | -          |
| <b>Public Safety Facility</b>                 |            |            |           |            |
| EMS Facility                                  | 6          | -          | -         | -          |
| Fire Station                                  | 9          | -          | -         | -          |
| National Guard Facility                       | 2          | -          | -         | -          |
| Police Station                                | 9          | -          | -         | -          |
| <b>School</b>                                 |            |            |           |            |
| K-12                                          | -          | -          | -         | 54         |
| Secondary                                     | -          | -          | -         | 3          |
| <b>Special Care Facility - Residential</b>    |            |            |           |            |
| Adult Family Home                             | -          | -          | -         | 53         |
| Community Based Residential Facility          | -          | -          | -         | 52         |
| Nursing Home                                  | -          | -          | -         | 3          |
| Residential Care Apartment Complex            | -          | -          | -         | 3          |
| <b>Special Care Facility - Nonresidential</b> |            |            |           |            |
| Adult Day Care                                | -          | -          | -         | 6          |
| Group Day Care                                | -          | -          | -         | 36         |
| <b>Vulnerable Housing</b>                     |            |            |           |            |
| Mobile Home Park                              | -          | -          | -         | 21         |
| Campground                                    | -          | -          | -         | 21         |
| <b>Total</b>                                  | <b>185</b> | <b>136</b> | <b>71</b> | <b>252</b> |

Notes: 1. Types of facilities included in this category include wells, towers, and treatment plants.

**Key Terms in This Chapter**

**Adult day care** – A place where adults receive care for less than 24 hours.

**Adult family home (AFH)** – A place where three or four adults who are not related to the operator reside and receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.

**Community based residential facility (CBRF)** – A place where five or more adults reside who are not related to the operator, who do not require care above intermediate level nursing care, and who receive care, treatment, or services that are above the level of room and board, but includes no more than three hours of nursing care per week per resident.

**Group day care** – A place where a person for less than 24 hours a day provides care and supervision for 9 or more children who are not related to the provider.

**Nursing home** – A place where unrelated individuals live, who because of their mental or physical condition, are given 24-hour personal care and nursing care, but who do not require hospitalization.

**Large dam** – A dam that either (1) has a structural height of over 6 feet and impounds 50 acre-feet or more, or (2) has a height of 25 feet or more and impounds more than 15 acre-feet.

**Power plant** – A facility containing prime movers, electric generators, and auxiliary equipment for converting mechanical, chemical, and/or fission energy into electric energy.

**Public-use airport** – An airport open for public use without prior permission, and without restrictions within the physical capacities of available facilities. A public-use airport may or may not be publicly owned.

**Residential care apartment complex (RACA)** – A multi-family building where five or more adults reside in independent dwelling units and also receive not more than 28 hours per week of supportive services, personal assistance, and nursing assistance.

**Small dam** – A dam not classified as a large dam.

**Substation** – An auxiliary power station where electrical current is converted, as from DC to AC, or where voltage is stepped up or down.



### 3. DAMS

According to a statewide inventory maintained by the DNR, there were 25 dams in the county. Over the years, seven dams have been decommissioned (*Table 4-2*). The Rock River and its tributaries has the highest number of dams followed by the Scuppernong River and its tributaries. *Map 11* shows the location of dams (large and small) within the county.

For the purposes of this plan, dams are classified as a Type III critical facility in that a dam failure would cause additional impacts primarily to downstream properties.

### 4. PUBLIC-USE AIRPORTS

There are four airports open for public use (*Map 12*).

### 5. COMMUNICATION TOWERS

*Map 13* shows the location of 53 communication towers located in the county.

### 6. TELEPHONE FACILITIES

Four telephone facilities are maintained by telephone service providers (*Map 13*). They are located in the Cities of Jefferson, Lake Mills, and Watertown and the Village of Palmyra.

Table 4-2. Abandoned Dams: 2024

| Name           | Year      | Jurisdiction   |
|----------------|-----------|----------------|
| Ball Park Dam  | 2004      | Waterloo, city |
| Golden Dam     | Not known | Concord, town  |
| Hebron         | 1996      | Hebron, town   |
| Hoopers Dam    | 2012      | Milford, town  |
| Slabtown       | 1992      | Hebron, town   |
| Oakland        | 1991      | Oakland, town  |
| Upper Waterloo | 1995      | Waterloo, city |

Source: Wisconsin Department of Natural Resources

### 7. ELECTRIC FACILITIES

There are four electric power plants in the county (*Map 14*). One is located southeast of the City of Watertown in the Town of Watertown. The other is located in the City of Whitewater. Two hydroelectric power plants are located in the City of Watertown. Eighteen substations are located throughout the county primarily in or near urban areas (*Map 14*).

### 8. NATURAL GAS FACILITIES

Guardian Pipeline operates a high-pressure natural gas pipeline in the eastern part of the county (*Map 14*). There are two above-ground metering stations associated with the pipeline in the Town of Ixonia.

Table 4-3. Regulated Dams by Waterbody: 2024

| Waterbody         | Number |
|-------------------|--------|
| Ashipun River     | 0      |
| Bark River        | 2      |
| Crawfish River    | 0      |
| Maunsha River     | 0      |
| Rock River        | 7      |
| Scuppernong River | 4      |
| Other             | 11     |
| Total             | 24     |

### 9. PETROLEUM PIPELINE FACILITIES

Enbridge Energy operates a pipeline for transporting petroleum crude oil through the county. It is located to the south and west of the cities of Lake Mills and Fort Atkinson (*Map 14*). It carries oil from Superior to Chicago where it is processed. Gate valves are located along the pipeline in three locations. Because of concerns about security, the exact location of the pipeline and gate valves are not mapped in this plan.

### 10. PUBLIC WATER FACILITIES

Public water facilities inventoried for this plan include water wells, towers, reservoirs, and treatment plants. A total of 37 facilities have been identified and are shown on *Map 15*.

## **11. WASTEWATER FACILITIES**

Wastewater treatment plants are located in each of the urban areas and in the more developed areas of the Towns of Ixonia and Sullivan (*Map 15*).

## **12. FIRE AND POLICE FACILITIES**

Within Jefferson County, there were 9 police stations and 9 fire stations (*Map 16*). Generally, EMS services are housed with a fire station or police station. In two instances though, EMS services are housed in a stand-alone building.

## **13. NATIONAL GUARD FACILITIES**

There are two National Guard facilities. One is in the City of Fort Atkinson and the other is in the City of Watertown (*Map 16*).

## **14. GOVERNMENT FACILITIES**

Government facilities included in the inventory of critical facilities include a wide array of facilities including community centers, public libraries, municipal garages, municipal offices, post offices, and senior centers. *Map 17* shows the location of the 77 government facilities.

**Table 4-4. Government Facilities: 2024**

| Town             | Community Center | Public Library | Municipal Garage | Municipal Office and Other | Post Office | Senior Center |
|------------------|------------------|----------------|------------------|----------------------------|-------------|---------------|
| Aztalan          | -                | -              | 1                | 1                          | -           | -             |
| Cold Spring      | -                | -              | -                | 1                          | -           | -             |
| Concord          | 1                | -              | 2                | 1                          | -           | -             |
| Farmington       | -                | -              | 1                | 1                          | -           | -             |
| Hebron           | -                | -              | -                | 1                          | -           | -             |
| Ixonia           | -                | -              | 2                | 1                          | 1           | -             |
| Jefferson        | -                | -              | -                | 0                          | 1           | -             |
| Koshkonong       | -                | -              | -                | 2                          | -           | -             |
| Lake Mills       | -                | -              | -                | -                          | -           | -             |
| Milford          | -                | -              | 1                | 1                          | -           | -             |
| Oakland          | -                | -              | 1                | 1                          | -           | -             |
| Palmyra          | -                | -              | -                | 1                          | -           | -             |
| Sullivan         | -                | -              | 1                | 1                          | -           | -             |
| Sumner           | -                | -              | -                | 1                          | -           | -             |
| Waterloo         | -                | -              | -                | 1                          | -           | -             |
| Watertown        | -                | -              | -                | 1                          | -           | -             |
| <b>Village</b>   |                  |                |                  |                            |             |               |
| Cambridge [1]    | -                | -              | -                | -                          | -           | -             |
| Johnson Creek    | 1                | 1              | 2                | 1                          | 1           | -             |
| Lac La Belle [1] | -                | -              | -                | -                          | -           | -             |
| Palmyra          | 1                | 1              | 1                | 1                          | 1           | -             |
| Sullivan         | -                | -              | -                | 1                          | 1           | -             |
| <b>City</b>      |                  |                |                  |                            |             |               |
| Fort Atkinson    | -                | 1              | 1                | 1                          | 1           | 1             |
| Jefferson        | 1                | 1              | 3                | 5                          | 1           | 1             |
| Lake Mills       | 1                | 1              | 1                | 2                          | 1           | 1             |
| Waterloo         | 1                | 1              | 2                | 1                          | 1           | -             |
| Watertown [1]    | 1                | 1              | 1                | 2                          | 1           | 1             |
| Whitewater [1]   | -                | -              | -                | -                          | -           | -             |
| <b>Total</b>     | <b>7</b>         | <b>7</b>       | <b>20</b>        | <b>29</b>                  | <b>10</b>   | <b>4</b>      |

Notes: 1. Municipality located in Jefferson County and another county

## 15. SCHOOLS

Within Jefferson County, there were 54 schools serving kindergarten through high school. There were three colleges. Maranatha Baptist Bible College is located in the City of Watertown, Madison Area Technical College–Fort Atkinson is in the City of Fort Atkinson, and UW–Whitewater is in Whitewater. School locations are shown on *Map 18*.

## 16. SPECIAL CARE FACILITIES - RESIDENTIAL

The term special care facility is a broad term for a type of housing arrangement where residents receive care or supervision from trained personnel. Special care facilities include nursing homes, residential care apartment complexes (RCACs), community based residential facilities (CBRFs), and adult family homes (AFHs) (*Map 19*).

There were three nursing homes in the county (*Table 4-5*).

In a RACA, people live in independent dwelling units complete with a kitchen, a bathroom, and sleeping and living areas. The management team provides supportive services such as general housekeeping and transportation to access community services and recreational activities. Personal services are also provided and may include help with daily activities such as dressing, eating, bathing, and grooming. Finally nursing services are available to help with health monitoring, medication administration, and medication management. There were 3 RACAs in Jefferson County.

CBRFs and AFHs are similar in terms of the level of care provided. One significant difference between them is the number of residents served in the facility. An AFH can serve up to four adults. A CBRF serves five or more adults. There were 53 AFHs in the county and 52 CBRFs (*Table 4-5*).

## 17. SPECIAL CARE FACILITIES – NONRESIDENTIAL

Nonresidential special care facilities include group day care centers and adult day care centers (*Map 20*). Group day care centers provide child care for nine or more children. Adult day care centers provide care to older adults who may live at home but need care during the day because the spouse or other primary care giver is not able to provide care. There were 36 group day care centers located throughout the county primarily in more urban areas and 6 adult day care centers (*Table 4-5*).

**Table 4-5. Special Care Facilities: 2024**

| Town             | Nursing Home | Residential Care Apartment Complex (RACA) | Community Based Residential Facility (CBRF) | Adult Family Home (AFH) | Group Day Care | Adult Care |
|------------------|--------------|-------------------------------------------|---------------------------------------------|-------------------------|----------------|------------|
| Aztalan          | -            | -                                         | -                                           | -                       | -              | -          |
| Cold Spring      | -            | -                                         | -                                           | -                       | -              | -          |
| Concord          | -            | -                                         | -                                           | -                       | -              | -          |
| Farmington       | -            | -                                         | -                                           | 2                       | -              | -          |
| Hebron           | -            | -                                         | 2                                           | -                       | 1              | -          |
| Ixonia           | -            | -                                         | 1                                           | 4                       | 1              | -          |
| Jefferson        | -            | -                                         | 2                                           | -                       | -              | 1          |
| Koshkonong       | -            | -                                         | 2                                           | 10                      | -              | -          |
| Lake Mills       | -            | -                                         | 2                                           | -                       | -              | -          |
| Milford          | -            | -                                         | -                                           | -                       | -              | -          |
| Oakland          | -            | -                                         | 1                                           | -                       | -              | -          |
| Palmyra          | -            | -                                         | -                                           | -                       | -              | -          |
| Sullivan         | -            | -                                         | -                                           | 1                       | -              | -          |
| Sumner           | -            | -                                         | -                                           | -                       | -              | -          |
| Waterloo         | -            | -                                         | -                                           | -                       | -              | -          |
| Watertown        | -            | -                                         | 2                                           | -                       | -              | -          |
| <b>Village</b>   |              |                                           |                                             |                         |                |            |
| Cambridge [1]    | -            | -                                         | -                                           | -                       | -              | -          |
| Johnson Creek    | -            | -                                         | 3                                           | 1                       | 2              | -          |
| Lac La Belle [1] | -            | -                                         | -                                           | -                       | -              | --         |
| Palmyra          | -            | -                                         | -                                           | -                       | 1              | -          |
| Sullivan         | -            | -                                         | -                                           | -                       | 1              | -          |
| <b>City</b>      |              |                                           |                                             |                         |                |            |
| Fort Atkinson    | 1            | 1                                         | 13                                          | 22                      | 10             | 2          |
| Jefferson        | 1            | -                                         | 15                                          | 5                       | 6              | 2          |
| Lake Mills       | 1            | -                                         | 3                                           | 1                       | 5              | -          |
| Waterloo         | -            | 1                                         | 2                                           | -                       | 1              | 1          |
| Watertown [1]    | -            | 1                                         | 4                                           | 6                       | 8              | -          |
| Whitewater [1]   | -            | -                                         | -                                           | 1                       | -              | -          |
| <b>Total</b>     | <b>3</b>     | <b>3</b>                                  | <b>52</b>                                   | <b>53</b>               | <b>36</b>      | <b>6</b>   |

Source: Wisconsin Department of Health and Family Services

Notes: 1. Municipality located in Jefferson County and another county

## 18. HEALTH CARE FACILITIES

For the purpose of this plan, health care facilities are divided into two types: hospitals and health care centers. Health care centers provide subacute medical and include ambulatory surgery centers and health care clinics operated by a number of medical practitioners.

Fort Memorial Hospital in the City of Fort Atkinson is the only hospital in Jefferson County. Watertown Memorial Hospital is in the City of Watertown but is physically located in Dodge County. It serves an area with 60,000 residents.

A total of 15 health care centers were identified (*Map 21*).

## **19. FACILITIES WITH HAZARDOUS MATERIALS**

There were 42 locations in the county where hazardous materials are stored, used, or manufactured (*Map 22*). For the purposes of this plan, a facility with hazardous materials is classified as a Type III critical facility because there could be damage to surrounding properties if a natural hazard damaged a facility with hazardous materials.

## **20. VULNERABLE HOUSING**

Vulnerable housing, including campgrounds and mobile home parks, is described in Chapter 3.

## **21. AMERICAN RED CROSS SHELTERS**

Jefferson County is served by the American Red Cross in Southeastern Wisconsin and the Badger and South Central Wisconsin Region. Designated shelters in the county are listed in *Appendix H*.

FLOODING - NATURAL HAZARDS ASSESSMENT

1. CHAPTER OVERVIEW

This chapter evaluates the natural hazards that have or could occur in the county. Initially, 15 hazards were identified. They were prioritized and two of the hazards were dropped from future consideration. The remaining 13 hazards are described in detail. After describing the nature of the hazard, the frequency of occurrence is documented along with its effect on critical facilities, various population groups, and economic sectors. Estimates of economic loss are included when there is enough empirical data to do so.



2. HAZARD IDENTIFICATION

As part of an initial screening process, the working group used the methodology developed by Wisconsin Emergency Management<sup>1</sup> to evaluate natural hazards in Jefferson County to determine which warrant the most attention. For each hazard, the members used a group consensus process to assign a numeric value to the 10 factors listed in *Table 5-1*.

Table 5-1. Natural Hazard Assessment Criteria

| Factor                                     | Description                                                                           |
|--------------------------------------------|---------------------------------------------------------------------------------------|
| Historical Hazard Frequency                | Frequency of past occurrences                                                         |
| Anticipated Hazard Probability             | Probability of the hazard occurring again                                             |
| Historical Health and Public Safety        | Degree of past hazard events causing injuries, sickness, and/or deaths                |
| Residential Damage                         | Degree of past hazard events causing damages to homes                                 |
| Business Damage                            | Degree of past hazard events causing damages to businesses                            |
| Public Costs                               | Amount of local, state, and federal funds expended on past hazard recovery activities |
| Magnitude of Population at Risk            | Amount of the area's population still vulnerable to injury, sickness, and/or death    |
| Magnitude of Homes at Risk                 | Amount of homes still vulnerable to damage                                            |
| Magnitude of Businesses at Risk            | Amount of businesses still vulnerable to damage or interruption of business trade     |
| Magnitude of Public Infrastructure at Risk | Amount of infrastructure that is susceptible to damages                               |

Source: *Resource Guide to All Hazards Mitigation Planning in Wisconsin*, 2023. Wisconsin Emergency Management

Chapter Contents

- 1. Chapter Overview
- 2. Hazard Identification
- 3. History of Weather-Related Events
- 4. Presidential Declarations
- 5. Climate Change
- 6. Dam Failure
- 7. Flooding
- 8. Ice Shoves
- 9. Fog
- 10. Tornado / High Winds
- 11. Hailstorms
- 12. Thunderstorms
- 13. Winter Storms
- 14. Extreme Temperature
- 15. Drought
- 16. Wildland Fire
- 17. Summary of Risk by Jurisdiction
- 18. Summary of Damage Estimates

*Table 5-2* shows the results of that exercise. The three highest ranked natural hazards are riverine flooding, tornadoes, and thunderstorms. Given the distance to a known fault line, earthquakes were judged to be of little concern. In addition, given the topography and soils in the county, land failures, including subsidence and mass movement, were judged to be of little concern. Both were removed from further consideration in this plan.

<sup>1</sup> *Resource Guide to All Hazards Mitigation Planning in Wisconsin*, 2023. Wisconsin Emergency Management

**Table 5-2. Comparative Analysis of Natural Hazards; Jefferson County: 2025**

|                        | 1                                 | 2                                     | 3                                            | 4                      | 5                  | 6               | 7                                        | 8                                | 9                                      | 10                                         | 11               |
|------------------------|-----------------------------------|---------------------------------------|----------------------------------------------|------------------------|--------------------|-----------------|------------------------------------------|----------------------------------|----------------------------------------|--------------------------------------------|------------------|
|                        | Historical<br>Hazard<br>Frequency | Anticipate<br>d Hazard<br>Probability | Historical<br>Health<br>and Public<br>Safety | Residentia<br>l Damage | Business<br>Damage | Public<br>Costs | Magnitude<br>of<br>Population<br>at Risk | Magnitude<br>of Homes<br>at Risk | Magnitude<br>of Businesse<br>s at Risk | Magnitude<br>of Infrastruct<br>ure at Risk | Overall<br>Score |
| Natural Hazard         | (1,2,3)                           | (1,2,3)                               | (1,2,3)                                      | (1,2,3)                | (1,2,3)            | (1,2,3)         | (1,2,3)                                  | (1,2,3)                          | (1,2,3)                                | (1,2,3)                                    |                  |
| Flooding – river       | 3                                 | 3                                     | 3                                            | 3                      | 2                  | 3               | 1                                        | 2                                | 2                                      | 2                                          | 24               |
| Tornado / high winds   | 2                                 | 2                                     | 2                                            | 3                      | 3                  | 2               | 2                                        | 2                                | 2                                      | 2                                          | 22               |
| Storms - thunderstorm  | 3                                 | 3                                     | 1                                            | 2                      | 2                  | 2               | 2                                        | 2                                | 2                                      | 1                                          | 20               |
| Storms – snow          | 3                                 | 3                                     | 3                                            | 1                      | 1                  | 2               | 3                                        | 1                                | 2                                      | 1                                          | 20               |
| Extreme temperature    | 2                                 | 2                                     | 3                                            | 1                      | 1                  | 1               | 2                                        | 2                                | 1                                      | 1                                          | 16               |
| Storms – hail          | 2                                 | 2                                     | 1                                            | 2                      | 2                  | 2               | 1                                        | 1                                | 1                                      | 1                                          | 15               |
| Drought                | 1                                 | 1                                     | 1                                            | 1                      | 2                  | 2               | 1                                        | 1                                | 2                                      | 1                                          | 13               |
| Fog                    | 2                                 | 2                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 12               |
| Wildland fire          | 1                                 | 1                                     | 1                                            | 1                      | 1                  | 2               | 1                                        | 1                                | 1                                      | 2                                          | 12               |
| Ice shoves             | 2                                 | 1                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 11               |
| Dam failure            | 1                                 | 1                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 10               |
| Flooding – storm water | 1                                 | 1                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 10               |
| Land failure           | 1                                 | 1                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 10               |
| Earthquake             | 1                                 | 1                                     | 1                                            | 1                      | 1                  | 1               | 1                                        | 1                                | 1                                      | 1                                          | 10               |

Notes: This matrix is based on a qualitative assessment and is intended to identify those hazards posing the greatest concern.

A low, medium, or high numerical rating of 1, 2, or 3, respectively, is assigned to each criterion and then the ratings for each hazard are totaled.

Column 1 refers to the frequency of past occurrences.

Column 2 refers to the probability of the hazard occurring again.

Column 3 refers to the degree of past hazard events causing injuries, sickness, and/or deaths.

Column 4 refers to the degree of past hazard events causing damages to homes.

Column 5 refers to the degree of past hazard events causing damages to businesses.

Column 6 refers to the amount of local, state, and federal funds expended on past hazard recovery activities.

Column 7 refers to the amount of the area's population still vulnerable to injury, sickness, and/or death.

Column 8 refers to the amount of homes still vulnerable to damage.

Column 9 refers to the amount of businesses still vulnerable to damage or interruption of business trade.

Column 10 refers to the amount of infrastructure that is susceptible to damages.

Column 11 is the overall score for the hazard.

In reviewing these natural hazards, it became evident that they are quite variable (*Table 5-3*). Some of the hazards are characteristically localized occurrences, while others could potentially cover all of Jefferson County and the surrounding region. Further, some hazards occur with little advance warning and others can be forecasted with some degree of accuracy. Some hazards have the potential to occur often, while others occur infrequently.



**Table 5-3. Nature of Natural Hazards; Jefferson County**

| Natural Hazard                     | Extent                                                       | Amount of Advance Warning | Recurrence Interval |
|------------------------------------|--------------------------------------------------------------|---------------------------|---------------------|
| Wildland fire - 25 acres or more   | Localized                                                    | None                      | 100                 |
| Wildland fire - less than 25 acres | Localized                                                    | None                      | 10                  |
| Dam Failure                        | Localized along affected stream corridors                    | None to weeks             | [1]                 |
| Tornado/High Wind                  | Localized; generally, a linear path up to several miles long | Hours                     | 1                   |
| Hail Storms                        | Localized; 1 square mile and larger                          | Hours                     | 1                   |
| Flooding – Riverine                | Localized in 100-year floodplain                             | One day                   | 100 [2]             |
| Flooding – Stormwater              | Localized                                                    | One day                   | 100 [2]             |
| Ice Shoves                         | Localized; typically on west side of large lakes             | One day                   | 5                   |
| Fog                                | Localized to countywide                                      | One day                   | 0.5                 |
| Thunderstorm                       | Localized; 10 square miles and larger                        | One day                   | 0.5                 |
| Snow Storms                        | Countywide                                                   | Several days              | 1                   |
| Extreme Temperature - heat         | Countywide                                                   | Several days              | 10                  |
| Extreme Temperature – cold         | Countywide                                                   | Several days              | 3                   |
| Drought - short-lived              | Countywide                                                   | Several months            | 10                  |
| Drought - long-lived               | Countywide                                                   | Year                      | 75                  |

Notes: 1. It is not possible to define a recurrence interval for this type of hazard  
 2. Based on a 100-year flood

*Table 5-4* lists each of the hazards and identifies whether they will have an impact on the critical facilities identified in this plan, noncritical buildings and structures, special populations, the general population, and broadly defined economic sectors.

Table 5-4. General Effects of Natural Hazards on Facilities, Population Groups, and Economic Sectors; Jefferson County: 2025

| Critical Facility                      |                                      | Dam Failure | Flooding -<br>Riverine | Stormwater | Ice Shoves | Fog | Tornado/High<br>Wind | Hail Storms | Thunderstorm | Snow<br>Storms | Extreme<br>Temperature | Drought | Wildland Fire |
|----------------------------------------|--------------------------------------|-------------|------------------------|------------|------------|-----|----------------------|-------------|--------------|----------------|------------------------|---------|---------------|
| Facility with Hazardous Materials      |                                      | -           | D                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
| Infrastructure                         | Bridge                               | D           | D                      | -          | -          | -   | -                    | -           | -            | -              | -                      | -       | -             |
|                                        | Dam                                  | D           | D                      | -          | -          | -   | -                    | -           | -            | -              | -                      | -       | -             |
|                                        | Communication Tower                  | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Electric Facility – Power Plant      | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Electric Facility – Substation       | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Natural Gas Facility                 | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Petroleum Pipeline                   | -           | -                      | -          | -          | -   | -                    | -           | -            | -              | -                      | -       | -             |
|                                        | Public-Use Airport                   | -           | -                      | -          | -          | I   | D                    | I           | I            | I              | -                      | -       | -             |
|                                        | Telephone Facility                   | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Utility Offices/Yard                 | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
|                                        | Water Facility [1]                   | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | I       | -             |
|                                        | Wastewater Facility                  | -           | -                      | -          | -          | -   | D                    | -           | -            | -              | -                      | -       | -             |
| Government Facility                    | Community Center                     | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Library                              | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Municipal Garage                     | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Municipal Office and Other           | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Post Office                          | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Senior Center                        | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Health Care Facility                   | Health Care Clinic                   | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Hospital                             | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Public Safety Facility                 | EMS Facility                         | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Fire Station                         | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | National Guard Facility              | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Police Station                       | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| School                                 | K-12                                 | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Secondary                            | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Special Care Facility - Residential    | Adult Family Home                    | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Community Based Residential Facility | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Nursing Home                         | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Residential Care Apartment Complex   | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Special Care Facility - Nonresidential | Adult Day Care                       | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Group Day Care                       | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Vulnerable Housing                     | Mobile Home Park                     | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
|                                        | Campground                           | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Noncritical Buildings/Structures       |                                      | -           | -                      | -          | -          | -   | D                    | D           | -            | -              | -                      | -       | -             |
| Population Groups                      |                                      |             |                        |            |            |     |                      |             |              |                |                        |         |               |
| General Public                         |                                      | -           | -                      | -          | -          | -   | I                    | -           | -            | -              | I                      | I       | -             |
| Elderly and People with Disabilities   |                                      | -           | -                      | -          | -          | -   | -                    | -           | -            | -              | I                      | -       | -             |
| Homeless                               |                                      | -           | -                      | -          | -          | -   | -                    | -           | D            | D              | D                      | -       | -             |
| Economic Sector                        |                                      |             |                        |            |            |     |                      |             |              |                |                        |         |               |
| Agriculture                            |                                      | -           | D                      | D          | -          | -   | -                    | D           | I            | -              | I                      | D       | -             |
| Commercial                             |                                      | -           | -                      | -          | -          | -   | -                    | -           | -            | -              | -                      | I       | -             |
| Industrial                             |                                      | -           | -                      | -          | -          | -   | -                    | -           | -            | -              | -                      | -       | -             |
| Transportation                         |                                      | -           | -                      | -          | I          | -   | -                    | -           | -            | -              | -                      | -       | -             |

Notes: 1. Types of facilities included in this category include wells, towers, and treatment plants

Key: - No or minimal effect; I – Indirect Effect; D – Direct Effect

### 3. HISTORY OF WEATHER-RELATED EVENTS

Table 5-5 presents a summary of documented weather-related events that have affected Jefferson County from 1950 through 2023 (See *Appendix I* for a list of all events). Strong winds associated with a thunderstorm occur with the highest frequency—on average 3.6 times a year. At about 1.8 times a year, hail is the second most common weather-related event. Winter storms are the third most common weather-related event. Flooding has a recurrence interval of 0.5 per year.

Out of all of the weather-related events, tornadoes have caused the highest number of deaths and injuries. Extreme cold caused 4 deaths. Lightening caused 7 injuries and 1 death. High winds caused 2 injuries, and thunderstorm winds caused 9 injuries. Floods and winter storms each caused one injury.

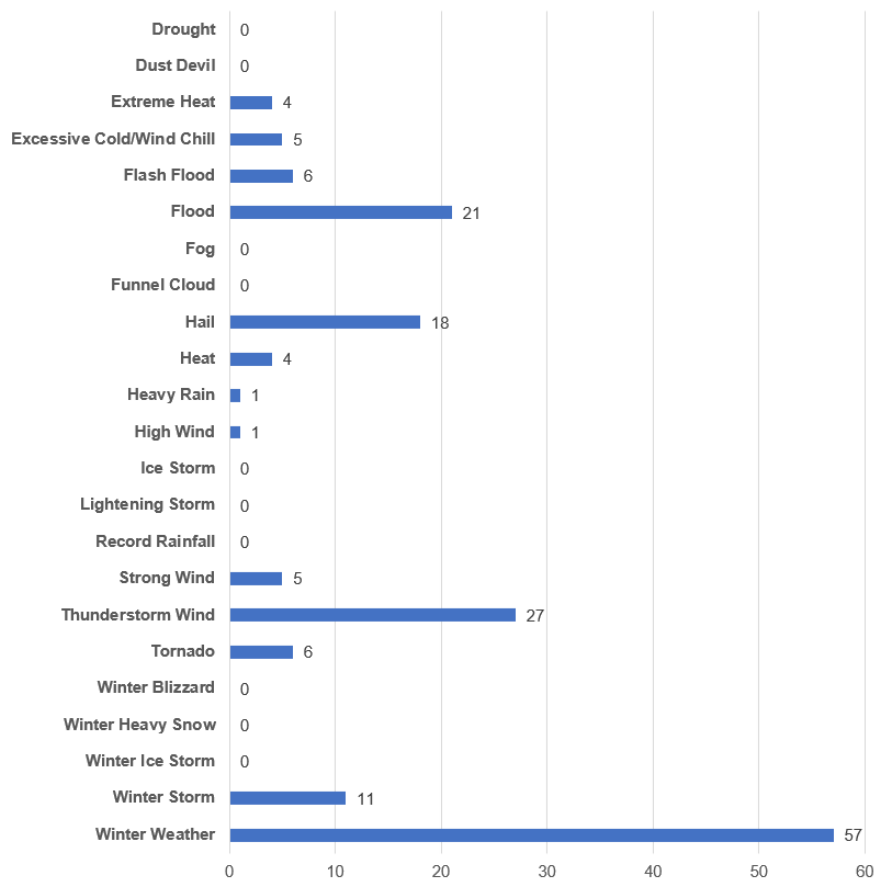
Flooding over the years has caused by far the most damage to property and crops (\$173.3 million). At \$13.53 million, hail caused the second highest amount of damage.

**Table 5-5. Summary of Weather-Related Events Affecting Jefferson County: 1950 through 2023**

| Type of Event           | Number of Events | Deaths   | Injuries  | Property Damage      | Crop Damage         |
|-------------------------|------------------|----------|-----------|----------------------|---------------------|
| Drought                 | 18               | 0        | 0         | 0                    | \$300,000           |
| Dust Devil              | 1                | 0        | 0         | 0                    | 0                   |
| Extreme Heat            | 7                | 0        | 0         | 0                    | 0                   |
| Cold/Wind Chill         | 27               | 3        | 10        | \$2,000              | 0                   |
| Extreme Cold/Wind Chill | 4                | 0        | 0         | 0                    | 0                   |
| Flood                   | 35               | 0        | 0         | \$3,659,000          | \$28,519,000        |
| Flood – Flash           | 15               | 0        | 1         | \$104,380,000        | \$36,775,000        |
| Fog                     | 72               | 0        | 0         | \$10,000             | 0                   |
| Funnel Cloud            | 12               | 0        | 0         | 0                    | 0                   |
| Hail                    | 152              | 0        | 0         | \$13,538,000         | \$200,000           |
| Heavy Rain              | 11               | 0        | 0         | \$30,000             | 0                   |
| High Wind               | 14               | 0        | 2         | \$1,113,000          | \$200,000           |
| Lightning               | 23               | 1        | 7         | \$971,000            | 0                   |
| Strong Wind             | 39               | 0        | 0         | \$169,000            | 0                   |
| Thunderstorm Winds      | 290              | 0        | 9         | \$4,236,000          | \$359,000           |
| Tornado                 | 45               | 3        | 36        | \$11,148,000         | \$21,000            |
| Winter Storms           | 30               | 0        | 0         | \$10,000             | 0                   |
| Winter Weather          | 146              | 0        | 0         | \$50,000             | 0                   |
| Winter – Blizzard       | 6                | 0        | 0         | 0                    | 0                   |
| Winter – Heavy Snow     | 5                | 0        | 0         | 0                    | 0                   |
| Winter – Ice Storm      | 3                | 0        | 0         | \$20,000             | 0                   |
| <b>Total</b>            | <b>955</b>       | <b>7</b> | <b>65</b> | <b>\$139,336,000</b> | <b>\$66,374,000</b> |

Source: National Climatic Data Center database accessed on August 2024

<https://www.ncdc.noaa.gov/stormevents/choosedates.jsp?statefips=55%2CWISCONSIN>

**Exhibit 5-1. Summary of Weather-Related Events, Jefferson County: 2018 through 2023**

Source: National Climatic Data Center database accessed August 2024  
<https://www.ncdc.noaa.gov/stormevents/choosedates.jsp?statefips=55%2CWISCONSIN>

## 4. PRESIDENTIAL DECLARATIONS

Since 1965, there have been 38 major disaster declarations issued for Wisconsin, 6 emergency declarations, and one fire management assistance declaration. Jefferson County was included in seven disaster declarations and two emergency declarations.

**Major Disaster Declaration** A major disaster declaration was issued for Jefferson County in 1973, 1976, 1991, 1993, 2004, 2007, 2008, and 2020 (*Table 5-6*). Most recently, Jefferson County was one of 30 counties under a disaster declaration (FEMA-1768-DR) for severe storms, tornadoes, and flooding. In that instance, both individual assistance and public assistance grants were made to help local communities respond to severe storms and flooding. Disaster declarations were issued in 2004 and 2007 for severe storms and flooding. In 1993, Jefferson County received \$1,453,507 in state and federal aid. However, the total flood damage suffered is believed to exceed several million dollars.

**Emergency Declaration** There have been four emergency declarations. In 2008, Jefferson County was one of 11 counties affected by a significant snow event. In 2005, an emergency declaration was issued for all 72 counties in the state as part of the nationwide response to Hurricane Katrina. In 1976, Jefferson County was one of 66 counties covered by an emergency declaration for drought. In 2020, an emergency declaration was issued for all 72 counties in the state as part of the nationwide response to Covid-19 Pandemic.

**Fire Management Assistance Declaration** No fire management assistance declarations have been issued for Jefferson County (and it is unlikely that one would be issued given the nature of that category of declaration).

**Table 5-6. Presidential Disaster Declarations, Jefferson County: 1965 through 2024**

| Major Disaster             | Year | Description                          | Type of Assistance |            |
|----------------------------|------|--------------------------------------|--------------------|------------|
|                            |      |                                      | Public             | Individual |
| DR-376-WI                  | 1973 | Severe storms, flooding              | Yes                | Yes        |
| DR-496-WI                  | 1976 | Severe storms, icing, wind, flooding | Yes                | Yes        |
| DR-912-DR                  | 1991 | Hail, severe storms                  | Yes                | No         |
| DR-994-WI                  | 1993 | Severe storms, tornadoes, flooding   | Yes                | Yes        |
| DR-1526-WI                 | 2004 | Severe storms, flooding              | Yes                | Yes        |
| DR-1768-WI                 | 2008 | Severe storms, tornadoes, flooding   | Yes                | Yes        |
| DR-4520-WI                 | 2020 | Covid-19 Pandemic                    | Yes                | Yes        |
| Emergency Declaration      | Year | Description                          |                    |            |
| FEMA-3249-EM               | 2005 | Hurricane Katrina evacuation         | Yes                | No         |
| FEMA-3454-EM               | 2020 | Covid-19                             | Yes                | No         |
| Fire Management Assistance | Year | Description                          |                    |            |
| None                       | -    | -                                    | -                  | -          |

Source: Federal Emergency Management Agency <https://www.fema.gov/disaster/declarations> accessed December 2024

**Denied Applications for Presidential Disaster Declaration** On two occasions, the county's application for a presidential disaster declaration has been denied (*Table 5-7*).

**Table 5-7. Denied Applications for Presidential Disaster Declarations, Jefferson County: 1965 through 2024**

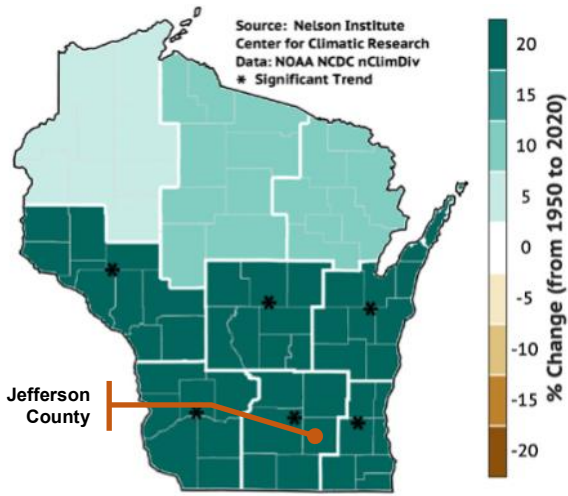
| Year | Number of Counties Included | Description |
|------|-----------------------------|-------------|
| 1977 | 6                           | Tornado     |
| 1996 | 15                          | Flooding    |

Source: Wisconsin Emergency Management and Jefferson County Emergency Management

5. CLIMATE CHANGE

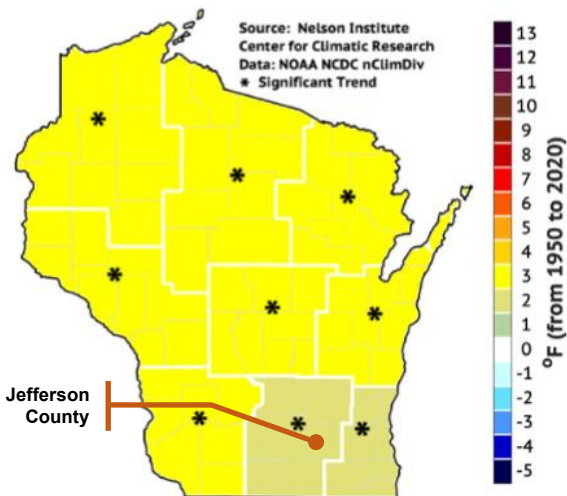
**Historical Change** To better understand the nature of the changing climate in our state, the Wisconsin Initiative on Climate Change Impacts (WICCI) released an initial report in 2011 and an update in 2023. As documented, Wisconsin’s climate has been undergoing significant changes. Historically, precipitation has increased statewide from 1950 to 2023 (*Exhibit 5-2*). The southern part of the state saw the largest increase. Jefferson County experienced an increase of 20 percent in precipitation. Temperatures over the same period also increased statewide. Jefferson County experienced an average increase of 2 °F (*Exhibit 5-3*).

Exhibit 5-2. Historical Change in Annual Precipitation from 1950 to 2020



Source: Wisconsin’s changing climate: Impacts and solutions for a warmer climate. 2021. Wisconsin Initiative on Climate Change Impacts. Nelson Institute for Environmental Studies, University of Wisconsin-Madison and the Wisconsin Department of Natural Resources, Madison, Wisconsin.

Exhibit 5-3. Historical Change in Annual Temperature from 1950 to 2020

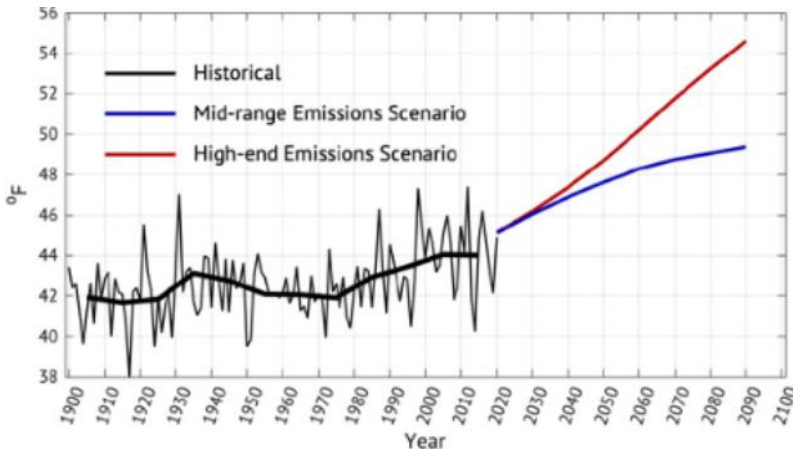


Source: Wisconsin’s changing climate: Impacts and solutions for a warmer climate. 2021. Wisconsin Initiative on Climate Change Impacts. Nelson Institute for Environmental Studies, University of Wisconsin-Madison and the Wisconsin Department of Natural Resources, Madison, Wisconsin.

**Future Conditions** Looking ahead, WICCI analyzed Wisconsin’s projected climate under two different future climate scenarios, based on a mid-range and high-end estimate of future greenhouse gas emissions. For both scenarios, the average temperatures in Wisconsin will be about four to six degrees warmer compared to our baseline climate conditions at the end of the 20th century (*Exhibit 5-4*). Further into the future, the emissions scenarios diverge dramatically and show a difference of six degrees between each other by the late 21st century.

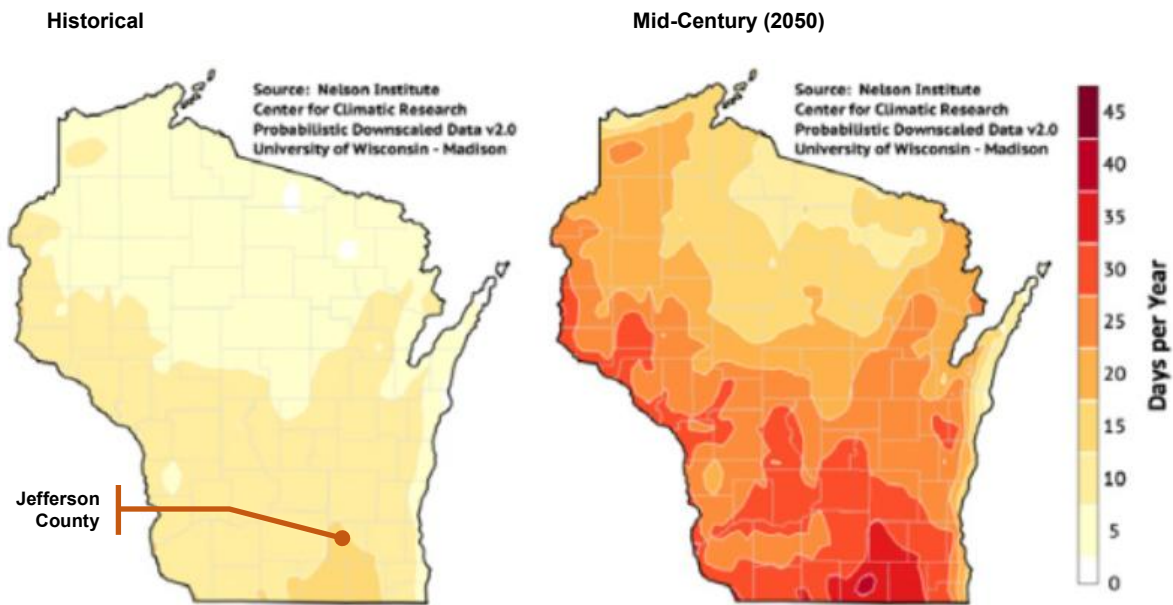
While seemingly modest, an increase of a single degree will yield significant impacts on the frequency and magnitude of many extreme weather events. (*Exhibit 5-5*).

Exhibit 5-4. Historical Average Temperature: Historical (1900-2020) and Projected (2020-2090)



Source: Wisconsin’s changing climate: Impacts and solutions for a warmer climate. 2021. Wisconsin Initiative on Climate Change Impacts. Nelson Institute for Environmental Studies, University of Wisconsin-Madison and the Wisconsin Department of Natural Resources, Madison, Wisconsin.

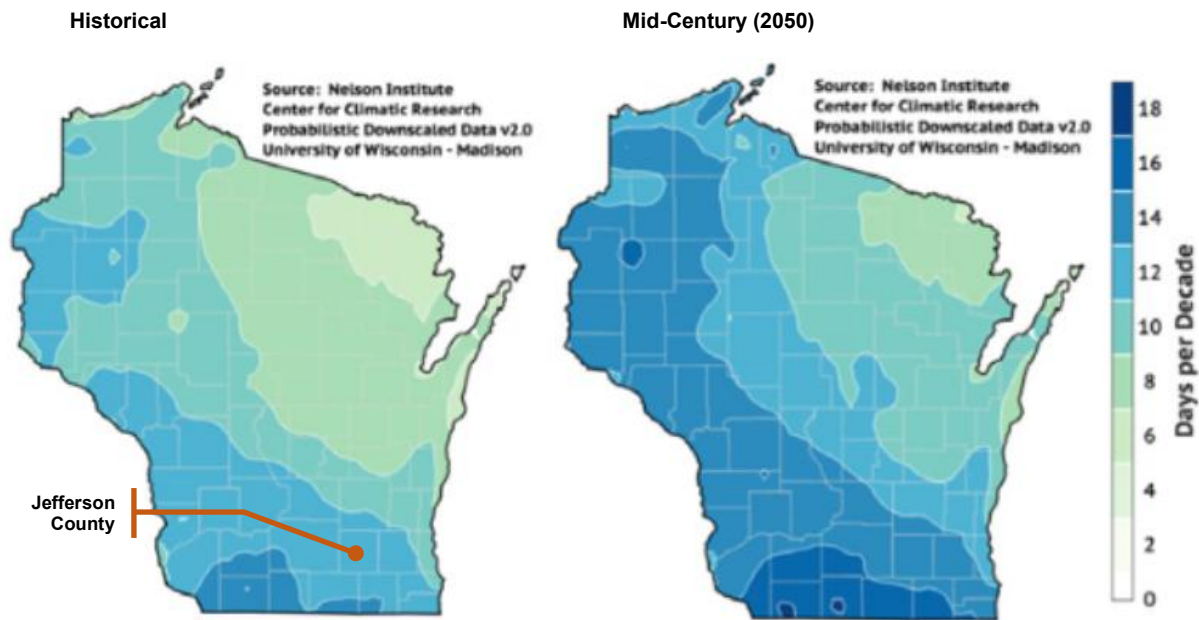
Exhibit 5-5. Number of Extremely Hot Days per Year



Source: Wisconsin’s changing climate: Impacts and solutions for a warmer climate. 2021. Wisconsin Initiative on Climate Change Impacts. Nelson Institute for Environmental Studies, University of Wisconsin-Madison and the Wisconsin Department of Natural Resources, Madison, Wisconsin.

The report suggests Wisconsin will likely to continue to trend toward wetter conditions, especially during winter, spring, and fall (*Exhibit 5-6*). Extreme rain events will also increase significantly. Extreme precipitation events are likely to remain most common in the southern and western parts of the state.

Exhibit 5-6. Frequency of Extreme Rainfall (2 or more inches of precipitation in 24hr period)



Source: Wisconsin’s changing climate: Impacts and solutions for a warmer climate. 2021. Wisconsin Initiative on Climate Change Impacts. Nelson Institute for Environmental Studies, University of Wisconsin-Madison and the Wisconsin Department of Natural Resources, Madison, Wisconsin.



## 6. DAM FAILURE

### PROFILE

A dam failure involves the uncontrolled release of impounded water when the structure fails. A dam can fail because of excessive rainfall or melting snow, poor construction or maintenance, flood damage, earthquake activity, weakening caused by burrowing animals, vegetation, surface erosion, vandalism, or a combination of factors. When a dam does fail, the impounded water flows unimpeded and, depending on what development is located downstream, can potentially cause significant property damage and loss of life.

### HISTORY OF PAST OCCURRENCES

According to the Wisconsin Department of Natural Resources, there are about 3,700 dams in the state. Between 1990 and 1995, 75 dam failures were documented, many of which resulting from the flooding that occurred statewide in 1993. In Jefferson County, there are no documented dam failures.

### VULNERABILITY ASSESSMENT

There were 31 dams in the county according to the Department of Natural Resources (DNR) (*Table 5-8*). Nineteen are classified as large and 6 as small. A failure of a small dam would likely not cause damage. Given the amount of water impounded behind a large dam, dam failure is a concern in varying degrees.

**Table 5-8. Dams; Jefferson County: 2024**

| Status  | Large | Small | Unknown |
|---------|-------|-------|---------|
| Active  | 11    | 6     | 6       |
| Removed | 7     | 0     | 0       |
| Total   | 19    | 6     | 6       |

Source: Wisconsin Department of Natural Resources, data accessed December 2024

Dams are also classified based on the threat to downstream property if a dam failed. A dam rated as a high hazard indicates that a failure would most probably result in the loss of life. A significant hazard indicates that a dam failure could result in appreciable property damage. A low hazard rating is assigned to dams where a dam failure would result in only minimal property damage and where loss of life is unlikely. Of the 11 large dams, 5 are classified as high and 6 are classified as low (*Table 5-9*).

Section NR 335.07 of the Wisconsin Administrative Code mandates that owners of a large dam or a dam that poses a threat to life or property must prepare an emergency action plan (EAP). An EAP is a document that identifies potential emergency conditions at a dam and procedures to be followed to eliminate the loss of life and minimize downstream property damage. When drafting an EAP, the dam operator must consult with the local units of government that lie downstream of the dam as well as the county emergency management department. According to the DNR inventory, an EAP has not been prepared for one of the 11 large dams (*Table 5-9*). Based on historical data and the lack of multiple large, high-risk dams in the county, it is unlikely that a catastrophic dam failure, resulting in the loss of life and property, will occur in Jefferson County in the future.

**Table 5-9. Large Dams; Jefferson County: 2024**

| Official Name               | DNR ID | Jurisdiction     | Ownership     | Stream Name        | Hazard Rating Code [1] | Status of Emergency Action Plan |
|-----------------------------|--------|------------------|---------------|--------------------|------------------------|---------------------------------|
| Lower Watertown Dam         | 141    | Watertown, city  | Private       | Rock River         | High                   | 2019                            |
| Upper Watertown Dam         | 142    | Watertown, city  | Private       | Rock River         | Low                    | 2019                            |
| Spring Lake Dam             | 144    | Palmyra, village | Municipality  | Scuppernong River  | High                   | 2016                            |
| Blue Springs Lake           | 145    | Palmyra, town    | Lake District | Spring Creek       | High                   | 2015                            |
| Rome Dam                    | 259    | Sullivan, town   | Municipality  | Bark River         | High                   | 2014                            |
| Carlin                      | 260    | Sullivan, town   | Private       | Scuppernong River  | Low                    | 2011                            |
| Jefferson Dam               | 588    | Jefferson, city  | Private       | Rock River         | Low                    | 2002                            |
| Lake Mills Dam              | 1245   | Lake Mills, city | Private       | Rock Creek         | High                   | 2018                            |
| Fin-N-Feather Club          | 2923   | Hebron, town     | Private       | Trib. Of Mud Creek | Low                    | -                               |
| Jefferson Marsh WRP – North | 5735   | Hebron, town     | DNR           | Unknown            | Low                    | 2022                            |
| Jefferson Marsh WRP – South | 6066   | Hebron, town     | DNR           | Deer Creek         | Low                    | 2022                            |

Source: Wisconsin Department of Natural Resources

Key: 1. High - loss of life likely should dam fail; Significant - significant property damage is likely; Low - neither loss of life or property will occur



**Effects on Facilities** – Because a dam break analysis has not been conducted on any of the dams in Jefferson County, it is not possible to determine what effects would occur. It is believed that much of the released waters would be contained within the 100-year floodplain below the dam failure. Except for wastewater facilities, there are no critical facilities in the 100-year floodplain.

**Effects on Population Groups** – A dam failure would not disproportionately affect the elderly, people with disabilities, or the homeless.

**Effects on Economic Sectors** – Although a dam failure could damage individual structures, it likely would not affect the overall economy of the area or any particular economic sector.

Climate change can be expected to lead to more frequent, higher intensity tornados. This will affect more people over a wider area of the County, and the resulting damage will be higher.

## 7. FLOODING

### PROFILE

**Riverine** flooding occurs when a stream, lake, or other body of water overflows its banks onto normally dry land. **Stormwater** flooding occurs when stormwater pools in normally dry depressions in the land. Flooding can develop slowly over a period of days, but can also occur within a few hours in some watersheds with narrow stream channels.

### HISTORY OF PAST OCCURRENCES

Jefferson County has experienced several major floods in the last century. Documentation of historic flooding is available from the following sources:

- ◆ Presidential disaster declarations
- ◆ Insurance claim records from the Federal Flood Insurance Program
- ◆ Records from U. S. Geological Survey stream gage stations
- ◆ Damage assessment for 2004 flood
- ◆ Anecdotal information from local community leaders

**Presidential Disaster Declarations** Since 1965, there have been seven presidential declarations in Jefferson County, five of which were flood related. Presidential disaster declarations were issued in Jefferson County for flooding in 1973, 1976, 1993, 2004, and 2008. On July 2, 1993 a declaration was issued for the June 1993 floods. As part of the declaration, federal and state grant dollars, \$1,235,097.96 and \$218,409.11, respectively, were awarded to local units of government to assist with the flood recovery through the Disaster Recover Aids Program.

**Historical National Flood Insurance Program Claims** In 1968, Congress adopted the National Flood Insurance Act, which among other things created the National Flood Insurance Program (NFIP). This Federal program allows property owners to purchase flood insurance if their community participates in the program. In fact, certain homeowners must purchase flood insurance when their property is located in the regulatory floodplain. All county residents are eligible to purchase flood insurance because all of the jurisdictions participate in the program.

Paid claims for flood damage under the NFIP are good indicators of the number of properties that are located in floodplains. From 1978 through 2023, there were 355 insurance claims with a payout of more than \$10.47 million.

**Table 5-10. National Flood Insurance Program Claims; Jefferson County; 1980 - 2023**

| Year         | Number of Claims | Claim Payments      |
|--------------|------------------|---------------------|
| 1980-1981    | 0                | 0                   |
| 1982         | 11               | 0                   |
| 1983-1984    | 0                | 0                   |
| 1985         | 3                | 0                   |
| 1986         | 20               | 0                   |
| 1987-1992    | 0                | 0                   |
| 1993         | 51               | 549,488             |
| 1994-1995    | 0                | 0                   |
| 1996         | 9                | 0                   |
| 1997         | 0                | 0                   |
| 1998         | 1                | 0                   |
| 1999         | 0                | 0                   |
| 2000         | 7                | 0                   |
| 2001-2003    | 0                | 0                   |
| 2004         | 31               | 206,316             |
| 2005-2006    | 0                | 0                   |
| 2007         | 5                | 0                   |
| 2008         | 185              | 8,979,985           |
| 2009         | 4                | 0                   |
| 2010         | 3                | 0                   |
| 2011-2012    | 0                | 0                   |
| 2013         | 16               | 220,393             |
| 2014-2015    | 0                | 0                   |
| 2016         | 1                | 0                   |
| 2017         | 0                | 0                   |
| 2018         | 3                | 517,603             |
| 2019         | 3                | 0                   |
| 2020         | 0                | 0                   |
| 2021         | 1                | 0                   |
| 2022         | 1                | 0                   |
| 2023         | 0                | 0                   |
| <b>Total</b> | <b>355</b>       | <b>\$10,473,785</b> |

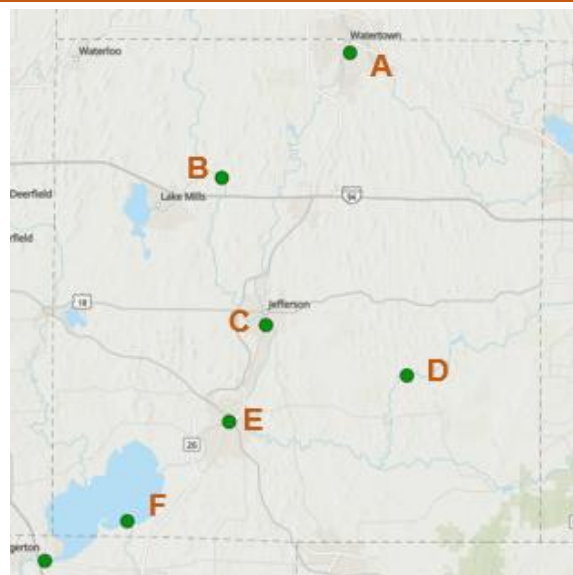
Source: National Flood Insurance Program website

**Repetitive Loss Properties** A property for which two or more National Flood Insurance Program losses of at least \$1,000 each have been paid within any 10-year rolling period since 1978 is referred to as a repetitive loss property. According to the National Flood Insurance Program, there were 28 repetitive loss properties in Jefferson County in 2018; 26 were residential and 2 were nonresidential.

Requirements of the program stipulate that individual policy information may not be disclosed, including addresses of such properties.

**Records from U. S. Geological Survey Stream Gage Stations** – A summary of the annual mean stream flow, highest daily mean, instantaneous peak, percent of exceedance, and predicted flood flows for each gaging station is presented in *Table 5-11*. According to the flood frequencies estimated by the US Geological Service (Report 91-4128), the 1959 flood may have exceeded a 100-year event on the Crawfish River at Milford. The Rock River in 1979 was approximately a 50-year event at Watertown and Indianford. The largest event on the Bark River at Rome was between a 10- and 50-year flood. While Jefferson County has experienced several major floods—based on stream gage records—only one has been a 100-year flood event, and only on one river. Based on the available information, if a 100-year flood would occur in the county, potential damages could dramatically exceed those of past floods without appropriate mitigation measures.

**Exhibit 5-7. River Gauges: Jefferson County: 2024**



**Key:**

- A** Rock River at Watertown
- B** Crawfish River at Milford
- C** Rock River at Jefferson
- D** Bark River at Rome
- E** Rock River at Fort Atkinson
- F** Rock River at Lake Koshkonong

Source: National Oceanic and Atmospheric Administration

**Table 5-11. Measured and Predicted Stream Flows at USGS Stream Gaging Stations, Jefferson County and Vicinity**

|                                      | Rock River at Watertown                | Crawfish River at Milford              | Bark River at Rome | Rock River at Indianford | Rock River at Fort Atkinson |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------|--------------------------|-----------------------------|
| Gage Number                          | 0542550                                | 05426000                               | 05426250           | 05427570                 | 05427085                    |
| Time Period                          | 1931–2005                              | 1931–2005                              | 1972–2005          | 1975–2005                | 1999–2005                   |
| Drainage Area (square miles)         | 969                                    | 762                                    | 122                | 2,630                    | 2,240                       |
| Annual Mean Flow (cfs)               | 503                                    | 418                                    | 88.9               | 1,807                    | 1,479                       |
| 10% Exceeds (cfs)                    | 1,330                                  | 1,090                                  | 158                | 3,820                    | 3,180                       |
| 50% Exceeds (cfs)                    | 262                                    | 194                                    | 76                 | 1,320                    | 960                         |
| 90% Exceeds (cfs)                    | 39                                     | 39                                     | 32                 | 369                      | 306                         |
| Highest Daily Mean (cfs) (year)      | 1,186 (1993)                           | 6,130 (1959)                           | 476 (1993)         | 11,700 (1979)            | 2,294 (2004)                |
| Instantaneous Peak Flow (cfs) (year) | 5,080 (1979)                           | 6,140 (1959)                           | 467 (1993)         | 11,900 (1979)            | -                           |
| Predicted 10-Year Flow (cfs)         | 4,100 <sup>1</sup> 3,620 <sup>2</sup>  | 4,200 <sup>1</sup> 3,970 <sup>2</sup>  | 425 <sup>2</sup>   | 9,170 <sup>2</sup>       | -                           |
| Predicted 50-Year Flow (cfs)         | 6,100 <sup>1</sup> 5,010 <sup>2</sup>  | 5,700 <sup>1</sup> 5,230 <sup>2</sup>  | 545 <sup>2</sup>   | 12,200 <sup>2</sup>      | -                           |
| Predicted 100-Year Flow (cfs)        | 7,100 <sup>1</sup> 5,590 <sup>2</sup>  | 9,500 <sup>1</sup> 5,720 <sup>2</sup>  | 590 <sup>2</sup>   | 13,400 <sup>2</sup>      | -                           |
| Predicted 500-Year Flow (cfs)        | 10,000 <sup>1</sup> 6,930 <sup>2</sup> | 10,000 <sup>1</sup> 6,730 <sup>2</sup> | 695 <sup>2</sup>   | 16,300 <sup>2</sup>      | -                           |

Source: U. S. Geological Survey Water Resources of Wisconsin Water Year 1999 (WDR-WI-05-1)

<sup>1</sup> Source: Flood Insurance Study for Jefferson County, FEMA 2005

<sup>2</sup> Source: USGS Water Resource Report 91-4128 "Flood Frequency Characteristics of Wisconsin Streams"

**2004 Flood Damage Assessment** – During the flooding of 2004, staff with Jefferson County completed a damage report following FEMA guidelines using the Residential Substantial Damage Estimator (RSDE). *Table 5-12* shows the results. Of the 40 residential structures with some damage, 7 experienced damage in excess of 50 percent or substantial damage.

Seven in 10 of the damaged residential structures are located in the town of Sumner. The town of Koshkonong had the second highest number of damaged structures.

**Major Floods** – Severe flooding has occurred in 1929, 1959, 1973, 1976, 1979, 1982, 1986, 1993, 1994, 1996, 1997, 2000, 2004, 2006, 2007, 2008, and 2010. The worst recorded flood was in 1929. At the Fort Atkinson stream gage, the peak level in 1929 was measured at 784.3, which is approximately 6 feet above flood stage. During this time, there were fewer residential properties in the unincorporated sections along the river. The majority of the structures on Blackhawk Island and the North Shore were constructed in the late 1940s and early 1950s. In 1959 and 1979, the flood waters were approximately 4 to 5 feet above the river bank and all residents along the river were evacuated.

Typically, the Rock River experiences high water during the spring as a result of winter melt. In 1986, the highest level recorded was in October, measuring about one foot below the 1959 spring flood. Some degree of high water is evident nearly every year along the Rock River at Blackhawk Island.

**1993 Flood** – In 1993, floodwater was within 10 inches of the all-time watermark set in 1929 at Blackhawk Island. All of the residents were evacuated for seven or more weeks beginning in the spring. Residents were encouraged to drink bottled water because many of the private wells were submerged and a number of local roadways were damaged because they remained under water for an extended period of time. A restaurant and a boat marina were damaged. The north shore area was also flooded, although resulting damage was not severe.

The Rock River in Fort Atkinson rose to its highest July level since records were first kept in 1933. According to the Director of Public Works, additional water inflow and infiltration caused the community's wastewater treatment plant to operate above hydraulic capacity. Many storm sewer inlets were damaged and needed to be repaired.

In July, the Department of Natural Resources observed more than a dozen sites underwater and inaccessible at the River Bend Resort/Campground.

Most of the development along the Rock River in the city of Jefferson is located outside of the 100-year floodplain.

Most of the damage associated with the flooding was related to stormwater backups. The Dairy Queen, one block away from the river, was flooded by storm water, while properties closer to the river had no damage. Many residential structures experienced basement flooding. A warehouse and distribution operation, known at that time as Dorskocil Foods, was effectively protected by sandbags and remained open.

According to Capt. Dick Gallop of the Watertown Fire Department, that community experienced a number of flooded basements, but no significant damage to first floor living spaces in residential neighborhoods.

**Tab 5-12. Flood Damages from the 2004 Flood; Unincorporated Jefferson County**

| Jurisdiction     | Percent Damage |
|------------------|----------------|
| Sumner, Town     | 1167.2         |
| Sumner, Town     | 1042           |
| Watertown, Town  | 240.9          |
| Ixonia, Town     | 106.3          |
| Sumner, Town     | 101.7          |
| Sumner, Town     | 71.4           |
| Sumner, Town     | 53.7           |
| Watertown, Town  | 47.2           |
| Koshkonong, Town | 46.6           |
| Sumner, Town     | 46.1           |
| Sumner, Town     | 45.2           |
| Sumner, Town     | 44.9           |
| Koshkonong, Town | 44.4           |
| Sumner, Town     | 42.4           |
| Sumner, Town     | 40.2           |
| Sumner, Town     | 36.4           |
| Sumner, Town     | 36.4           |
| Sumner, Town     | 33.9           |
| Sumner, Town     | 33.4           |
| Sumner, Town     | 29.2           |
| Sumner, Town     | 28.5           |
| Koshkonong, Town | 27.5           |
| Sumner, Town     | 26.4           |
| Watertown, Town  | 24.8           |
| Sumner, Town     | 24.1           |
| Koshkonong, Town | 23.9           |
| Sumner, Town     | 23.1           |
| Koshkonong, Town | 21.4           |
| Sumner, Town     | 18.5           |
| Sumner, Town     | 15.6           |
| Sumner, Town     | 12.6           |
| Sumner, Town     | 12.6           |
| Sumner, Town     | 11.2           |
| Sumner, Town     | 11.1           |
| Sumner, Town     | 10.2           |
| Sumner, Town     | 8.4            |
| Koshkonong, Town | 7.8            |
| Sumner, Town     | 5.2            |
| Jefferson, Town  | 5.1            |
| Ixonia, Town     | 1.8            |

Source: Jefferson County

**2007 Flood** – Heavy rains, beginning on August 18, 2007, and lasting for seven days, caused significant property damage in 2007. On August 26, 2007, Jefferson County was added to a disaster declaration that was ultimately issued for 14 counties in southern Wisconsin. On September 17, 2007, a Mobile Disaster Recovery Center was set up at the Jefferson County fairgrounds. Federal, state, and local officials conducted a Preliminary Damage Assessment of those applying for individual assistance. As of October 11, 2007, 104 applications were received from residents. A total of \$115,442.42 was awarded for housing assistance and \$3,021.32 for other needs assistance. Most of the damage resulted from sewer backups and stormwater in basements. In a few instances, basement walls were damaged from the saturated soils. The Lake Mills area suffered the most damage as reported to Jefferson County Emergency Management (*Table 5-13*).

**2008 Flood** – In June 2008, heavy rain caused severe flooding across southern Wisconsin, including portions of Jefferson County. The U.S. Geological Survey conducted a research study to generate flood-peak inundation maps and water surface profiles for nine communities in the study area, three of which are located in Jefferson County.<sup>2</sup> These include the Rock River at the city of Jefferson (*Exhibit 5-8*); Crawfish River at Milford, an unincorporated community (*Exhibit 5-9*); and Rock River at the city of Fort Atkinson (*Exhibit 5-10*).

#### Flooding on Blackhawk Island, 2004



**Table 5-13. Damage Reports for Flooding, August 2007**

| Town                    | Damage Reports |
|-------------------------|----------------|
| Aztalan                 | 2              |
| Hebron                  | 1              |
| Jefferson               | 2              |
| Lake Mills              | 23             |
| Milford                 | 4              |
| Oakland                 | 1              |
| Sullivan                | 1              |
| Waterloo                | 1              |
| Watertown               | 1              |
| <b>City</b>             |                |
| Fort Atkinson           | 1              |
| Jefferson               | 18             |
| Lake Mills              | 26             |
| Watertown [1]           | 8              |
| <b>Jefferson County</b> | <b>53</b>      |

Source: Jefferson County Emergency Management

<sup>2</sup> *Flood of June 2008 in Southern Wisconsin*, 2008, Faith A. Fitzpatrick, et al; U.S. Geological Survey, U.S. Department of the Interior; Scientific Investigations Report 2008-5235



Exhibit 5-8. 2008 Flood Inundation Map; City of Jefferson, Wisconsin



Source: *Flood of June 2008 in Southern Wisconsin*, 2008, Faith A. Fitzpatrick, et al; U.S. Geological Survey, U.S. Department of the Interior; Scientific Investigations Report 2008-5235



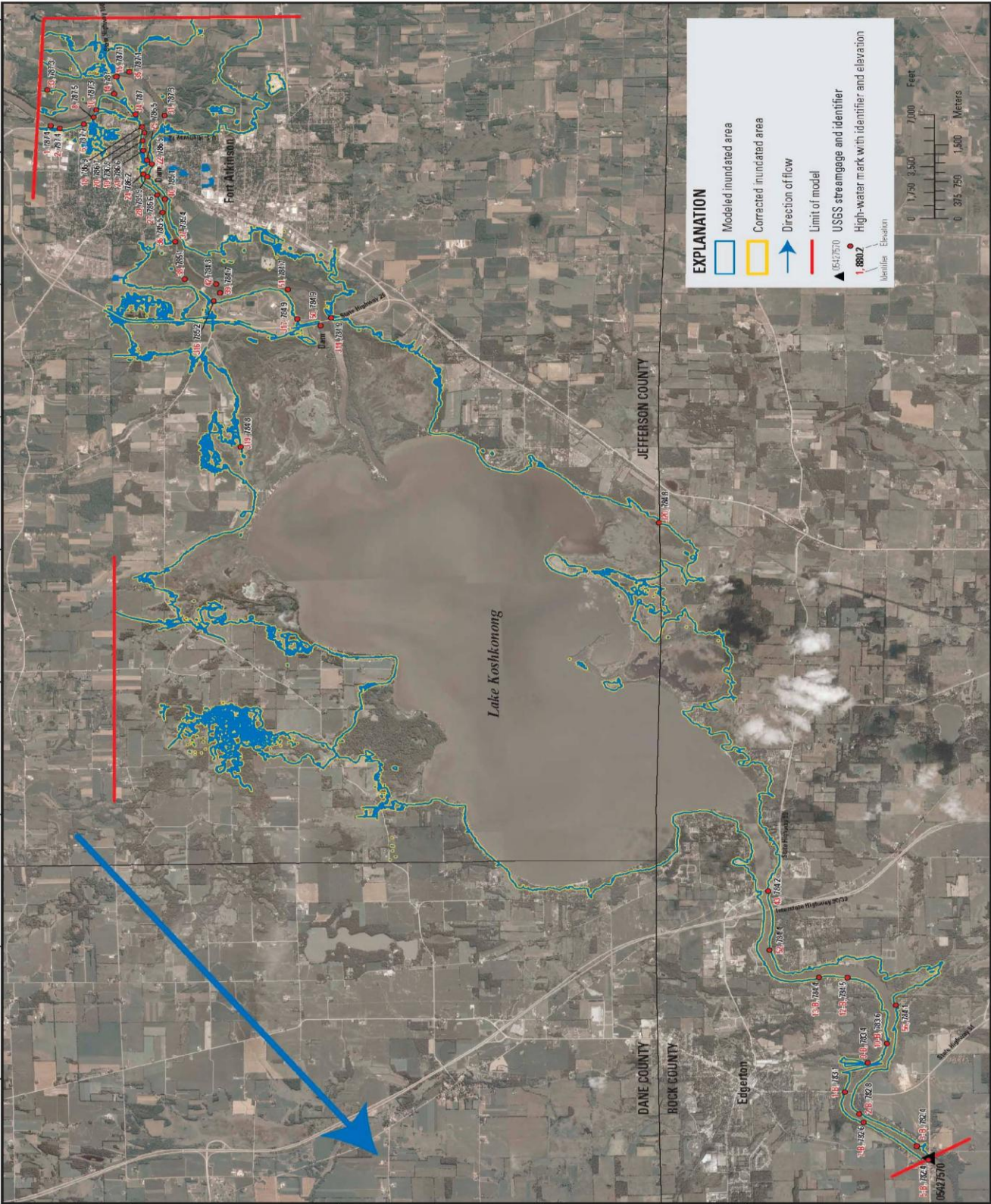
Exhibit 5-9. 2008 Flood Inundation Map; Milford (Unincorporated), Wisconsin



Source: *Flood of June 2008 in Southern Wisconsin*, 2008, Faith A. Fitzpatrick, et al; U.S. Geological Survey, U.S. Department of the Interior; Scientific Investigations Report 2008-5235



Exhibit 5-10. 2008 Flood Inundation Map; City of Fort Atkinson, Wisconsin



Source: *Flood of June 2008 in Southern Wisconsin*, 2008, Faith A. Fitzpatrick, et al; U.S. Geological Survey, U.S. Department of the Interior; Scientific Investigations Report 2008-5235

Throughout the region, there were evacuations and road closures and prolonged, extensive damage and losses associated with agriculture, businesses, housing, public health and human needs, and infrastructure, and transportation.

To further document some of these impacts, the Jefferson County Economic Development Consortium conducted a survey of those in the business community.<sup>3</sup> Over 200 employees were laid off according to the survey; with a significant number of individuals not returning to their jobs. The survey estimated a loss of \$4.7 million dollars related to physical damage, production and order loss, and infrastructure.

This flood event caused the first full activation of the Jefferson County Emergency Operations Center (EOC) on June 12, 2008 with partial activation on June 23, 2008. There were 21 full road closures, 18 partial closures (including 5 bridges), and partial closure of I-94 due to concerns about the stability of the bridge over the Rock and Crawfish rivers. Multiple families were evacuated throughout the county.

Presidential Disaster Declaration (FEMA-1768-DR) was granted for individual and public assistance. Over \$4 million in SBA loans were received in Jefferson County, over \$3 million were received for Individual and household programs, over \$3 million were received for housing assistance, and over \$400,000 for other needs. In total, more than \$10 million was received.

## VULNERABILITY ASSESSMENT – 2006

**Effects on Facilities** – The consultant team identified 843 buildings (in 2006) within the 100-year floodplain (*Table 5-14*). Using the methodology described in *Appendix H*, it is estimated that if all waterbodies in the county experienced 100-year flood levels during the same time period, flood damage to buildings could potentially exceed \$13.3 million. It should be noted however, that flood magnitudes are generally not uniform across different watersheds and that it would be a rare occurrence for all water bodies in the county to experience a 100-year flood from the same event. The town of Sumner is anticipated to experience the highest amount of building damage followed by the Town of Oakland<sup>4</sup>. Five municipalities do not have a building in the 100-year floodplain.

***A countywide 100-year flood could potentially cause more than \$13.3 million in damage to buildings.***

With the exception of wastewater treatment facilities, there are no critical facilities in the 100-year floodplain.

<sup>3</sup> Source: *Jefferson County 2008 Business Flood Assessment*, Dennis L. Hartwig, Jefferson County Economic Development Consortium.

<sup>4</sup> Note: The floodplain maps contained apparent errors, especially around Lake Ripley.



**Table 5-14. Buildings in 100-Year Floodplain and Estimated Damage: 2006**

| Town                    | Number of Buildings by Percent Damaged |            |            | Total Number of Buildings | Market Value of Structures (\$ millions) | 100-Year Flood Damage (\$ thousands) |
|-------------------------|----------------------------------------|------------|------------|---------------------------|------------------------------------------|--------------------------------------|
|                         | <10%                                   | 10-20%     | >20%       |                           |                                          |                                      |
| Aztalan                 | 2                                      | 4          | 1          | 7                         | 0.4                                      | 57.0                                 |
| Cold Spring             | 2                                      | 3          | 1          | 6                         | 0.5                                      | 83.7                                 |
| Concord                 | 2                                      | 0          | 0          | 2                         | 0.3                                      | 23.6                                 |
| Farmington              | 1                                      | 4          | 0          | 5                         | 0.5                                      | 61.3                                 |
| Hebron                  | 5                                      | 7          | 4          | 16                        | 1.5                                      | 297.2                                |
| Ixonia                  | 1                                      | 0          | 0          | 1                         | 0.03                                     | 0.001                                |
| Jefferson               | 4                                      | 9          | 0          | 13                        | 1.3                                      | 135.1                                |
| Koshkonong              | 47                                     | 57         | 40         | 144                       | 7.0                                      | 992.3                                |
| Lake Mills              | 4                                      | 2          | 0          | 6                         | 0.6                                      | 63.1                                 |
| Milford                 | 6                                      | 9          | 3          | 18                        | 1.2                                      | 215.2                                |
| Oakland                 | 59                                     | 77         | 66         | 202                       | 29.3                                     | 5,517.9                              |
| Palmyra                 | 14                                     | 17         | 0          | 31                        | 4.3                                      | 461.5                                |
| Sullivan                | 8                                      | 9          | 6          | 23                        | 1.8                                      | 243.6                                |
| Sumner                  | 132                                    | 54         | 17         | 203                       | 10.0                                     | 1,095.4                              |
| Waterloo                | 0                                      | 1          | 0          | 1                         | 0.1                                      | 14.8                                 |
| Watertown               | 9                                      | 10         | 1          | 20                        | 1.5                                      | 148.5                                |
| <b>Village</b>          |                                        |            |            |                           |                                          |                                      |
| Cambridge [1]           | 0                                      | 0          | 0          | 0                         | 0                                        | 0                                    |
| Johnson Creek           | 1                                      | 0          | 0          | 1                         | 0.2                                      | 12.6                                 |
| Lac La Belle [1]        | 0                                      | 0          | 0          | 0                         | 0                                        | 0                                    |
| Palmyra                 | 0                                      | 0          | 0          | 0                         | 0                                        | 0                                    |
| Sullivan                | 0                                      | 0          | 0          | 0                         | 0                                        | 0                                    |
| <b>City</b>             |                                        |            |            |                           |                                          |                                      |
| Fort Atkinson           | 8                                      | 12         | 0          | 20                        | 5.0                                      | 597.0                                |
| Jefferson               | 30                                     | 23         | 5          | 58                        | 9.2                                      | 1,542.0                              |
| Lake Mills              | 10                                     | 15         | 13         | 38                        | 5.7                                      | 970.6                                |
| Waterloo                | 9                                      | 8          | 9          | 26                        | 4.6                                      | 728.2                                |
| Watertown [1]           | 2                                      | 2          | 0          | 4                         | 0.2                                      | 26.0                                 |
| Whitewater [1]          | 0                                      | 0          | 0          | 0                         | 0                                        | 0                                    |
| <b>Jefferson County</b> | <b>356</b>                             | <b>323</b> | <b>166</b> | <b>845</b>                | <b>85.23</b>                             | <b>13,286.601</b>                    |

Source: Civi Tek Consulting and Planning and Design Institute (PDI)

Notes: 1. Municipality located in Jefferson County and another county

A number of areas have concentrations of buildings as generally described below.

1. **Blackhawk Island and Veterans Lane** – This area is located just upstream of Lake Koshkonong and southwest of the City of Fort Atkinson and has experienced significant flooding in the past. The area has been a targeted area for past county-sponsored removal of flood prone homes. From 1996 through 1998, 38 structures were removed from the Blackhawk Island area as part of the County's flood mitigation program.
2. **North Shore** - This area is on the north shore of Lake Koshkonong and includes both seasonal and permanent homes.
3. **Rock River Mobile Home Court** - This is a small subdivision of approximately 20 mobile homes located along the Rock River south of the Village of Johnson Creek. There are also other permanent residential structures in the immediate area.

4. **Rock River Road** - This residential area is west of Fort Atkinson along the Rock River and has a number of year-round residences.
5. **Rock River Paradise Subdivision** - This small residential development is east of the City of Watertown along the Rock River.
6. **Pottawatom Trail** - This residential development is located on the south side of Lake Koshkonong.
7. **River Bend Resort/Campground** – This is a condominium campground located along the Crawfish River in the Town of Milford. It contains approximately 300 campsites, which are individually owned. The recreation buildings, miniature golf, parking lot, and piers are owned jointly.

Countywide, damage to public facilities included erosion of recreational trails, damage to community and county parks, local and county road washouts, and damage to culverts and bridges. These infrastructure damages resulted in serious health and safety concerns as they impeded police, fire, and rescue personnel from getting to the scene of emergency situations.

**Effects on Population Groups** – There are no population groups that are especially vulnerable to flooding except to the extent older homes, which were built prior to floodplain regulations, are occupied by lower income residents.

**Effects on Economic Sectors** – While flooding can impact a number of economic sectors, the agricultural sector is the most vulnerable. Aside from damaging farm buildings, flooding can destroy crops and reduce crop yields for surviving crops.

*Table 5-15* summarizes the agricultural losses due to flooding from 1986 through 2006. In addition, harvesting crops on wet soils causes soil compaction that reduces crop yields in subsequent years. Heavy rains, which are often associated with flooding, cause a considerable amount of soil erosion on unprotected soils.

**Table 5-15. Agricultural Losses Due to Flooding: Jefferson County: 1986 through 2006**

| Year | Soybeans (\$ millions) | Corn (\$ millions) |
|------|------------------------|--------------------|
| 1986 | 0.7                    | 3.9                |
| 1993 | 2.1                    | 6.4                |
| 1996 | 2.5                    | 6.4                |
| 1997 | 1.5                    | 3.2                |
| 2000 | 1.0                    | 2.1                |

Source: Farm Services Agency

Damages sustained by businesses in the county are primarily a direct reflection of the agricultural production losses. The effects of the agricultural base extend throughout the county. Farming supports a variety of farm- (e.g., implement dealers, feed stores, granaries) and non-farm related (e.g., grocery stores, hardware stores) businesses. Most notably, the 1993 flooding affected a number of business sectors that support farmers.

**Other Effects** – During periods of flooding, no-wake boating restrictions are imposed which limit recreational uses, but are needed to protect shorelines from erosion.

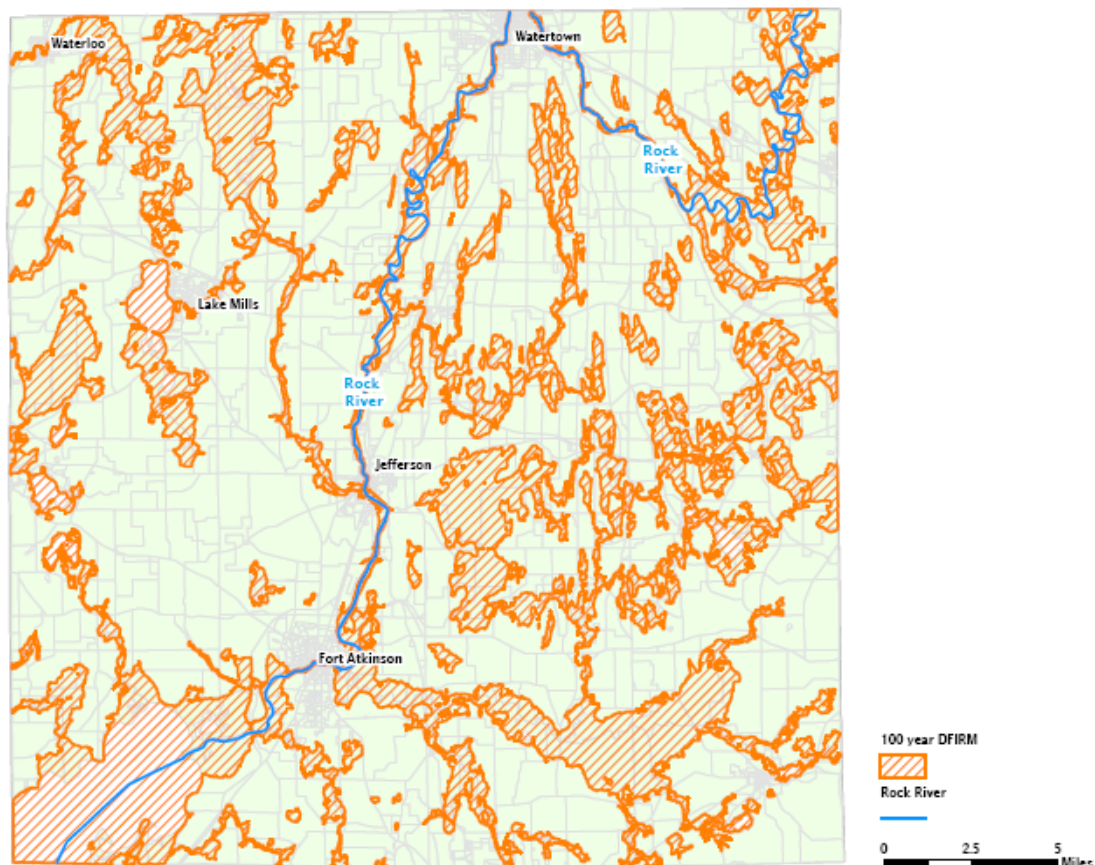
Climate change can be expected to lead to more annual precipitation with more frequent and heavier high precipitation events. This will lead to more flooding and the potential for dam failure. Flood damage will affect more people over a wider area of the County, and resulting damages will be higher.

## VULNERABILITY ASSESSMENT – 2007

Flood analysis for Jefferson County was performed using HAZUS-MH released in July 2007. The bundled aggregated general building stock was updated to Dun & Bradstreet 2006. Building valuations were updated to R.S. Means 2006. Building counts based on census housing unit counts are available for RES1 (single-family dwellings) and RES2 (manufactured housing) instead of calculated building counts.

The site-specific inventory (specifically schools, hospitals, emergency operation centers, fire stations and police stations) was updated using the best available statewide information.

HAZUS-MH was used to generate the flood depth grid for a 100-year return period calculated by clipping the USGS 30m DEM to the DFIRM boundary. *Exhibit 5-11* depicts the flood boundary from the HAZUS-MH analysis.

**Exhibit 5-11. HAZUS-MH Analysis (100-Year Flood): 2007**

**Aggregate Loss Analysis** – HAZUS-MH was used to estimate the damages for a 100-year flood event in Jefferson County. An estimated 129 buildings will be damaged totaling \$58 million in building losses and \$151 million in total economic losses. The total estimated number of damaged buildings, total building losses, and estimated total economic losses are shown in *Table 5-16*.

HAZUS-MH estimates 26 census blocks with losses exceeding \$1 million. The distribution of losses is shown in *Exhibit 5-12*.

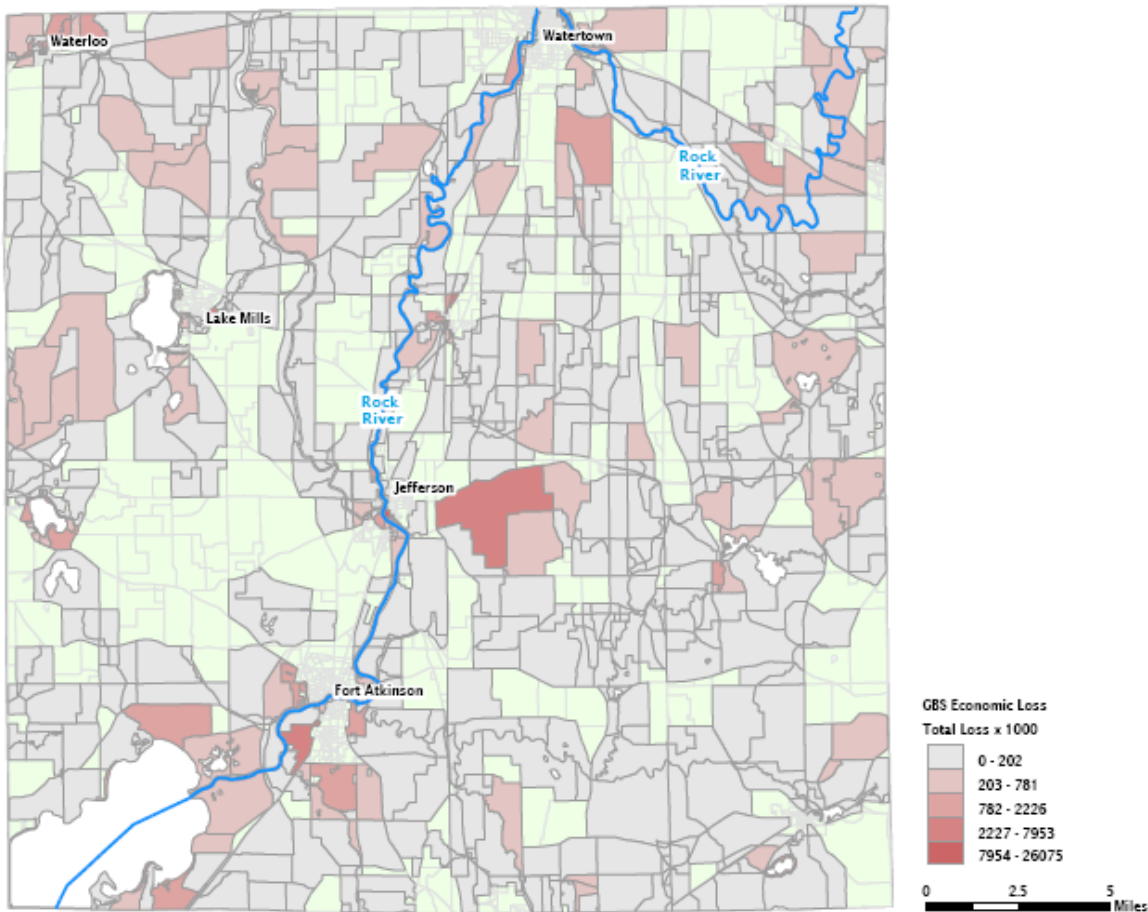
HAZUS-MH aggregate loss analysis is evenly distributed across a census block. Census blocks of concern should be reviewed in more detail to determine the actual percentage of facilities that fall within the flood hazard areas. The aggregate losses reported in this study may be overstated.

**Table 5-16. Economic Loss for a 100-Year Flood: 2007**

| General Occupancy    | Estimated Total Buildings | Total Damaged Buildings | Total Building Exposure X 1000 | Total Economic Loss X 1000 | Building Loss X 1000 |
|----------------------|---------------------------|-------------------------|--------------------------------|----------------------------|----------------------|
| Agricultural         | 1                         | 0                       | \$80,731                       | \$4,479                    | \$962                |
| Commercial           | 192                       | 1                       | \$948,602                      | \$29,472                   | \$6,758              |
| Education            | 5                         | 0                       | \$121,088                      | \$537                      | \$74                 |
| Government           | 13                        | 0                       | \$42,507                       | \$1,495                    | \$154                |
| Industrial           | 74                        | 3                       | \$696,703                      | \$46,500                   | \$9,732              |
| Religious/Non-Profit | 13                        | 0                       | \$98,065                       | \$3,531                    | \$460                |
| Residential          | 24,675                    | 125                     | \$4,488,760                    | \$64,473                   | \$39,486             |
| Total                | 24,973                    | 129                     | \$6,476,456                    | \$150,487                  | \$57,626             |

The reported building counts should be interpreted as degrees of loss rather than as exact numbers of buildings exposed to flooding. These numbers were derived from aggregate building inventories which are assumed to be dispersed evenly across census blocks. HAZUS-MH requires that a predetermined amount of square footage of a typical building sustain damage in order to produce a damaged building count. If only a minimal amount of damage to buildings is predicted, it is possible to see zero damaged building counts while also seeing economic losses.

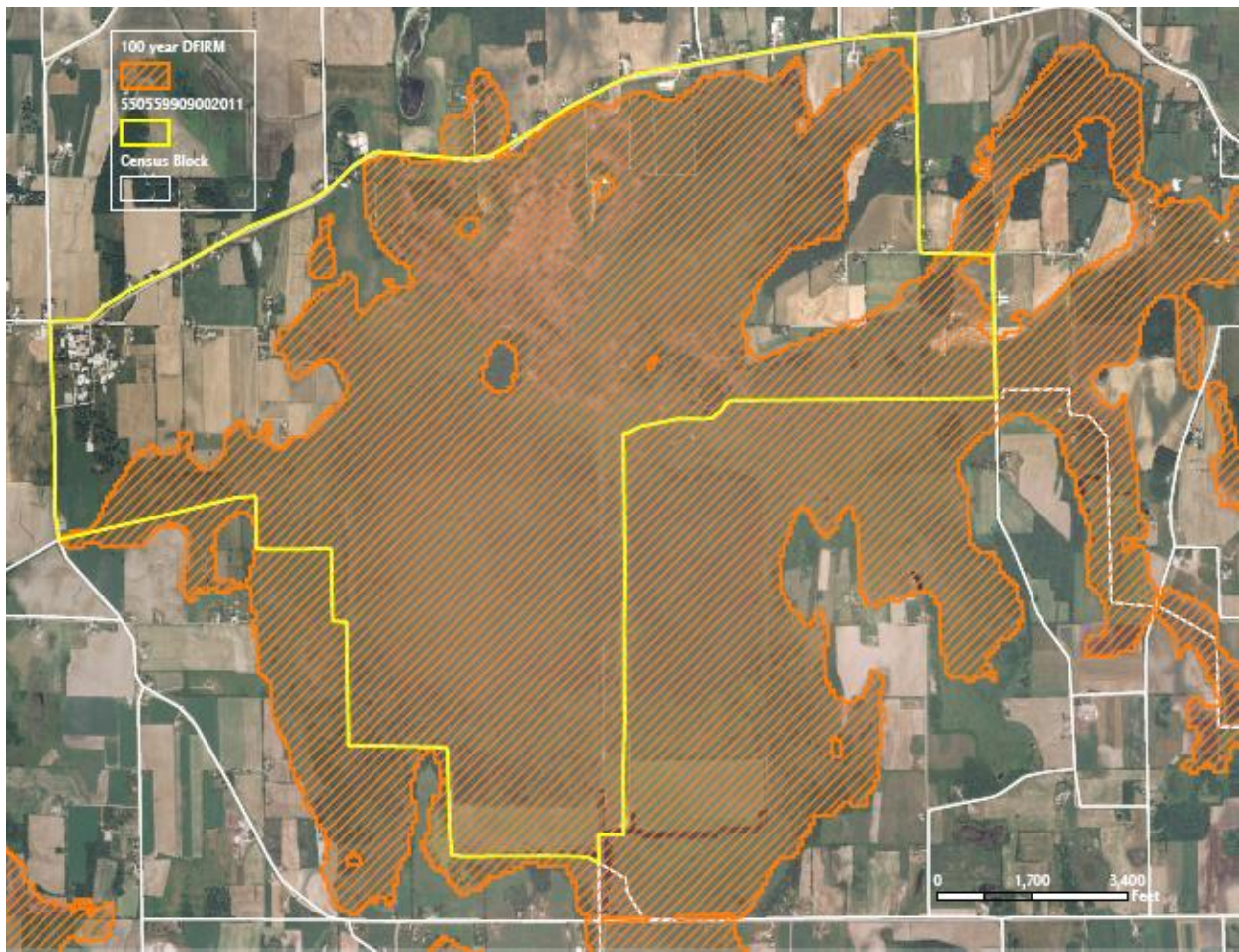
**Exhibit 5-12. Economic Loss for a 100-Year Flood by Census District: 2007**



*Exhibit 5-13* shows census blocks overlaid with the flood boundary and orthophoto of Jefferson County. Census block 550559909002011 has an estimated building loss of \$866,000 with a combined replacement cost of \$3 million. HAZUS-MH estimates that 36 buildings are within the calculated flood boundary for this block. Although the orthophoto shows significant flooding in this census block, very few buildings appear to be at risk.

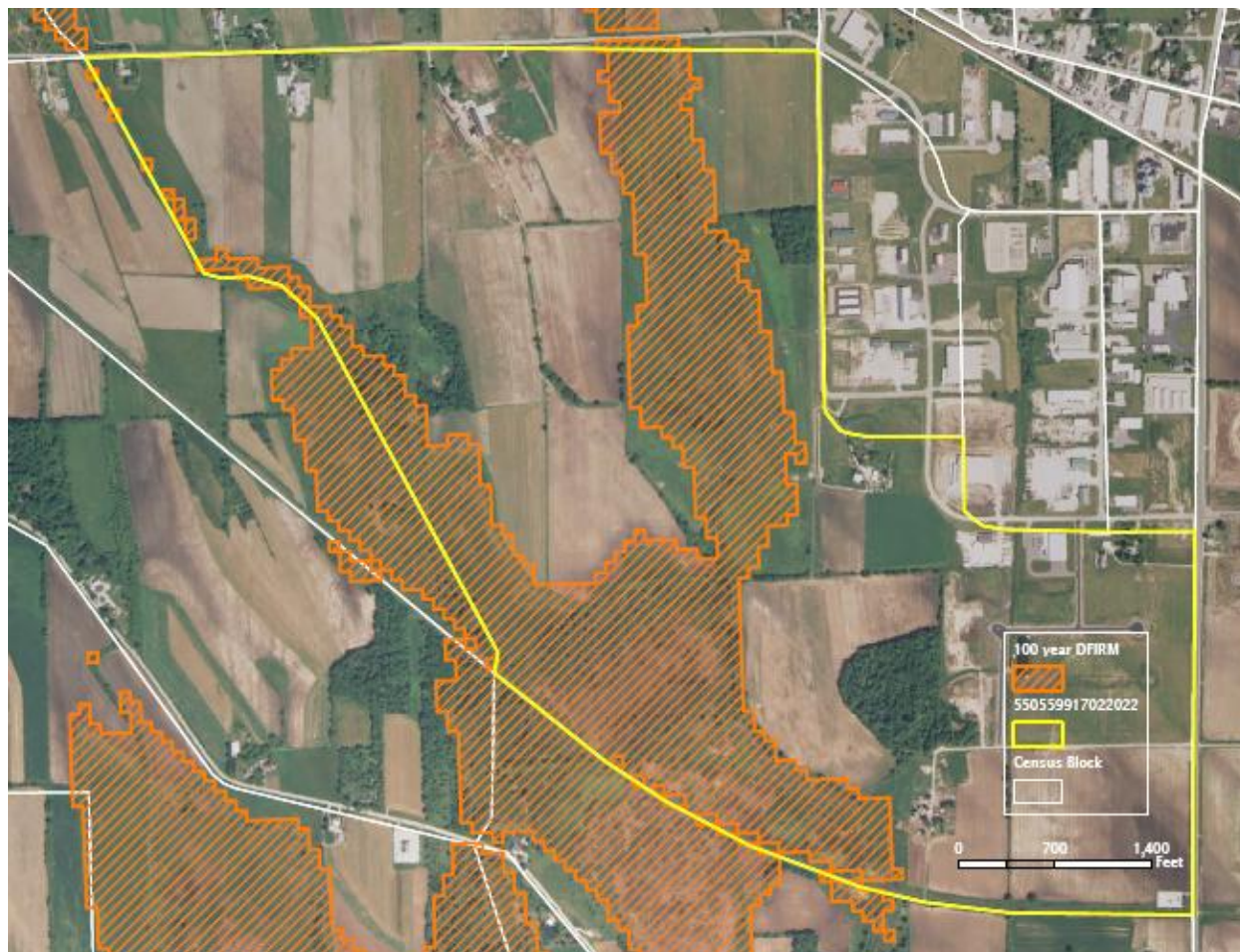


Exhibit 5-13. Flood Damage Exposure in Jefferson: 2007



*Exhibit 5-14* shows census blocks overlaid with the flood boundary and orthophoto of Ixonia. Census block 550559917022022 has an estimated building loss of \$225,000 with a combined replacement cost of \$930,000. HAZUS-MH estimates that 11 buildings are within the calculated flood boundary for this block. However, the orthophoto shows this area to be predominately forest.

**Exhibit 5-14. Flood Damage Exposure in Ixonia: 2007**



**Essential Facility Loss Analysis** – An essential facility would encounter many of the same impacts as any other building within the flood boundary. These impacts include: structural failure, extensive water damage to the facility, and loss of facility functionality (i.e. a damaged police station will no longer be able to serve the community).

The HAZUS-MH analysis identified that no essential facilities are subject to flooding. A list of the essential facilities within Jefferson County is included in *Table 5-18*.



**Table 5-17. Essential Facility Loss for a 100-Year Flood: 2007**

| Class           | Building Count | At Least Moderate Damage | At Least Substantial Damage | Loss of Use |
|-----------------|----------------|--------------------------|-----------------------------|-------------|
| Care Facilities | 4              | 0                        | 0                           | 0           |
| Fire Stations   | 11             | 0                        | 0                           | 0           |
| Police Stations | 13             | 0                        | 0                           | 0           |
| Schools         | 55             | 0                        | 0                           | 0           |
| EOC             | 0              | 0                        | 0                           | 0           |
| <b>Total</b>    | <b>83</b>      | <b>0</b>                 | <b>0</b>                    | <b>0</b>    |

**Shelter Requirement Analysis -**

HAZUS-MH estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. HAZUS-MH also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,921 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to

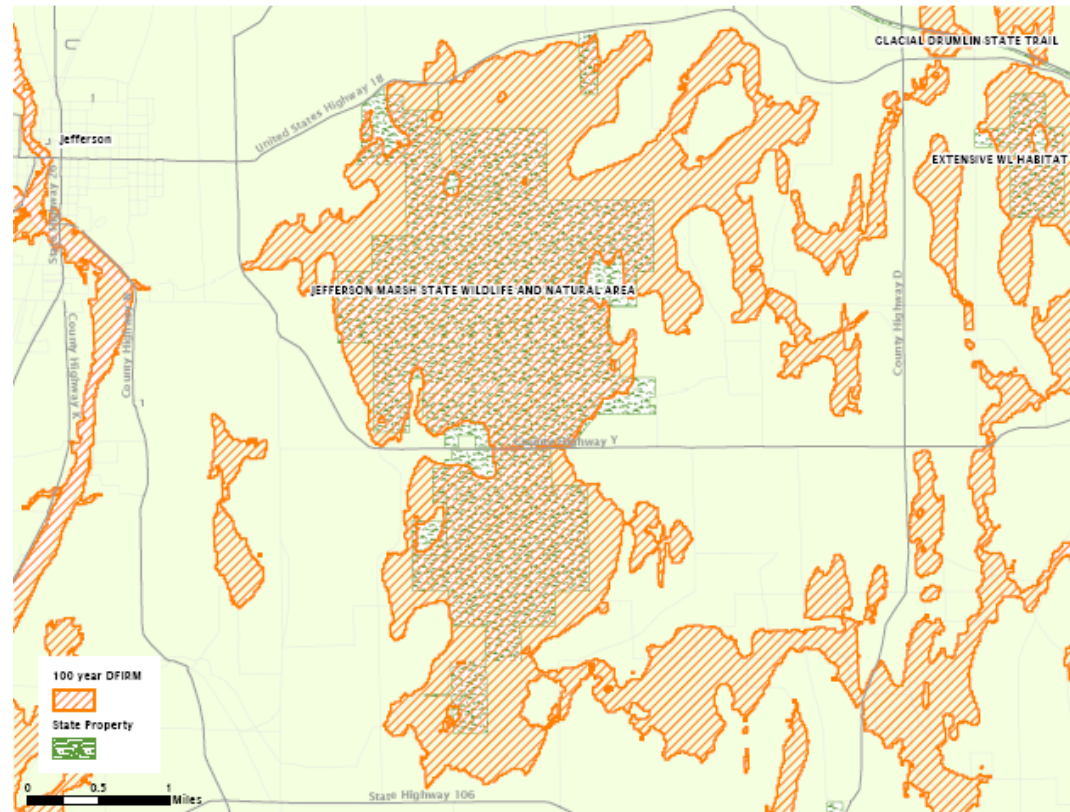
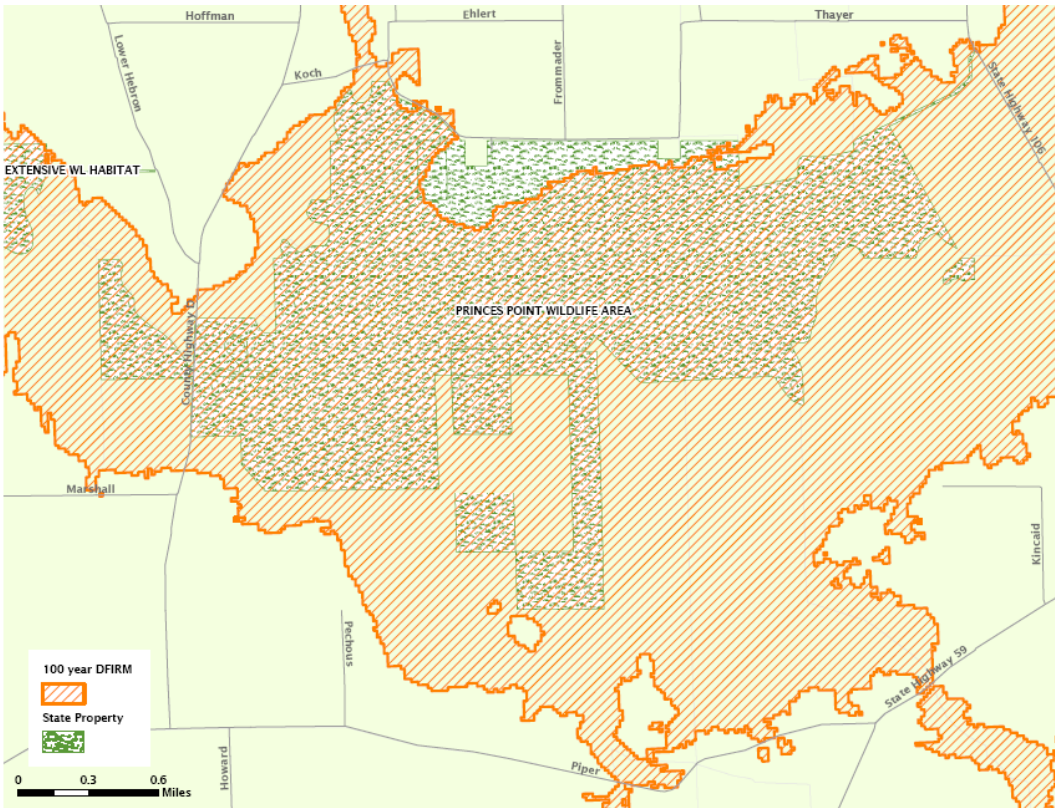
the inundated area. Of these 2,528 people (out of a total population of 74,021) will seek temporary shelter in public shelters.

**State Property Loss Analysis** – The flood boundaries were overlaid with the State of Wisconsin property boundaries as provided by the Department of Natural Resources. *Table 5-18* provides a list of state properties impacted by the flood boundary. *Exhibit 5-15* shows two examples of inundated areas.

**Table 5-18. State Property Flood Inundation: 2007**

| State Property                                  | Percent Inundated | Acres |
|-------------------------------------------------|-------------------|-------|
| Jefferson Marsh State Wildlife and Natural Area | 93                | 3060  |
| Lake Mills Wildlife Area                        | 90                | 2472  |
| Princes Point Wildlife Area                     | 94                | 2019  |
| Waterloo Wildlife Area                          | 35                | 1496  |
| Extensive Wildlife Habitat                      | 11                | 1282  |
| Rome Pond Wildlife Area                         | 52                | 1188  |
| Koshkonong Wildlife Area                        | 86                | 726   |
| Scattered Wildlife                              | 3                 | 349   |
| Kettle Moraine State Forest-Southern Unit       | 1                 | 251   |
| Glacial Drumlin State Trail                     | 9                 | 61    |
| Kanow Park Fishery Area                         | 100               | 47    |
| Lake Mills Hatchery                             | 35                | 28    |
| Aztalan State Park                              | 14                | 27    |
| Statewide Natural Area                          | 0                 | 25    |
| Statewide Public Access                         | 1                 | 15    |
| Rem-Golden Lake                                 | 32                | 11    |
| Red Cedar Lake Natural Area                     | 6                 | 4     |
| Lima Marsh Wildlife Area                        | 0                 | 0     |

Exhibit 5-15. Select State of Wisconsin Properties Boundary with 100-Year Flood Boundary: 2007





## Recent Flooding

As part of the 2024 plan update, local officials were asked to identify roads in their jurisdiction that are prone to localized flooding. Results are included in *Table 5-19*.

**Table 5-19. Localized Flooding**

| Location      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Year                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Town          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |
| Aztalan       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Cold Springs  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | --                                                                   |
| Concord       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Farmington    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Hebron        | None (Hanson Road has had problems in the past but have now been resolved).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |
| Ixonia        | <ul style="list-style-type: none"> <li>Rock River Road from 16 to River Vally Road; River Valley Road from Hill to the Rock River; River Road from CW to Evergreen Road</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>All years</li> </ul>          |
| Jefferson     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |
| Koshkonong    | <ul style="list-style-type: none"> <li>Blackhawk Island Road, Oxbow Bend, Rock River Road, Bark River Road</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Multiple</li> </ul>           |
| Lake Mills    | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Milford       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Oakland       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Palmyra       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Sullivan      | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Sumner        | <ul style="list-style-type: none"> <li>Blackhawk Island Road, Lamp Road, High Ridge Road</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>Multiple</li> </ul>           |
| Waterloo      | <ul style="list-style-type: none"> <li>Island Road adjoining wetland</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Periodic</li> </ul>           |
| Watertown     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Village       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |
| Cambridge     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Johnson Creek | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Lac La Bell   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Palmyra       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Sullivan      | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| City          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |
| Fort Atkinson | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Jefferson     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Lake Mills    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Waterloo      | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Watertown     | <ul style="list-style-type: none"> <li>Hart Street from Wakoka Street to Chenango Street; Dayton Street from West Street to Railroad Tracks; W Main Street from Railroad Viaduct to Carriage Hill Drive; Maple Crest Lane from Crestview Drive to South Street; South Street from Maple Crest Lane to Winnebago Way; Winnebago Way from Cherokee Court to South Street; Schuman Drive from Wedgewood Court to Stoneridge Drive; E. Spaulding Street from Valview Court to Center Street; Intersection of Memorial Drive and STH 16 Frontage Road</li> <li>Mary Street from Neenah to S. Ninth Street; Hady Lane from West Street to end of street; West Street from Cobblestone Way east to RR tracks; Cobblestone Way from Willow Creek Parkway to Green Ridge Circle; Fairview Drive north and south of the intersection with Hoffmann Drive; S. Twelfth Street between Air Park Drive and the City limits; S. Twelfth Street from RR tracks to Sunset Ave.; S. Tenth Street between Station St. and Clyman Street</li> </ul> | <ul style="list-style-type: none"> <li>2022</li> <li>2018</li> </ul> |
| Whitewater    | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |

Source: 2024 Community Survey conducted as part of plan update

**Historical flood damage** - Based on NWS reporting there have been 50 flood events from 1950 through 2023, resulting in property damage of \$2.16 million and crop damage of \$1.3 million.

Climate change can be expected to lead to more precipitation especially in the spring and fall, higher intensity tornados. This will affect more people over a wider area of the County, and the resulting damages will be higher.

## 8. ICE SHOVES

### PROFILE

An ice shove, also referred to as an ice flow, is a large accumulation of broken ice blocks and sheets which have been piled up by the wind along the shoreline of a lake. Ice shoves are characteristically found on large lakes in the spring during and immediately after ice breakup. The size of the ice shove is related to the amount of ice on the lake when breakup occurs and the strength and duration of the winds at breakup.

### HISTORY OF PAST OCCURRENCES

Ice shoves occur on a fairly frequent basis on the north and northeast shore of Lake Koshkonong. Rock Lake in the northwest quadrant of the county is the second largest lake in the county and has experienced ice shoves, but to a lesser degree than Lake Koshkonong. No other lakes in the county are large enough to generate ice shoves of any consequence.

### VULNERABILITY ASSESSMENT

Although ice shoves occur on a fairly frequent basis, most do not cause damage to man-made structures such as buildings, piers, boat landings, and roads. On a few occasions though, ice shoves have become rather large and damaged man-made structures. Damage estimates are not available for ice shoves.

**Effects on Facilities** – Ice shoves most directly affect buildings and structures near the lakeshore. Ice may pile on top of a road if not removed as it moves on shore.

**Effects on Population Groups** – Ice shoves do not negatively affect any population group in particular.

**Effects on Economic Sectors** – Ice shoves do not negatively affect any economic sector in particular.

## 9. FOG

### PROFILE

Fog is a visible concentration of small water droplets suspended in the air at the earth's surface that obscures visibility to less than one kilometer. It forms when air temperature falls to its dew point, which is the temperature at which air is holding as much moisture as it can. When air reaches its dew point, it condenses into very small water droplets.

### HISTORY OF PAST OCCURRENCES

Fog can form throughout the year, but is most common from September through April. As shown in *Appendix G*, there have been 72 reported occurrences of fog in Jefferson County since 1950. In Jefferson County fog tends to cover large areas.

### VULNERABILITY ASSESSMENT

**Effects on Facilities** – Fog does not damage or impair the operation of facilities.

**Effects on Population Groups** – Fog does not negatively affect any population group.

**Effects on Economic Sectors** – Fog impairs visibility and can hamper ground and air transportation. When visibility is decreased, the potential for motor vehicle crashes increase as does the possibility of an airplane accident on landing or take off.

## 10. TORNADO / HIGH WINDS

### PROFILE

A tornado is a violently rotating column of air extending from the ground to the base of a convective cloud. The tornado may or may not have a visible condensation funnel (commonly referred to as a "funnel cloud"), which may or may not extend from the cloud base all the way to the ground. In the absence of a visible condensation funnel, a severe weather spotter can determine they are looking at a tornado if they observe cloud-base rotation superimposed over rotating dirt and debris at ground level. Wind speeds in a tornado typically range from 80 mph to 150 mph, but on occasions reach speeds in excess of 200 mph. There have been documented tornado winds exceeding 300 mph outside of Wisconsin. The majority of damage resulting from a tornado occurs within one-eighth mile of the tornado's path, which characteristically does not exceed 16 miles. In fact, the average path length of tornadoes in Wisconsin for the period of 1950-2005 was 5.8 miles with a duration of about 10 minutes. Tornadoes with track lengths greater than 150 miles have been reported in Wisconsin, although they are quite rare.

Tornadoes are visible because low atmospheric pressure in the vortex leads to cooling of the air by expansion with condensation and formation of water droplets. They are also visible as a result of the airborne debris and dust associated with the vortex. The destructive power of the tornado lies primarily in its high horizontal winds, a built-in upward-lifting force, and airborne debris impacting structures (collectively resulting in about 95 percent of the damage). To a much lesser degree, air pressure differences associated with a tornado result in additional damage. Years ago, it was assumed that air pressure differences accounted for a large portion of the damage, however, it is now realized that most buildings have enough air leakage or infiltration so that most of the air pressure differences between the inside and outside of a structure are minimized as the tornado approaches. Since tornadoes are usually associated with organized storm systems that consist of several thunderstorm cells of varying intensity, large hail, torrential rain, and intense lightning usually accompany the storm that spins-up a tornado.

Although a tornado can form at any time during the year, the peak tornado season is May through July. They can also occur at any time of the day. The peak hour for tornado initiation is between 6 pm and 7 pm and the peak hours of occurrence are between 2 pm and 10 pm.

Prior to 2007, the Fujita Tornado Scale was used to estimate the wind speed of a tornado based on damage to structures (*Table 5-20*). Though the Fujita Scale has 13 ratings (F0-F12), tornadoes never exceed an F5 (261 to 318 MPH). Beginning in 2007, tornadoes will be rated using the Enhanced Fujita Tornado Scale, which is essentially the same as the former scale except for the wind speed (*Table 5-21*).

Table 5-20. Fujita Tornado Scale

| Fujita Rating | Wind Speed     | Characteristic Damage                                                                                                                                                   |
|---------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F0            | 40 to 72 mph   | Some damage to chimneys, TV antennas, roof shingles, trees, and windows                                                                                                 |
| F1            | 73 to 112 mph  | Automobiles overturned, carports destroyed, and trees uprooted                                                                                                          |
| F2            | 113 to 157 mph | Roofs blown off homes, sheds and outbuildings demolished, mobile homes overturned                                                                                       |
| F3            | 158 to 207 mph | Exterior walls and roofs blown off homes; metal buildings collapsed or are severely damaged; forests and farmland flattened                                             |
| F4            | 208 to 260 mph | Few walls, if any, standing in well-built homes; large steel and concrete missiles thrown far distances                                                                 |
| F5            | 261 to 318 mph | Homes leveled with all debris removed; schools, motels, and other larger structures have considerable damage with exterior walls and roofs gone; top stories demolished |

**Table 5-21. Enhanced Fujita Tornado Scale**

| Fujita Rating | Wind Speed     | Characteristic Damage                                                                                                                                                   |
|---------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EF0           | 65 to 86 mph   | Some damage to chimneys, TV antennas, roof shingles, trees, and windows                                                                                                 |
| EF1           | 86 to 110 mph  | Automobiles overturned, carports destroyed, and trees uprooted                                                                                                          |
| EF2           | 111 to 135 mph | Roofs blown off homes, sheds and outbuildings demolished, mobile homes overturned                                                                                       |
| EF3           | 136 to 165 mph | Exterior walls and roofs blown off homes; metal buildings collapsed or are severely damaged; forests and farmland flattened                                             |
| EF4           | 166 to 200 mph | Few walls, if any, standing in well-built homes; large steel and concrete missiles thrown far distances                                                                 |
| EF5           | >200 mph       | Homes leveled with all debris removed; schools, motels, and other larger structures have considerable damage with exterior walls and roofs gone; top stories demolished |

**Table 5-22. Tornado Frequency: Jefferson County: 1950 through 2023**

| Fujita Rating [1] | Number of Occurrences | Probability of Occurrence |
|-------------------|-----------------------|---------------------------|
| F0                | 8                     | 31%                       |
| F1                | 12                    | 46%                       |
| F2                | 5                     | 19%                       |
| F3                | 1                     | 4%                        |
| F4                | 0                     | 0%                        |
| F5                | 0                     | 0%                        |
| EF0               | 12                    | 67%                       |
| EF1               | 6                     | 33%                       |
| EF2               | 0                     | 0%                        |
| EF3               | 0                     | 0%                        |
| EF4               | 0                     | 0%                        |
| EF5               | 0                     | 0%                        |

Source: National Weather Service

Notes:

1. Refer to Table 5-19 and 5-20 for a description of the Fujita ratings
2. Based on data collected by the National Weather Service

## HISTORY OF PAST OCCURRENCES

Wisconsin lies along the northern edge of the nation's tornado belt that extends northeastward from Oklahoma into Iowa. Winter, spring, and fall tornadoes are more likely to occur in southern Wisconsin than in northern counties. Yet, tornadoes have occurred in Wisconsin during every month except February.

Wisconsin's tornado season runs from the beginning of April through September. The most severe tornadoes typically occur during April, May, and June. Many tornadoes strike in late afternoon or early evening. However, tornadoes have occurred at other times. Personal property damage, deaths, and injuries have and will continue to occur in Wisconsin. On average, one person dies from tornado-related injuries each year.

In 2005, Wisconsin had a record of 62 verified tornadoes, including 27 that occurred on August 18, 2005. Seven of the 27 tornadoes on that day visited Jefferson County.

In Jefferson County, there have been 45 verified tornadoes from 1950 through 2023 (*Appendix G*). The vast majority of them were F0 or F1 (*Table 5-22*). Prior to 1950, there were four verified tornadoes: 1851, 1878, 1883, and 1931. Prior to 1982 when the National Weather Service began classifying tornadoes, ratings are at best broad estimates, with an accuracy of plus/minus 1.

A presidential disaster declaration was issued for tornado damage in 1991 and 1993. During the period from 1950 through 2023, tornadoes resulted in 3 fatalities, 36 injuries, \$11.1 million in property damage, and \$21,000 in crop damage (*Appendix G*).

## VULNERABILITY ASSESSMENT

**Effects on Facilities** – Because tornadoes apparently occur randomly across the landscape, all areas of the county are equally as likely to experience a tornado. Therefore, all of the critical facilities which have been identified are at risk.

**Effects on Population Groups** – Even though all areas of the county are equally likely to experience a tornado, those living in mobile homes or staying in a campground are more vulnerable than those people living in a residence with a basement. In 2018, there were more than 20 mobile home parks and campgrounds, none of which had a storm shelter where people could go during a wind-related storm event.

**Effects on Economic Sectors** – While individual businesses may be damaged, the overall economy generally experiences short-term effects of a tornado, if at all.

Based on historical occurrences and documented damage estimates, a tornado would be expected to cause about \$250,000 on average. The range however, is quite wide depending on where the tornado occurs and its magnitude (*Table 5-23*).

Climate change can be expected to lead to more frequent, higher intensity tornados. This will affect more people over a wider area of the County, and the resulting damage will be higher.

11. HAILSTORMS

PROFILE

A hailstorm is a weather event where water particles in the upper atmosphere form into round or irregular masses of ice that fall to earth. Hail stones form when sub-freezing temperatures in the upper atmosphere cause water in thunderstorm clouds to accumulate in layers around an icy core. When strong underlying winds no longer can support their weight, the hailstones fall to Earth. The size of hail typically ranges from ¼” up to three inches in diameter. In a rather rare occurrence, a 2006-hail storm in Lake Mills created hail stones with a diameter of 4.25 inches.

Hail tends to fall in swaths that may be 20-115 miles long and 5-30 miles wide. The swath is not normally an even bombardment of hail, but generally consists of a series of hail strikes that are produced by individual thunderstorm clouds traversing the same general area. Hail strikes are typically one-half mile wide and up to five miles long. They may partially overlap, but often leave completely undamaged gaps between them.

Hailstorms tend to occur in conjunction with severe thunderstorms.

HISTORY OF PAST OCCURRENCES

From 1950 through 2023, there have been 152 documented hailstorm events in the county (*Appendix G*) resulting in \$13.538 million in property damage and \$200,000 in crop damage.

VULNERABILITY ASSESSMENT

**Effects on Facilities** – The threat of hail damage increases as the size of the hailstones increase. Hail can break windows, damage roofs and siding, and dent motor vehicles.

**Effects on Population Groups** – All population segments are equally susceptible to hail storms. Hail storms while resulting in property and crop damage, rarely cause serious injury or loss of life.

**Effects on Economic Sectors** – Of all the economic sectors, agriculture is the most susceptible to hail damage. When hailstones approach golf ball size, crops are damaged and are not able to recover, resulting in some cases a total loss.

ESTIMATED DAMAGE

Based on historical data, hailstorms, while quite numerous, do not cause widespread or significant damage. There is however, one exceptional event. In April 2006, hailstorms caused \$13.2 million in property damage. This single event accounts for nearly 98 percent of all the documented damage that occurred since 1950.

For the purposes of this plan, it is estimated that a typical hailstorm (excluding the 2006 event) would cause about \$5,000 in property damage and \$1,500 in crop damage per event.

Climate change can be expected to lead to more frequent, higher intensity hailstorms. This will affect more people over a wider area of the County, and the resulting damage will be higher.

Table 5-23. Estimated Tornado Damage: Jefferson County

| Fujita Rating [1] | Damage Estimate          |
|-------------------|--------------------------|
| EF0               | 0 to \$250,000           |
| EF1               | \$25,000 to \$250,000    |
| EF2               | \$25,000 to \$2,500,000  |
| EF3               | \$250,000 to \$3,000,000 |
| EF4               | \$500,000 to \$3,000,000 |
| EF5               | \$750,000 to \$3,000,000 |

Notes:  
1. Refer to Table 5-20 for a description of the Fujita ratings

## 12. THUNDERSTORMS

### PROFILE

Thunderstorms are severe and violent forms of convection produced when warm moist air is overlaid by dry cool air. As the warm air rises, thunderheads (cumulonimbus clouds) form and cause the strong winds, lightening, hail, and rain characteristically associated with these storms. Thunderheads may be a towering mass 6 miles or more across and 40,000 to 50,000 feet high. As much as 1.5 million tons of water may be held in a thunderhead.

A storm event arising for a single thunderhead typically lasts less than 30 minutes in a given location. However, strong frontal systems may spawn more than one squall line composed of many individual thunderheads.

As defined by the National Weather Service, a severe thunderstorm is a thunderstorm event that produces one or more of the following: downbursts with winds of 58 mile per hour or greater, hail  $\frac{3}{4}$  of an inch in diameter, or a tornado.

### HISTORY OF PAST OCCURRENCES

From 1950 through 2023, there have been more than 290 thunderstorm events, resulting in 9 injuries, \$4.2 million in property damage, and \$359,000 in crop damage. They account for about one-third of all weather-related events documented since 1950. On average, county residents can expect to experience almost 4 significant thunderstorm events each year.

Although thunderstorms can occur throughout the year, they are most common from May through September. Typically, they occur after noon until 10:00 pm.

The most devastating thunderstorm to hit Jefferson County occurred May 31, 1998. Straight-line winds with peak gusts of 100 to 128 mph hit 12 counties in south central and southeast Wisconsin, while another 8 counties had peak gusts of 60 to 80 mph. It is believed that this event was the most damaging, widespread, straight-line thunderstorm wind event to hit southern Wisconsin in more than 100 years. Roofs were torn off of barns, homes, and other buildings. Thousands of trees were uprooted or significantly damaged. Hundreds of motor vehicles were either damaged or totaled by falling trees and branches or collapsed garages. At one point, about 60,000 customers were without electricity in south central Wisconsin and about 170,000 in southeast Wisconsin. Some areas were without power for as much as 5 or 6 days. Property damage for all 20 counties totaled more than \$55.85 million and \$1.48 million in crop losses. In Jefferson County, there were 8 reported injuries, \$2.7 million in property damage, and \$200,000 in crop losses.

### VULNERABILITY ASSESSMENT

**Effects on Facilities** – Aside from hail, straight line winds from a thunderstorm can damage property and to a less extent crops. Overhead utility lines are quite susceptible to downed trees and tree branches. Entire neighborhoods and even larger areas can lose power because of a thunderstorm. All areas of the county are equally susceptible to thunderstorms, meaning that all critical facilities are at risk.

**Effects on Population Groups** – Wind associated with severe thunderstorms can cause injury or loss of life. With the exception of those living in mobile home parks or staying in campgrounds, no population group is uniquely susceptible to a thunderstorm event. Those in mobile homes and campgrounds are at risk from falling trees and branches, and damage to their residence or camper.

**Effects on Economic Sectors** – Thunderstorms do not affect any economic sector disproportionately more than others.

Based on historical data, a thunderstorm is expected to cause about \$60,000 in property damage and less than \$5,000 in crop damage. It is believed the crop damage impact is under reported.

Climate change can be expected to lead to more frequent, higher intensity severe thunderstorms and resultant high winds, hail, and lightning. This will affect more people over a wider area, and the resulting damage will be higher.

## 13. WINTER STORMS

### PROFILE

Winter storms include a wide range of weather-related events including snowstorms, blizzards, freezing rain, sleet, and ice storms. Typical snow events produce totals of between one and three inches. On a statewide basis, heavy snowfalls happen on average only five times per winter. Total snow accumulations in southern Wisconsin average about 40-50 inches. While blizzard conditions can occur in southern Wisconsin, it is rare. Both ice and sleet storms can occur at any time from October into April. They are more common in southern Wisconsin than in the northern part of the state. Statewide, there are 3 to 5 freezing rain events.

### HISTORY OF PAST OCCURRENCES

From 1950 through 2023, there have been 190 winter storm events in Jefferson County consisting of either blizzard conditions, heavy snow, ice, or sleet -- about 2.6 per winter season.

### VULNERABILITY ASSESSMENT

**Effects on Facilities** – Heavy snow can cause the structural collapse of buildings with flat roofs. In recent memory there have been a few winter seasons where snow events taxed the ability of local governments to pay for the removal of snow from roads and keep them clear of snow.

**Effects on Population Groups** – Winter storms affect all population groups equally. People who commute a comparatively long distance are disproportionately affected.

**Effects on Economic Sectors** – A prolonged winter storm event with a large accumulation of snow can have a short-term effect on the local economy in terms of lost productivity. Transportation-related businesses are often negatively affected when winter weather hits.

The cost of snow removal is incorporated into local government budgets so there is no direct financial impact arising from most winter storms.

Climate change can be expected to lead to more frequent, higher intensity winter storms causing more impacts over a wider area.

#### Terms Related to Winter Storms

**Heavy snowfall** - The accumulation of six or more inches of snow in a 12-hour period or eight or more inches in a 24-hour period.

**Blizzard** - The occurrence of sustained wind speeds in excess of 35 miles per hour accompanied by heavy snowfall or large amounts of blowing or drifting snow.

**Ice storm** - An occurrence where rain falls from warmer upper layers of the atmosphere to the colder ground, freezing upon contact with the ground and exposed objects near the ground forming an accumulation of at least 1/4" in 12 hours or less.

**Freezing drizzle / freezing rain** - The effect of drizzle or rain freezing upon impact on objects that have a temperature of 32 degrees Fahrenheit or below.

**Sleet** - Solid grains or pellets of ice formed by the freezing of raindrops or the refreezing of largely melted snowflakes. This ice does not cling to surfaces.

## 14. EXTREME TEMPERATURE

### PROFILE

Periods of excessive heat, often referred to as heat waves, are quite common in Wisconsin during the summer months. When high temperatures do occur, they cover large areas of the country.

The National Weather Service (NWS) devised the Heat Index<sup>5</sup> as a way to measure the combined effects of temperature and relative humidity. The Heat Index chart (*Exhibit 5-17*) also shows when certain physiological responses are commonly seen with prolonged exposure and/or physical activity. As the relative humidity increases, even modest temperatures can cause heatstroke and other less serious heat disorders.

<sup>5</sup> The Heat Index is sometimes referred to as the apparent temperature.



**Exhibit 5-16. Heat Disorders and Symptoms**

| Heat Disorder   | Symptoms                                                                                                                |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Sunburn         | Redness and pain; in severe cases swelling of skin, blisters, fever, headaches                                          |
| Heat Cramps     | Painful spasms usually in muscles of legs and abdomen possible; heavy sweating                                          |
| Heat Exhaustion | Heavy sweating, weakness, skin cold, pale and clammy; pulse thready; normal temperature possible; fainting and vomiting |
| Heatstroke      | High body temperature (106 or higher); hot dry skin; rapid and strong pulse; possible unconsciousness                   |

Source: National Weather Service, National Oceanic and Atmospheric Administration

**Exhibit 5-17. Heat Index (Apparent Temperature)**

| Air Temp. °F | Relative Humidity (%) |     |     |     |     |     |     |     |     |     |     |     |     |
|--------------|-----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|              | 40                    | 45  | 50  | 55  | 60  | 65  | 70  | 75  | 80  | 85  | 90  | 95  | 100 |
| 110          | 136                   |     |     |     |     |     |     |     |     |     |     |     |     |
| 108          | 130                   | 137 |     |     |     |     |     |     |     |     |     |     |     |
| 106          | 124                   | 130 | 137 |     |     |     |     |     |     |     |     |     |     |
| 104          | 119                   | 124 | 131 | 137 |     |     |     |     |     |     |     |     |     |
| 102          | 114                   | 119 | 124 | 130 | 137 |     |     |     |     |     |     |     |     |
| 100          | 109                   | 114 | 118 | 124 | 129 | 136 |     |     |     |     |     |     |     |
| 98           | 105                   | 109 | 113 | 117 | 123 | 128 | 134 |     |     |     |     |     |     |
| 96           | 101                   | 104 | 108 | 112 | 116 | 121 | 126 | 132 |     |     |     |     |     |
| 94           | 97                    | 100 | 103 | 106 | 110 | 114 | 119 | 124 | 129 | 135 |     |     |     |
| 92           | 94                    | 96  | 99  | 101 | 105 | 108 | 112 | 116 | 121 | 126 | 131 |     |     |
| 90           | 91                    | 93  | 95  | 97  | 100 | 103 | 106 | 109 | 113 | 117 | 122 | 127 | 132 |
| 88           | 88                    | 89  | 91  | 93  | 95  | 98  | 100 | 103 | 106 | 110 | 113 | 117 | 121 |
| 86           | 85                    | 87  | 88  | 89  | 91  | 93  | 95  | 97  | 100 | 102 | 105 | 108 | 112 |
| 84           | 83                    | 84  | 85  | 86  | 88  | 89  | 90  | 92  | 94  | 96  | 98  | 100 | 103 |
| 82           | 81                    | 82  | 83  | 84  | 84  | 85  | 86  | 88  | 89  | 90  | 91  | 93  | 95  |
| 80           | 80                    | 80  | 81  | 81  | 82  | 82  | 83  | 84  | 84  | 85  | 86  | 86  | 87  |

Source: National Weather Service, National Oceanic and Atmospheric Administration

With Prolonged Exposure and/or Physical Activity

|  |                                                                           |
|--|---------------------------------------------------------------------------|
|  | Extreme Danger – Heat stroke or sunstroke highly likely                   |
|  | Danger – Sunstroke, muscle cramps, and/or heat exhaustion likely          |
|  | Extreme Caution – Sunstroke, muscle cramps, and/or heat exhaustion likely |
|  | Caution – Fatigue possible                                                |

HISTORY OF PAST OCCURRENCES

Based on records maintained by the National Weather Service, there have been 17 reported events with excessive temperatures since 1950 (*Appendix G*).

VULNERABILITY ASSESSMENT

From 2000 through 2023, there were 3 years in which at least one or more persons in Wisconsin died from the effects of excessive heat (*Table 5-24*). One fatality occurred in Sauk County in 2011. Its likely county residents received medical treatment for heat-related symptoms that are not reported.

In 1995, two heat waves gripped much of the state. The first occurred in mid-June and the second in mid-July. In the second heat wave, temperatures rose to between 100°F and 108°F with heat indices of 120°F to 130°F.

According to the National Weather Service, the mortality rate from excessive heat in Wisconsin is the highest of all natural disasters – more than four times greater than the second highest cause of death, tornadoes.

Intensely urbanized areas feel the effects of heat waves more than rural areas in that the temperature in urban areas is often elevated because radiant energy is stored in pavement and the exterior building surfaces and is released slowly over a period of time. Even during a heat wave, nighttime temperatures typically drop, but less so in urban areas because these heat reservoirs dissipate the radiant heat collected during the daytime. This phenomenon is often referred to as the heat island effect.

Not only are urban areas heat islands, pollutants often build up in the lower atmosphere during periods of excessive heat, causing respiratory problems, especially for the young, the elderly, and those with respiratory ailments such as asthma.

Although the more urban areas of the county experience the heat island effect, the change in the ambient temperature is modest. This is because the urban areas of the county are relatively small and street trees help to deflect solar radiation back into the atmosphere.

**Effects on Facilities** – Excessive heat does not directly impact critical facilities.

**Effects on Population Groups** – The elderly are disproportionately affected by heat. For example, during the heat waves of 1995, three-quarters of the fatalities were 60 years of age or older (*Table 5-25*).

**Effects on Economic Sectors** – Excessive heat and prolonged periods of warmer temperatures can affect agriculture in a variety of ways (*Exhibit 5-18*).

*Out of all of the natural hazards in Wisconsin, excessive heat is one of the leading cause of fatalities.*

Table 5-24. Heat-Related Fatalities and Injuries; Wisconsin: 2000 - 2023

| Year  | Deaths | Injuries |
|-------|--------|----------|
| 2011  | 5      | 8        |
| 2012  | 7      | 0        |
| 2022  | 2      | 0        |
| Total | 14     | 8        |

Source: National Weather Service, Milwaukee - Sullivan Office

Table 5-25. Heat-Related Fatalities; United States: 1995

| Age          | Number | Percent |
|--------------|--------|---------|
| 0 – 19       | 14     | 1.4     |
| 20 – 29      | 5      | 0.5     |
| 30 – 39      | 34     | 3.3     |
| 40 – 49      | 79     | 7.7     |
| 50 – 59      | 95     | 9.3     |
| 60 – 69      | 179    | 17.5    |
| 70 – 79      | 253    | 24.8    |
| 80 – 89      | 241    | 23.6    |
| 90 and older | 61     | 6.0     |
| Unknown age  | 60     | 6.0     |
| Total        | 1,021  | 100     |

Source: National Weather Service

### Exhibit 5-18. Impacts on Agriculture

- a. Increased frequency of heat stress on livestock and crops.
- b. Decreased dairy herd milk production during extreme heat events. \*
- c. Rapid shifts between warm and cold periods in the spring that can damage fruit crops and degrade soil health through freeze/thaw cycles (e.g., pore structure, aggregate stability, etc.).\*
- d. Less reliable winter snow and ice cover causing winter kill of alfalfa and damage to winter cereals (e.g. wheat) and cranberry crops.
- e. Increased susceptibility to insect pests and pathogens causing increased crop losses, as well as increased pesticide use and reduced pesticide effectiveness.
- f. Increased weed pressure from natural regeneration of exposed soils following rain events causing increased herbicide use.
- g. A need to develop and plant crop varieties adapted to longer growing seasons, increased temperatures, and erratic precipitation access.
- h. Extended the fall planting date and increased the growing season for cover crops.
- i. Potential to use longer-season crop varieties that have higher input needs.
- j. Increased risk of drought causing decreased germination and crop loss, especially during fruiting periods. \*
- k. Increased use of groundwater sources for irrigation during extreme heat or drought events. • Increased crop loss due to excessive precipitation, especially during seed germination periods. \*
- l. Increased frequency of waterlogged soils resulting in delayed or missed planting and harvesting, delayed or missed manure and fertilizer applications, a need for adjustments to nutrient management to account for changes in nutrient cycling in wet soils, and potential for soil compaction and reduced time for animals on pasture.
- m. Increased frequency of extreme rainfall events which intensifies potential for soil erosion and gully formation; nutrient, sediment, and pathogen runoff to surface waters; and challenges for manure management.

Note: \* See source for relevant sources cited.

Source: (2023). Climate Change Impacts on Wisconsin Agriculture. Ames, Iowa: United States Department of Agriculture Climate Hubs, University of Wisconsin-Madison, Clean Wisconsin, and Great Lakes Research Integrated Science Assessment.

Additionally, some businesses may close or reduce production to minimize heat effects on employees.

## 15. DROUGHT

### PROFILE

A drought is an extended period of time when rainfall is significantly below normal amounts. Unlike other natural disasters, it is not known until much later in time, when a drought begins. A drought could last for months, several years, and in extreme conditions, much longer. Droughts are typically accompanied by higher-than-normal temperatures and lower-than-normal relative humidity levels. Some droughts cover entire regions of a continent or can affect a sub-region as small as several counties.

A number of methodologies have been developed to measure droughts from a purely meteorological standpoint. Droughts can also be defined based on the consequences which result. For the purposes of this plan, two types of drought are considered: agricultural and hydrologic. An agricultural drought causes a noticeable drop in crop yields and a hydrological drought causes a drop in lake and stream levels and lowers the height of the ground water table.

Although these two types of droughts can occur at the same time, the negative effects of a drought are first seen on crop production. Hydrologic droughts characteristically lag behind an agricultural drought because it takes time for the lack of precipitation to lower surface and ground water levels. As a result, it is possible for an area to experience a hydrologic drought long after the end of an agricultural drought.

### HISTORY OF PAST OCCURRENCES

Agricultural and hydrologic droughts occur in Wisconsin on a regular basis. Since the Dust Bowl, short-lived droughts have occurred on an interval of about once in every ten years. Long-term droughts are more infrequent. Since the Dust Bowl, there have been four significant droughts in the state: 1987-1988, 1976-1977, 1955-1959, and 1948-1950.

From 1950 through 2023, there have been 18 periods of drought in the County, resulting in reported crop damage of \$300,000.

VULNERABILITY ASSESSMENT

Given the nature of droughts, it is difficult to quantify the impacts on Jefferson County.

By most accounts, the 1987-1988 drought in Wisconsin was the most severe and is estimated to have a recurrence interval of about 75 years. All Wisconsin counties were eligible for drought assistance. Agricultural losses throughout the state totaled \$1.3 billion. More than half of the farms in the state suffered crop losses of 50 percent or more, with 14 percent experiencing a crop loss of 70 percent or more.

POTENTIAL FOR FUTURE LOSSES

**Effects on Facilities and Population Groups** – Unlike many of the other natural disasters addressed in this plan, drought conditions do not cause physical harm to people or destroy buildings and other structures.

**Effects on Economic Sectors** -- The two main concerns with drought relate to economic losses to agricultural crops and livestock and effects on ground water supplies available to both private and public water wells.

According to the Jefferson County Agricultural Preservation and Land Use Plan, roughly half of the unincorporated area of the county is in agricultural production. Droughts would therefore affect a significant portion of the county and a significant economic sector. During extended droughts, municipalities often see an increased water usage due primarily to increased use for lawns and gardens. It is important that municipal wells are properly sized for the number of residents they are intended to serve. At times it may be necessary to impose water restrictions when there is concern that the available water supply may not be sufficient to meet basic needs.

Because municipal wells are generally concentrated in a relatively small area, extended droughts can affect the level of the water table. With decreased rainfall, the water table will naturally drop. Most public water wells draw from the deep aquifers and typically are not negatively affected. However, those wells serving an individual household are comparatively shallow and are more susceptible to a dropping water table, especially when located near a municipal well. Nearly two-fifths of county residents receive their drinking water from a municipal system and the remaining three-fifths from a private well (*Table 5-25*).

Table 5-26. Source of Drinking Water; Jefferson County: 2016

|              | Number of residents | Percent of total |
|--------------|---------------------|------------------|
| Public well  | 35,058              | 41.6             |
| Private well | 49,204              | 58.4             |
| Total        | 84,262              | 100              |

Source: Estimated from population estimates prepared by Wisconsin Department of Administration, Demographic Service Center

16. WILDLAND FIRE

PROFILE

A wildland fire is an uncontrolled fire burning natural vegetation and potentially buildings and other structures. A wildland fire can occur in a large forested area, woodlot, grassland, roadside ditch, or marsh.

Wildland fires can be ignited by lightening, human carelessness, and arson. In Wisconsin, human carelessness is the leading ignition source.

HISTORY OF PAST OCCURRENCES

Because the majority of Jefferson County is in some form of agriculture, there have been few instances of wildland fires. Those wildland fires that have started are relatively small and contained comparatively quickly. Larger fires that do occur, often occur in marsh areas.

VULNERABILITY ASSESSMENT

**Effects on Facilities** – With the exception of some utility infrastructure, no critical facilities in Jefferson County are vulnerable to a wildland fire.

**Effects on Population Groups** – wildland fires do not negatively affect any population group.

**Effects on Economic Sectors** – Wildland fires do not negatively affect any of the economic sectors in Jefferson County.

It is estimated that direct costs for fighting a five-acre grass fire is in the range of \$1,500 to \$4,500. Costs related to a fire exceeding 25 acres would be in the range of \$10,000 to \$25,000.

Climate change can be expected to lead to more wildland fires as the potential of droughts increase. This will affect more people over a wider area, and the resulting damage will be higher.

## 17. SUMMARY OF RISK BY JURISDICTION

Table 5-27 presents a summary of risk for each jurisdiction in Jefferson County.

**Table 5-27. Summary of Risk by Jurisdiction: 2025**

| Town             | Dam Failure | Flooding [2] | Dense Fog | Tornado | Hail-storm | Thunder-storm | Winter Storms | Temp. Extremes | Drought | Wildland Fire |
|------------------|-------------|--------------|-----------|---------|------------|---------------|---------------|----------------|---------|---------------|
| Aztalan          | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Cold Spring      | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Concord          | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Farmington       | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Hebron           | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Ixonia           | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Jefferson        | Medium      | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Koshkonong       | Medium      | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Lake Mills       | Medium      | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Milford          | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Oakland          | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Palmyra          | Medium      | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Sullivan         | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Sumner           | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Waterloo         | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Watertown        | Medium      | High         | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| <b>Village</b>   |             |              |           |         |            |               |               |                |         |               |
| Cambridge [1]    | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Johnson Creek    | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Lac La Belle [1] | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Palmyra          | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Sullivan         | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| <b>City</b>      |             |              |           |         |            |               |               |                |         |               |
| Fort Atkinson    | Low         | High         | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Jefferson        | Low         | High         | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Lake Mills       | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Waterloo         | Low         | High         | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Watertown [1]    | Medium      | High         | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |
| Whitewater [1]   | Low         | Medium       | Low       | Medium  | Medium     | Medium        | Medium        | Medium         | Low     | Low           |

Notes:

1. Municipality located in Jefferson County and another county
2. See Section 6 of this chapter for a detailed loss estimate.

Since the last plan, there have been some minor shifts, primarily to flood risk. As noted in Chapter 6, the county has been actively pursuing grant funding to help purchase flood-prone properties to remove existing structures. In a similar way, some jurisdictions have seen minor shifts as lands are being annexed to cities and villages and removed from towns. Finally, as more buildings are constructed the potential for storm damage increases incrementally as well.

## 18. SUMMARY OF DAMAGE ESTIMATES

Table 5-28 lists damage estimates for the various natural hazards reviewed in this chapter.

**Table 5-28. Damage Estimates for Natural Hazards; Jefferson County**

| Natural hazard                     | Damage estimate                             |
|------------------------------------|---------------------------------------------|
| Dam Failure                        | Unknown                                     |
| Flooding [1]                       | \$2.16 million property; \$1.3 million crop |
| Ice Shoves                         | \$1,000                                     |
| Fog [2]                            | 0                                           |
| Tornado/High Wind                  | \$375,000 property; \$1,000 crop            |
| Hail Storms [2]                    | \$5,000 property; \$1,500 crop              |
| Thunderstorm [2]                   | \$20,000 property; \$2,000 crop             |
| Winter Storms [2] [3]              | 0                                           |
| Extreme Temperature – heat         | 0                                           |
| Extreme Temperature – cold         | 0                                           |
| Drought - short-lived              | 0                                           |
| Drought - long-lived               | 0 property; \$100,000-\$200,000 crop        |
| Wildland fire - 25 acres or more   | \$10,000 to \$20,000                        |
| Wildland fire - less than 25 acres | \$1,500 to \$4,500                          |

Notes: 1. Based on a reported damage from 1950 through 2023 for 50 events  
 2. Estimates do not include damage to motor vehicle or other accident-related costs  
 3. Estimate does not include snow removal costs. These are included in local government budgets.

# MITIGATION STRATEGY

## 1. CHAPTER OVERVIEW

This chapter is intended to identify common mitigation strategies for each of the natural hazards reviewed in this plan and potential funding sources for carrying out mitigation activities. The bulk of the chapter is devoted to listing goals, objectives, and policies along with activities that apply broadly to the county and civil divisions. Where warranted, special programs or projects or activities that apply to a single jurisdiction are also listed.



## 2. TYPES OF POTENTIAL MITIGATION STRATEGIES

Mitigation strategies can be grouped into six broad categories:

- ◆ Prevention
- ◆ Property protection
- ◆ Public education and awareness
- ◆ Natural resource protection
- ◆ Emergency services
- ◆ Structural projects

Examples are listed below for each of the natural hazards addressed in this plan.

### Chapter Contents

1. Chapter Overview
2. Types of Potential Mitigation Strategies
3. Existing Mitigation Strategies
4. Funding Sources
5. Review of Capabilities
6. Authority to Control Land Use and Development
7. Goals, Objectives, and Policies
8. Mitigation Projects and Activities

### Dam Failure

- ◆ Remove dams that don't serve a useful purpose
- ◆ Require the preparation of emergency action plans
- ◆ Ensure that emergency action plans are current
- ◆ Ensure that dam inspections are conducted as required by state law
- ◆ Include a dam failure in emergency planning exercises
- ◆ Minimize the level of development in a dam's hydraulic shadow in an effort to minimize damage resulting from a dam failure

### Key Terms in This Chapter

**Community Rating System (CRS)** – A voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from qualified community actions.

**Goal** – A statement that describes a desired condition to be achieved sometime in the future. A goal is often broad in scope, not easily measurable, and long-term in nature.

**Objective** – A specific and usually measurable intermediate end that is achievable and make progress toward a goal.

**National Flood Insurance Program** – A Federal program created in 1968 under which flood-prone areas are identified and flood insurance is made available to the owners of the property in participating communities.

**Policy** – A predetermined course of action or specific rule that an organization adopts and uses in decision-making and which when applied will help to achieve one or more of its goals or objectives.

**Repetitive loss community** – A community with one or more repetitive loss properties.

**Repetitive loss property (RLP)** – For purposes of the Community Rating System, a property for which two or more National Flood Insurance Program losses of at least \$1,000 each have been paid within any 10-year rolling period since 1978.

**Severe residential loss (SRL) property** – A residential property (1) that has at least four NFIP claim payments over \$5,000 each, when at least two such claims have occurred within any ten-year period, and the cumulative amount of such claims payments exceeds \$20,000; or (2) or which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the value of the property, when two such claims have occurred within any 10-year period.

**Safe room** – An above ground room within a building (most often homes) that is specifically designed to withstand high winds and provides occupants a safe refuge from tornadoes, hurricanes, or other high-wind events.

**Strategy** – An action or a group of actions intended to achieve a goal or objective.



**Flooding**

- ◆ Continue to enforce floodplain regulation and strengthen requirements when appropriate
- ◆ Limit development in the floodplain through local floodplain regulations or zoning
- ◆ Provide dryland access through flood-prone areas
- ◆ Retrofit legal nonconforming buildings that do not meet floodplain regulations (e.g., elevating, floodproofing)
- ◆ Purchase repetitive loss properties and other flood-prone properties and remove structures (i.e., demolition or relocation)
- ◆ Raise the surface of local roads above 50-year flood elevations and arterials above 100-year flood elevations
- ◆ Enlarge the cross-section of culverts and bridges when they do not adequately carry anticipated flood flows
- ◆ Prohibit basements in new subdivisions where flooding from stormwater could be problematic
- ◆ Clean drainageways to allow a free flow of water
- ◆ Minimize the amount of impervious surfaces in a watershed so that stormwater can soak into the ground rather than contributing to flood water
- ◆ Maintain appropriate water rescue equipment
- ◆ Develop and implement appropriate evacuation procedures in flood-prone area
- ◆ Install gaging stations to better understand surface water flow regimes
- ◆ Construct stormwater facilities (e.g., detention and retention basins) to help manage stormwater
- ◆ Take steps to upgrade the National Flood Insurance Program requirements

**Ice Shoves**

- ◆ Limit development along lakeshores prone to ice shoves

**Fog**

- ◆ Identify those roadways where fog is localized and install appropriate signage
- ◆ Install automated visibility warning systems to detect reduced visibility conditions

**Tornado / High Winds**

- ◆ Construct storm shelters in campgrounds and mobile home parks
- ◆ Bury electrical and telephone lines and other utility cables
- ◆ Continue to enforce building codes and strengthen requirements when appropriate
- ◆ Include safety strategies for severe weather events in driver education classes

**Severe Storms/Hail**

- ◆ Encourage property owners to use building products (e.g., roofing, siding) resistant to hail damage

**Snow Storms**

- ◆ Bury electrical and telephone lines and other utility cables
- ◆ Install temporary snow fences along road ways that have experienced blowing and drifting snow
- ◆ Continue to enforce building codes and strengthen requirements when appropriate
- ◆ State and local governments can produce and distribute information to motorists relating to severe winter weather hazards
- ◆ Include safety strategies for severe weather events in driver education classes

**Extreme Temperature**

- ◆ Establish heating and cooling centers for vulnerable populations including the elderly and homeless
- ◆ Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperature

**Drought**

- ◆ Adopt local ordinances for prioritizing water usage during drought emergencies
- ◆ Develop public wells in deep aquifers
- ◆ Maintain enough water storage capacity in public water systems
- ◆ Protect wetlands from development
- ◆ Encourage the use of water-saving devices in homes and other places where water is used
- ◆ Encourage farmers to take out crop insurance

- ◆ Protect important aquifer recharge areas from inappropriate development

#### Wildland Fire

- ◆ Maintain appropriate fire fighting equipment to effectively respond to wildland fires
- ◆ Ensure that new homes are well protected from wildland fires and have multiple routes of ingress and egress
- ◆ Provide homeowners with information on how to create a defensible space around structures
- ◆ Bury electrical and telephone lines and other utility cables
- ◆ Institute measures to reduce soil erosion following a wildland fire event
- ◆ Local governments in rural areas can require the issuance of burn permits
- ◆ Encourage property owners to conduct controlled burns as a means of controlling fuel buildup

### 3. EXISTING MITIGATION STRATEGIES

#### NATIONAL FLOOD INSURANCE PROGRAM

In 1968, Congress created the National Flood Insurance Program (NFIP)<sup>1</sup> to identify and map flood-prone communities and provide flood insurance to those property owners within a community that has adopted floodplain management regulations that meet minimum requirements. The Federal Insurance and Mitigation Administration, a division of the Federal Emergency Management Agency (FEMA), administers this Federal program. Over 21,000 communities across the United States and its territories now participate in the NFIP.

Jefferson County participates in the NFIP along with each of the cities and villages (*Table 6-1*). In 1971, the city of Fort Atkinson became the first jurisdiction in the county to participate. In a number of instances, revised flood insurance rate maps (FIRMs) have been adopted as more accurate information became available.

Beginning in 2006, the Federal Emergency Management Agency, in collaboration with the Wisconsin Department of Natural Resources, initiated a multi-year effort to create and adopt digital FIRMs for the entire county. Those FIRMs became effective June 2, 2009. The county maps were again updated in 2015.

**Table 6-1. Local Participation and Compliance with NFIP Requirements: 2024**

##### City of Fort Atkinson

**NFIP Status:** Participating (#555554)

**Floodplain Ordinance:** Chapter 30, Article III of the municipal code

**Adoption of Initial FIRM:** 5/26/1971

**Adoption of Latest FIRM:** 2/04/2015

**Designated Agency/Department:** Zoning administrator

**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector

**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development

##### City of Jefferson

**NFIP Status:** Participating (#555561)

**Floodplain Ordinance:** Chapter 286 of the municipal code

**Adoption of Initial FIRM:** 5/26/1972

**Adoption of Latest FIRM:** 2/04/2015

**Designated Agency/Department:** Zoning administrator

**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector

**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development

##### City of Lake Mills

**NFIP Status:** Participating #(550195)

**Floodplain Ordinance:** Chapter 660 of the municipal code

**Adoption of Initial FIRM:** 7/2/1987

**Adoption of Latest FIRM:** 2/04/2015

**Designated Agency/Department:** Zoning administrator

**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector

**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development

<sup>1</sup> The National Flood Insurance Program was created with the passage of the National Flood Insurance Act of 1968.

**Table 6-1. Local Participation and Compliance with NFIP Requirements: 2024****City of Waterloo****NFIP Status:** Participating (#550198)**Floodplain Ordinance:** Chapter 375 of the municipal code**Adoption of Initial FIRM:** 9/18/1985**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**City of Watertown [1]****NFIP Status:** Participating (#550107)**Floodplain Ordinance:** Chapter 532 of the municipal code**Adoption of Initial FIRM:** 4/1/1981**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**City of Whitewater [1]****NFIP Status:** Participating (#550200)**Floodplain Ordinance:** Chapter 19.46 of the municipal code**Adoption of Initial FIRM:** 6/1/1982**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**Village of Cambridge [1]****NFIP Status:** Participating (#550080)**Floodplain Ordinance:** Chapter 15.60 of the municipal code**Adoption of Initial FIRM:** 6/4/1980**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**Village of Johnson Creek****NFIP Status:** Participating (#550194)**Floodplain Ordinance:** Chapter 240 of the municipal code**Adoption of Initial FIRM:** 9/30/1982**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**Village of Lac La Belle [1]****NFIP Status:** Participating (#550565)**Floodplain Ordinance:** Chapter 8 of the municipal code**Adoption of Initial FIRM:** 1/18/1983**Adoption of Latest FIRM:** 10/19/2023**Designated Agency/Department:** Zoning administrator**Primary Responsible Party for Substantial Damage Provisions:** Local building Inspector**Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:** Comprehensive plan to help guide future development**Village of Palmyra****NFIP Status:** Participating (#550196)**Floodplain Ordinance:** Chapter 17 of the municipal code**Adoption of Initial FIRM:** 5/3/1990**Adoption of Latest FIRM:** 2/04/2015**Designated Agency/Department:** Zoning administrator

Table 6-1. Local Participation and Compliance with NFIP Requirements: 2024

|                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Primary Responsible Party for Substantial Damage Provisions:</b> Local building Inspector                                        |
| <b>Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:</b> Comprehensive plan to help guide future development |
| <b>Village of Sullivan</b>                                                                                                          |
| <b>NFIP Status:</b> Participating (#550197)                                                                                         |
| <b>Floodplain Ordinance:</b> Chapter 465 of the municipal code                                                                      |
| <b>Adoption of Initial FIRM:</b> 9/18/1985                                                                                          |
| <b>Adoption of Latest FIRM:</b> 2/04/2015                                                                                           |
| <b>Designated Agency/Department:</b> Zoning administrator                                                                           |
| <b>Primary Responsible Party for Substantial Damage Provisions:</b> Local building Inspector                                        |
| <b>Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:</b> Comprehensive plan to help guide future development |
| <b>Jefferson County</b>                                                                                                             |
| <b>NFIP Status:</b> Participating (#55055)                                                                                          |
| <b>Floodplain Ordinance:</b> Chapter 14 of the municipal code                                                                       |
| <b>Adoption of Initial FIRM:</b> 9/29/1978                                                                                          |
| <b>Adoption of Latest FIRM:</b> 2/04/2015                                                                                           |
| <b>Designated Agency/Department:</b> Zoning administrator                                                                           |
| <b>Primary Responsible Party for Substantial Damage Provisions:</b> Local building Inspector                                        |
| <b>Floodplain Mgmt. Efforts Contributing to Continued Compliance with NFIP:</b> Comprehensive plan to help guide future development |

Source: Federal Emergency Management Agency <https://www.fema.gov/cis/WI.pdf> Accessed October 1, 2024

Notes:

1. Municipality located in Jefferson County and another county

Participation in the NFIP is based on an agreement between local communities and the federal government that states, if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas, the federal government will make flood insurance available within the community as a financial protection against flood losses.

Because Jefferson County and each of the cities and villages participate in the NFIP, property owners are able to purchase flood insurance, including those not located within a mapped floodplain area. Flood insurance pays even when no state or federal disaster is declared. Historically, federal disaster declarations have been issued in less than 50 percent of the flooding incidents.

There are two types of flood insurance. The first is a policy that insures the physical structure and the second is a policy that covers the content of the building. The standard flood insurance policy provides coverage for one building per policy. The only exception is 10 percent coverage for a detached garage. However, the total payment for flood damage to the detached garage and the house together cannot exceed the building policy limit. For coverage to apply, the garage can only be used for parking and storage. All other buildings on the premises need separate coverage. The maximum allowable limits are \$250,000 for residential properties and \$500,000 for commercial properties.

Contents are not automatically included. If contents coverage is desired, a specific amount must be named and a separate premium charged. Contents coverage limits are \$100,000 for residential policies and \$500,000 for commercial policies.

Building property coverage includes:

- ◆ The insured building and its foundation
- ◆ The electrical and plumbing systems
- ◆ Central air conditioning equipment, furnaces, and water heaters
- ◆ Refrigerators, cooking stoves, and built-in appliances such as dishwashers
- ◆ Permanently installed carpeting over an unfinished floor
- ◆ Permanently installed paneling, wallboard, bookcases, and cabinets.
- ◆ Window blinds
- ◆ Detached garages (up to 10 percent of building property coverage)
- ◆ Debris removal

**Federal disaster declarations are issued in less than 50% of the flooding incidents.**

Personal property coverage includes:

- ◆ Personal belongings such as clothing, furniture, and electronic equipment
- ◆ Curtains
- ◆ Portable and window air conditioners
- ◆ Portable microwave ovens and portable dishwashers
- ◆ Carpets not included in building coverage (see above)
- ◆ Clothes washers and dryers
- ◆ Food freezers and the food in them
- ◆ Certain valuable items such as original artwork and furs (up to \$2,500)

The cost of an annual regular flood insurance policy varies depending on the site location, age of the building, design of the building, and elevation of the building if located in a flood hazard area

Sanitary sewer backups are not covered. However, many homeowners policies do have riders to cover sewer back-ups. Sewer back-up riders can cost as little as \$30 per year.

While flood insurance coverage can significantly reduce the potential economic loss to a landowner in case of a flood disaster, flood insurance also helps reduce the cost of disaster aid to the general public. It has been shown that every \$3 paid in flood insurance claims saves \$1 in disaster assistance payments.

In 2024, there were 193 insurance policies in Jefferson County with coverage of more than \$46.4 million (*Table 6-2*). Premiums totaled \$235,513 for those policies.

**Table 6-2. Flood Insurance Policies: 2024**

| Jurisdiction                     | Policies   | Total Coverage      | Total Written Premiums + FPF | Total Annual Payment |
|----------------------------------|------------|---------------------|------------------------------|----------------------|
| Cambridge, village [1]           | 0          | 0                   | 0                            | 0                    |
| Fort Atkinson, city              | 22         | \$5,910,000         | \$49,983                     | \$61,593             |
| Jefferson, city                  | 24         | \$5,896,000         | \$41,641                     | \$50,435             |
| Jefferson County, unincorporated | 127        | \$28,664,000        | \$123,876                    | \$160,656            |
| Johnson Creek, village           | 0          | 0                   | 0                            | 0                    |
| Lac La Belle, village [1]        | 0          | 0                   | 0                            | 0                    |
| Lake Mills, city                 | 0          | 0                   | 0                            | 0                    |
| Palmyra, village                 | 0          | 0                   | 0                            | 0                    |
| Sullivan, village                | 1          | \$1,000,000         | \$1,866                      | \$2,443              |
| Waterloo, city                   | 5          | \$751,000           | \$5,049                      | \$6,717              |
| Watertown, city [1]              | 14         | \$4,244,000         | \$13,098                     | \$16,136             |
| Whitewater, city [1]             | 0          | 0                   | 0                            | 0                    |
| <b>Total</b>                     | <b>193</b> | <b>\$46,465,000</b> | <b>\$235,513</b>             | <b>\$297,980</b>     |

Source: Federal Emergency Management Agency <https://nfip-services.floodsmart.gov/reports-flood-insurance-data>

Report title: "Policy Information by State and Community"; data as of September 30, 2024

Key:

Policies in Force is the number of policies as of the date of the report.

Total Coverage is the total building and contents coverage for the policies in force.

Total Written Premium + FPF is the sum of the premium and FPF (federal policy fee) for the policies in force.

Total Annual Payment is the sum of submitted written premium, discounts, fees, assessments and surcharge

Notes: 1. Municipality located in Jefferson County and another county

## COMMUNITY RATING SYSTEM

The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Because flood risk has been reduced, policy holders in participating communities enjoy lower flood insurance premiums than those located in a community that is not part of CRS. Flood insurance premium rates are discounted as shown in Table 6-3 based on a community's rating. A Class 1 community receives a 45 percent premium discount, while a Class 9 community receives a 5 percent discount. A Class 10 community is not participating in CRS and receives no discount. The CRS classes for local communities are based on 18 activities, organized under four categories: (1) public information, (2) mapping and regulations, (3) flood damage reduction, and (4) flood preparedness. Nationwide, 1,049 communities are part of CRS, or roughly 5 percent of those who are eligible.

In Jefferson County, the City of Watertown is the only jurisdiction that is part of CRS (*Table 6-4*). All of the other communities have a CRS rating of 10.

**Table 6-3. Insurance Premium Reductions for Communities in the Community Rating System**

| CRS Rating | Special Flood Hazard Area | Non-Special Flood Hazard Area |
|------------|---------------------------|-------------------------------|
| 1          | 45%                       | 10%                           |
| 2          | 40%                       | 10%                           |
| 3          | 35%                       | 10%                           |
| 4          | 30%                       | 10%                           |
| 5          | 25%                       | 10%                           |
| 6          | 20%                       | 10%                           |
| 7          | 15%                       | 5%                            |
| 8          | 10%                       | 5%                            |
| 9          | 5%                        | 5%                            |
| 10         | 0                         | 0                             |

**Table 6-4. CRS Rating for Communities in Jefferson County: 2024**

| Jurisdiction                | CRS Rating |
|-----------------------------|------------|
| Jefferson County            | 10         |
| City of Fort Atkinson       | 10         |
| City of Jefferson           | 10         |
| City of Lake Mills          | 10         |
| City of Waterloo            | 10         |
| City of Watertown [1] [2]   | 7          |
| City of Whitewater [1]      | 10         |
| Village of Cambridge [1]    | 10         |
| Village of Johnson Creek    | 10         |
| Village of Lac La Belle [1] | 10         |
| Village of Palmyra          | 10         |
| Village of Sullivan         | 10         |

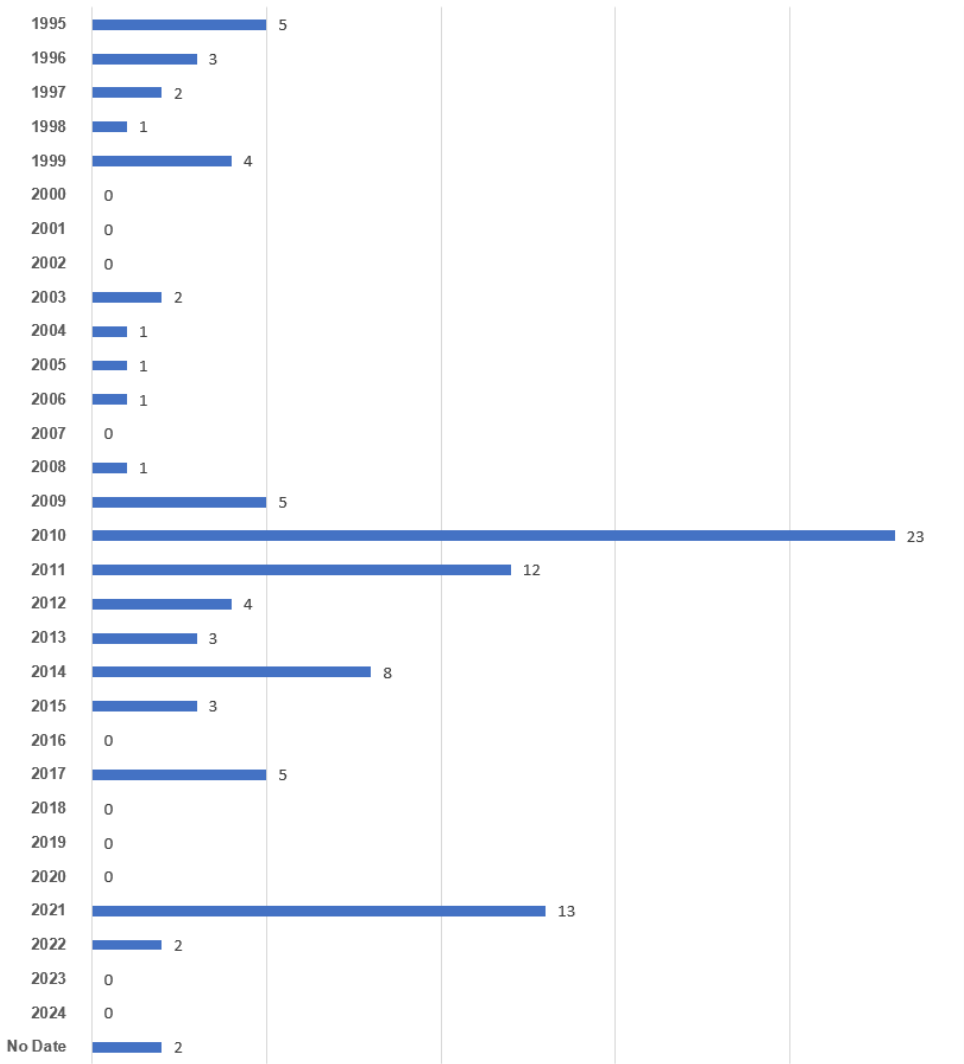
Source: Federal Emergency Management Agency; <https://www.fema.gov/cis/WI.pdf> accessed October 10, 2024

Notes: 1. Municipality located in Jefferson County and another county  
2. Watertown enrolled in the CRS in October 1991 and has maintained its current rating since October 2001.

## PROPERTY ACQUISITION AND STRUCTURE REMOVAL

Given the large number of buildings located in the 100-year floodplain, Jefferson County began a program in 1988 to acquire flood-prone properties with the intent of removing the buildings either through demolition or relocation. Since the first acquisitions in 1995, there has been more than 100. (*Exhibit 6-1*). The largest number of acquisitions occurred in 2010. A complete listing with property locations is included as *Appendix J*.

Exhibit 6-1. Flood-Prone Properties Acquired by Jefferson County by Year: 1988–2024



Source: Jefferson County Emergency Management

**STORMREADY**

StormReady is a national voluntary program, administered through local National Weather Service (NWS) offices that encourages communities to take a proactive approach in developing plans to improve local hazardous weather operations and public awareness for all types of local severe weather threats<sup>2</sup>. It is intended to give communities the skills and education needed to cope with and manage potential weather-related disasters, before and during the event. By participating in StormReady, local agencies can earn recognition for their jurisdiction by meeting criteria established by the National Weather Service in partnership with federal, state, and local emergency management professionals.

The program does not replace any of the various federally or state-funded hazard mitigation programs, rather, it compliments them. The entire community - from the mayor, emergency managers, to business leaders and civic groups - can take the lead on becoming StormReady.

<sup>2</sup> More information about StormReady is available from the Milwaukee/Sullivan Weather Service Forecast office. [www.crh.noaa.gov/mkx/?n=stormready-mkx](http://www.crh.noaa.gov/mkx/?n=stormready-mkx)



Education and communication are a key part of the StormReady program. The Wisconsin StormReady Advisory Board, comprised of National Weather Service personnel and state, regional, and county emergency managers, reviews applications and visits the jurisdictions to verify the steps made in the process to become StormReady. The designation is only valid for two years. As of 2024, there were 19 counties, 14 communities, and 6 universities in Wisconsin that were StormReady certified (*Table 6-5*).

The City of Lake Mills was initially certified in 2001, the first community in Wisconsin to receive the StormReady designation. The City of Whitewater, is the only other jurisdiction in the county to be certified. UW-Whitewater was certified in the last five years.

**Table 6-5. StormReady Jurisdictions; Wisconsin: 2024**

| Counties    | Communities                        | Universities                           |
|-------------|------------------------------------|----------------------------------------|
| Brown       | Bayside                            | University of Wisconsin                |
| Calumet     | Belleville                         | University of Wisconsin, Eau Claire    |
| Eau Claire  | Cedarburg                          | University of Wisconsin, La Crosse     |
| Fond du Lac | Dousman                            | University of Wisconsin, Milwaukee     |
| Iowa        | Elm Grove                          | University of Wisconsin, Stevens Point |
| La Crosse   | Hillsboro                          | University of Wisconsin, Whitewater    |
| Lincoln     | Lake Delton                        |                                        |
| Manitowoc   | Lake Mills                         |                                        |
| Monroe      | New Berlin                         |                                        |
| Oneida      | Reedsburg                          |                                        |
| Outagamie   | Stevens Point School Area District |                                        |
| Ozaukee     | Viroqua                            |                                        |
| Racine      | Waupaca                            |                                        |
| Sauk        | Whitewater                         |                                        |
| St. Croix   |                                    |                                        |
| Taylor      |                                    |                                        |
| Vernon      |                                    |                                        |
| Washburn    |                                    |                                        |
| Wood        |                                    |                                        |

Source: National Weather Service, <https://www.weather.gov/stormready/wi-sr>. Accessed October 1, 2024

NOAA WEATHER RADIO

NOAA Weather Radio (NWR) is a nationwide network of radio stations broadcasting continuous weather information direct from a nearby National Weather Service office. NWR broadcasts National Weather Service warnings, watches, forecasts, and other hazard information 24 hours a day. It is also used to broadcast warning and post-event information for all types of hazards - both natural events (e.g., severe weather, flooding) and man-made events (e.g., Amber Alerts, toxic, chemical, and biological releases, terrorist attacks). The radios can be programmed to receive information specific to a certain geographic area and sound an alarm to alert users of approaching dangerous weather. NWR is the primary actuator of the Federal Communications Commission’s Emergency Alert System (EAS).

*The NOAA Weather Radio network provides authoritative weather and emergency information to the public.*

As of June, 2012, the NWR network included 1,000 stations covering all 50 states, adjacent coastal waters, Puerto Rico, the U.S. Virgin Islands, and the U.S. Pacific Territories.

The Milwaukee/Sullivan Weather Service Forecast office is located in the town of Sullivan and serves 20 counties in south-central and southeast Wisconsin. NOAA Weather Radios are available through retail stores that sell electronic appliances, marine supply stores, truck stops, cable shopping networks, mail order catalogs, and the Internet.

URBAN STORMWATER MANAGEMENT ORDINANCES

New urban development brings with it increases in impervious surfaces such as rooftops, driveways, and streets. As areas develop into urban land uses, there is an increase in both volume and rate of runoff. To control the rate of runoff and potential downstream increases in peak flood elevations, some communities require detention of stormwater.

Jefferson County has adopted a stormwater management ordinance and each of the cities and villages have an ordinance as well.

## EROSION AND SEDIMENT CONTROL ORDINANCES

Sediment from construction sites can deposit in local streams causing blockages that can result in potentially higher flood elevations during storm events. To control construction site erosion from construction sites, the Wisconsin Department of Commerce has adopted construction site erosion control regulations through the state Uniform Building Code. State erosion control regulations are enforced through the local building inspectors. In addition to the state regulations, the City of Watertown has adopted a citywide construction erosion control ordinance for new developments.

## SHORELAND ZONING

Under Wisconsin Administrative Code NR 115, counties are required to adopt a shoreland zoning ordinance that controls development within the shoreland<sup>3</sup> of lakes and streams. The shoreland-zoning ordinance establishes minimum lot sizes—10,000 square feet on public sanitary sewer and 20,000 square feet on private sanitary systems. Buildings must be setback 75 feet from the ordinary high-water mark and comply with local floodplain zoning ordinances. The ordinance regulates the cutting of trees and shrubbery within 35 feet of the ordinary high-water mark and prohibits more than 30 feet of every 100 feet to be removed. Primary uses in the shoreland-zoning district are limited to open space, agricultural, and maintenance of piers, roadways, and public utilities. These development standards follow land when it is annexed into a city or village, unless the municipality has adopted an ordinance as strict as the county ordinance. Jefferson County has adopted an ordinance consistent with state requirements. No city or village in Jefferson County has adopted a shoreland zoning ordinance.

## SHORELAND WETLAND ZONING

Under Wisconsin Administrative Code NR 115, counties are required to adopt a shoreland wetland zoning ordinance that creates a shoreland wetland zoning district to control the development of wetlands that are two acres or more in size within the shoreland area. Permitted uses in the shoreland wetland district are limited to:

- ◆ recreation (hiking, fishing, hunting, swimming, and boating)
- ◆ agriculture
- ◆ public roadways and railroad lines
- ◆ public utilities
- ◆ non-residential building used for aquaculture

These development standards follow land when it is annexed into a city or village, unless the municipality has adopted an ordinance as strict as the county ordinance. Jefferson County has adopted an ordinance consistent with state requirements. No city or village in Jefferson County has adopted a shoreland zoning ordinance.

## COMPREHENSIVE PLANS

In 1999, the Governor signed legislation that created a new framework for comprehensive planning in Wisconsin. By January 1, 2010, any community wanting to regulate land use must have an adopted comprehensive plan that meets minimum state requirements. Although state requirements do not require that natural hazard planning be a part of a comprehensive plan, communities do have an opportunity to consider natural hazards when devising land use plans and goals, objectives, and policies relating to land use and environmental management. *Table 6-6* shows the status of these plans in the county.

## FARMLAND PRESERVATION PROGRAM

The state of Wisconsin created the Wisconsin Farmland Preservation Program in 1977 to support the efforts of counties to preserve agricultural resources. If a county has an approved agricultural preservation plan that meets the standards of Chapter 91, Wisconsin Statutes,

**Table 6-6. Comprehensive Plans in Jefferson County: 2024**

| Jurisdiction                | Current Plan Adopted |
|-----------------------------|----------------------|
| Jefferson County            | February 9, 2021     |
| City of Fort Atkinson       | March 19, 2019       |
| City of Jefferson           | January 21, 2020     |
| City of Lake Mills          | November 7, 2023     |
| City of Waterloo            | May 6, 2021          |
| City of Watertown [1]       | December 17, 2019    |
| City of Whitewater [1]      | July 8, 2017         |
| Village of Cambridge [1]    | November 28, 2023    |
| Village of Johnson Creek    | November 27, 2023    |
| Village of Lac La Belle [1] | December 5, 2018     |
| Village of Palmyra          | June 19, 2019        |
| Village of Sullivan         | November 10, 2009    |

Source: Various municipal websites; accessed October 10, 2024

Notes: 1. Municipality located in Jefferson County and another county

<sup>3</sup> A shoreland is defined as land within the following distances from the ordinary high-water mark of navigable waters: 1000 feet from a lake, pond, or flowage; and 300 feet from a river or stream or the landward side of the floodplain, whichever is greater. (NR 115.03 (8))

farmland owners are eligible to receive a state income tax credit.

In October 1999, the county board adopted the *Jefferson County Agricultural Preservation and Land Use Plan*. The agricultural preservation goals of the plan are to:

- ◆ Preserve the rural character and aesthetic quality of Jefferson County.
- ◆ Provide equity and fairness to owners of land with comparable resources and location characteristics.
- ◆ Minimize nonagricultural development on prime agricultural soils.
- ◆ Maintain the integrity of agricultural districts allowing for accepted agricultural practices.

The County has since updated the farmland preservation plan consistent with state requirements.

An additional benefit of agricultural preservation is the long-term protection of natural floodplains and flood storage. Sites managed for agricultural preservation will have minimal urban development. Under the agricultural preservation program, the county has established an A-3 Agricultural/Rural Residential Zoning District that limits the number of residential lots in agricultural areas to a maximum of three 2-acre lots per agricultural parcel. The result of the county's agricultural zoning is that much of the floodplain and flood storage areas will be preserved from urban development and increases in flood elevations due to upstream urbanization will be minimized.

## ENVIRONMENTAL CORRIDORS

As part of its agricultural preservation and land use plan, Jefferson County designated certain land as environmental corridors where additional preservation policies and development standards apply. The environmental corridor protection effort is intended to:

- ◆ protect and preserve an environmental corridor system consisting of wetlands, floodplains, and steeply sloped glacial features,
- ◆ protect groundwater and surface water quality, and
- ◆ discourage development in areas that possess valuable natural resource characteristics and wildlife habitats.

Environmental corridors include the following area:

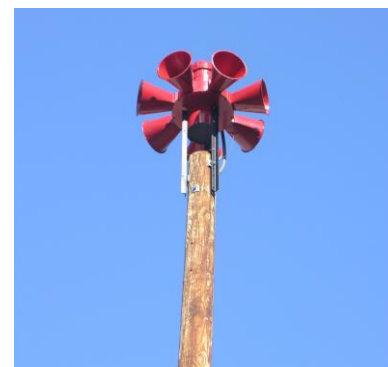
- ◆ Publicly-owned park, recreation, and conservancy lands.
- ◆ Water bodies and wetlands mapped as part of the wetland inventory conducted by the Wisconsin Department of Natural Resources.
- ◆ 100-year floodplains based on Federal Emergency Management Agency (FEMA) maps.
- ◆ Contiguous woodlands over 10 acres in size.
- ◆ Lands with slopes in excess of 20 percent.

Under the county's environmental corridor overlay district zoning, urban development is limited to one dwelling unit per 10 acres. Land disturbances associated with nonagricultural development are prohibited on slopes greater than 20 percent. No buildings should be constructed within 75 feet of wetlands designated by the Department of Natural Resources or navigable bodies of water. Within Jefferson County, 16,000 acres of environmental corridor is in public ownership. Approximately 55,000 acres, or 15.5 percent of the county, is wetland and/or land within the 100-year floodplain. The environmental corridor district provides another tier of protection for floodplains and flood storage areas such as wetlands. The result of the corridor program will be additional prohibition of building in flood-prone areas and greater protection of natural flood storage, minimizing future increases in flood elevations.

## TORNADO SIRENS

Jefferson County has a variety of warning devices/methods. There is an outdoor warning siren system comprised of 41 sirens that reach about 37 percent of the county's population. This system is maintained by each municipality and is tested once a month throughout the year. The 911 Center activates all sirens with the exception of Fort Atkinson, Waterloo, and Fort Atkinson.

Tornado Siren



Annex B of the Jefferson County Emergency Operations Plan identifies the procedures and resources used to provide interagency communications between responders. The annex also identifies the county’s procedures and resources used to provide warning to all county residents in the event of a disaster.

**ROADWAY CLOSURES DURING FLOOD EVENTS**

In some of the larger flood events, roadways in the county are blocked with water. This can create a potentially dangerous scenario for drivers, limit access to areas within the county, or cause travel delays. To deal with roadway closings, there are two categories of alternatives. The first are alternatives to modify the roadway (e.g. bridge replacement and elevate roadway) to prevent flooding. The second category includes maintenance of a system to actively close roadways when flooding occurs and identify alternate routes for emergency traffic.

**Bridge Replacement.** In some cases, an alternative to road inundation may be to increase the hydraulic opening of the bridges to allow less backwater on the upstream side of the bridge. The Flood Insurance Study does not provide enough information for most bridges to determine if the bridge is causing the roadway inundation. From the available information, it appears that most of the bridges in Jefferson County are inundated by backwater from downstream areas, and the bridge plays little roll in the roadway inundation. At this time, an active bridge replacement program with the sole purpose of reducing the frequency of inundation is recommended. When bridges are scheduled for replacement due to age or roadway expansion, the bridge designers should look at the effect of the bridge design on the roadway overtopping. If feasible, the new bridge should be replaced with a structure that would meet the criteria outlined in *Table 6-7*.

The Wisconsin Department of Transportation (WDOT) provides design criteria for structure crossings a stream in the Facilities Development Manual, Procedure 13-10-1. Major structures, such as bridges and box culverts, are designed using a process of selecting a design frequency which best produces a balance between structure costs and the cost of potential flood-related damages or risks. Structures in new locations are generally designed to accommodate the 100-year event without increasing the upstream flood stages over existing conditions. Replacement structures are generally designed not to increase the headwater elevation from existing conditions.

In some situations, structure sizes may be increased to reduce the upstream flood elevations. In those cases, if the existing structure is causing upstream flood storage, the flows will need to be re-evaluated to determine if the new structure will increase downstream flows and stages. Under Wisconsin Administrative Code NR 116, if a new bridge results in upstream or downstream increases in the flood elevation greater than 0.01 feet, easements from the affected landowners are required. Where feasible, roadway surfaces should be designed to provide emergency access during flood events.

**Table 6-7. Recommended Roadway Flood Protection Level**

| Roadway Classification     | Recommended Protection Level |
|----------------------------|------------------------------|
| Interstate and railroads   | 100-year flood               |
| State & county highway     | 50-year flood                |
| Local arterial             | 50-year flood                |
| Minor and collector street | 10-year flood                |

**Elevation of Roadways** An alternative to roadway inundation is to raise the pavement surface to above the regional flood elevation. Placing additional fill along the roadway corridor would raise the road surface. While this alternative would help maintain public access, the raising of the road surface may increase flood elevations upstream of the fill. The fill would need to be structurally designed to withstand the hydraulic pressures of the floodwaters. As with bridge replacement, wide-scale elevation of roadway surfaces is not recommended at this time. As roadway maintenance is scheduled, the designers should consider the alternative of roadway elevation. Roadways should only be raised where the project is cost effective.

**Road Closures During Flooding** Drowning is the number one cause of flood deaths. More people drown in their cars than anywhere else. During flood events, the depth of the water over road surfaces is difficult to predict. Many drivers enter water they think is a few inches deep, only to find themselves in the center of a flowing stream. For years, Jefferson County and the local municipalities have closed and barricaded roadways that are flooded. The Jefferson County Emergency Operations Plan (March 2000) outlines the procedures for emergency response during flood events. A coordinated system between Jefferson County Emergency Management, the Jefferson County Sheriffs Department, and local municipalities is in place to close flooded roads and reroute traffic.

PUBLIC INFORMATION

Information is one of the most important tools in helping people mitigate the potential impacts of natural hazards. To be effective, information needs to be available from several sources and be offered on an on-going basis.

By way of example, *Table 6-8* outlines the roles of the various organizations involved in public education with regards to floodplain issues.

In an effort to keep state residents informed about natural hazards, Wisconsin Emergency Management sponsors a number of public awareness campaigns, including:

- ◆ Tornado & Severe Weather Week
- ◆ Rip Current Awareness Week
- ◆ Heat Awareness Day
- ◆ Lightning Safety Week proclamations

Table 6-8. Organizations and Their Roles in Distributing Public Information Regarding Floodplain Management

| Organization / Activities                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Federal Emergency Management Agency (FEMA) <ul style="list-style-type: none"><li>◆ Provides information on National Flood Insurance Program (NFIP)</li><li>◆ Provides training to insurance industry on implementation of NFIP</li><li>◆ Provides technical information on flood mitigation activities</li><li>◆ Maintains a national library of floodplain maps</li></ul>                                                       |
| Wisconsin Emergency Management <ul style="list-style-type: none"><li>◆ Provides information and training in emergency management including preparedness, response, recovery, and mitigation activities.</li></ul>                                                                                                                                                                                                                |
| Wisconsin Department of Natural Resources <ul style="list-style-type: none"><li>◆ Provides information on National Flood Insurance Program (NFIP)</li><li>◆ Provides technical information on flood mitigation activities</li><li>◆ Maintains a state library of floodplain maps and flood profile models</li><li>◆ Provides training to local zoning administrators on implementation of floodplain zoning ordinances</li></ul> |
| Jefferson County Zoning and Sanitation Department <ul style="list-style-type: none"><li>◆ Maintains local library of floodplain maps</li><li>◆ Provides information on National Flood Insurance Program (NFIP)</li><li>◆ Provides information on county floodplain regulations</li></ul>                                                                                                                                         |
| Local Insurance Agents <ul style="list-style-type: none"><li>◆ Provides information on National Flood Insurance Program (NFIP)</li></ul>                                                                                                                                                                                                                                                                                         |
| Local Lending Agencies <ul style="list-style-type: none"><li>◆ Provides information on National Flood Insurance Program (NFIP). Flood insurance is required on federally-backed mortgages for properties located in a floodplain.</li></ul>                                                                                                                                                                                      |
| Real Estate Agents <ul style="list-style-type: none"><li>◆ Provides information on National Flood Insurance Program (NFIP)</li><li>◆ Required by state law to notify buyers whether or not a structure is located in a regulatory floodplain</li></ul>                                                                                                                                                                           |

4. FUNDING SOURCES

AVAILABLE FEDERAL FUNDING SOURCES

The Federal Emergency Management Agency administers a number of programs that fund mitigation activities at the local and State level.

The **Building Resilient Infrastructure and Communities (BRIC)** program provides mitigation grants to state and local government, and Tribal Nations, for all-hazards mitigation planning and to implement cost-effective mitigation projects that support resiliency to infrastructure and community lifelines.

**Hazard Mitigation Grant Program** The Hazard Mitigation Grant Program (HMGP) provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster. The HMGP is authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. FEMA ended this program in the 2020 Federal Fiscal Year, but grants were provided in 2016-2019 to Wisconsin communities.

**Flood Mitigation Assistance Program** The Flood Mitigation Assistance (FMA) program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 with the goal of reducing or eliminating claims under the National Flood Insurance Program (NFIP). FEMA provides FMA funds to assist States and communities implement measures that reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the National Flood Insurance Program.

**Pre-Disaster Mitigation Program** The Pre-Disaster Mitigation (PDM) program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds.

**Repetitive Flood Claims Program** The Repetitive Flood Claims (RFC) grant program was authorized by the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004, which amended the National Flood Insurance Act of 1968. Up to \$10 million is available annually for FEMA to provide RFC funds to assist States and communities reduce flood damages to insured properties that have had one or more claims to the National Flood Insurance Program. Eligible activities include acquisition of properties, and either demolition or relocation of flood-prone structures, where the property is deed restricted for open space uses in perpetuity.

**Severe Repetitive Loss Program** The Severe Repetitive Loss (SRL) grant program was authorized by the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004, which amended the National Flood Insurance Act of 1968 to provide funding to reduce or eliminate the long-term risk of flood damage to severe repetitive loss (SRL) structures insured under the National Flood Insurance Program (NFIP). The act authorized up to \$40 million for each fiscal year 2005 through 2009. Eligible flood mitigation project activities include floodproofing (historical properties only), relocation, elevation, acquisition, mitigation reconstruction (demolition rebuild), and minor physical localized flood control projects.

## FUNDING RECEIVED

Since 1996, Jefferson County has received more than \$32.6 million in federal funding for mitigation activities (*Appendix M*).

## 5. REVIEW OF CAPABILITIES

This multi-jurisdictional plan covers all of the unincorporated area of Jefferson County and 11 municipalities – 5 villages and 6 cities. They all have different levels of resources and personnel that could be made available in the implementation of this plan.

By in large, all of the cities and villages in Jefferson County have been facing serious budget constraints for years, exacerbated by state-imposed levy limits. The outlook is not expected to change. As a result, each of the communities is heavily dependent on grant funding. These conditions limit each jurisdiction's ability to expand or improve its mitigation capabilities.

**Table 6-10. Summary of Staff Capabilities: 2024 (August)**

| Village          | Administrator | Emergency Management Staff | Community Planner |
|------------------|---------------|----------------------------|-------------------|
| Cambridge [1]    | Yes           | No                         | No                |
| Johnson Creek    | Yes           | No                         | No                |
| Lac La Belle [1] | Yes           | No                         | No                |
| Palmyra          | Yes           | No                         | No                |
| Sullivan         | Yes           | No                         | No                |
| <b>City</b>      |               |                            |                   |
| Fort Atkinson    | Yes           | Yes                        | Yes               |
| Jefferson        | Yes           | Yes                        | Yes               |
| Lake Mills       | Yes           | Yes                        | Yes               |
| Waterloo         | Yes           | Yes                        | Yes               |
| Watertown [1]    | Yes           | Yes                        | Yes               |
| Whitewater [1]   | Yes           | Yes                        | Yes               |
| Jefferson County | Yes           | Yes (2 FTE)                | Yes               |

1. Municipality located in Jefferson County and another county

## 6. AUTHORITY TO CONTROL LAND USE AND DEVELOPMENT

As set forth in state statutes, municipalities in the state are given the authority to adopt and enforce various regulations controlling land development and use. All municipalities in Jefferson County have elected to do so (*Table 6-11*). All of the municipalities in the county also enforce building codes.

**Table 6-11. Summary of Authority to Control Development: 2024**

| Village          | Floodplain Zoning | General Zoning | Land division Regulations |
|------------------|-------------------|----------------|---------------------------|
| Cambridge [1]    | Yes               | Yes            | Yes                       |
| Johnson Creek    | Yes               | Yes            | Yes                       |
| Lac La Belle [1] | Yes               | Yes            | Yes                       |
| Palmyra          | Yes               | Yes            | Yes                       |
| Sullivan         | Yes               | Yes            | Yes                       |
| <b>City</b>      |                   |                |                           |
| Fort Atkinson    | Yes               | Yes            | Yes                       |
| Jefferson        | Yes               | Yes            | Yes                       |
| Lake Mills       | Yes               | Yes            | Yes                       |
| Waterloo         | Yes               | Yes            | Yes                       |
| Watertown [1]    | Yes               | Yes            | Yes                       |
| Whitewater [1]   | Yes               | Yes            | Yes                       |
| Jefferson County | Yes               | Yes            | Yes                       |

1. Municipality located in Jefferson County and another county



## 7. GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION

This section builds off of the previous parts of the plan and presents a unified plan of action to mitigate the effects of natural hazards on property, people, and assets. It lists goals, objectives, and policies that should guide decision-makers and other officials. Goals are intended to describe an end state, usually in general terms. In contrast, objectives describe an end state in measurable and specific terms. Policies give clear direction on what will be done to help achieve a goal and objective.

Following the listing of goals, objectives, and policies, a chart lists specific action items along with an estimated implementation cost. Responsible entities are listed for each so that implementation is well defined.

The activity charts are a work in progress. As items are completed, they should be deleted and as new opportunities or issues arise items will be added. Further, depending on available resources, including funding and staff time, priorities may change.

### PRIORITIZATION OF GOALS AND ACTIONS

Activities are prioritized as low, medium, or high based on the STAPLE+E approach. *Exhibit 6-2* lists each of the criteria used to identify the priority. The mitigation actions with the highest priority were deemed to be the most cost effective and most compatible with the community's social and cultural values.

**Exhibit 6-2. STAPLE+E**

| Criteria           | Description                                                                                                                                                                                                                                                                               |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S – Social         | Mitigation actions are acceptable to the community if they do not adversely affect a particular segment of the population, do not cause relocation of lower income people, and if they are compatible with the community's social and cultural values.                                    |
| T – Technical      | Mitigation actions are technically most effective if they provide long- term reduction of losses and have minimal secondary adverse impacts.                                                                                                                                              |
| A – Administrative | Mitigation actions are easier to implement if the jurisdiction has the necessary staffing and funding.                                                                                                                                                                                    |
| P – Political      | Mitigation actions can truly be successful if all stakeholders have been offered an opportunity to participate in the planning process and if there is public support for the action.                                                                                                     |
| L – Legal          | It is critical that the jurisdiction or implementing agency have the legal authority to implement and enforce a mitigation action.                                                                                                                                                        |
| E – Economic       | Budget constraints can significantly deter the implementation of mitigation actions. Hence, it is important to evaluate whether an action is cost-effective, as determined by a cost benefit review, and possible to fund.                                                                |
| E – Environmental  | Sustainable mitigation actions that do not have an adverse effect on the environment, that comply with Federal, State, and local environmental regulations, and that are consistent with the community's environmental goals, have mitigation benefits while being environmentally sound. |

The 2025 plan update carries forward the priorities established in the previous plan.

### RELATIONSHIP TO OTHER LOCAL PLANNING EFFORTS

It is strongly recommended that these goals and actions be adopted as part of local comprehensive planning efforts where appropriate, especially in areas where existing problems can be corrected and to prevent problems from occurring in newly developed areas.

### COST BENEFIT ANALYSIS FOR GOALS AND ACTIONS

Specific cost benefit reviews will occur for each action in each participating jurisdiction during annual budget scenarios. Most identified actions are programmatic and not capital expenditures. The impact and cost of each program will be determined on an as needed basis prior to implementation. The information provided with each action is intended to assist in the cost benefit evaluation of each action. Costs estimates, funding sources, schedules, and responsible parties are preliminary and subject to change based on fiscal conditions. Federal funding for mitigation activities can only be obtained when benefits clearly outweigh the costs. As part of the 2010 update, significant changes were made to this section of the plan. Those goals, objectives, policies, and activities that were added as part of the 2018 plan update are so noted, along with those that have been revised. Those that ensure continued compliance with the National Flood Insurance are also so designated.

The following exhibit presents a summary of changes in objectives, policies, and implementation activities between the 2012 plan and the 2018 plan and this plan update.

The following goals, objectives, and policies were derived based on the risk assessment. They have been updated in each of the plan updates.

Most recently, the 2024 Steering Committee reviewed the goals, objectives, and policies included in the following pages at their meeting and made minor revisions.

**Exhibit 6-3. Summary of Significant Changes to Objectives, Policies, and Activities in 2018 Plan**

| Goal    |                                    | Objectives | Policies  |
|---------|------------------------------------|------------|-----------|
| Goal 1. | Public Education and Communication | No change  | No change |
| Goal 2. | Flooding and Dam Failure           | No change  | No change |
| Goal 3. | Tornadoes                          | No change  | No change |
| Goal 4. | Extreme Temperature                | No change  | No change |
| Goal 5. | Severe Storms, Hail & High Winds   | No change  | No change |
| Goal 6. | Drought                            | No change  | No change |
| Goal 7. | Wildland Fire                      | No change  | No change |

COMMUNITY LIFELINES

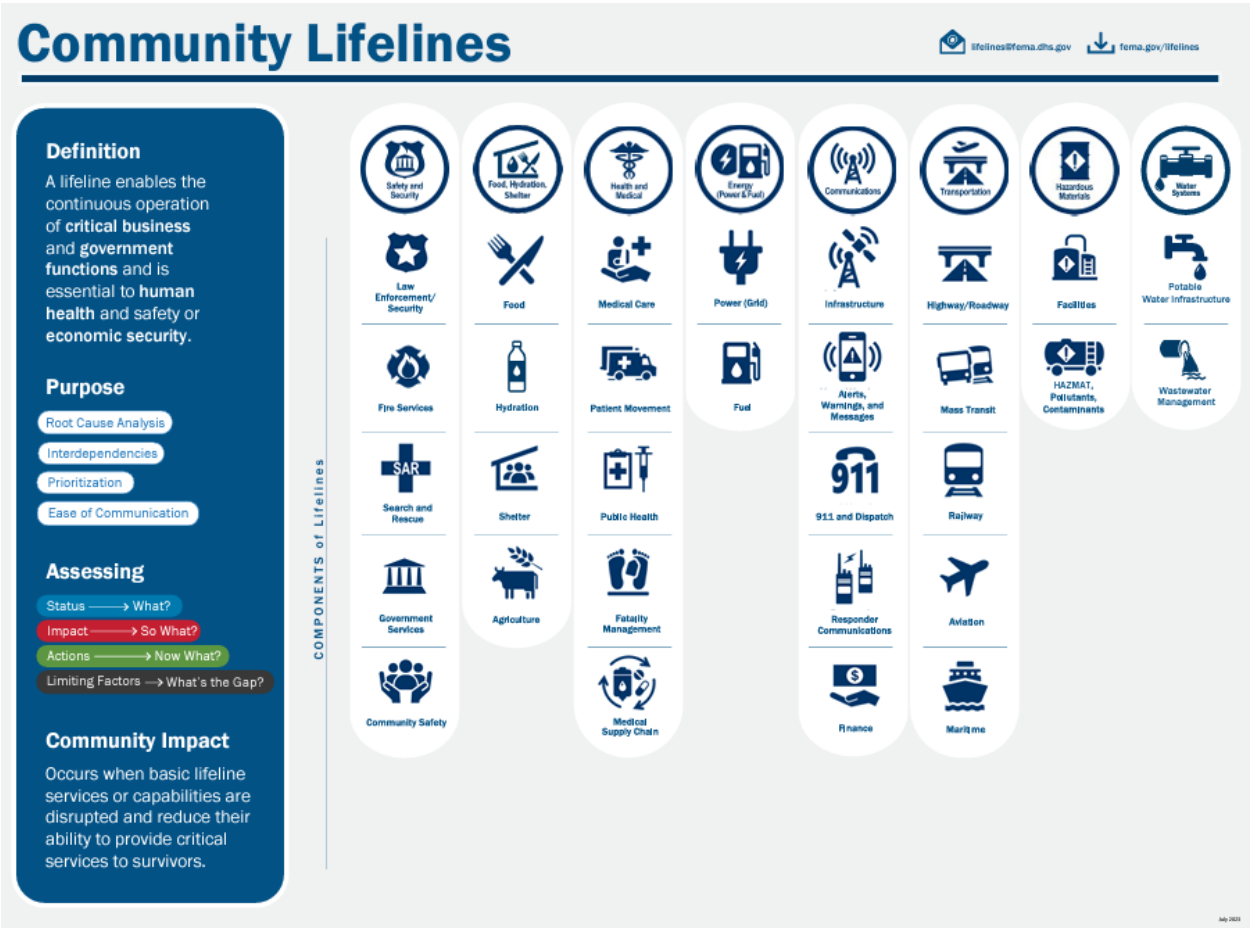
Community lifelines are essential services and infrastructure that enable the sustained operation of a community and support its resilience, especially in the face of disasters (*Exhibit 6-4*). The Federal Emergency Management Agency (FEMA) identifies seven key community lifelines:

1. **Safety and Security** – Law enforcement, emergency services, and general public safety.
2. **Food, Water, and Shelter** – Access to food, potable water, sanitation, and housing.
3. **Health and Medical** – Medical care, health resources, and public health services.
4. **Energy (Power and Fuel)** – Electricity, gas, and fuel for transportation and heating.
5. **Communications** – Internet, cell networks, and other communication systems.
6. **Transportation** – Roads, bridges, airports, and public transportation.
7. **Hazardous Materials** – Management and containment of hazardous substances.
8. **Water Systems** – Potable water and wastewater management.

In hazard mitigation planning, community lifelines guide strategies to reduce the risks and impacts of natural hazards. By focusing on these lifelines, communities can prioritize protecting the critical infrastructure that supports essential functions, thereby strengthening community resilience. Some mitigation activities, like the following, can promote Community Lifelines:

1. installing community safe rooms,
2. floodproofing critical infrastructure like water and wastewater facilities,
3. installing backup generator at government facilities, and
4. providing emergency shelters.

Exhibit 6-4. Community Lifelines



Source: Community Lifelines Poster, July 26, 2023

## GOALS, OBJECTIVES AND POLICIES

The following goals, objectives, and policies were derived based on the risk assessment. They have been updated in each of the plan updates.

---

### Goal 1. Public Education

Provide the public with the education they need to adequately prepare for and respond to natural hazards identified in this plan including dam failure, flooding, ice shoves, fog, tornado/high winds, hailstorms, thunderstorms, winter storms, extreme temperature, drought, and wildland fire. **(2008 Plan)**

#### Objectives

1. Strengthen emergency service preparedness and response by enhancing public education throughout the county. **(2008 Plan)**
2. Increase the number of households that have prepared a family emergency plan. **(2008 Plan)**
3. Increase the number of public outreach materials in Spanish. **(2008 Plan)**

#### Policies

1. Work with non-governmental organizations (youth, service, professional, religious) to promote mitigation education and awareness. **(2008 Plan)**
  2. Look for multiple and varied opportunities to disseminate educational information to county residents. **(2008 Plan)**
-

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**Goal 2. Flooding**

Protect the public health, safety, and welfare of county residents and public and private property during flood events. **(2008 Plan)**

**Objectives**

1. Minimize the impact of flooding on potentially affected structures. **(2008 Plan)**
2. Decrease the number of structures currently located in the 100-year floodplain that are not properly flood-proofed. **(2008 Plan)**
3. Minimize the amount of impervious surface in new development projects to allow more infiltration of stormwater into the ground. **(2008 Plan)**
4. Decrease the number of repetitive loss properties. **(2008 Plan)**
5. Decrease the number of repetitive loss communities in the county. **(2008 Plan)**
6. Increase public awareness of flooding. **(2008 Plan)**
7. Improve communication between the county and local units of government when floods occur or are likely to occur. **(2008 Plan)**

**Policies**

1. Continue to enforce floodplain regulations to ensure that future development in the 100-year floodplain meets established standards. **(2008 Plan)**
  2. Continue the buyout program on Blackhawk Island. **(2008 Plan)**
  3. Support the identification and conservation of land with high flood mitigation value (e.g., wetlands, upland storage, and infiltration areas). **(2008 Plan)**
  4. Support land acquisition and other management strategies to preserve open space for flood mitigation purposes. **(2008 Plan)**
  5. Ensure that governmental officials and employees, county residents, and real estate agents are aware of floodplain regulations. **(2008 Plan)**
  6. Ensure that people owning property in the 100-year floodplain, and their agents, notify buyers when selling their property. **(2008 Plan)**
  7. Adopt standards to control the proportion of a site that can be covered with impervious surfaces. **(2008 Plan)**
  8. Locate public infrastructure outside of the 100-year floodplain. When infrastructure has been located in the 100-year floodplain, it should be flood-proofed or otherwise protected from flood water. **(2008 Plan)**
  9. Design and properly size all new stream crossings to not create a significant upstream back-water effect. **(2008 Plan)**
  10. Continue to enforce stormwater management regulations. **(2008 Plan)**
  11. Use data records in on-going assessment of flood problems and effectiveness or response programs. **(2008 Plan)**
  12. Formalize communications links and establish procedures. **(2008 Plan)**
  13. Update flood insurance rate maps (FIRMs) when it can be shown that they are substantially inaccurate. **(2008 Plan)**
  14. Ensure that all large dams in the county have emergency action plans and that they are up to date. **(2008 Plan)**
  15. Undertake such activities as may be required to remain compliant with the requirements of the National Flood Insurance Program. **(2008 Plan)**
  16. Develop a strategy for managing flood-prone properties that have been acquired. **(2024 Plan)**
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**Goal 3. Tornadoes**

Lessen the effects of a tornado to the extent feasible and speed recovery following an event. **(2008 Plan)**

**Objectives**

1. Increase public education and awareness of the potential severity of tornadoes. **(2008 Plan)**
2. Minimize the amount of time that businesses damaged by a tornado are not operational. **(2008 Plan)**
3. Minimize the amount of time it takes to rebuild or restore dwellings damaged by a tornado. **(2008 Plan)**
4. Prevent injuries and death from tornadoes. **(2008 Plan)**

**Policies**

1. Bury overhead power and utility lines where feasible as a way to reduce power outages during all types of storm events. **(2008 Plan)**
2. Require that mobile homes and manufactured housing are securely anchored in place. **(2008 Plan)**
3. Ensure that adequate tornado shelters are available to county residents especially those living in mobile home parks. **(2008 Plan)**
4. Include redevelopment objectives in smart growth comprehensive plans to support post-disaster development activities. **(2008 Plan)**
5. Continue to support the efforts of severe weather spotters. **(2008 Plan)**
6. Keep the current siren system functioning and in good repair. **(2008 Plan)**
7. Encourage residents to obtain NOAA weather radios especially in those areas of the county that are not covered by a siren. **(2008 Plan)**

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**Goal 4. Extreme Temperature**

Protect the health of Jefferson County residents from extreme temperature. **(2008 Plan)**

**Objectives**

1. Prevent deaths and injuries from extreme temperature. **(2008 Plan)**

**Policies**

1. Encourage volunteers and public agencies to look after vulnerable individuals, especially the elderly, during times of extreme temperature. **(2008 Plan)**
2. Open county and other public facilities with air conditioning as appropriate for public access during periods of extreme heat. **(2008 Plan)**
3. Ensure that county residents are aware that there are different forms of assistance to help qualified individuals pay their winter heating costs. **(2008 Plan)**

---

**Goal 5. Severe Storms, Hail, & High Winds**

Protect and prepare Jefferson County residents from the dangers of extreme weather. **(2008 Plan)**

**Objectives**

1. Increase public education and awareness of the potential dangers of thunderstorms, snowstorms, hail, and windstorms. **(2008 Plan)**

**Policies**

1. Bury overhead power and utility lines where feasible as a way to reduce power outages during all types of storm events. **(2008 Plan)**
  2. Provide citizens with early storm warnings. **(2008 Plan)**
  3. Encourage the use of surge protectors on critical electronic equipment in governmental and critical facilities. **(2008 Plan)**
  4. Work with utility companies to assess and to improve, when necessary, electric service reliability. **(2008 Plan)**
  5. Work with utility companies to ensure that trees are properly trimmed near utility lines. **(2008 Plan)**
-

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**Goal 6. Drought**

Protect the public health, safety, and welfare of Jefferson County residents during periods of drought. **(2008 Plan)**

**Objectives**

1. Decrease water consumption during periods of drought. **(2008 Plan)**
2. Minimize the economic impacts of drought on the local economy. **(2008 Plan)**

**Policies**

1. Encourage water conservation during periods of drought. **(2008 Plan)**
2. Impose watering restrictions during periods of extreme drought. **(2008 Plan)**
3. Work with multiple agencies to conserve water, provide drought prediction, and provide stream and groundwater monitoring. **(2008 Plan)**
4. Work with agencies that can assist with and promote soil health, preserve soil moisture and help to minimize the loss of the crops and topsoil in the event of a drought. **(2008 Plan)**
5. Continue to monitor groundwater levels to identify the status of groundwater resources and trends. **(2008 Plan)**
6. Work cooperatively with state agencies and other levels of government in developing appropriate strategies on a regional basis. **(2008 Plan)**
7. Provide water for livestock when the needs of humans have been or are being met. **(2008 Plan)**

---

**Goal 7. Wildland Fire**

Protect structures and residents in Jefferson County from the hazard of uncontrolled wildfire. **(2008 Plan)**

**Objectives**

1. Decrease the number of wildland fires occurring in the county. **(2008 Plan)**
2. Decrease the number of acres burned from wildland fires. **(2008 Plan)**
3. Increase public education. **(2008 Plan)**

**Policies**

1. Support the use of controlled burns as a way of reducing the threat of dangerous wildland fires. **(2008 Plan)**
  2. Enhance emergency services to increase the efficiency of wildfire response and recovery activities. **(2008 Plan)**
  3. Keep track of wildfire events in the county to better document the extent and location of these events. **(2008 Plan)**
-



## 8. MITIGATION PROJECTS AND ACTIVITIES

### MAJOR ACCOMPLISHMENTS

Since this plan was first adopted in 2008, a number of significant work activities have been accomplished as described in *Table 6-13*.

**Table 6-13. Major Accomplishments: 2008-2024**

| Description                                                                                                                                                                                                                                    | Jurisdiction                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 1. Floodproofed or otherwise protected the Waterloo Carousel from flooding. (Activity #21 under Goal 2, Flooding in 2008 Plan)                                                                                                                 | City of Waterloo                                 |
| 2. Jefferson County Emergency Management secured funding from local, state, and federal sources to acquire more than 25 flood-prone properties. (Activity #2 under Goal 2, Flooding in 2008 Plan)                                              | Jefferson County                                 |
| 3. Acquired a 1.6-acre site along the Mauneshia River in the downtown area for flood storage. Demolished an old pickle factory (Both of these are related to Activity #21 under Goal 2, Flooding in 2008 Plan)                                 | City of Waterloo                                 |
| 4. Jefferson County Emergency Management secured funding from local, state, and federal sources to acquire 21 flood-prone properties. (Activity #2 under Goal 2, Flooding in 2008 Plan)                                                        | Jefferson County                                 |
| 5. Worked with County Fair Director to establish radio and procedures for early weather detection and notification during events, and provide a copy of events at the fairgrounds to National Weather Service for early warning notifications. | Jefferson County                                 |
| 6. Conducted STEP training (Student Tools for Emergency Planning) in to local schools                                                                                                                                                          | Jefferson County                                 |
| 7. Conducted a number of table-top exercises                                                                                                                                                                                                   | Jefferson County and others                      |
| 8. Worked to get LP for county residents (2015)                                                                                                                                                                                                | Jefferson County                                 |
| 9. Developed a debris management plan                                                                                                                                                                                                          | Jefferson County                                 |
| 10. Completed a feasibility study to establish a water gaging station on the Crawfish River near Hubbleton                                                                                                                                     | Jefferson County                                 |
| 11. Amended the county's emergency operations plan to address extreme temperatures                                                                                                                                                             | Jefferson County                                 |
| 12. Implemented Integrated Public Alert and Warning System (IPAWS) (2016)                                                                                                                                                                      | Jefferson County                                 |
| 13. Completed 5-year update of multi-jurisdictional hazard mitigation plan (2018)                                                                                                                                                              | Jefferson County and participating jurisdictions |
| 14. Town of Hebron resolved localized flooding along Hanson Road                                                                                                                                                                               | Town of Hebron                                   |
| 15. City of Watertown completed a flood control plan in 2024                                                                                                                                                                                   | City of Watertown                                |

## FUTURE PROJECTS AND ACTIVITIES

The following are specific projects and activities to be undertaken in the next 5 and 10 years subject to necessary resources, including staff time and needed funding.

### Goal 1. Public Education

| Implementation Projects and Activities Related to Public Education                                                                                                                                                                                                                                                                     | Cost Estimate (2024)    | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                        |                         |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                           |
| 1. Develop, enhance, and implement education programs aimed at mitigating natural hazards and reducing the risk to citizens, public agencies, private property owners, businesses, and schools. (Safety Network, faith-based organizations, civic groups, Chambers of Commerce, etc.) <b>(2008 Plan; 2024 status – ongoing effort)</b> | \$5,000                 | Medium   | X            | X            | Jefferson County Emergency Management; American Red Cross                                                                                                                                                                 |
| 2. Create displays for use at public events (health fair, public awareness day, county fair). <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                                         | Staff time and supplies | Low      | X            | X            | Jefferson County Emergency Management                                                                                                                                                                                     |
| 3. Establish a single webpage on the county's website to provide up-to-date hazard-related information. <b>(2008 Plan; 2024 status – Facebook site created but ongoing effort)</b>                                                                                                                                                     | Staff time              | Medium   | X            | X            | Jefferson County Emergency Management                                                                                                                                                                                     |
| 4. Work with the schools within the county to promote hazard mitigation education and awareness and discuss ways to better integrate mitigation into the curriculum. <b>(2008 Plan; 2018 status – conducted STEP (Student Tools for Emergency Planning) in two schools)</b>                                                            | Staff time              | Medium   | X            | X            | Jefferson County Emergency Management; American Red Cross                                                                                                                                                                 |
| 5. Identify, improve, and sustain collaborative programs focusing on the real estate and insurance industries, public and private sector organizations, and individuals to avoid activity that increases risk to natural hazards. <b>(2008 Plan; 2024 status – no action)</b>                                                          | Staff time              | Medium   | X            |              | Jefferson County Emergency Management; American Red Cross; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 6. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                     | Staff time              | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office, National Weather Service (NWS)                                                                                                           |
| 7. Work to provide more hazard-related information in Spanish. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                                                                        | Staff time              | Medium   | X            |              | Jefferson County Emergency Management Jefferson County Literacy Council; United Migrant Opportunity Service; Jefferson County Public Health; Workforce Development                                                        |
| 8. Enhance the Village's website (Village of Sullivan) to include more information about disaster preparedness <b>(2024 status – ongoing effort)</b>                                                                                                                                                                                   | Staff time              | Medium   | X            |              | Village of Sullivan                                                                                                                                                                                                       |

**Goal 2. Flooding**

| Implementation Projects and Activities Related to Flooding                                                                                                                                                                                                                                                                                                                                                       | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                      |
| 1. Identify and analyze feasible mitigation options for repetitive flood properties and other flood-prone properties. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                                                                                           | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management                                                                                                                                                                                |
| 2. Apply for funding through the federal Hazard Mitigation Grant program, Flood Mitigation Assistance Program, and the Pre-Disaster Mitigation Program as well as any other resources that may be available to help flood proof repetitive loss sites and other flood-prone properties or remove them through acquisition followed by demolition or relocation. <b>(2008 Plan; 2024 status – ongoing effort)</b> | Staff time           | High     | X            | X            | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, and Watertown; village of Cambridge                                                                                                       |
| 3. Develop a computerized database containing information on each culvert and bridge within the county. <b>(2008 Plan; 2024 status – in progress)</b>                                                                                                                                                                                                                                                            | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                |
| 4. Identify those culverts and bridges that are undersized or are otherwise unable to handle expected flood flows. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                                                                                              | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 5. Develop a geographic database for public roadways that are susceptible to flooding. <b>(2008 Plan; 2024 status – ongoing)</b>                                                                                                                                                                                                                                                                                 | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 6. Prepare a strategy to prioritize road improvements for public roadways that are susceptible to flooding. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                                                                                                                          | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 7. Identify undeveloped areas of the county, if any, that have flood mitigation value and develop appropriate strategies to protect them. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                                                                                            | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 8. Establish a framework to compile and coordinate surface water management plans and data throughout Jefferson County. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                                                                                                              | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 9. Post flood recovery plans and programs to help county residents rebuild and implement mitigation measures to protect against future floods. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                                                                  | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                |

| Implementation Projects and Activities Related to Flooding                                                                                                                                                                            | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                       |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                      |
| 10. Distribute National Flood Insurance Program information. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                         | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                |
| 11. Explore options for improving the ability of local units of government to report flooding, receive information, and request assistance. <b>(2008 Plan; 2024 status – ongoing effort, email monthly updates to municipalities)</b> | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                |
| 12. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                   | Staff time           | High     | X            | X            | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                |
| 13. Evaluate the support for and the feasibility of becoming part of the Community Rating System (CRS) to lower flood insurance premiums for property owners. <b>(2008 Plan; 2024 status – ongoing effort)</b>                        | Staff time           | High     | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                |
| 14. Work with the DNR to ensure that an emergency action plan is prepared for large dams and that they are periodically updated. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                     | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                |
| 15. Develop a prioritized list of areas of the county meriting detailed flood studies. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                               | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                |
| 16. Install a surface water gaging station on the Crawfish River near Hubbleton. <b>(2008 Plan; 2024 status – completed feasibility determination)</b>                                                                                | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                |
| 17. Ensure that privately-owned large dams are inspected consistent with state law. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                       | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; Cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan as appropriate |
| 18. Conduct a study to determine feasible and cost-effective solutions to minimize flooding in downtown Waterloo (Mauneshia River). <b>(2008 Plan; 2018 status – in progress)</b>                                                     | \$8,000 to \$12,000  | High     | X            |              | City of Waterloo                                                                                                                                                                                                     |
| 19. Enhance the 1.6-acre site the City acquired in 2012 for flood storage and restore the stream channel and other related efforts <b>(2018 status – new action item)</b>                                                             | Unknown              | High     | X            |              | City of Waterloo                                                                                                                                                                                                     |
| 20. Repair the Mill Road Dam. <b>(2008 Plan; 2018 status – ongoing effort)</b>                                                                                                                                                        | Unknown              | High     | X            |              | Village of Palmyra                                                                                                                                                                                                   |
| 21. Mitigation projects as may be identified as a result of the Water Resources Management Study within the Village of Johnson Creek. <b>(2008 Plan; 2018 status – no action)</b>                                                     | Variable             | Variable | X            |              | Village of Johnson Creek                                                                                                                                                                                             |
| 22. Enlarge the capacity of the city's (Watertown) stormwater sewer system which may include detention basins <b>(2018 status – ongoing effort)</b>                                                                                   | Unknown              | Medium   | X            | X            | City of Watertown                                                                                                                                                                                                    |

| Implementation Projects and Activities Related to Flooding                                        | Cost Estimate (2024)            | Priority | Schedule     |              | Responsible Entity    |
|---------------------------------------------------------------------------------------------------|---------------------------------|----------|--------------|--------------|-----------------------|
|                                                                                                   |                                 |          | 2025 to 2029 | 2030 to 2034 |                       |
| 23. Complete a dam failure analysis for the Spring Lake Dam <b>(2018 status – ongoing effort)</b> | Cost included in current budget | High     | X            |              | Village of Palmyra    |
| 24. Add a backup power to two well pump houses                                                    | \$150,000 each                  | Medium   | X            |              | City of Fort Atkinson |
| 25. Add two portable pumps for lift station use                                                   | \$45,000 each                   | Medium   | X            |              | City of Fort Atkinson |

### Goal 3. Tornadoes

| Implementation Projects and Activities Related to Tornadoes                                                                                                                                                                             | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                         |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                                           |
| 1. Periodically assess whether there are enough shelters to house displaced persons. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                   | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management; American Red Cross                                                                                                                                                                                 |
| 2. Apply for mitigation funding to purchase NOAA weather radios for county residents. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                       | Staff time           | Low      | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                                     |
| 3. Study the feasibility of and support for adopting a local regulation which would require new mobile home parks and future expansions of existing parks to provide for a tornado shelter. <b>(2008 Plan; 2024 status – no action)</b> | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                                     |
| 4. Develop and implement strategies for debris management. <b>(2008 Plan; 2018 status – in progress and completion anticipated in 2019)</b>                                                                                             | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                                     |
| 5. Amend land development regulations to require a storm shelter in mobile home parks when the number of mobile homes exceeds a threshold as established by the jurisdiction. <b>(2008 Plan; 2024 status – no action)</b>               | Staff time           | Medium   | X            |              | Jefferson County Zoning Department; Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 6. Install storm shelters near or in existing mobile home parks and high occupancy campgrounds, such as Bark River Campground & Resort and River Bend. <b>(2008 Plan; 2024 status – no action)</b>                                      | Staff time           | Medium   | X            |              | Mobile home park operators and campground operations with Jefferson County Emergency Management                                                                                                                                           |
| 7. Investigate grant funding for storm shelters. <b>(New 2012; 2024 status – in progress)</b>                                                                                                                                           | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                                     |
| 8. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                      | Staff time           | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office                                                                                                                                                           |
| 9. Update and improve sirens <b>(2024 status – ongoing effort)</b>                                                                                                                                                                      | Unknown              | Medium   | X            | X            | City of Watertown                                                                                                                                                                                                                         |
| 10. Update the city's outdoor storm warning system (7 sirens) <b>(2018 status – new action item)</b>                                                                                                                                    | \$210,000            | Medium   | X            | X            | City of Fort Atkinson                                                                                                                                                                                                                     |

| Implementation Projects and Activities Related to Tornadoes                                                                 | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|--------------------|
|                                                                                                                             |                      |          | 2025 to 2029 | 2030 to 2034 |                    |
| 11. Study the feasibility of constructing a storm shelter at Sand Beach trailer park <b>(2018 status – new action item)</b> | Budget               | Medium   | X            |              | City of Lake Mills |

#### Goal 4. Extreme Temperature

| Implementation Projects and Activities Related to Extreme Temperatures                                                                                                                                                                       | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                              |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                           |
| 1. Develop a directory of public buildings that would be open to the public during heat waves (and also during the evening hours). <b>(2008 Plan; 2024 status – in progress)</b>                                                             | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 2. Call a meeting of public and nonprofit organizations that may be able to mobilize a volunteer corps of individuals willing to assist vulnerable people during periods of extreme temperature. <b>(2008 Plan; 2024 status – no action)</b> | Staff time           | High     | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 3. Investigate the possibility of establishing a database of individuals who are vulnerable to extreme temperature and who have voluntarily placed their name on the call list. <b>(2008 Plan; 2024 status – in progress)</b>                | Staff time           | Medium   | X            |              | Jefferson County Volunteer Organization Acting in Disasters (VOAD); Jefferson County Emergency Management; Jefferson County Public Health                                                                                 |
| 4. Publicize available programs that help residents pay for their utility expenses. <b>(2008 Plan; 2024 status – ongoing activity)</b>                                                                                                       | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 5. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                           | Staff time           | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office                                                                                                                                           |
| 6. Amend the county's emergency operations plan to address extreme temperatures. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                            | Staff time           | High     | X            |              | Jefferson County Emergency Management; American Red Cross; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 7. Develop an inclement weather plan                                                                                                                                                                                                         | Staff time           | Medium   | X            |              | Jefferson County Emergency Management in cooperation with cities and villages.                                                                                                                                            |

**Goal 5. Severe Storms, Hail, & High Winds**

| Implementation Projects and Activities Related to Severe Storms, Hail and High Winds |                                                                                                                                                                                                                                                                                 | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                      |                                                                                                                                                                                                                                                                                 |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                                           |
| 1.                                                                                   | Produce and distribute emergency preparedness information related to thunderstorms, snow storms, hailstorms, and windstorm hazards. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                            | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; American Red Cross                                                                                                                                                                 |
| 2.                                                                                   | Identify and pursue funding opportunities to develop and implement local and county mitigation activities. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                     | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; American Red Cross; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 3.                                                                                   | Install lightning grade surge protection devices for critical electronic components used by government, public service, and public safety facilities, such as warning systems, control systems, communications, and computers. <b>(2008 Plan; 2024 status – ongoing effort)</b> | \$3,000              | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 4.                                                                                   | Provide the public with information about proven lightning safety guidelines to reduce the risk of lightning hazards. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                          | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 5.                                                                                   | Develop and implement strategies for debris management. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                                                                                                                                        | Staff time           | Medium   | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan                     |
| 6.                                                                                   | Apply for mitigation funding to purchase NOAA weather radios for county residents. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                  | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                                     |
| 7.                                                                                   | Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                 | Staff time           | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office                                                                                                                                           |



**Goal 6. Drought**

| Implementation Projects and Activities Related to Drought                                                                                                                          | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                    |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                       |
| 1. Create an ordinance to prioritize or control water use during drought conditions. <b>(2008 Plan; 2024 status – no action)</b>                                                   | Staff time           | Medium   | X            | X            | Municipalities with public water systems                                                                                                                                                              |
| 2. Provide public education about the potential severity of drought events. <b>(2008 Plan; 2024 status – ongoing effort)</b>                                                       | Staff time           | Low      | X            |              | Jefferson County Emergency Management, cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 3. Develop a set of procedures for water distribution during drought to those in need. <b>(2008 Plan; 2024 status – no action)</b>                                                 | Staff time           | Medium   | X            |              | Jefferson County Emergency Management                                                                                                                                                                 |
| 4. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b> | Staff time           | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office                                                                                                                       |

**Goal 7. Wildland Fire**

| Implementation Projects and Activities Related to Wildland Fire                                                                                                                                                                                                                              | Cost Estimate (2024) | Priority | Schedule     |              | Responsible Entity                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                              |                      |          | 2025 to 2029 | 2030 to 2034 |                                                                                                                                                                                                       |
| 1. Apply for federal and state grants to enhance the capability of local fire departments. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                                       | Staff time           | Medium   | X            | X            | Jefferson County Emergency Management; local fire departments                                                                                                                                         |
| 2. Provide education to county and municipality personnel about federal cost-share and grant programs, Fire Protection Agreements, and other related federal programs so the full array of assistance available to local agencies is understood. <b>(2008 Plan; 2024 status – no action)</b> | Staff time           | Low      | X            |              | Jefferson County Emergency Management; cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater; villages of Cambridge, Johnson Creek, Lac La Belle, Palmyra, and Sullivan |
| 3. Study the feasibility of and support for adopting a local burning permit program at the Town level. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                                           | Staff time           | Medium   | X            |              | Jefferson County Emergency Management working with the Towns                                                                                                                                          |
| 4. Develop and maintain a geographic database for natural hazard events, including location, weather conditions, and resulting damage. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                           | Staff time           | High     | X            |              | Jefferson County Emergency Management; Jefferson County Land Information Office                                                                                                                       |
| 5. Investigate the establishment of a uniform way of providing information to the public regarding issuance of burning permits. <b>(2008 Plan; 2024 status – no action)</b>                                                                                                                  | Staff time           | High     | X            |              | Jefferson County Sheriff's Department; local fire departments                                                                                                                                         |

## ADDITIONAL PROJECTS AND ACTIVITIES

In addition to the above, each of the participating municipalities were asked to complete a survey identifying potential mitigation projects and activities. Their responses are included below as submitted.

### Additional Mitigation Projects and Activities

#### Town of Aztalan (Kathleen Pitzner)

**Severe Weather:** (1) Bury electrical and other utility lines to prevent service outages during weather events (2) Become a NWS Storm Ready Community (3) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (4) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (5) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (6) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.

**Wildfire:** (1) Provide information to property owners on creating a defensible space around structures

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the town's comprehensive plan

#### Town of Cold Springs (Byron Freeman)

**Severe Weather:** (1) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (2) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (3) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (4) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters (2) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.

**Wildfire:** (1) Encourage controlled burns as a means of controlling fuel buildup (2) Provide information to property owners on creating a defensible space around structures

**Climate Adaptation and Other:** (1) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures (2) Expand landowner/farmer outreach programs which will increase conservation efforts (3) Encourage farm operators to evaluate the economics of crop insurance programs

#### Town of Farmington (Kevin Emrath)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (3) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (4) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events

**Stormwater, Floodwater, Debris Management:** (1) Raise road surfaces to mitigate flood chances (2) Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters (3) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (4) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Encourage controlled burns as a means of controlling fuel buildup (3) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the town's comprehensive plan (2) Establish local heating and cooling centers (3) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures

#### Town of Jefferson (Mike Hollinger)

**Severe Weather:** (1) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (2) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc.

**Stormwater, Floodwater, Debris Management:** (1) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Assess fire district equipment needs and capabilities to effectively respond to

### Additional Mitigation Projects and Activities

wildland fires

**Climate Adaptation and Other:** (1) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures

#### Town of Koshkonong (Kim Cheney)

**Severe Weather:** (1) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (2) Designate a storm debris collection point and/or create a debris management plan (3) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Ensure new developments have adequate ingress and egress routes

**Climate Adaptation and Other:** (1) Promote the use of drought-resistant landscaping practices using native plantings

**Dams:** (1) Review any local dam Emergency Action Plans (EAP)

#### Town of Lake Mills (Robin Untz)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc. ) (2) Bury electrical and other utility lines to prevent service outages during weather events (3) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (4) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (5) Update zoning to require community safe rooms in new or expanding mobile home villages and campgrounds (6) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (7) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (8) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (9) Develop and implement appropriate evacuation procedures in flood-prone areas (10) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Raise road surfaces to mitigate flood chances (2) Development of stormwater retention ponds (3) Upgrade storm sewer systems (4) Initiate the creation of a stormwater management plan (5) Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters (6) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (7) Designate a storm debris collection point and/or create a debris management plan

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Encourage controlled burns as a means of controlling fuel buildup (3) Ensure new developments have adequate ingress and egress routes (4) Provide information to property owners on creating a defensible space around structures (5) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the town's comprehensive plan (2) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures (3) Apply to become part of the Tree City USA program or adopt an urban forest management plan to mitigate high heat extremes during the summer (4) Adopt local ordinances for prioritizing water usage during periods of drought (5) Promote the use of drought-resistant landscaping practices using native plantings (6) Expand landowner/farmer outreach programs which will increase conservation efforts (7) Encourage farm operators to evaluate the economics of crop insurance programs

#### Town of Oakland (Susan Dascenzo)

**Severe Weather:** (1) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (2) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (3) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Development of stormwater retention ponds (2) Initiate the creation of a stormwater management plan

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Ensure new developments have adequate ingress and egress routes

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the town's comprehensive plan (2) Adopt local ordinances for prioritizing water usage during periods of drought (3) Expand landowner/farmer outreach programs which will increase conservation efforts

#### Town of Watertown (James Wendt)

**Severe Weather:** (1) Bury electrical and other utility lines to prevent service outages during weather events (2) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (3) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (4) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (5) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (6) Review/update Emergency Operating Plans (EOP)

### Additional Mitigation Projects and Activities

**Stormwater, Floodwater, Debris Management:** (1) Raise road surfaces to mitigate flood chances (2) Development of stormwater retention ponds (3) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (4) Designate a storm debris collection point and/or create a debris management plan

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Provide information to property owners on creating a defensible space around structures

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the town's comprehensive plan (2) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures (3) Expand landowner/farmer outreach programs which will increase conservation efforts

**Dams:** (1) Ensure that dam inspections are conducted as required by state law

#### Town of Watertown (John Thoma)

**Severe Weather:** (1) Post information on the town's website related to emergency warning systems, importance of NOAA weather radios (2) Post information on the town's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (3) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters (2) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Ensure new developments have adequate ingress and egress routes (3) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures

**Dams:** (1) Ensure that dam inspections are conducted as required by state law

#### Village of Cambridge (Paula Hollenbeck)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (3) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (4) Post information on the village's website related to emergency warning systems, importance of NOAA weather radios (5) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Development of stormwater retention ponds (2) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (3) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Ensure new developments have adequate ingress and egress routes (2) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the village's comprehensive plan (2) Establish local heating and cooling centers

#### Village of Johnson Creek (Benjamin Patterson)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Bury electrical and other utility lines to prevent service outages during weather events (3) Become a NWS Storm Ready Community (4) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (5) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (6) Update zoning to require community safe rooms in new or expanding mobile home villages and campgrounds (7) Post information on the village's website related to emergency warning systems, importance of NOAA weather radios (8) Post information on the village's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (9) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (10) Develop and implement appropriate evacuation procedures in flood-prone areas (11) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Apply for grant(s) to purchase flood-prone properties (2) Implement critical facility flood protection measures (wastewater treatment plant, police station, municipal building) (3) Initiate the creation of a stormwater management plan (4) Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters (5) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (6) Designate a storm debris collection point and/or create a debris management plan (7) Remove debris and downed trees along streams and waterways to help improve stream flow (8) Notify railroad officials of potential issues with tracks and crossings that could impact the safety of residents

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Encourage controlled burns as a means of controlling fuel buildup (3) Ensure new

### Additional Mitigation Projects and Activities

developments have adequate ingress and egress routes (4) Provide information to property owners on creating a defensible space around structures (5) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the village's comprehensive plan

(2) Establish local heating and cooling centers (3) Promote the use of drought-resistant landscaping practices using native plantings (4) Expand landowner/farmer outreach programs which will increase conservation efforts (5) Encourage farm operators to evaluate the economics of crop insurance programs

**Dams:** (1) Review any local dam Emergency Action Plans (EAP)

#### Village of Palmyra (Scott Pavlock)

**Severe Weather:** (1) Bury electrical and other utility lines to prevent service outages during weather events

(2) Become a NWS Storm Ready Community (3) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks (4) Update zoning to require community safe rooms in new or expanding mobile home villages and campgrounds (5) Post information on the town's, village's, or city's website related to emergency warning systems, importance of NOAA weather radios (6) Post information on the town's, village's, or city's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (7) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (8) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Build or reinforce levees, dams, floodwalls and berms (2) Initiate the creation of a stormwater management plan (3) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (4) Designate a storm debris collection point and/or create a debris management plan (5) Notify railroad officials of potential issues with tracks and crossings that could impact the safety of residents

**Wildfire:** (1) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the village's comprehensive plan

(2) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures (3) Expand landowner/farmer outreach programs which will increase conservation efforts (4) Encourage farm operators to evaluate the economics of crop insurance programs

**Dams:** (1) Ensure that dam inspections are conducted as required by state law

#### Village of Sullivan (Hether Rupnow)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Adopt local ordinances for prioritizing water usage during periods of drought

#### City of Fort Atkinson (Chief Bruce Peterson)

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (3) Post information on the city's website related to emergency warning systems, importance of NOAA weather radios (4) Post information on the city's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (5) Develop and implement appropriate evacuation procedures in flood-prone areas (6) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Raise road surfaces to mitigate flood chances (2) Implement critical facility flood protection measures (wastewater treatment plant, police station, municipal building) (3) Designate a storm debris collection point and/or create a debris management plan

**Wildfire:** (1) Ensure new developments have adequate ingress and egress routes

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the comprehensive plan (2) Establish local heating and cooling centers (3) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures

**Dams:** (1) Review any local dam Emergency Action Plans (EAP)

#### City of Lake Mills (Drake Daily)

### Additional Mitigation Projects and Activities

**Severe Weather:** (1) Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.) (2) Bury electrical and other utility lines to prevent service outages during weather events (3) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (4) Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks

**Stormwater, Floodwater, Debris Management:** (1) Build or reinforce levees, dams, floodwalls and berms (2) Implement critical facility flood protection measures (wastewater treatment plant, police station, municipal building) (3) Development of stormwater retention ponds (4) Upgrade storm sewer systems (5) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (6) Designate a storm debris collection point and/or create a debris management plan (7) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Encourage controlled burns as a means of controlling fuel buildup (3) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Apply to become part of the Tree City USA program or adopt an urban forest management plan to mitigate high heat extremes during the summer

**Dams:** (1) Ensure that dam inspections are conducted as required by state law (2) Review any local dam Emergency Action Plans (EAP) (3) Include dam failure scenarios in emergency planning exercises

#### City of Watertown (Maureen McBroom, Stormwater Project Manager)

**Stormwater, Floodwater, Debris Management:** (1) Apply for grant funding to begin implementing the city's flood control plan which was estimated to cost \$30 million. (Plan completed in 2024.)

#### City of Waterloo (Jeanne Ritter)

**Severe Weather:** (1) Bury electrical and other utility lines to prevent service outages during weather events (2) Evaluate existing outdoor sirens and coverage (add, repair, or upgrade as needed) (3) Post information on the city's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (4) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Upgrade storm sewer systems (2) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc. (3) Remove debris and downed trees along streams and waterways to help improve stream flow (4) Notify railroad officials of potential issues with tracks and crossings that could impact the safety of residents

**Wildfire:** (1) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the city's comprehensive plan (2) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures

**Dams:** (1) Include dam failure scenarios in emergency planning exercises

#### City of Whitewater (Todd Lindert)

**Severe Weather:** (1) Post information on the city's website related to emergency warning systems, importance of NOAA weather radios (2) Post information on the city's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc. (3) Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events (4) Review/update Emergency Operating Plans (EOP)

**Stormwater, Floodwater, Debris Management:** (1) Designate a storm debris collection point and/or create a debris management plan (2) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Encourage controlled burns as a means of controlling fuel buildup

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the comprehensive plan (2) Establish local heating and cooling centers (3) Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temperatures (4) Adopt local ordinances for prioritizing water usage during periods of drought

**Dams:** (1) Ensure that dam inspections are conducted as required by state law (2) Review any local dam Emergency Action Plans (EAP) (3) Include dam failure scenarios in emergency planning exercises

#### Jefferson County Parks (Kevin Wiesman)

**Severe Weather:** (1) Bury electrical and other utility lines to prevent service outages during weather events (2) Develop and implement appropriate evacuation procedures in flood-prone areas

**Stormwater, Floodwater, Debris Management:** (1) Apply for grant(s) to purchase flood-prone properties (2) Development of stormwater retention ponds (3) Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical



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**Additional Mitigation Projects and Activities**

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roadways, stormwater drainage, power outages, etc. (4) Designate a storm debris collection point and/or create a debris management plan (5) Remove debris and downed trees along streams and waterways to help improve stream flow

**Wildfire:** (1) Consider requirement(s) for burn permits (2) Encourage controlled burns as a means of controlling fuel buildup (3) Provide information to property owners on creating a defensible space around structures (4) Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**Climate Adaptation and Other:** (1) Incorporate natural hazard information into the comprehensive plan (2) Apply to become part of the Tree City USA program or adopt an urban forest management plan to mitigate high heat extremes during the summer (3) Promote the use of drought-resistant landscaping practices using native plantings (4)

Expand landowner/farmer outreach programs which will increase conservation efforts

**Dams:** (1) Include dam failure scenarios in emergency planning exercises

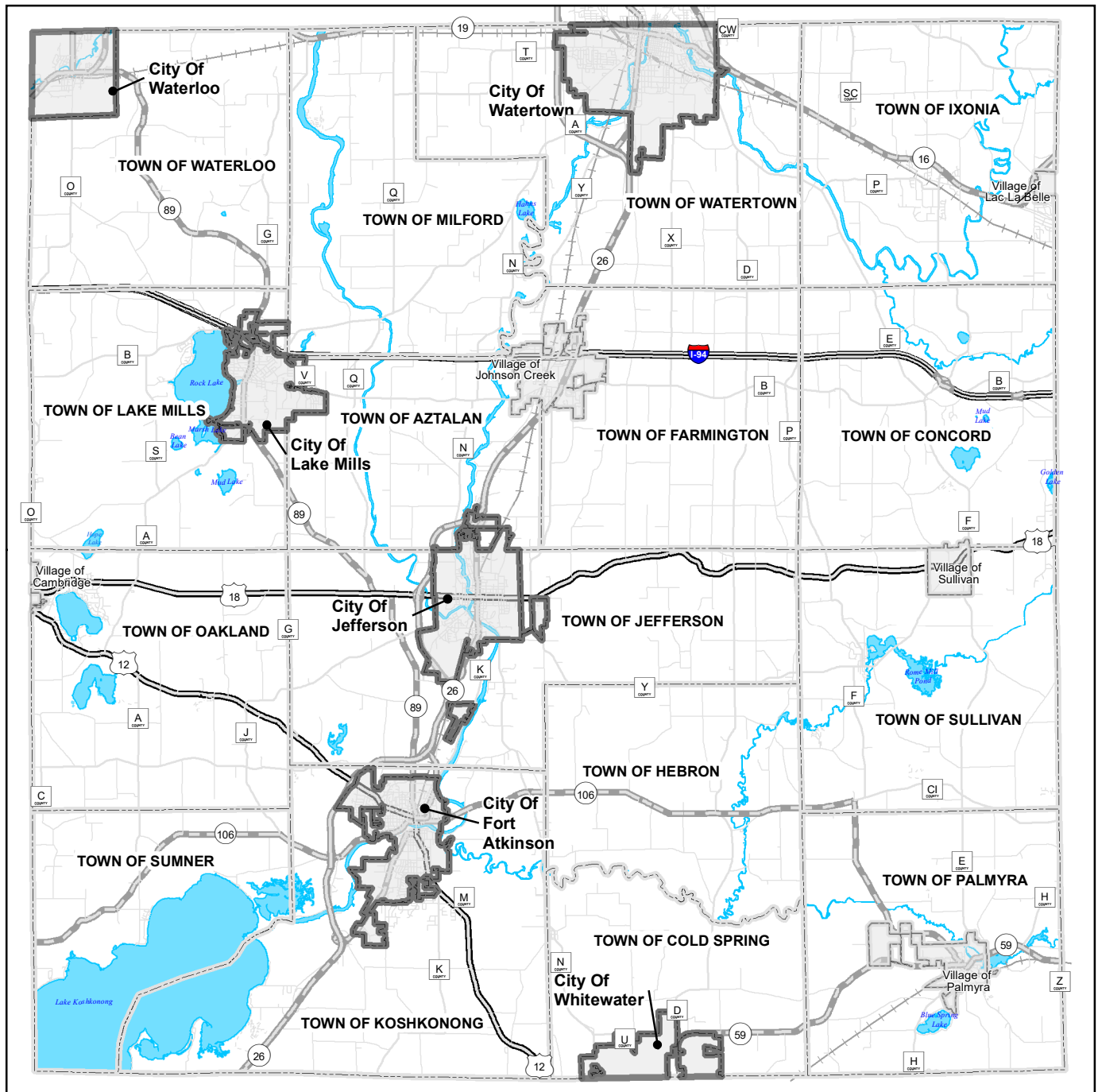
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Source: Community Survey conducted in 2025



## MAP SERIES

1. Civil Divisions: 2024
2. School Districts: 2024
3. Road Network: 2024
4. Land Use; Unincorporated Jefferson County
5. Surface Water Resources: 2024
6. Persons over 65 Years of Age: 2022
7. Persons with Disabilities: 2022
8. Persons of Minority Status: 2022
9. Persons Living Below Poverty Threshold: 2022
10. Campgrounds and Mobile Home Parks: 2024
11. Bridges and Dams: 2024
12. Public-Use Airports and Railroads: 2024
13. Telecommunication Facilities: 2024
14. Energy Facilities: 2024
15. Public Water and Wastewater Facilities: 2024
16. Public Safety Facilities: 2024
17. Government Facilities: 2024
18. Schools: 2024
19. Special Care Residential Facilities: 2024
20. Special Care Non-Residential Facilities: 2024
21. Health Care Facilities: 2024
22. Facilities with Hazardous Materials: 2024
23. Structures in 100-Year Floodplain: 2024
24. Critical Facilities by Type: 2024



## Legend



City Boundary



Village Boundary



Town Boundary



Water Body



River

Source: Basemap from Jefferson County  
Land Information Office

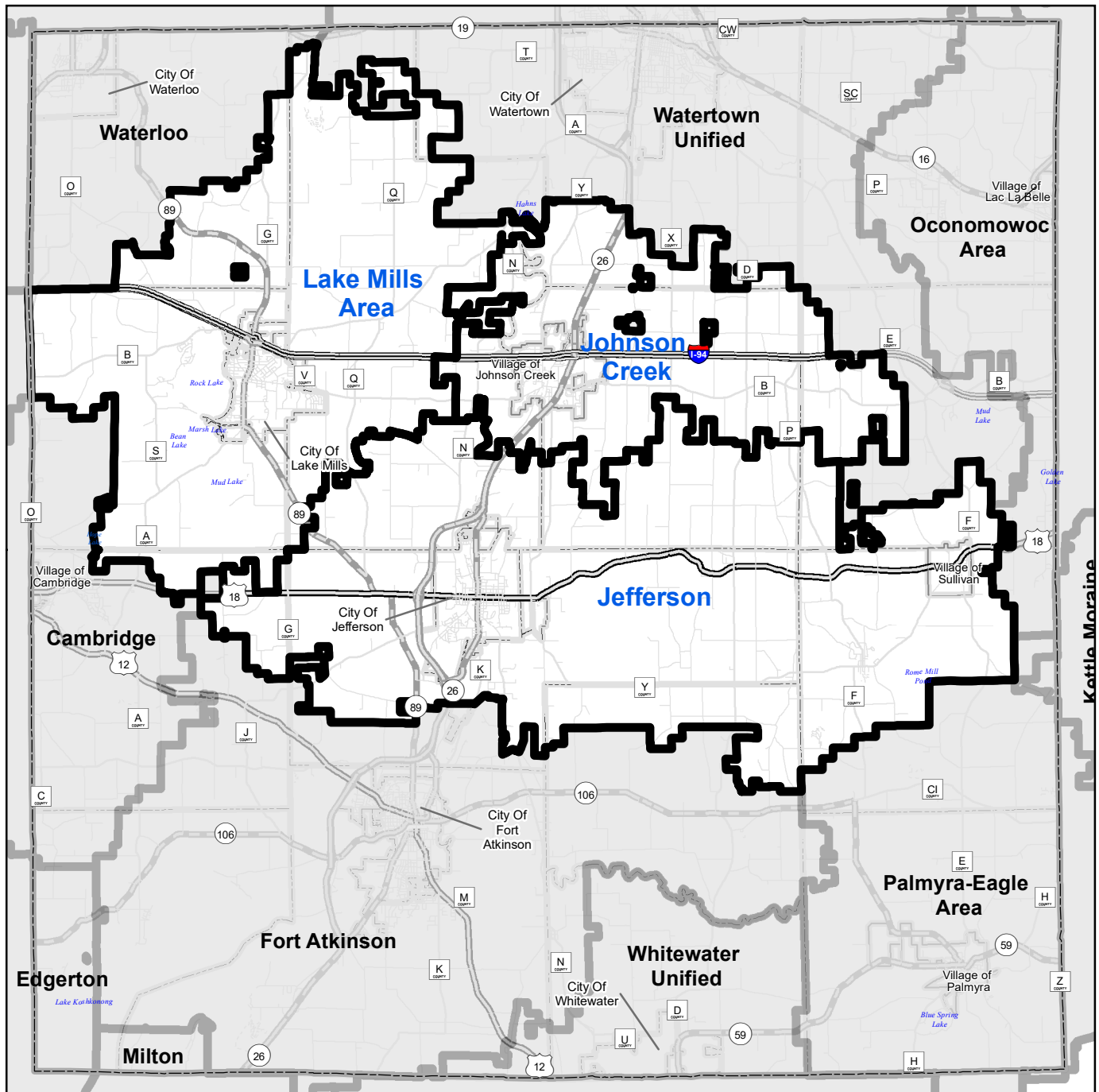
0 1 2 3  
Miles



## Map 1 Civil Divisions: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

School District Boundary

 In County

 Extends out of County



Water Body



River



Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

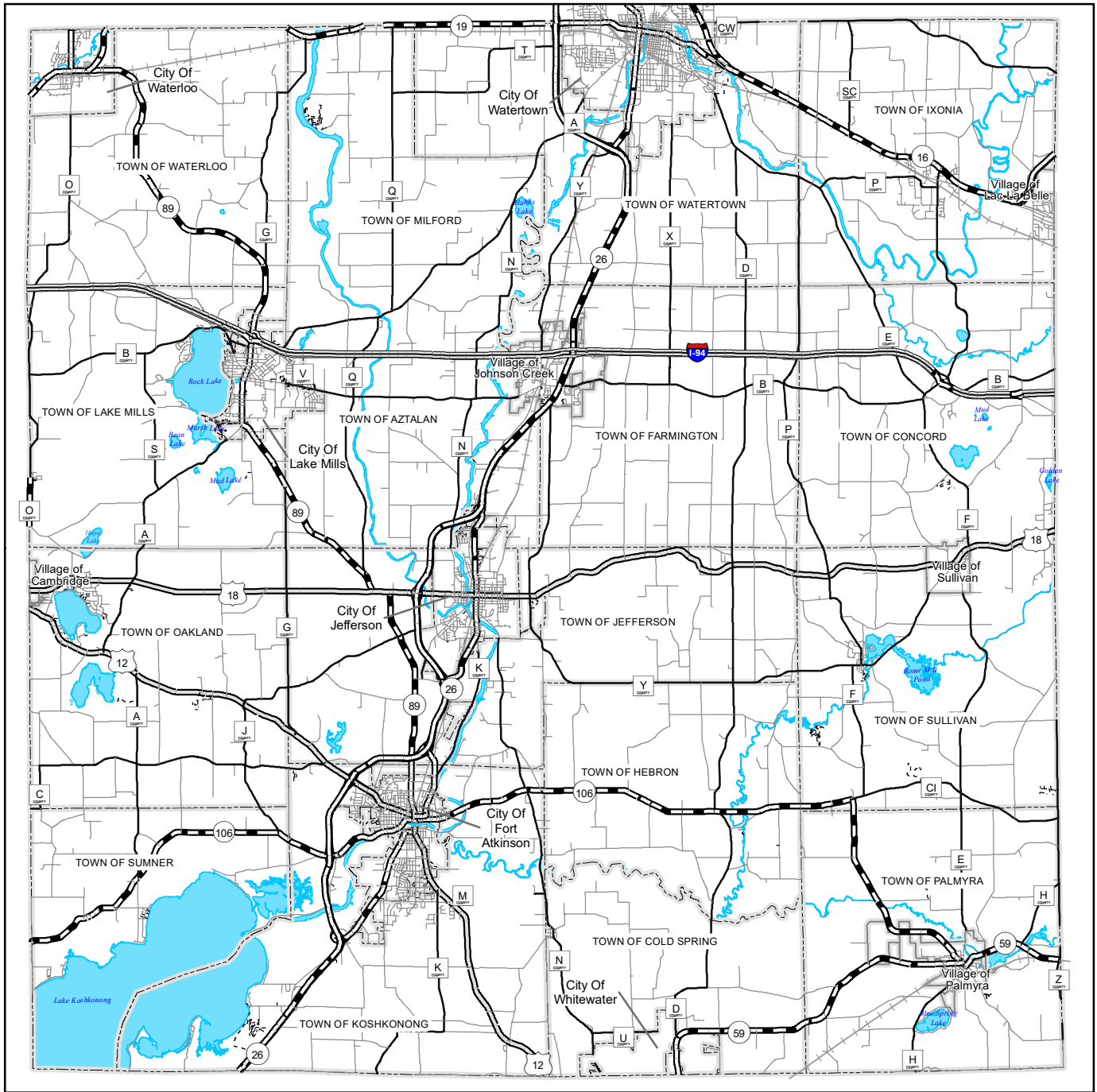
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## Map 2 School Districts: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

----- Private Road

— Local Road

— COUNTY — Collector Road

==○== State Highway

==≡ Federal Highway

==≡ Interstate

—+— RailRoads

Source: Basemap from Jefferson County  
Land Information Office

 Water Body

 River

 Municipal Boundary

0 1 2 3  
Miles

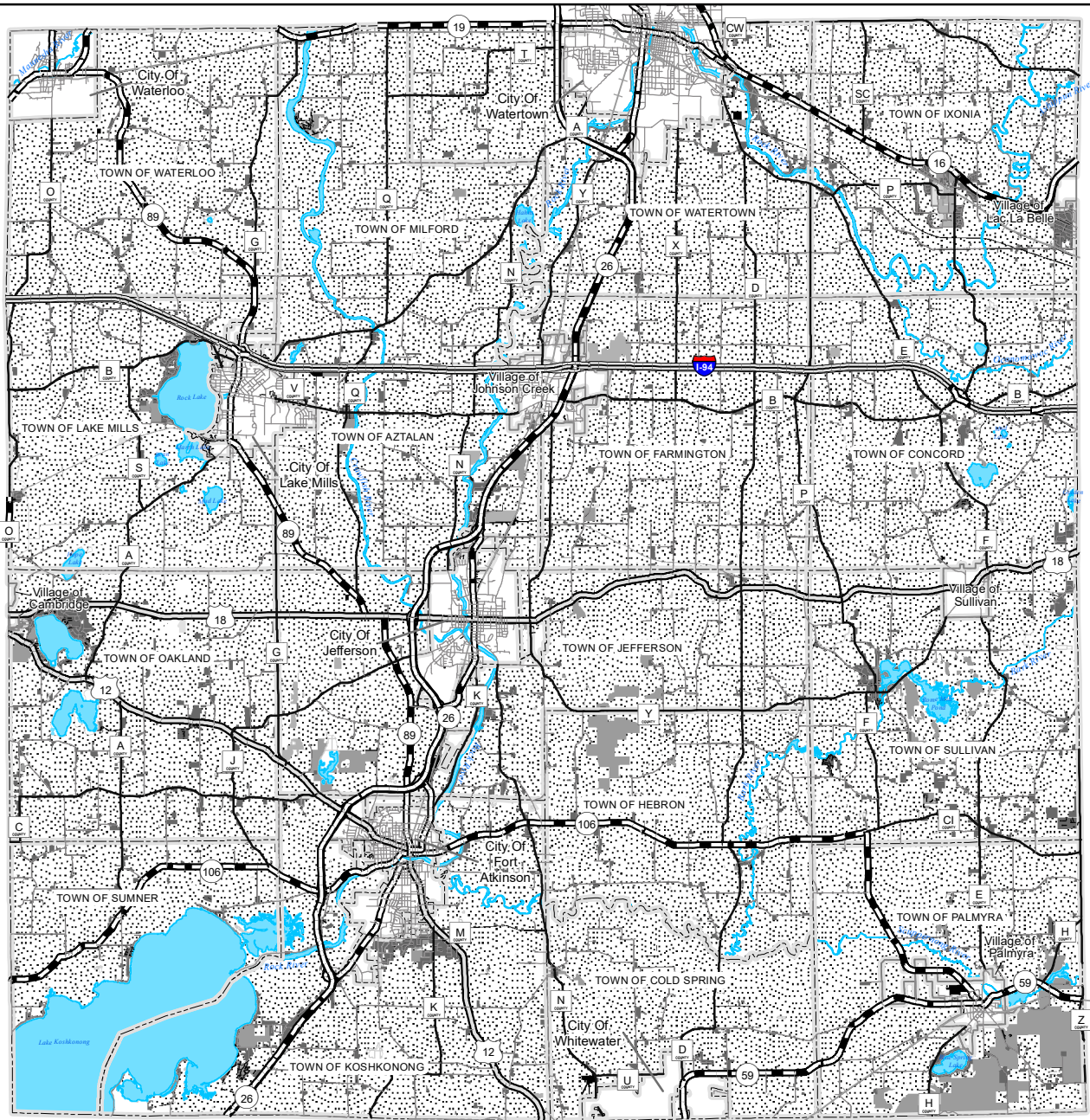


## Map 3 Road Networks: 2024

**Jefferson County  
Hazard Mitigation Plan  
2025-2029**

**CIVITEK  
CONSULTING**





## Legend

-  Surface Water
-  Agricultural - Open Lands
-  Commercial
-  Industrial
-  Public - Semi Public
-  Residential
-  Transportation
-  Transportation - Utility

-  Road
-  River
-  Water Body
-  Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

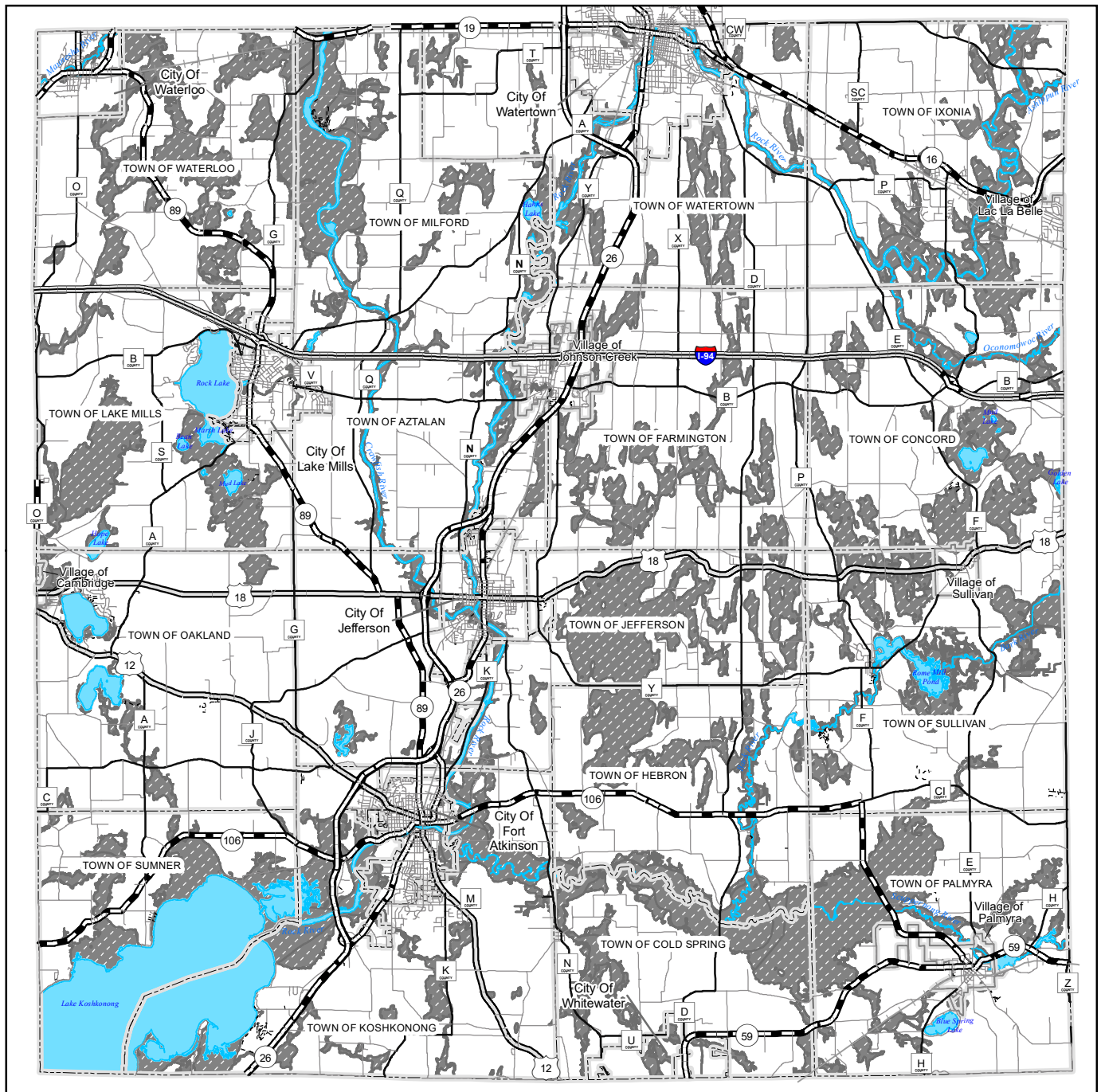
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Miles



## Map 4 Land Use: Unincorp. Jefferson Co: 2024

## Jefferson County Hazard Mitigation Plan 2025-2029

**CIVITEK**  
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## Legend

 100 Year Floodplain

 Road

 Stream

 River

 Water Body

 Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

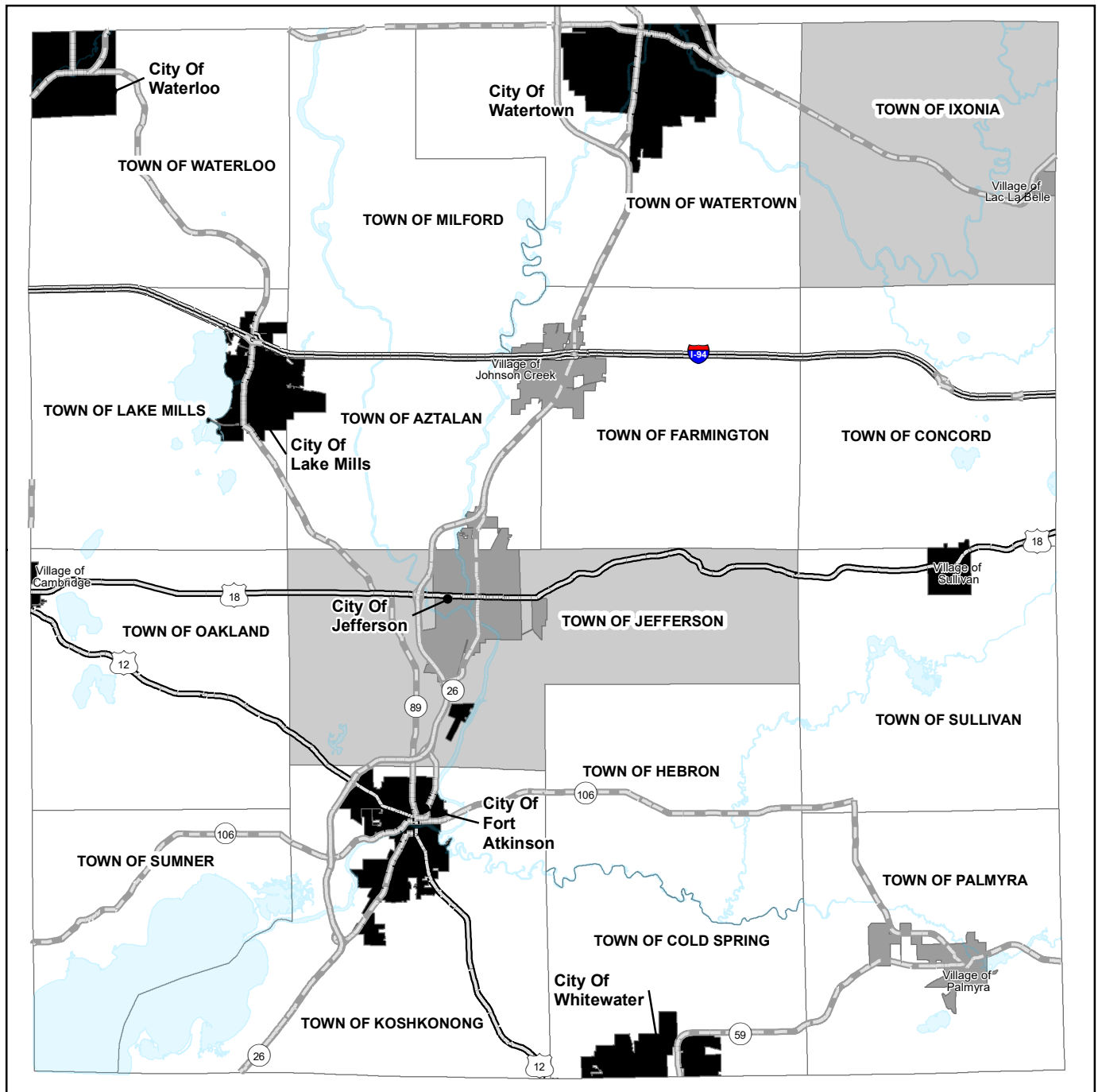
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## Map 5 Surface Water Resources: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

### Over 65 per SQ MI

- Less than 5
- 5 to 9
- 10 to 35
- Greater than 35

Source: Basemap from Jefferson County  
Land Information Office

Data: US Census Bureau  
American Community Survey

0 1 2 3  
Miles

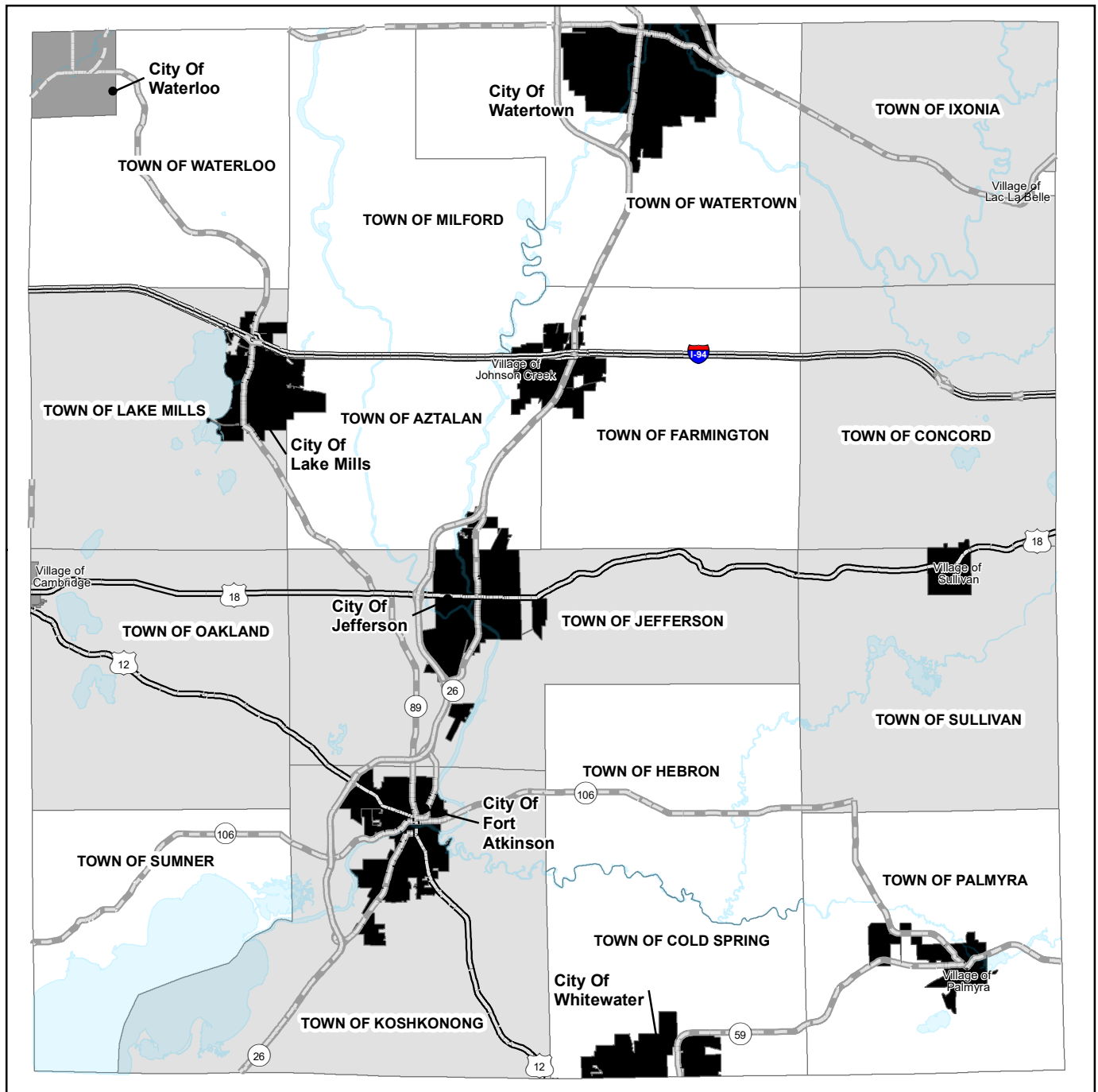


## Map 6 Over 65 per SQ MI: 2022 Estimate

### Jefferson County Hazard Mitigation Plan 2025-2029

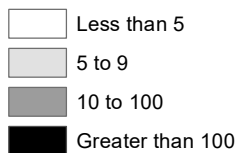
**CIVITEK**  
CONSULTING





## Legend

### Disabilities per SQ MI



Source: Basemap from Jefferson County  
Land Information Office

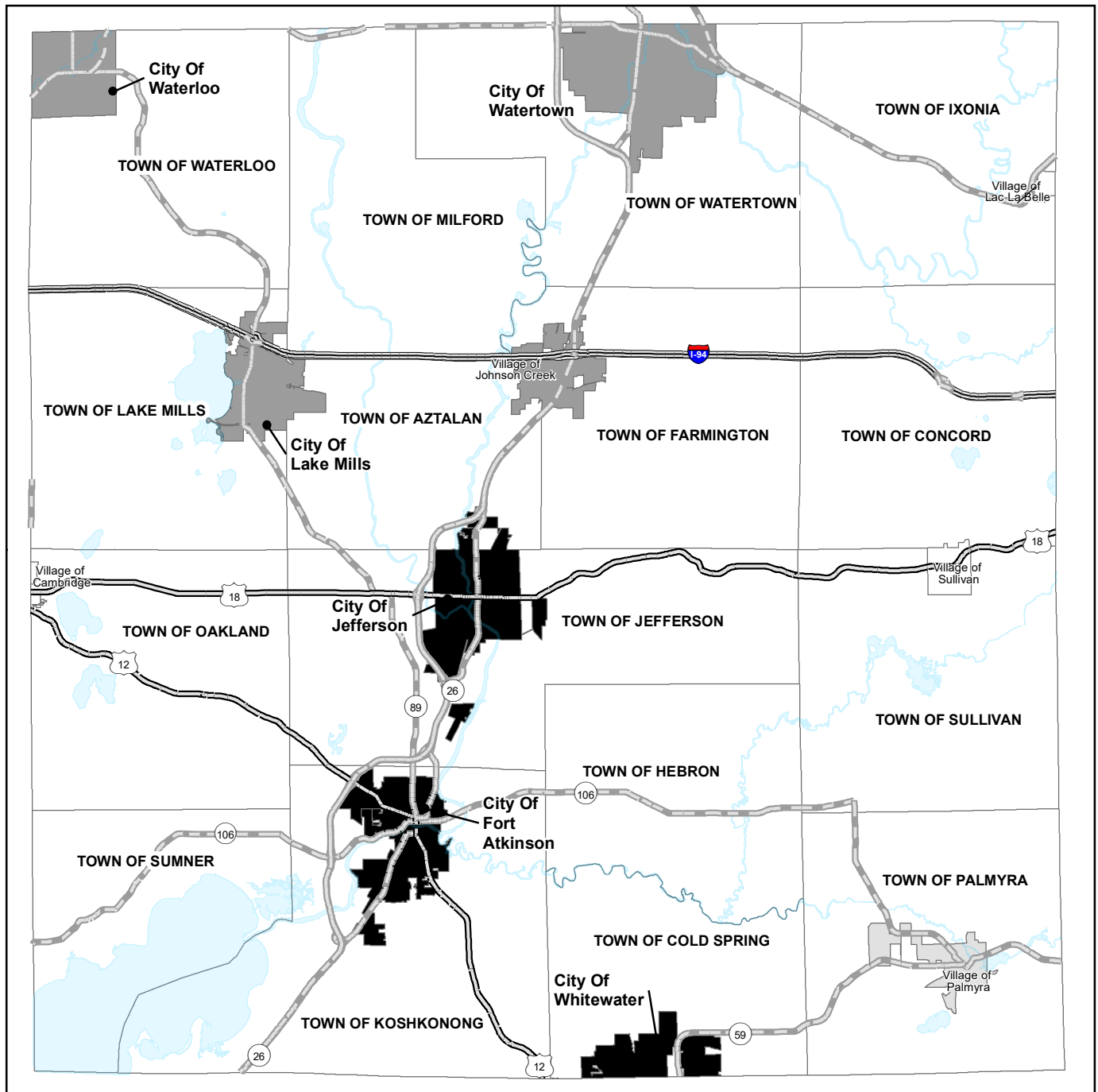
Data: US Census Bureau  
American Community Survey



## Map 7 Disabilities per SQ MI: 2022 Estimate

### Jefferson County Hazard Mitigation Plan 2025-2029

**CIVITEK**  
CONSULTING



## Legend

### Minorities per SQ MI

- Less than 15
- 15 to 74
- 75 to 150
- Greater than 150

Source: Basemap from Jefferson County  
Land Information Office

Data: US Census Bureau  
American Community Survey

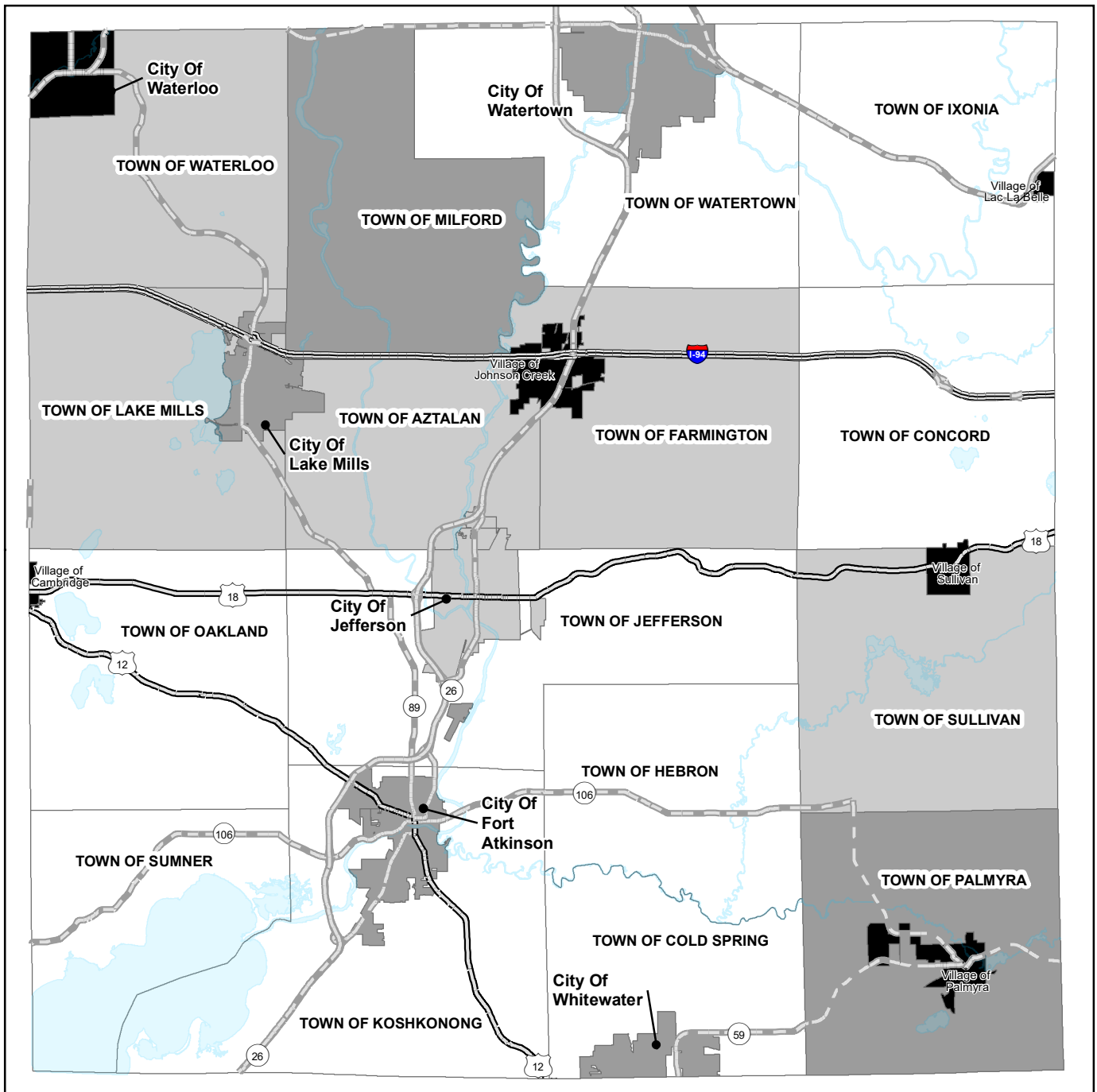
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Miles



## Map 8 Minorities per SQ MI: 2022 Estimate

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

### Poverty per SQ MI

- Less than 5
- 5 to 9
- 10 to 50
- Greater than 50

Source: Basemap from Jefferson County  
Land Information Office

Data: US Census Bureau  
American Community Survey

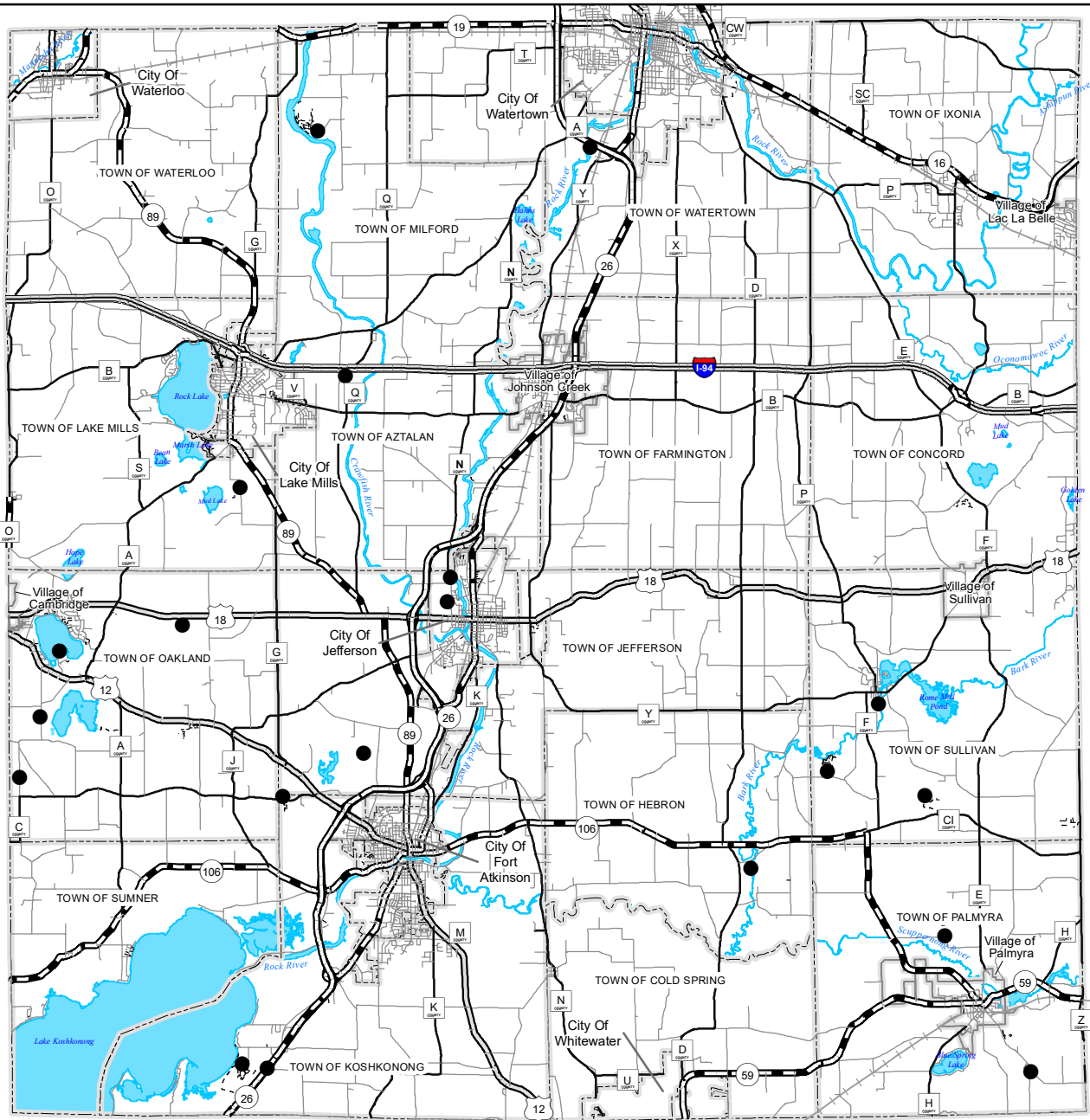
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Miles



## Map 9 Poverty per SQ MI: 2022 Estimate

### Jefferson County Hazard Mitigation Plan 2025-2029

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## Legend

● Campground

 Water Body

 Towns

 Road

 Rivers

Source: Jefferson County Land Information Office

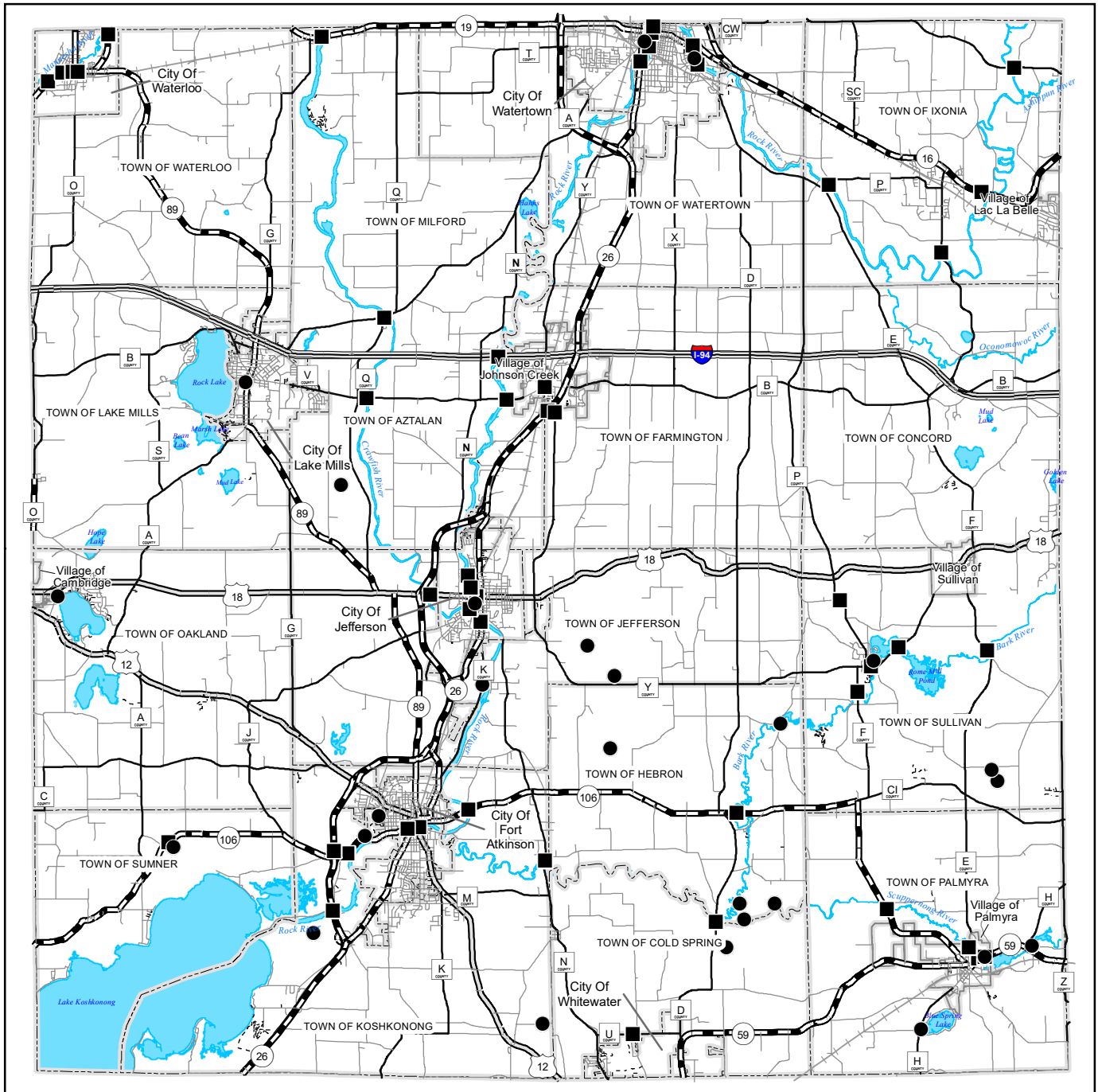
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## Map 10 Campgrounds: 2024

**Jefferson County  
Hazard Mitigation Plan  
2025-2029**

**CIVITEK  
CONSULTING**



## Legend

- Bridge
- Dam

-  Road
-  River
-  Water Body
-  Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

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Miles

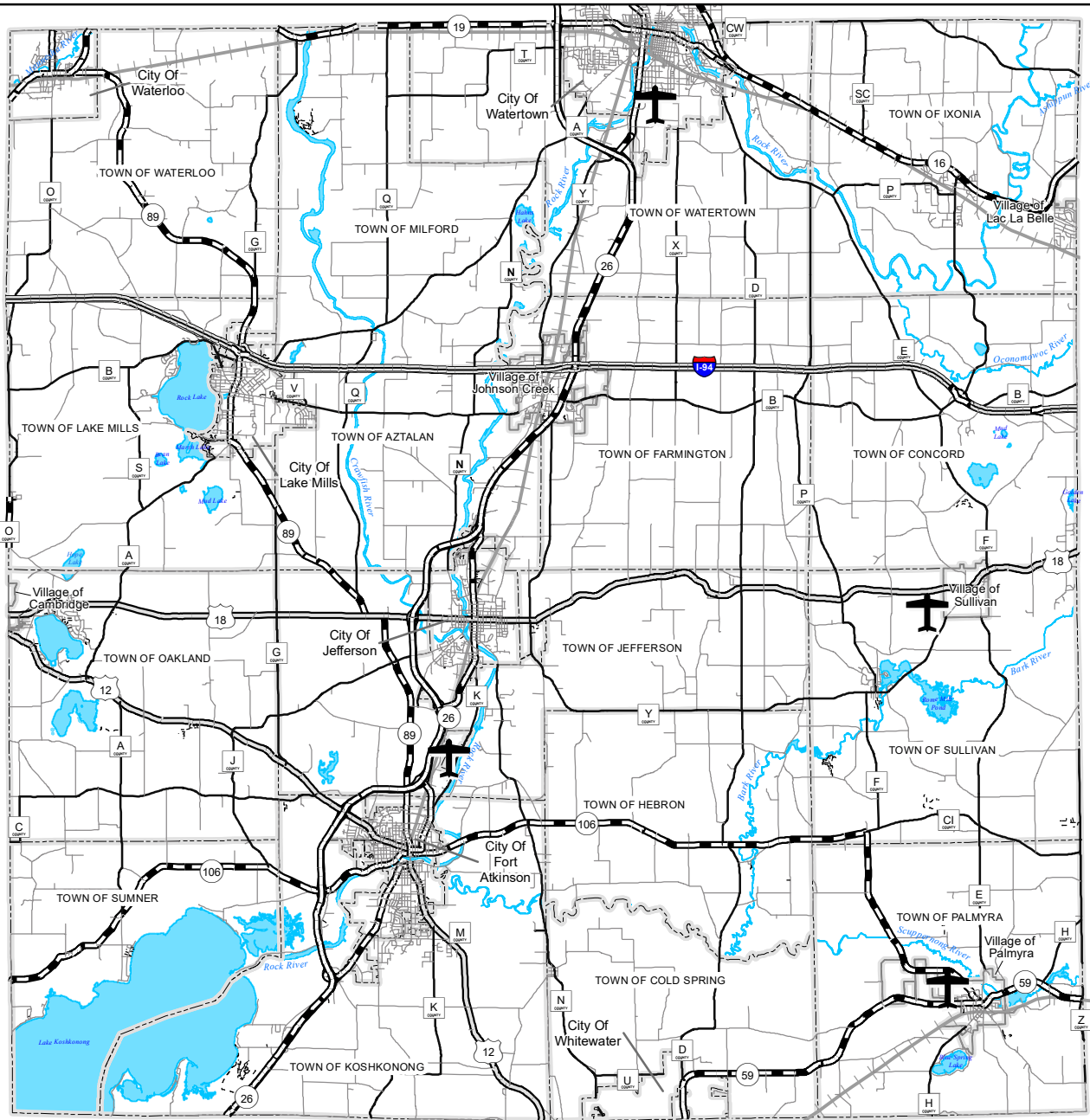


## Map 11 Bridges and Dams: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING





## Legend

 Airport

 RailRoad

 Road

 River

 Water Body

 Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

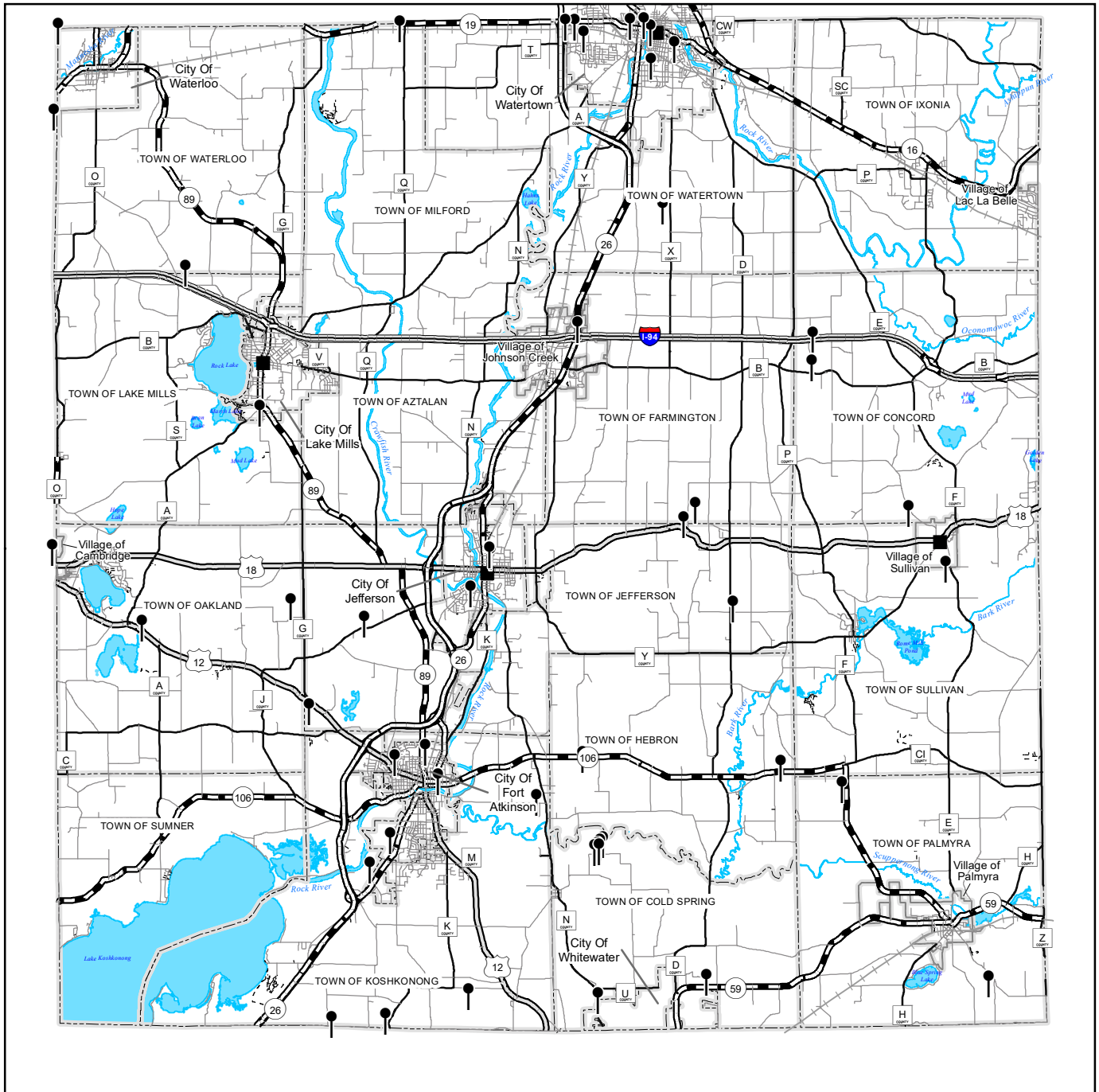
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## Map 12 Public Use Airports and Railroads: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

- |                                                                                                         |                                                                                                        |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Communication Tower |  Road               |
|  Telephone Facility  |  River              |
|                                                                                                         |  Water Body         |
|                                                                                                         |  Municipal Boundary |

Source: Basemap from Jefferson County  
Land Information Office

0 1 2 3  
Miles

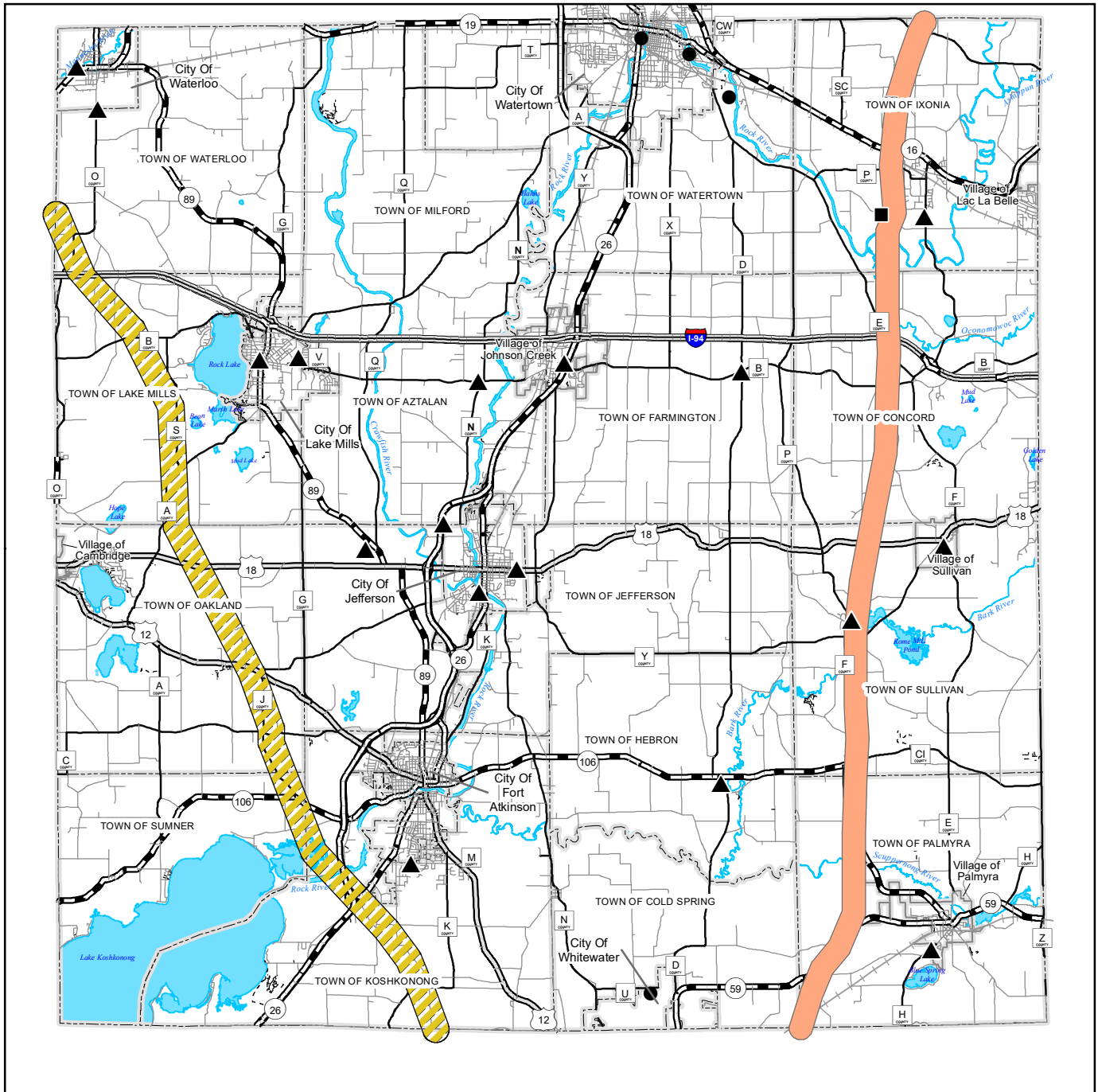


## Map 13 Telecommunication Facilities: 2024

**Jefferson County  
Hazard Mitigation Plan  
2025-2029**

**CIVITEK  
CONSULTING**





## Legend

- ▲ Electric Substation
- Electric Powerplant
- Natural Gas Facility
-  Crude Oil Pipeline (approximate location)
-  Natural Gas Pipeline (approximate location)
-  Road
-  River
-  Water Body
-  Municipal Boundary

Source: Basemap from Jefferson County Land Information Office

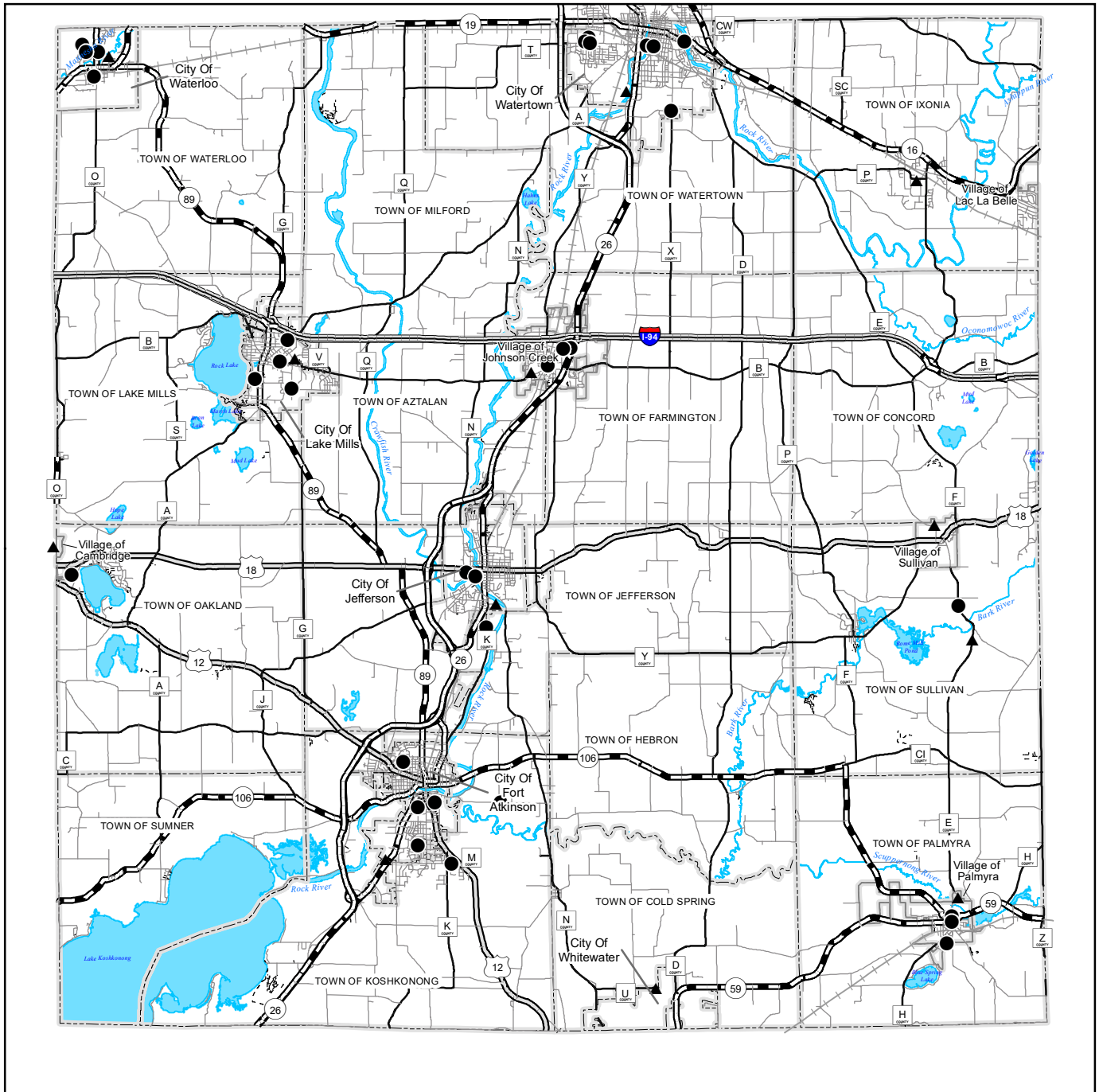
0 1 2 3 Miles



## Map 14 Energy Facilities: 2024

**Jefferson County  
Hazard Mitigation Plan  
2025-2029**

**CIVITEK  
CONSULTING**



## Legend

- Public Water Facility
- ▲ Wastewater Treatment Facility
- Road
- River
- Water Body
- Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

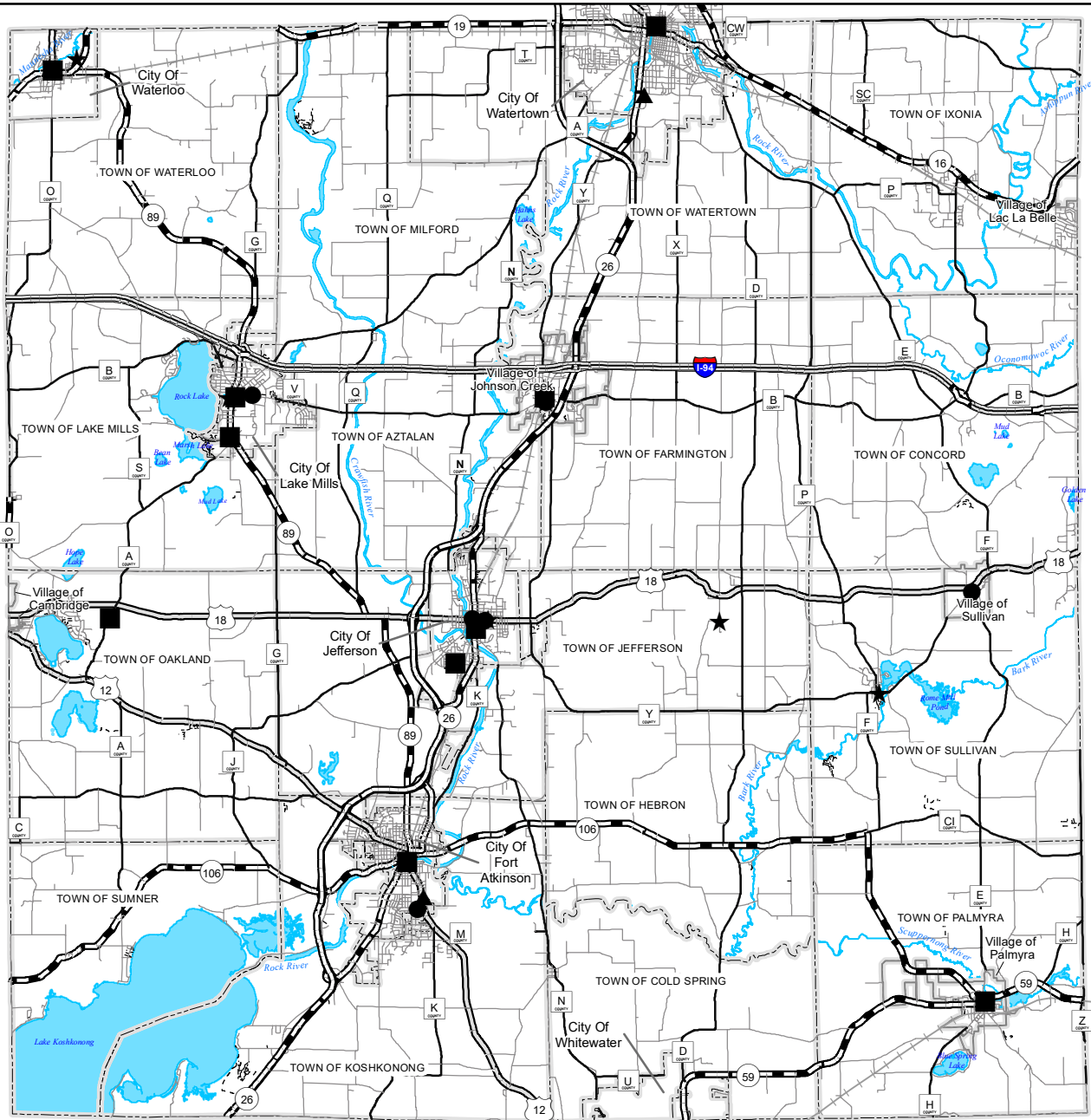
0 1 2 3  
Miles



## Map 15 Public Water and Wastewater Facilities: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

- ▲ Military Facility
- EMS Facility
- ★ Fire Station
- Police Station

- Road
- ~ River
- Water Body
- Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

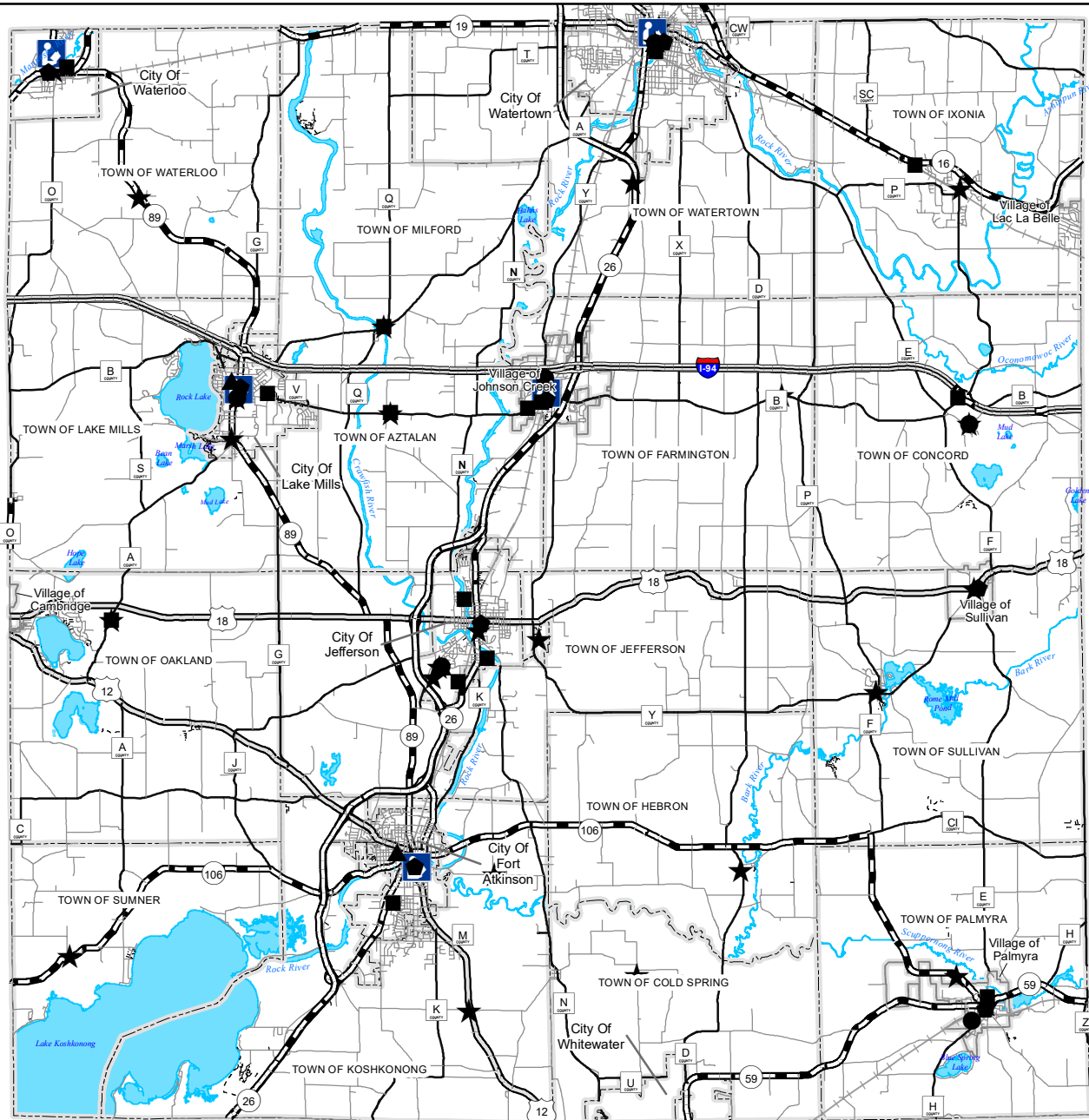
0 1 2 3  
Miles



## Map 16 Public Safety Facilities: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

- |                                                                                     |                            |                                                                                     |                    |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|--------------------|
|  | Library                    |  | Road               |
|  | Post Office                |  | River              |
|  | Municipal Office and Other |  | Water Body         |
|  | Community Center           |  | Municipal Boundary |
|  | Municipal Garage           |                                                                                     |                    |
|  | Senior Center              |                                                                                     |                    |

Source: Basemap from Jefferson County  
Land Information Office

0 1 2 3  
Miles



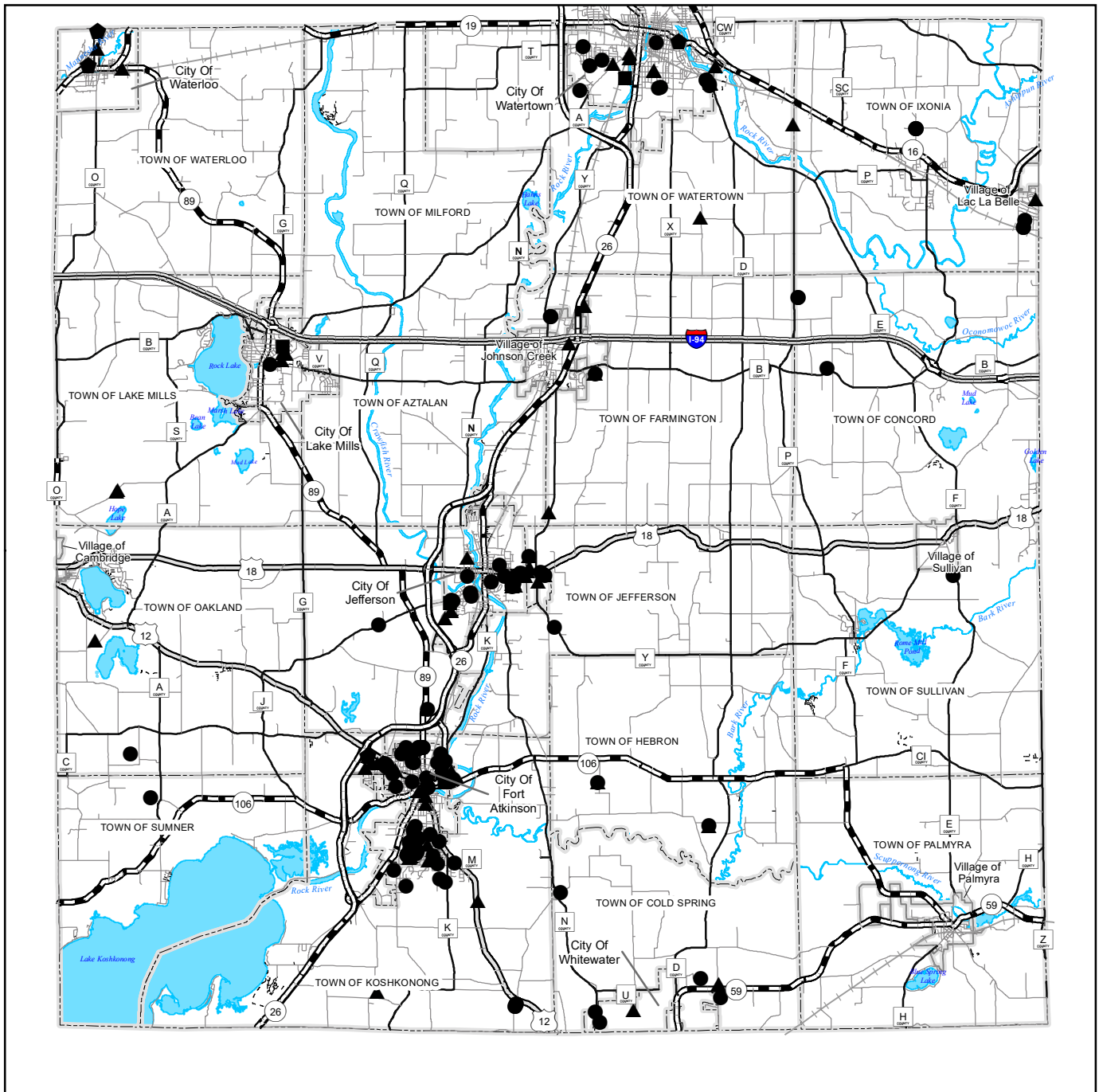
## Map 17 Government Facilities: 2024

## Jefferson County Hazard Mitigation Plan 2025-2029

**CIVITEK**  
CONSULTING







## Legend

- Adult Family Home
- ▲ Community Based Residential Facility
- Nursing Home
- ⬠ Residential Care Apartment Complex
- Road
- ~ River
- Water Body
- Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

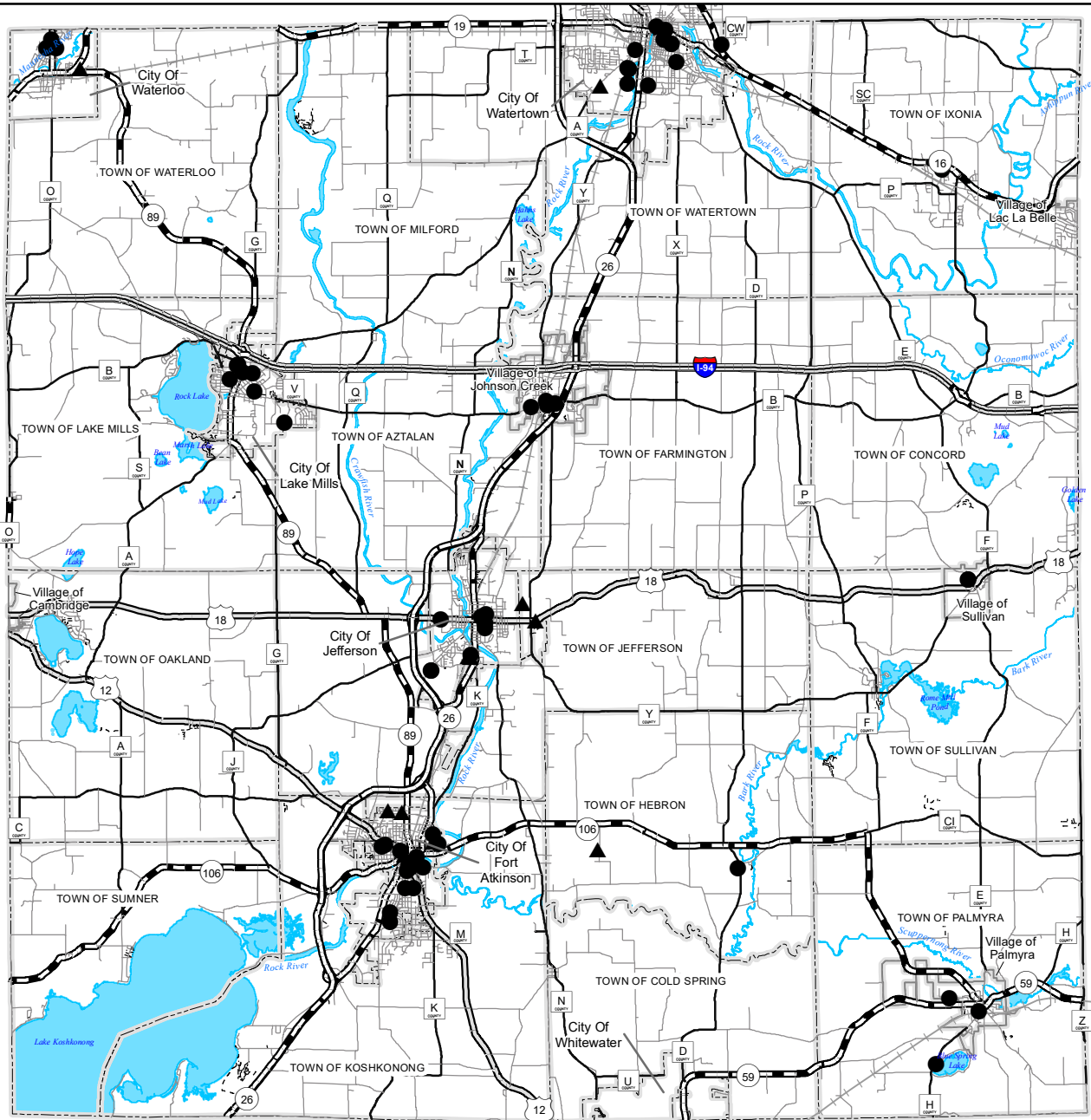
0 1 2 3  
Miles



## Map 19 Special Care Residential Facilities: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



## Legend

- ▲ Group Child Care Center
- Adult Day Care

— Road

— River

Water Body

Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

0 1 2 3  
Miles

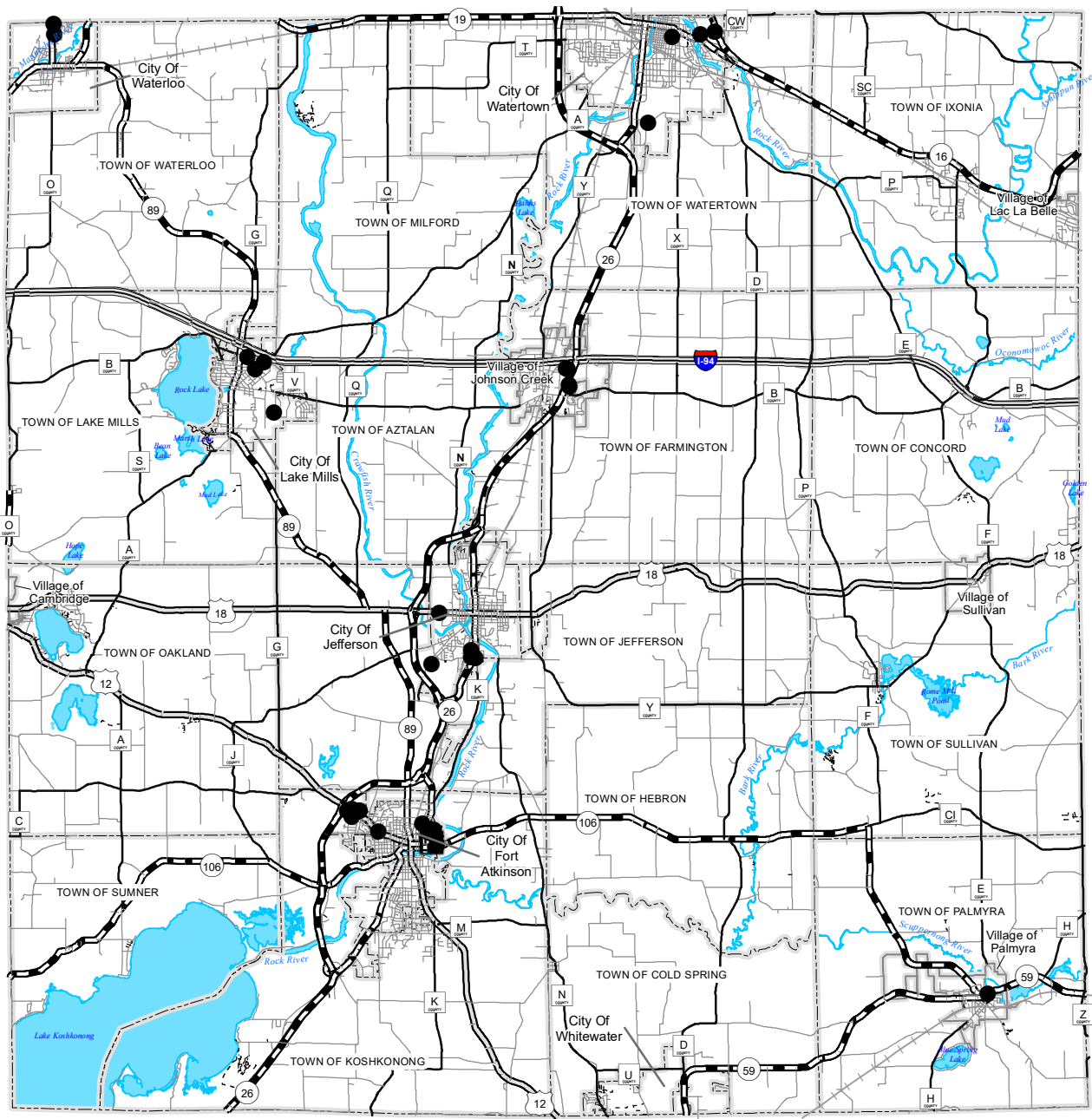


## Map 20 Special Care Non-Residential Facilities: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING





## Legend

- |                                                                                                          |                                                                                                        |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Hospital             |  Road               |
|  Health Care Facility |  River              |
|                                                                                                          |  Water Body         |
|                                                                                                          |  Municipal Boundary |

Source: Basemap from Jefferson County  
Land Information Office

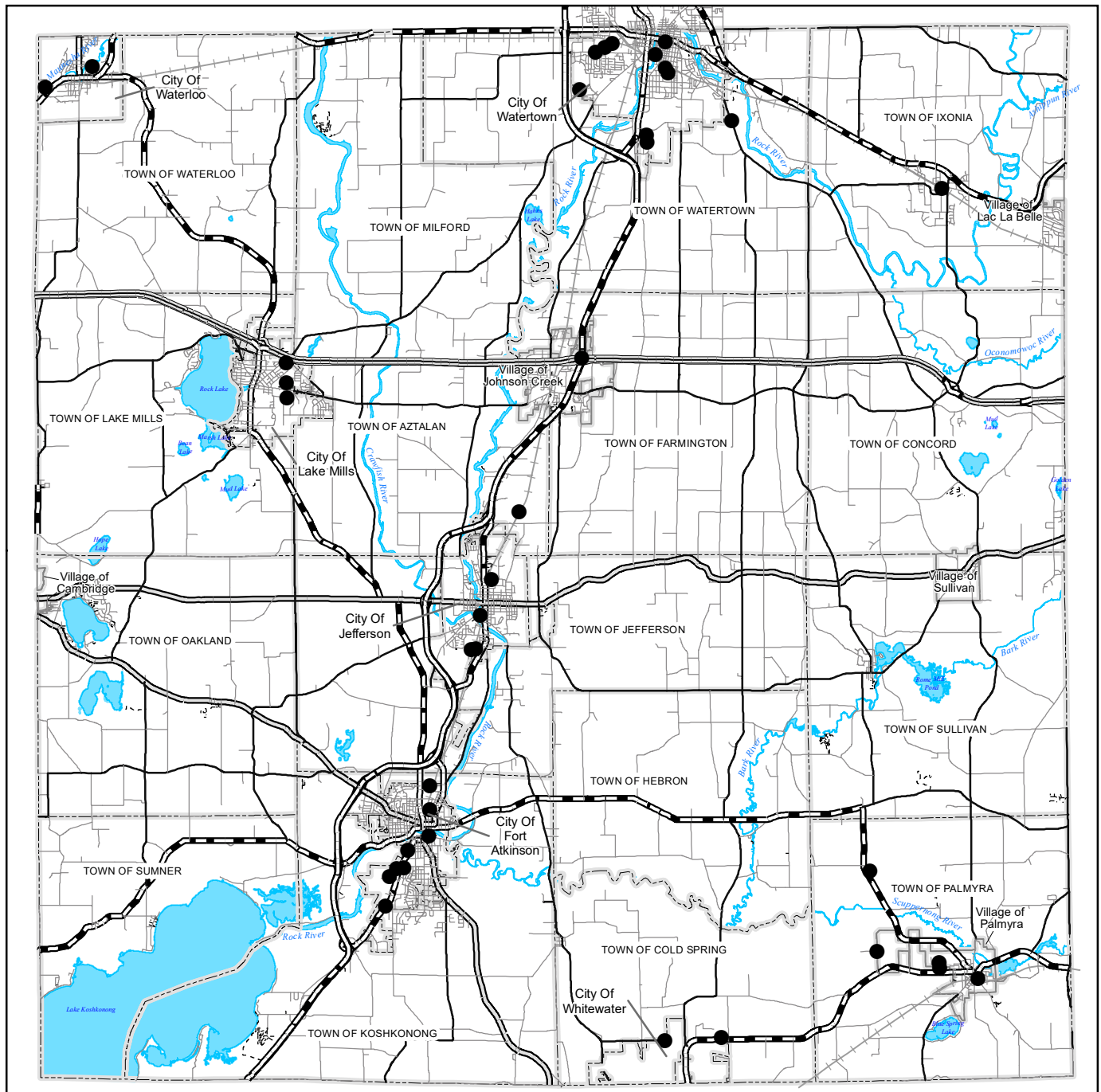
0 1 2 3  
Miles



## Map 21 Health Care Facilities: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING



### Legend

-  Hazardous Facility
  Road
-  River
-  Water Body
-  Municipal Boundary

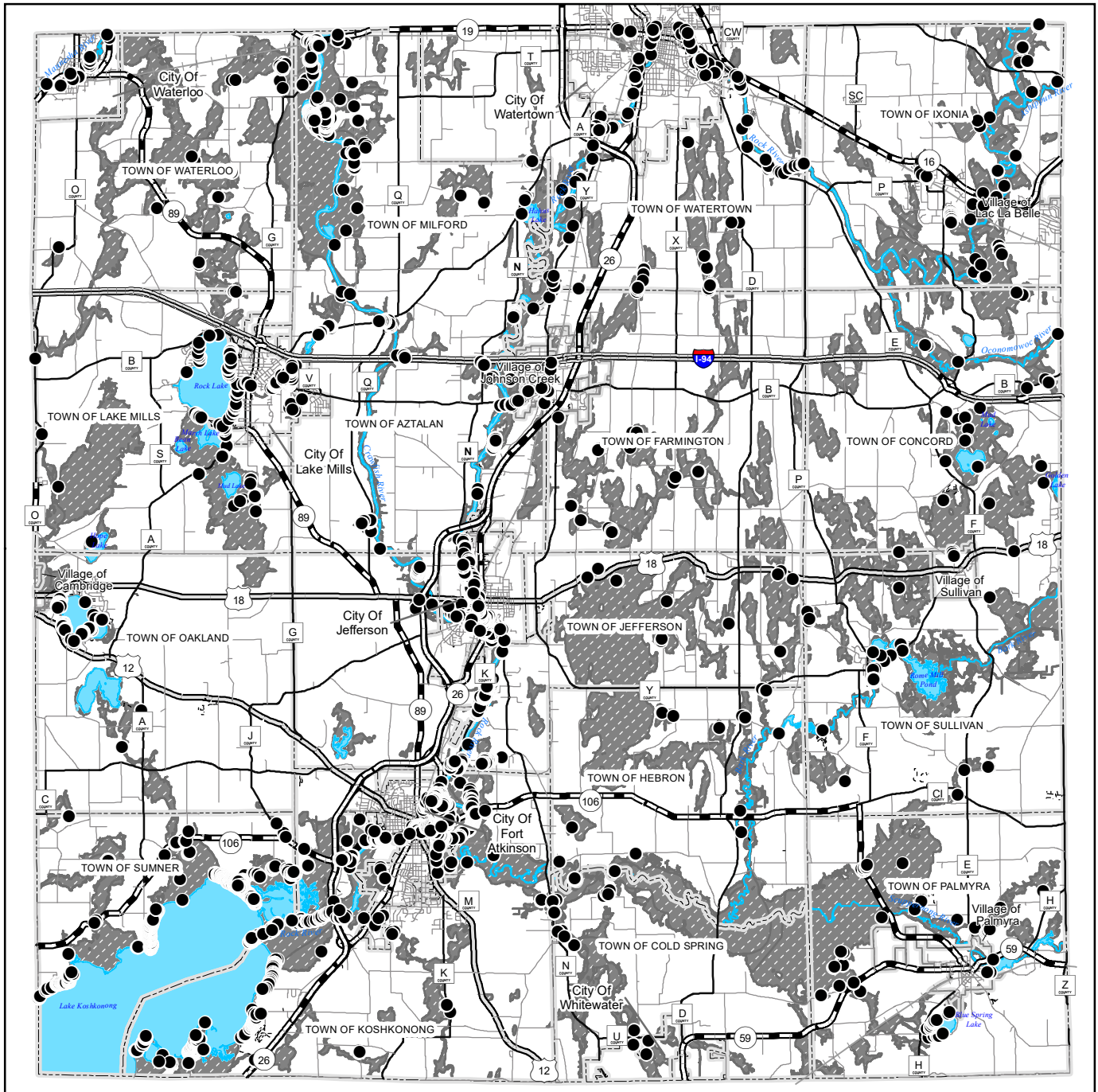
Source: Basemap from Jefferson County  
Land Information Office



**Map 22**  
**Facilities with**  
**Hazardous**  
**Materials: 2024**

# Jefferson County Hazard Mitigation Plan 2025-2029

**CIVITEK**  
**CONSULTING**



## Legend

- Structure
- ▨ 100 Year Floodplain
- Road
- River
- Water Body
- Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

0 1 2 3  
Miles

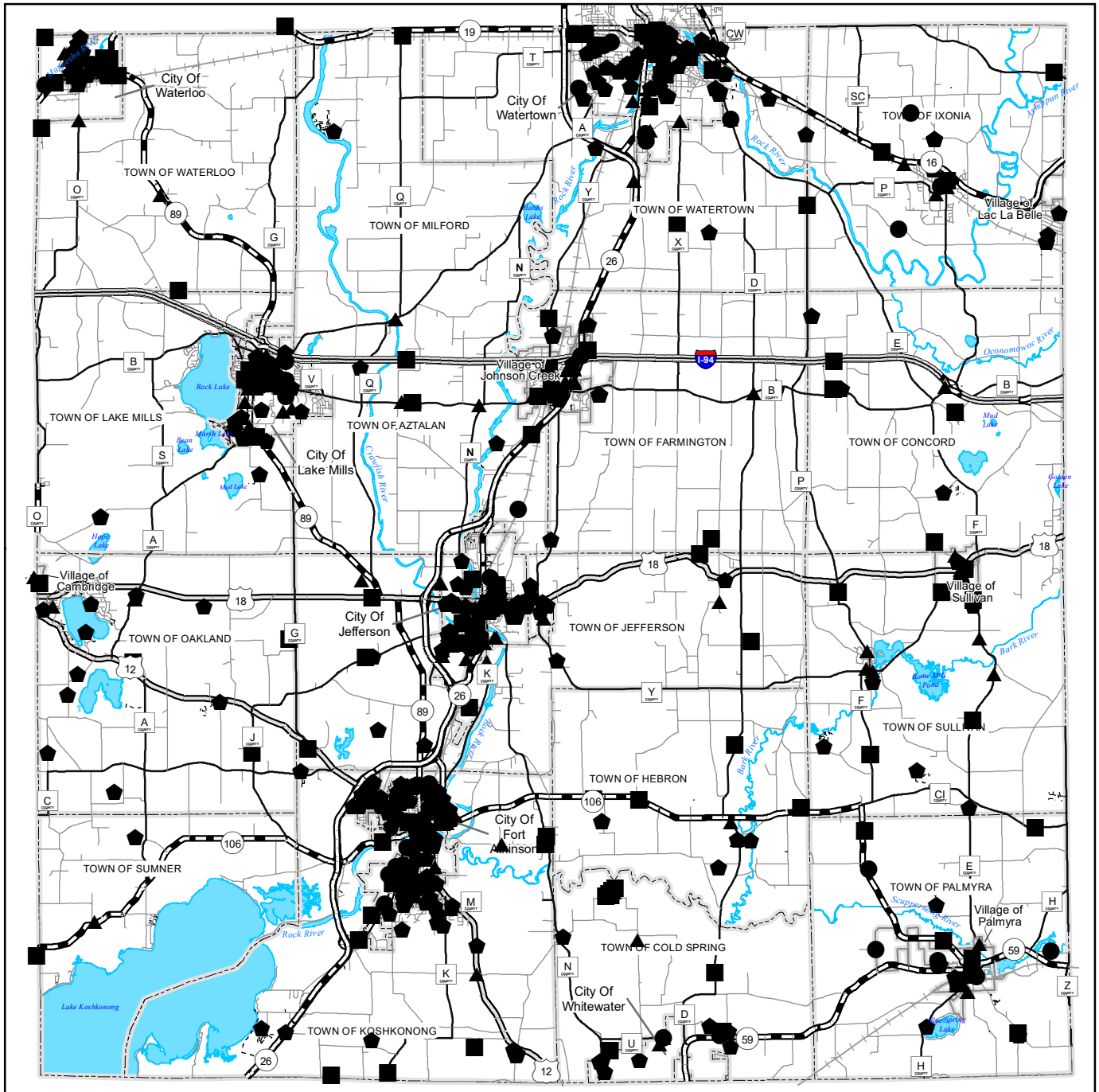


## Map 23 Structures in 100 Year Floodplain: 2007

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING





## Legend

- ▲ Type I
- Type II
- Type III
- ◆ Type IV

— Road

— River

Water Body

Municipal Boundary

Source: Basemap from Jefferson County  
Land Information Office

0 1 2 3  
Miles



## Map 24 Critical Facility by Type: 2024

Jefferson County  
Hazard Mitigation Plan  
2025-2029

**CIVITEK**  
CONSULTING

# PUBLIC PARTICIPATION DOCUMENTATION

|                                                                                  |      |
|----------------------------------------------------------------------------------|------|
| 2024 Public Participation Plan .....                                             | B-2  |
| Sample email sent to municipalities regarding participation .....                | B-3  |
| Municipal point of contacts .....                                                | B-4  |
| School District Point of Contacts .....                                          | B-5  |
| Community Needs and Capabilities Survey #1 .....                                 | B-6  |
| School District Survey .....                                                     | B-11 |
| Survey of Local Projects and Activities #2 .....                                 | B-13 |
| Communication with Adjoining Counties .....                                      | B-16 |
| Communication with American Red Cross .....                                      | B-17 |
| Steering committee meeting #1 (September 30, 2024) .....                         | B-18 |
| Steering committee meeting #2 (October 24, 2024) .....                           | B-19 |
| Law Enforcement and Emergency Management Committee Agenda – March 28, 2025 ..... | B-20 |
| Jefferson County Board Meeting Agenda – April 15, 2025 .....                     | B-21 |

## **Public Participation Plan Jefferson County Hazard Mitigation Plan 5-Year Update**

Working in concert with local jurisdictions, Jefferson County has initiated a project to update the Jefferson County hazard mitigation plan that was first adopted in 2008. The items listed below are the ways in which the County will facilitate public participation in the plan update.

- **Formation of a Steering Committee.** A steering committee will be established to guide the project and provide oversight and input. Members will include county officials and staff and local officials and representatives who wish to participate.
- **Public Notices for Steering Committee Meetings.** All Steering Committee meetings will be formally noticed and open to the public consistent with the state's open meeting law.
- **Local Government Involvement.** Each of the local governments in Jefferson County (towns, cities, and villages) will be contacted early in the process and informed about the project and asked to enter into a memorandum of understanding (MOU) with the County. Although the MOU would be non-binding, it would establish a framework for intergovernmental cooperation and coordination in terms of information sharing and give the jurisdiction the opportunity to also adopt the updated plan making it eligible for federal mitigation funding.
- **Local Jurisdiction Survey.** A set of maps, a listing of critical facilities in the jurisdiction, and a draft version of the assessment matrix used in the plan will be sent to each of the jurisdictions in the County. Local officials will have an opportunity to review and comment on the materials prepared up to that date.
- **Website.** Information about the project will be posted on the County's website, along with draft documents, maps, meeting notices and agendas, and project-related news.
- **Material Availability.** As various drafts are completed, copies will be sent to each of the local jurisdictions in Jefferson County and other interested parties for review and comment.
- **Acknowledgement by municipalities.** Each of the cities and villages in the county will be sent a proposed copy of the plan along with a form they can use to acknowledge that they have reviewed the plan, and either recommend one or more revisions or accept the plan as drafted.
- **Public Hearing.** The Board of Supervisors will hold at least one public hearing to formally accept public comment on the proposed plan. Each of the cities and villages in the county will need to conduct separate public hearings to collect public input from within their particular jurisdiction.
- **Other Means.** The County may provide other avenues for public participation and local government involvement during the course of the project.

**Adopted September 10, 2024, by the Jefferson County Board of Supervisors by Resolution 2024-43**

### Sample Correspondence Sent to Municipalities Regarding Participation

#### Subject: Participation in Jefferson County Hazard Mitigation Plan Update

Jefferson County prepared a multi-jurisdictional hazards mitigation plan in 2008 and has updated it every five years after that.

The county is embarking on another five-year update, and we need the involvement of all of the towns, cities, and villages in Jefferson County to make sure we address local issues and concerns.

As in the past, cities and villages will have the opportunity to adopt the updated plan — doing so will allow them to qualify to apply for federal funding for hazard mitigation projects and activities.

If your jurisdiction would like to participate, complete the attached memorandum of understanding and appoint one person from your jurisdiction who will (1) verify the accuracy of a list of critical facilities that will be prepared for your jurisdiction, (2) review and comment on the draft plan, (3) complete a short survey, and (4) serve as a liaison. If that individual would like to be more involved, he or she can also volunteer to serve on a steering committee that will have a direct role in overseeing the plan update process.

I hope you can see the benefits (and low cost) of participating in this project. To participate, sign the enclosed memorandum and then appoint one person to represent your jurisdiction in the process. Please send me the completed forms by August 31, 2024 (via mail or email).

The County Board has hired Civi Tek Consulting of Lake Mills to help prepare the plan update. If you should have any questions, you may contact me at (920) 674-7450 or at [donnah@jeffersoncountywi.gov](mailto:donnah@jeffersoncountywi.gov).

Kind regards,

Donna Haugom, Director of Emergency Management  
Jefferson County Office of Emergency Management

**Donna Haugom, WCEM**

Director  
Jefferson County  
Emergency Management

Phone: 920-674-7450  
107 E Washington St  
Jefferson, WI 53549

[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)





### Municipal Point of Contacts

| Survey #1      | Survey #2 | Town          | Point of Contact                                                                                                     |
|----------------|-----------|---------------|----------------------------------------------------------------------------------------------------------------------|
|                | X         | Aztalan       | Kathleen Pitzner                                                                                                     |
| X              | X         | Cold Spring   | Byron Freeman, Town Supervisor                                                                                       |
|                |           | Concord       |                                                                                                                      |
| X              | X         | Farmington    | Kevin Emrath, Town Chairman                                                                                          |
| X              |           | Hebron        | Kathleen Gross, Town Clerk                                                                                           |
| X              |           | Ixonia        | Perry Groetsch, Town Chairman                                                                                        |
|                | X         | Jefferson     | Tracie Stammer, Town Supervisor                                                                                      |
|                | X         | Koshkonong    | Kim Cheney, Chairperson                                                                                              |
|                | X         | Lake Mills    | Robin Untz, Town Clerk                                                                                               |
|                |           | Milford       | Steve Kube, Town Chairman                                                                                            |
|                | X         | Oakland       | Laura Payne, Town Chair**                                                                                            |
|                |           | Palmyra       | Frank Sauter, Town Chairman                                                                                          |
|                |           | Sullivan      |                                                                                                                      |
|                | X         | Sumner        | Patricia Achilli                                                                                                     |
| X              |           | Waterloo      | Scott Hassett, Town Chairman                                                                                         |
| X              | X (2)     | Watertown     | James Wendt, Administrative Clerk **                                                                                 |
| <b>Village</b> |           |               |                                                                                                                      |
| X              | X         | Cambridge     | Paula Hollenbeck, Village Trustee                                                                                    |
| X              | X         | Johnson Creek | Benjamin Patterson, Fire-EMS Chief                                                                                   |
|                |           | Lac La Bell   | none                                                                                                                 |
|                | X         | Palmyra       | Scott Pavlock, Public Safety Director/Police Chief**                                                                 |
|                | X         | Sullivan      | Heather Rupnow, Clerk/Treasurer                                                                                      |
| <b>City</b>    |           |               |                                                                                                                      |
|                | X         | Fort Atkinson | Bruce Peterson, Fire Chief**                                                                                         |
| X              |           | Jefferson     | Alan D. Richter, Chief of Police**                                                                                   |
|                | X         | Lake Mills    | Steve Schroeder, Chief of Police**<br>Drake Daily, City Manager                                                      |
|                | X         | Waterloo      | Denis Sorensen, Chief of Police**                                                                                    |
| X              |           | Watertown     | Tanya Reynen, Fire Chief**<br>Victoria Parker - Environmental Health Specialist/Emergency Preparedness Coordinator** |
|                | X         | Whitewater    | Todd Lindert, Emergency Management Coordinator**<br>Sabrina Ojibway, Support Services Manager                        |

\*\* Also served on Steering Committee

Jefferson County Parks Department – Survey #2

**School District Point of Contacts**

| Survey | School District | Point of Contact                                                                                                                                                           |
|--------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| X      | Calvary Baptist | Randy Krystowiak, Administrator                                                                                                                                            |
| X      | Cambridge       | Bill Miller, Director of Buildings and Grounds                                                                                                                             |
| X      | Jefferson       | <ul style="list-style-type: none"><li>• Charles Urness, Superintendent</li><li>• Nick Skretta, Jefferson High School Principal</li><li>• Jake Wichman, Principal</li></ul> |
| X      | Fort Atkinson   | Rob Abbott, Superintendent                                                                                                                                                 |
| X      | Johnson Creek   | Mark Green                                                                                                                                                                 |
| X      | Lake Mills      | Tonya Olson, District Administrator                                                                                                                                        |

Jefferson County Hazard Mitigation Plan Survey 2024

Your Name:

Your Position/Title:

Name of City, Village, Town:

1. Which plans has your organization adopted?

| Plan                                        | Yes                   | No                    | Unsure                |
|---------------------------------------------|-----------------------|-----------------------|-----------------------|
| Comprehensive Plan                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Capital Improvement Plan (CIP)              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Economic Development Plan                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing Plan or Study                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Operations Plan                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Continuity of Operations Plan               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation Plan                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Stormwater Management Plan                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Disaster Recovery Plan                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Watershed Restoration Plan                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Parks/Outdoor Recreation Plan               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sustainability, Energy, and/or Climate Plan | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Farmland Preservation Plan                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Land & Water Conservation Plan              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| List any other recent plans:                |                       |                       |                       |
|                                             |                       |                       |                       |

Page 2

**2. Which ordinances has your community adopted?**

| Ordinance                                              | Yes                   | No                    | Unsure                |
|--------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| General Zoning Ordinance                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Floodplain Zoning Ordinance, if City or Village        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Shoreland Zoning Ordinance, if City or Village         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Shoreland-Wetland Zoning Ordinance, if City or Village | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Building Codes/Uniform Dwelling Code                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Farmland Preservation Zoning, if Town                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Historic Preservation Ordinances, if City or Village   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| List other ordinances:                                 |                       |                       |                       |

**3. Which personnel and technical resources does your organization have? Include in-house staff and contracted external resources.**

| Resource                                                                          | Yes                   | No                    | Unsure                |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| Designated Emergency Management Manager                                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Planner or engineer trained in land development                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Planner or engineer trained in construction                                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Planner or engineer trained in natural hazards                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Public Works                                                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Building inspector                                                                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Floodplain Manager/Administrator, if City or Village                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| GIS Technician                                                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Grant writer/administrator                                                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Warning systems/services                                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mutual Aid Agreements                                                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Maintenance Programs (tree trimming, stormwater infrastructure maintenance, etc.) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| List any other available resources:                                               |                       |                       |                       |

Page 3

**4. Which financial resources does your organization have?**

| Resource                                     | Yes                   | No                    | Unsure                |
|----------------------------------------------|-----------------------|-----------------------|-----------------------|
| Capital Improvements Project Funding         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Authority to levy taxes for special purposes | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Stormwater Utility Fees                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community Development Block Grant            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Revenue from utilities                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Impact fees for new development              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tax Incremental Financing (TIF)              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| List any other resources:                    |                       |                       |                       |

**5. Which outreach/engagement capabilities does your organization have to implement hazard mitigation strategies?**

| Strategy                                                                             | Yes                   | No                    | Unsure                |
|--------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| Staff with hazard mitigation training to attend community events                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ongoing education programs (first aid, disaster preparedness, safety training, etc.) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Nonprofit organizations that assist vulnerable populations                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Nonprofit organizations involved in environmental protection                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Municipal website                                                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Municipal or utility newsletter                                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Emergency notification apps                                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| List other available strategies:                                                     |                       |                       |                       |

6. Rate the categories discussed in questions 2 through 6 by how effectively your organization can implement hazard mitigation projects and strategies:

| Category                      | Low                   | Moderate              | High                  |
|-------------------------------|-----------------------|-----------------------|-----------------------|
| Planning                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ordinances/Zoning             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Personnel/Technical Resources | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Financial Resources           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Outreach/Engagement           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

7. What improvements do you think are needed to more effectively manage natural hazards and disaster response for each category:

| Category                       | Improvements Needed |
|--------------------------------|---------------------|
| Planning                       |                     |
| Ordinances/Zoning              |                     |
| Personnel/ Technical Resources |                     |
| Financial Resources            |                     |
| Outreach/ Engagement           |                     |

8. What are the top three needs to improve your community's capacity to implement hazard mitigation projects and strategies?

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |

9. List any roads in your jurisdiction that have been flooded in the last 5 years:

| Road Name | Road Segment (From/To) or General Location | Year(s) |
|-----------|--------------------------------------------|---------|
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |
|           |                                            |         |

Thank you for taking the time to complete this survey. It's most appreciated.

Please return this survey by October 4, 2024:

Tracy Hameau, Emergency Management Director  
Jefferson County  
107 E. Washington  
Jefferson, WI 54549

[thameau@jeffersoncountywi.gov](mailto:thameau@jeffersoncountywi.gov)



Jefferson County Hazard Mitigation Plan  
School District Survey 2024

School District

Your Name

Your Position/Title

1. Does the school district have a strategic plan? ☐ Yes ☐ No

If yes, does anything relate to mitigating natural hazards? ☐ Yes ☐ No

If yes, briefly describe.

2. Briefly, what natural hazards are of most concern to the school district and why?

3. Has the school district undertaken any projects to help mitigate natural hazards?

| Mitigation Project/Activity                             | Recently Completed       | In Progress              | Budgeted                 |
|---------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| Install backup generators                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Flood-proof existing buildings                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Install or improve on-site stormwater management        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Install or improve tornado safe rooms                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Building improvements                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Remove large trees that pose a threat to infrastructure | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: <input type="text"/>                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: <input type="text"/>                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4. What schools in your district do not have a tornado safe room?

|    |  |    |  |    |  |
|----|--|----|--|----|--|
| 1. |  | 4. |  | 7. |  |
| 2. |  | 5. |  | 8. |  |
| 3. |  | 6. |  | 9. |  |

|                                                                                                                                                                                          | Yes                   | No                    | Unsure                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| 5. Does the school district have an emergency preparedness plan specifically tailored to natural hazards like flooding or high winds?                                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 6. Does the school district provide specific education or resources for students and families about natural hazard risks and preparedness?                                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 7. Does the school district have a post-disaster recovery plan to ensure continuity of education if a school is damaged by a natural hazard?                                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 8. Does the school district have a plan for providing psychological support to students and staff in the aftermath of a natural disaster affecting their school or the larger community? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

## Survey of Local Mitigation Projects and Activities (#2)



# JEFFERSON COUNTY HAZARD MITIGATION PLAN UPDATE

Hazard mitigation planning efforts, projects and activities

\* Required

### 1. Name of Municipality \*

Enter your answer

### 2. Your Name \*

Enter your answer

### 3. Hazard Mitigation Activities and Projects

Select hazard mitigation projects/activities your jurisdiction and community may benefit from and like to accomplish in the next 5 years. It is especially important to list projects and activities that may be eligible for mitigation grant funding. There is room at the end of this survey to elaborate on any of these or add your jurisdiction's pre-identified projects.

#### SEVERE WEATHER \*

- ☐ Install backup generators at critical facilities (e.g., Municipal buildings, shelters, businesses, healthcare facilities, schools, etc.)
- ☐ Bury electrical and other utility lines to prevent service outages during weather events
- ☐ Become a NWS Storm Ready Community
- ☐ Evaluate existing outdoor sirens and coverage. (add, repair, or upgrade as needed)
- ☐ Explore grant opportunities for community safe rooms/storm shelters in municipal buildings, campgrounds, and mobile home parks
- ☐ Update zoning to require community safe rooms in new or expanding mobile home villages and campgrounds
- ☐ Post information on the town's, village's, or city's website related to emergency warning systems, importance of NOAA weather radios
- ☐ Post information on the town's, village's, or city's website related to emergency preparedness planning, the safe operation of generators, and space heaters, winter weather driving, tornado safety, etc.
- ☐ Encourage local businesses, churches, schools, etc. to utilize NOAA All Hazards Weather Radios as a way to keep the public safe during dangerous weather events
- ☐ Develop and implement appropriate evacuation procedures in flood-prone areas
- ☐ Review/update Emergency Operating Plans (EOP)

**4. STORMWATER, FLOODWATER, DEBRIS MANAGEMENT \***

- ☐ Apply for grant(s) to purchase flood-prone properties
- ☐ Build or reinforce levees, dams, floodwalls and berms
- ☐ Raise road surfaces to mitigate flood chances
- ☐ Implement critical facility flood protection measures (wastewater treatment plant, police station, municipal building)
- ☐ Development of stormwater retention ponds
- ☐ Upgrade storm sewer systems
- ☐ Initiate the creation of a stormwater management plan
- ☐ Develop a plan/pursue funding to modify any bridges/culverts in your jurisdiction that are not able to handle floodwaters
- ☐ Assess tree trimming projects that would mitigate storm debris-related damage and hazards, such as blocked critical roadways, stormwater drainage, power outages, etc.
- ☐ Designate a storm debris collection point and/or create a debris management plan
- ☐ Remove debris and downed trees along streams and waterways to help improve stream flow
- ☐ Notify railroad officials of potential issues with tracks and crossings that could impact the safety of residents

**5. WILDFIRE \***

- ☐ Consider requirement(s) for burn permits
- ☐ Encourage controlled burns as a means of controlling fuel buildup
- ☐ Ensure new developments have adequate ingress and egress routes
- ☐ Provide information to property owners on creating a defensible space around structures
- ☐ Assess fire district equipment needs and capabilities to effectively respond to wildland fires

**6. CLIMATE ADAPTATION AND OTHER ITEMS \***

- ☐ Incorporate natural hazard information into the town's, village's, city's comprehensive plan
- ☐ Establish local heating and cooling centers for towns, villages, and cities
- ☐ Encourage local residents to contact friends, neighbors, and other family members during periods of extreme temps
- ☐ Apply to become part of the Tree City USA program or adopt an urban forest management plan to mitigate high heat extremes during the summer
- ☐ Adopt local ordinances for prioritizing water usage during periods of drought
- ☐ Promote the use of drought-resistant landscaping practices using native plantings
- ☐ Expand landowner/farmer outreach programs which will increase conservation efforts
- ☐ Encourage farm operators to evaluate the economics of crop insurance programs

**7. DAMS \***

- ☐ Ensure that dam inspections are conducted as required by state law
- ☐ Review any local dam Emergency Action Plans (EAP)
- ☐ Include dam failure scenarios in emergency planning exercises
- ☐ Evaluate the removal of dams that no longer serve a useful purpose

**8. Please list any hazard mitigation projects or activities your jurisdiction may have planned over the next five years or elaborate on any of the items listed above \***

Enter your answer

**9. Comments \***

Enter your answer

Submit

## Communication with Adjoining Counties and America Red Cross

**From:** Tracy Hameau <THameau@jeffersoncountywi.gov>  
**Sent:** Monday, October 14, 2024 10:43 AM  
**To:** Kevin Wemet; Gail Goodchild; Rowland, Jason; jmeagher@co.dodge.wi.us; tubbs.charles@countyofdane.com  
**Cc:** Tim Schwecke; Tracy Neuhauser  
**Subject:** Jefferson County Natural Hazards Mitigation Plan: 2025-2029

Good morning,

Jefferson County Emergency Management is in the process of updating our Hazards Mitigation Plan. Like many of you, we're on our third 5-year update.

Please let us know if there are any natural hazards you believe should be addressed across county lines or if any kind of multi-jurisdictional effort could be implemented by October 21, 2024.

Also, there are a number of cities and villages that are located in more than one county. These include:

- City of Watertown
- City of Whitewater
- Village of Cambridge
- Village of Lac La Belle

Did these communities participate in your most recent effort to update your county plan?

When we finalize our plan update, we'll send you a link to access the document. As always, we appreciate any input you may have.

Thank you for your time and effort – I really appreciate it.

Sincerely,

*Tracy Hameau*  
**Emergency Management Director**  
**Jefferson County, WI**  
[thameau@jeffersoncountywi.gov](mailto:thameau@jeffersoncountywi.gov)  
Phone: (920) 674-7450

107 E Washington  
Jefferson, WI 54549  
[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)



To: Shana Beal, Disaster Program Manager, American Red Cross- Southeast Wisconsin

From: Tracy Hameau, Director; Jefferson County Emergency Management

Subject: Jefferson County Natural Hazards Mitigation Plan: 2025-2029

Jefferson County Emergency Management is in the process of updating our Hazards Mitigation Plan. We wanted to reach out to thank you for sending us the updated list of storm shelters in our county.

Secondly, please let us know if there is anything in our plan that would help you in providing your services in Jefferson County.

When we finalize our plan update, we'll send you a link to access the document. As always, we appreciate any input you may have.

Thank you for your time and effort – I really appreciate it.

Sincerely,

Tracy Hameau, Director; Jefferson County Emergency Management



Steering Committee Meeting #1  
September 30, 2024

AGENDA

Jefferson County  
Hazard Mitigation Plan Update Steering Committee  
Kick-off Meeting

September 30, 2024, 6:00 p.m.

Jefferson County Emergency Management Office  
107 E Washington St.  
Jefferson, WI 53549

Virtual log in: [Join the meeting now](#)  
Meeting ID: 268 944 130 151  
Passcode: gaontg

- 1. Introductions
- 2. Certification of compliance with open meetings law
- 3. Public comment
- 4. Project description – What is a hazard mitigation plan?
- 5. Role of steering committee
- 6. Project timeline
- 7. Upcoming committee tasks
- 8. Feedback and questions
- 9. Set date and time for next meeting
- 10. Adjourn

|                    |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| Meeting Attendance |                                                                         |
| ◆                  | Drake Daily, City Manager, City of Lake Mills                           |
| ◆                  | Tracy Hameau, Director, Jefferson County Emergency Management           |
| ◆                  | Todd Lindert, Emergency Management Coordinator, City of Whitewater      |
| ◆                  | Tracy Neuhauser, Deputy Director, Jefferson County Emergency Management |
| ◆                  | Sabrina Ojibway, Support Services Manager, City of Whitewater           |
| ◆                  | Laura Payne, Town Chair, Town of Oakland                                |
| ◆                  | Ben Patterson, Fire Chief, Village of Johnson Creek                     |
| ◆                  | Tanya Reynen, Fire Chief, City of Watertown                             |
| ◆                  | Tim Schwecke, Civi Tek Consulting                                       |
| ◆                  | Brian Udovich, Jefferson County Engineer                                |

**Steering Committee Meeting #2**  
**October 24, 2024**

**AGENDA**

**Jefferson County Hazard Mitigation Plan  
Steering Committee Meeting**



**October 24, 2024, 11:00a.m.**

Jefferson County Emergency Management Office  
107 E Washington St.  
Jefferson, WI 53549

**OR**

**Virtual log in:**  
**Microsoft Teams**  
[Join the meeting now](#)

Meeting ID: 224 779 583 142  
Passcode: Jeqpno

1. Call to order
2. Roll call
3. Certification of compliance with open meetings law
4. Approval of the agenda
5. Approval of the September 30, 2024 minutes
6. Public comment – *(Members of the public who wish to address the committee on specific agenda items must register their request at this time; there will be a two (2) minute limit)*
7. Discussion on Survey and Results
8. Review selected parts of plan to confirm/revise
9. Upcoming committee tasks
10. Timeline for Hazard Mitigation Plan completion
11. Feedback and questions from Steering Committee
12. Set date and time for next meeting- *if needed*
13. Adjourn

**Meeting Attendance**

- ◆ Patricia Cicero, Director, Jefferson County Land and Water Conservation Department
- ◆ Tracy Hameau, Director, Jefferson County Emergency Management
- ◆ Paula Hollenbeck, Village Trustee, Village of Cambridge
- ◆ Anita Martin, Interested Citizen
- ◆ Tracy Neuhauser, Deputy Director, Jefferson County Emergency Management
- ◆ Ben Patterson, Fire Chief, Village of Johnson Creek
- ◆ Bruce Peterson, Fire Chief, City of Fort Atkinson
- ◆ Alan D. Richter, Chief of Police, City of Jefferson
- ◆ Tanya Reynen, Fire Chief, City of Watertown
- ◆ Steve Schroeder, Chief of Police, City of Lake Mills
- ◆ Tim Schwecke, Civi Tek Consulting
- ◆ Brian Udovich, Jefferson County Engineer
- ◆ Matthew Zangl, Director of Planning and Development for Jefferson County

**Law Enforcement and Emergency Management Committee Agenda – March 28, 2025****LAW ENFORCEMENT AND EMERGENCY MANAGEMENT COMMITTEE  
AGENDA****\*\*REVISED 03-25-2025**

**Jefferson County Courthouse  
311 S. Center Ave, C2003, Jefferson  
March 28<sup>th</sup>, 2025 @ 8:30 a.m.**

**[Join the meeting now](#)**

**Meeting ID: 236 030 545 93**

**Passcode: ee6ZX6Lu**

**DWAYNE MORRIS; DAVID DRAYNA; BRANDON WHITE; MARY ROBERTS; KARL ZARLING**

1. Call to order
2. Roll call
3. Certification of compliance with open meetings law
4. Approval of the agenda
5. Public comment – (Members of the public who wish to address the committee on specific agenda items must register their request at this time)
6. Approval of the February 28, 2025 meeting minutes
7. Communications
8. Grants – Update of ongoing or new grants
9. **\*Discussion and approval of the Hazard Mitigation Plan update**
10. **\*\*Discussion and possible action on Sheriff's Office Mobile App**
11. Proclamation of Law Enforcement Memorial Day – May 14, 2025
12. Report from the Sheriff
13. Update on Lateral Patrol Transfers
14. Review monthly bills and financial items (December-Final, January, February) and Report on the budget
15. Review monthly jail and patrol activity reports
16. Discussion and possible action on approving jail assessment fund purchases
17. Discussion on potential items for the April 25, 2025 meeting agenda (Emergency Management)
18. Adjourn

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

## Jefferson County Board Meeting Agenda – April 15, 2025 (Second page only)

- a. Resolution – Approving 2025 Local Road Improvement Program asphalt bids (Page 11)
- b. Resolution – Approving 2025 pre-mixed hot mix asphalt vendor quotes (Page 13)
- c. Resolution – Approving 2025 asphalt milling quotes (Page 14)
- d. Resolution – Approving 2025 asphalt pulverizing quotes (Page 16)
- 13. **HUMAN RESOURCES COMMITTEE**
  - a. Ordinance – Amending Personnel Ordinance HR0360, Hours of Work, Overtime, and Compensatory Time, Shift Differentials and Premium Pay (Page 17)
  - b. Resolution – Approving GovInvest compensation management software (addendum)
- 14. **LAW ENFORCEMENT AND EMERGENCY MANAGEMENT COMMITTEE**
  - a. Proclamation – Proclaiming May 11-27, 2025, as National Police Week (Page 19)
  - b. Resolution – Adopting the Jefferson County Hazard Mitigation Plan 2025-2029 (Page 20)
- 15. **PARKS COMMITTEE**
  - a. Resolution – Accepting bids for the construction of the Interurban Bike Trail Phase III and amending the 2025 budget in the Parks Department (Page 22)
- 16. **PLANNING AND ZONING COMMITTEE**
  - a. Report (Page 24)
  - b. Ordinance – Amending Official Zoning Map (Page 25)
- 17. **SOLID WASTE AND AIR QUALITY COMMITTEE**
  - a. Resolution – Supporting Jefferson County Clean Sweep, E-Waste Recycling, Tire Recycling and Drug Take Back Program (Page 27)
- 18. **APPOINTMENTS BY COUNTY BOARD CHAIR** (Page 28)
  - a. Dave Flowers, Community Group Representative, to the Local Emergency Planning Committee (LEPC) for an indeterminate term.
- 19. **APPOINTMENTS BY COUNTY ADMINISTRATOR** (Page 28)
  - a. Joan Callan to the Human Services Board to fill an unexpired term ending November 1, 2026.
  - b. Municipal Library Appointments: Kristin Martin and Cari Redington (Cambridge), Kyle Jacobson and Duane Scott (Fort Atkinson), Tom Beirl (Jefferson), Katie Tietzen (Johnson Creek), Tracy Grant (Waterloo), Beth Mueller (Watertown) appointed for a three-year term beginning May 1, 2025 and ending May 1, 2028.
  - c. Melissa Howe, Town of Ixonia, to the Oconomowoc Library Board for a three-year term ending May 1, 2028
  - d. Steve Nass to the Board of Health for a three-year term ending May 9, 2028
  - e. Danielle Thompson, Law Representative, to the Traffic Safety Commission for an indeterminate term
- 20. **PUBLIC COMMENT** (General)
- 21. **ANNOUNCEMENTS**
- 22. **ADJOURN**

**NEXT COUNTY BOARD MEETING**  
**TUESDAY, MAY 13, 2025**  
**7:00 P.M.**

## ADOPTION RESOLUTION (2025 PLAN UPDATE)

### **RESOLUTION NO. 2025-10**

#### **Adopting The Jefferson County Hazard Mitigation Plan 2025-2029**

##### **Executive Summary**

The Federal Disaster Mitigation Act of 2000 requires that government units periodically update their Hazard Mitigation Plans. Jefferson County initially adopted a multi-jurisdictional Hazard Mitigation Plan in 2008 and updated the plan in 2012 and 2018. On September 10, 2024, the Jefferson County Board of Supervisors passed Resolution 2024-43 requiring the Emergency Management Department to update its plan. This new 2025 update will guide hazard mitigation efforts in Jefferson County for the next five-year period from 2025 through 2029.

The Jefferson County Hazard Mitigation Plan (2025-2029) identifies demographic and economic characteristics, climate, natural resources, land use, and developmental trends of the county. Special needs populations and groups are also identified. The plan inventories critical facilities in the County in light of natural hazards along with estimated losses to buildings and infrastructure. This plan makes clear appropriate solutions in terms of a wide range of activities that help to foster hazard mitigation efforts. Mitigation funding sources, maps, and other important features are included.

This resolution adopts the 2025-2029 Jefferson County Hazard Mitigation Plan. The Law Enforcement & Emergency Management Committee considered this resolution at its meeting on March 28, 2025, and recommended forwarding it to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the United States Congress passed the Disaster Mitigation Act of 2000 (DMA2K), which requires that a local unit of government must have an approved all hazard mitigation plan before it can receive Federal grant monies from the Federal Emergency Management Agency for pre-disaster mitigation projects, and

WHEREAS, Jefferson County Emergency Management has updated the comprehensive Hazard Mitigation Plan, initially adopted in 2008, that evaluates the risks posed by potential hazards including, but not limited to, flooding, tornadoes, winter storms, and other severe weather conditions, and identifies strategies for reducing the impact of such hazards on the community, and

WHEREAS, the Jefferson County Board of Supervisors adopted Resolution No. 2024-43 on September 10, 2024, to accept public input concerning the updated plan, and

WHEREAS, Jefferson County has engaged relevant stakeholders, including local governments, emergency responders, community organizations, and the public, in the planning process to ensure the plan is comprehensive and reflects the needs of all residents, and



WHEREAS, the Jefferson County Hazard Mitigation Plan is designed to enhance the County's ability to protect its residents, infrastructure, and economy from the effects of disasters through proactive mitigation strategies, improved risk assessments, and coordinated response efforts, and

WHEREAS, the adoption of this plan demonstrates Jefferson County's commitment to mitigating hazards and improving the resilience of our communities, and

WHEREAS, the Jefferson County Board of Supervisors makes the following findings:

1. The Jefferson County Hazard Mitigation Plan, as prepared and presented by the Jefferson County Emergency Management Department, is hereby adopted as the official Hazard Mitigation Plan for Jefferson County.
2. The plan shall be used as a guide for future hazard mitigation efforts and will serve as the foundation for seeking and applying for federal, state, and local funding to implement mitigation projects.
3. The Jefferson County Emergency Management Director is hereby authorized to submit the adopted plan to FEMA and other relevant authorities for approval.
4. The Hazard Mitigation Plan shall be reviewed periodically and updated as necessary, with public input and participation from relevant stakeholders, to ensure its continued relevance and effectiveness.

NOW, THEREFORE, BE IT RESOLVED that Jefferson County hereby adopts the Jefferson County Natural Hazards Mitigation Plan: 2025-2029. While content related to Jefferson County may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Jefferson County to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

BE IT FURTHER RESOLVED THAT this resolution shall take effect immediately upon its adoption.

*Fiscal Note: This resolution has no direct fiscal impact.*

*Strategic Plan Reference: YES*



*Highly Regarded Quality of Life: Anticipate and plan for environmental vulnerabilities, to include drought, zoonotic, heavy storms, and other disaster events; Develop a comprehensive flood mitigation plan to evaluate and plan for current and future risk and mitigation strategies*

Voice Vote - Passed

STATE OF WISCONSIN            )  
                                          )ss  
COUNTY OF JEFFERSON        )

I, Audrey McGraw, County Clerk of Jefferson County, Wisconsin, do hereby certify that the attached is a true and correct copy of Resolution No. 2025-10, adopted at the April 15, 2025, Session of the County Board of Supervisors at the County Courthouse in the City of Jefferson.

WITNESS MY HAND AND SEAL this 21st day of April 2025.



*Audrey McGraw*  
\_\_\_\_\_  
Audrey McGraw  
Jefferson County Clerk  
Jefferson, Wisconsin

Referred By:  
Law Enforcement & Emergency Management Committee

04-15-2025

REVIEWED: Corporation Counsel: DHT ; Finance Director: *[Signature]*



LETTERS OF CERTIFICATION

2008 Plan (Approved July 25, 2008) ..... D-2

5-year Update (2013) – WEM Certification ..... D-3

5-year Update (2013) – FEMA Certification ..... D-4

5-year Update (2018) – WEM Certification ..... D-5

5-Year Update (2025) – FEMA Certification ..... D-6

**2008 Plan**

U.S. Department of Homeland Security  
Region V  
536 South Clark Street, Floor 6  
Chicago, IL 60605



**FEMA**

Ms. Roxanne Gray  
State Hazard Mitigation Officer  
Wisconsin Div. of Emergency Management  
2400 Wright Street, P. O. Box 7865  
Madison, WI 53707-7865

JUL 25 2008

Dear Ms. Gray, ✓

Thank you for submitting the Jefferson County Hazard Mitigation Plan. We are pleased to inform you that the plan is *approved* for Jefferson County and its unincorporated areas, and the following communities: the Cities of Fort Atkinson, Lake Mills, and Watertown; the Villages of Johnson Creek, Lake Mills, and Sullivan. Formal approval for the other participating jurisdictions, however, is contingent upon the adoption of the plan by those communities. The plan was reviewed based on the local plan criteria contained in 44 CFR Part 201, as authorized by the Disaster Mitigation Act of 2000 and the Flood Mitigation Assistance (FMA) Program.

The approval of this plan ensures the continued availability of FMA and Stafford Act funding including the Pre-Disaster Mitigation Program and the Hazard Mitigation Grant Program. All requests for funding, however, will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted.

Over the next five years, we encourage Jefferson County to follow the plan's schedule for monitoring and updating the plan, and continue their efforts to implement the mitigation measures. The plan must be reviewed, revised as appropriate, resubmitted, and approved within five years in order to continue project grant eligibility.

Please pass on our congratulations to the community on completing this significant action. If you or the community has any questions, please contact Jonathan (J.P.) Marsch at (312) 408-5226.

Sincerely,

Norbert Schwartz, Director  
Mitigation Division

Attachment: Local Plan Review Sheets

[www.fema.gov](http://www.fema.gov)

**5-Year Update (2013) – Certification Letter from WEM**

**STATE OF WISCONSIN**  
**DEPARTMENT OF MILITARY AFFAIRS**  
**DIVISION OF EMERGENCY MANAGEMENT**

Brian M. Satula  
Administrator

Scott Walker  
Governor

October 28, 2013

Donna Haugom, Director  
Jefferson County Emergency Management  
411 S. Center Avenue  
Jefferson, WI 53549

Dear Donna:

It gives me great pleasure to inform you that the *Jefferson County, Wisconsin Natural Hazards Mitigation Plan: 2013-2017* has officially been approved by FEMA. The plan complies with the requirements of the Disaster Mitigation Act of 2000. The County is eligible to apply for funding through the Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, and the Flood Mitigation Assistance Program through October 18, 2018, for projects identified in the Plan. Per the regulations, the Plan is required to be updated and resubmitted for approval every five years to remain eligible for mitigation funding.

With the FEMA Meets Requirements letter you received the Local Hazard Mitigation Plan Review Crosswalk includes recommended revisions for the five-year update.

Congratulations on the approval of the Plan. I also want to commend the County for its commitment to mitigation and reducing future disaster losses, and I look forward to working with you in the future.

If you have any questions, please feel free to call me at 608-242-3222.

Sincerely,

Katie Sommers  
Disaster Response and Recovery Planner  
Wisconsin Division of Emergency Management

Enclosure

Cc: Ben Schliesman, Southeast Regional Emergency Management Director  
Linda Coogan, Southeast Regional Office Operations Associate  
Tim Schwecke, Civi Tek Consulting

**5-Year Update (2013) – Certification Letter from FEMA**

Rec'd 10/23/13

U.S. Department of Homeland Security  
Region V  
536 S. Clark St., 6th Floor  
Chicago, IL 60605-1509

**FEMA**

OCT 18 2013

Ms. Roxanne Gray  
State Hazard Mitigation Officer  
Wisconsin Emergency Management  
2400 Wright Street, P. O. Box 7865  
Madison, WI 53707-7865

Dear Ms. <sup>Rox.</sup>Gray:

Thank you for submitting the adoption documentation for the Jefferson County Hazard Mitigation Plan. The plan was reviewed based on the local plan criteria contained in 44 CFR Part 201, as authorized by the Disaster Mitigation Act of 2000. Jefferson County met the required criteria for a multi-jurisdiction hazard mitigation plan and the plan is now approved for the county, the cities of Fort Atkinson, Jefferson, Lake Mills, Waterloo, Watertown, and Whitewater, and the villages of Cambridge, Johnson Creek, Palmyra, and Sullivan. According to our records, all participating jurisdictions have now adopted the plan.

The approval of this plan ensures continued availability of the full complement of Hazard Mitigation Assistance (HMA) Grants. All requests for funding, however, will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted.

We encourage the participating jurisdictions to work with Jefferson County to follow the plan's schedule for monitoring and updating the plan, and continue their efforts to implement the mitigation measures. The plan must be reviewed, revised as appropriate, resubmitted, and approved within five years in order to continue project grant eligibility.

Please pass on our congratulations to the communities on completing this significant action. If you or the county have any questions, please contact Kirstin Kuenzi at (312) 408-4460.

Sincerely,

Christine Stack, Director  
Mitigation Division

[www.fema.gov](http://www.fema.gov)

## 5-Year Update (2018) – Certification Letter from WEM



**STATE OF WISCONSIN**  
**DEPARTMENT OF MILITARY AFFAIRS**  
**DIVISION OF EMERGENCY MANAGEMENT**

Brian M. Satula  
Administrator

Tony Evers  
Governor

February 13, 2017

Ms. Donna Haugom, Director  
Jefferson County Emergency Management  
411 S. Center Avenue  
Jefferson, WI 53549

Ms. Haugom:

Wisconsin Emergency Management (WEM) has reviewed the *Jefferson County Natural Hazards Mitigation Plan: 2019-2023*. The Federal Emergency Management Agency (FEMA) and WEM have signed a Program Administration by States operational agreement, dated October 29, 2018 and amended on November 9, 2017, allowing WEM to review local mitigation plans to ensure they meet the required criteria for a multi-jurisdiction hazard mitigation plan outlined in 44 CFR Part 201. Upon review, Jefferson County meets the required criteria for a multi-jurisdictional hazard mitigation plan.

The county and participating jurisdictions *must now adopt* the plan to have a FEMA-approved hazard mitigation plan and be eligible for funding through the Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM) program, and the Flood Mitigation Assistance (FMA) program.

The enclosed Local Mitigation Plan Review Tool includes recommended revisions for the five-year update.

If you have any questions, please call me at (608) 888-5292 or Katie Sommers at (608) 242-3222.

Sincerely,

A handwritten signature in black ink, appearing to read "Robyn Wiseman".

Robyn Wiseman, CFM  
State Hazard Mitigation Officer  
Wisconsin Emergency Management

Enclosures

Cc: Ben Schliesman, Southeast Regional Emergency Management Director  
Mary Zahn, Southeast Regional Emergency Management Office Operations Associate  
Tim Schwecke, Civitek Consulting



**5-Year Update (2025) – Certification Letter from FEMA**

STATE OF WISCONSIN  
DEPARTMENT OF MILITARY AFFAIRS  
**DIVISION OF EMERGENCY MANAGEMENT**

Phone: 608-242-3000  
P.O. Box 7865 · Madison, WI 53707-7865



April 1, 2025

Tracy Hameau, Director  
Jefferson County  
Emergency Management  
107 E Washington St  
Jefferson, WI 53549

Dear Director Hameau:

Wisconsin Emergency Management (WEM) has reviewed the *Jefferson County Natural Hazards Mitigation Plan: 2025-2029*. The Federal Emergency Management Agency (FEMA) and WEM have signed a Program Administration by States operational agreement, allowing WEM to review local mitigation plans to ensure they meet the required criteria for a multi-jurisdiction hazard mitigation plan outlined in 44 CFR Part 201.

The local mitigation plan meets all applicable FEMA mitigation planning requirements except its adoption by: Jefferson County, Village of Cambridge, Village of Johnson Creek, Village of Palmyra, Village of Sullivan, City of Fort Atkinson, City of Jefferson, City of Lake Mills, City of Waterloo, , City of Watertown, and City of Whitewater.

Local governments, including special districts, with a plan status of "Approvable Pending Adoption" (APA) are not eligible for FEMA mitigation grant programs with a mitigation plan requirement. The next step in the approval process is to formally adopt the mitigation plan and send a resolution to the state for submission to FEMA. Sample adoption resolutions can be found in Appendix A of the Local Mitigation Planning and Policy Guide.

An approved local mitigation plan, including adoption by the local government, is one of the conditions for applying for and/or receiving FEMA mitigation grants from the following programs:

- Hazard Mitigation Grant Program
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance

Participating jurisdictions that adopt the plan more than one year after APA status has been issued must either:

- Validate that their information in the plan remains current with respect to both the risk assessment (no recent hazard events, no changes in development) and their mitigation strategy (no changes necessary); or
- Make the necessary updates before submitting the adoption resolution to FEMA.

We look forward to receiving the adoption resolution(s) and discussing options for implementing this mitigation plan. If we can help in any way, please contact me at [heather.thole@widma.gov](mailto:heather.thole@widma.gov).

Sincerely,



Heather Thole, Alternate GAR  
State Hazard Mitigation Officer  
Wisconsin Emergency Management

Enclosure

- WEM Plan Review Tool

Cc:

Tracy Neuhauser, Deputy Director, Jefferson County Emergency Management  
Ben Schliesman, Southeast Region Director, WEM  
Tim Schwecke, Civi Tek Consulting



# HISTORY OF ADOPTION AND AMENDMENT

| Date of Action          | Description                                                                            |
|-------------------------|----------------------------------------------------------------------------------------|
| <b>2008 Plan</b>        |                                                                                        |
| February 12, 2008       | Jefferson County Board adopted the countywide hazard mitigation plan                   |
| May 20, 2008            | City of Fort Atkinson adopted the countywide natural hazards mitigation plan           |
| 2008                    | City of Jefferson adopted the countywide natural hazards mitigation plan               |
| January 15, 2008        | City of Lake Mills adopted the countywide natural hazards mitigation plan              |
| 2008                    | City of Waterloo adopted the countywide natural hazards mitigation plan                |
| May 20, 2008            | City of Watertown adopted the countywide natural hazards mitigation plan               |
| May 27, 2008            | Village of Cambridge adopted the countywide natural hazards mitigation plan            |
| February 11, 2008       | Village of Johnson Creek adopted the countywide natural hazards mitigation plan        |
| May 5, 2008             | Village of Palmyra adopted the countywide natural hazards mitigation plan              |
| January 8, 2008         | Village of Sullivan adopted the countywide natural hazards mitigation plan             |
| January 14, 2008        | Town of Sumner adopted the countywide natural hazards mitigation plan                  |
| <b>2012 Plan Update</b> |                                                                                        |
| August 13, 2013         | Jefferson County Board adopted the countywide hazard mitigation plan update            |
| October 1, 2013         | City of Fort Atkinson adopted the countywide natural hazards mitigation plan update    |
| October 9, 2013         | City of Jefferson adopted the countywide natural hazards mitigation plan update        |
| July 13, 2013           | City of Lake Mills adopted the countywide natural hazards mitigation plan update       |
| August 15, 2013         | City of Waterloo adopted the countywide natural hazards mitigation plan update         |
| July 16, 2013           | City of Watertown adopted the countywide natural hazards mitigation plan update        |
| July 13, 2013           | Village of Cambridge adopted the countywide natural hazards mitigation plan update     |
| July 22, 2013           | Village of Johnson Creek adopted the countywide natural hazards mitigation plan update |
| July 15, 2013           | Village of Palmyra adopted the countywide natural hazards mitigation plan update       |
| July 2, 2013            | Village of Sullivan adopted the countywide natural hazards mitigation plan update      |
| <b>2018 Plan Update</b> |                                                                                        |
| January 9, 2019         | Jefferson County Board adopted the countywide hazard mitigation plan update            |
| March 5, 2019           | City of Fort Atkinson adopted the countywide natural hazards mitigation plan update    |
| Not known               | City of Jefferson adopted the countywide natural hazards mitigation plan update        |
| January 7, 2020         | City of Lake Mills adopted the countywide natural hazards mitigation plan update       |
| Not known               | City of Waterloo adopted the countywide natural hazards mitigation plan update         |
| December 17, 2019       | City of Watertown adopted the countywide natural hazards mitigation plan update        |
| Not known               | Village of Cambridge adopted the countywide natural hazards mitigation plan update     |
| December 30, 2019       | Village of Johnson Creek adopted the countywide natural hazards mitigation plan update |
| January 6, 2020         | Village of Palmyra adopted the countywide natural hazards mitigation plan update       |
| February 5, 2019        | Village of Sullivan adopted the countywide natural hazards mitigation plan update      |
| <b>2025 Plan Update</b> |                                                                                        |
| April 15, 2025          | Jefferson County Board adopted the countywide hazard mitigation plan update            |
| ■ 2025                  | City of Fort Atkinson adopted the countywide natural hazards mitigation plan update    |
| ■ 2025                  | City of Jefferson adopted the countywide natural hazards mitigation plan update        |

|                                       |                                                                                        |
|---------------------------------------|----------------------------------------------------------------------------------------|
| <div><div></div><div>2025</div></div> | City of Lake Mills adopted the countywide natural hazards mitigation plan update       |
| <div><div></div><div>2025</div></div> | City of Waterloo adopted the countywide natural hazards mitigation plan update         |
| <div><div></div><div>2025</div></div> | City of Watertown adopted the countywide natural hazards mitigation plan update        |
| <div><div></div><div>2025</div></div> | Village of Cambridge adopted the countywide natural hazards mitigation plan update     |
| <div><div></div><div>2025</div></div> | Village of Johnson Creek adopted the countywide natural hazards mitigation plan update |
| <div><div></div><div>2025</div></div> | Village of Palmyra adopted the countywide natural hazards mitigation plan update       |
| <div><div></div><div>2025</div></div> | Village of Sullivan adopted the countywide natural hazards mitigation plan update      |

Dates for 2025 plan adoption to be added as completed.

| Jurisdiction                   | Facility name                                       | Address                           |
|--------------------------------|-----------------------------------------------------|-----------------------------------|
| <b>Adult day care center</b>   |                                                     |                                   |
| Fort Atkinson, city            | Camp Buckaroos (0020040)                            | 1204 Monroe Street                |
| Fort Atkinson, city            | Reflections Adult Day Care LLC (0018363)            | 119 Sherman Avenue West           |
| Jefferson, city                | Elite Day Services LLC (0013519)                    | 1101 S Grove Avenue               |
| Jefferson, city                | True Comfort Adult Day Services (0019099)           | 152 W Garland Street              |
| Jefferson, town                | St Coletta of Wisconsin - Golden Options Program (0 | N4637 CTH Y                       |
| Waterloo, city                 | Victory Vision Community Connections Day Center (   | 310 Portland Road                 |
| <b>Adult family home (AFH)</b> |                                                     |                                   |
| Farmington, town               | Buckaroos AFH 2                                     | N6424 S Farmington Road           |
| Farmington, town               | Buckaroos AFH 2B                                    | N6424 S Farmington Road, Duplex B |
| Fort Atkinson, city            | Allied Care LLC Adrian House                        | 1212 Adrian Blvd                  |
| Fort Atkinson, city            | Aspen Place AFH                                     | 918 Gail Place                    |
| Fort Atkinson, city            | Black Bear AFH                                      | 222 W Blackhawk Drive             |
| Fort Atkinson, city            | Blue Raven                                          | 220 W Blackhawk Drive             |
| Fort Atkinson, city            | Caring Corner                                       | 1328 Commonwealth Drive           |
| Fort Atkinson, city            | Clover Lane Place AFH                               | 421 Clover Lane                   |
| Fort Atkinson, city            | Elm Mound Adult Family Home                         | 117/119 Healy Lane                |
| Fort Atkinson, city            | Gray Wolf                                           | 212 W Blackhawk Drive             |
| Fort Atkinson, city            | Hawks Ridge AFH                                     | 1123 N Main Street                |
| Fort Atkinson, city            | Heatherlyn Assisted Living                          | 811 Robert Street                 |
| Fort Atkinson, city            | Hil Nikki Home                                      | 506 Nikki Lane                    |
| Fort Atkinson, city            | Hil Stone Ridge                                     | 504 Nikki Lane                    |
| Fort Atkinson, city            | Lighted Pathways II                                 | 710 Badger Court                  |
| Fort Atkinson, city            | Locust Corners Adult Family Home                    | 28 Sherman Avenue E               |
| Fort Atkinson, city            | Locust Corners AFH                                  | 28 E Sherman Avenue               |
| Fort Atkinson, city            | New Beginnings                                      | 402 Raintree Drive                |
| Fort Atkinson, city            | Parkview Adult Family Home                          | 303 Memorial Drive                |
| Fort Atkinson, city            | Pine Circle AFH                                     | 503 Nikki Lane                    |
| Fort Atkinson, city            | Pinnacle Assisted Living Services                   | 1008 W Blackhawk Drive            |
| Fort Atkinson, city            | Silver Fox                                          | 214 W Blackhawk Drive             |
| Fort Atkinson, city            | St Coletta of Wisconsin - Frederick Avenue          | 414 Frederick Avenue              |
| Fort Atkinson, city            | Walnut AFH                                          | 1442 Endl Boulevard               |
| Ixonia, town                   | My Place of Ixonia I                                | N8616A North Road                 |
| Ixonia, town                   | My Place of Ixonia II                               | N8616B North Road                 |
| Ixonia, town                   | My Place of Ixonia III                              | N8622A North Road                 |
| Ixonia, town                   | My Place of Ixonia IV                               | N8622B North Road                 |
| Jefferson, city                | Ellen's Place                                       | 459 E Dodge Street                |
| Jefferson, city                | St Coletta of Wisconsin - Bonaventure Heights       | 836 E Racine Street               |
| Jefferson, city                | St Coletta of Wisconsin - Seton Home                | 810 E Racine Street               |
| Jefferson, city                | St Coletta of Wisconsin - St Rose                   | 119 Orchard View Court            |
| Jefferson, city                | St Coletta of Wisconsin - St. Elizabeth             | 117 Orchard View Court            |
| Johnson Creek, village         | Mark Dr Home                                        | 140 Mark Drive                    |
| Koshkonong, town               | Arbor House AFH                                     | W5814 Hackbarth Road              |

| Jurisdiction           | Facility name                                 | Address                  |
|------------------------|-----------------------------------------------|--------------------------|
| Koshkonong, town       | Country Hearts                                | W5999 Friedel Road       |
| Koshkonong, town       | Jasper House                                  | N1947 USH 12             |
| Koshkonong, town       | Marcey Care AFH                               | N1546 Shari Lane         |
| Koshkonong, town       | Orchard View Adult Family Home                | W6429 USH 12             |
| Koshkonong, town       | Silver Star AFH                               | W5991 Lee Drive          |
| Koshkonong, town       | Willow Winds II                               | N374 Twinkling Star Road |
| Koshkonong, town       | Willow Winds III                              | N346 Twinkling Star Road |
| Koshkonong, town       | Willow Winds IV                               | N348 Twinkling Star Road |
| Koshkonong, town       | Willow Winds Living                           | N372 Twinkling Star Road |
| Lake Mills, city       | Victorian Splendor                            | 312 E Lake Street        |
| Sullivan, town         | B's Comforts of Home                          | N4313 CTH P              |
| Watertown, city        | Buckaroos AFH                                 | 933 South Street         |
| Watertown, city        | Concord Ave 1                                 | 481 S Concord Avenue     |
| Watertown, city        | Concord Ave 2                                 | 483 S Concord Avenue     |
| Watertown, city        | Concord Heights 1                             | 304 East Haven Drive     |
| Watertown, city        | Concord Heights 2                             | 306 East Haven Drive     |
| Watertown, city        | Rescare - Casey                               | 917 Casey Drive          |
| Whitewater, city       | Topaz House                                   | N197 CTH N               |
| <b>Bridge, major</b>   |                                               |                          |
| Aztalan, town          | Bridge on CTH B over Crawfish River           | CTH B                    |
| Aztalan, town          | Bridge on CTH B over Rock River               | CTH B                    |
| Aztalan, town          | Bridge over Crawfish River                    | I-94                     |
| Aztalan, town          | Bridge over Rock River                        | I-94                     |
| Cold Spring, town      | Bridge on CTH D over Scuppernong Creek        | CTH D                    |
| Cold Spring, town      | Bridge on CTH U                               | CTH U                    |
| Farmington, town       | Bridge on CTH Y over Johnson Creek            | CTH Y                    |
| Fort Atkinson, city    | Bridge on Janesville Avenue                   | Janesville Avenue        |
| Fort Atkinson, city    | Bridge on Main Street                         | Main Street              |
| Hebron, town           | Bridge on CTH D over Scuppernong Creek        | CTH D                    |
| Hebron, town           | Bridge on STH 106                             | STH 106                  |
| Ixonia, town           | Bridge on CTH CW                              | CTH CW                   |
| Ixonia, town           | Bridge on CTH F                               | CTH F                    |
| Ixonia, town           | Bridge on CTH P                               | CTH P                    |
| Ixonia, town           | Bridge on STH 16                              | STH 16                   |
| Jefferson, city        | Bridge on Main Street over Rock River         | Main Street              |
| Jefferson, city        | Bridge on North Street over Rock River        | North Street             |
| Jefferson, city        | Bridge on Puerner Street over Rock River      | Puerner Street           |
| Jefferson, city        | Bridge on Racine Street over Rock River       | Racine Street            |
| Jefferson, city        | Bridge on Wisconsin Drive over Crawfish River | Wisconsin Drive          |
| Jefferson, town        | Bridge on STH 18 over Crawfish River          | STH 18                   |
| Johnson Creek, village | Bridge on Aztalan Street                      | Aztalan Street           |
| Johnson Creek, village | Bridge on STH 26 over Johnson Creek           | STH 26                   |
| Koshkonong, town       | Bridge on CTH J                               | CTH J                    |

| Jurisdiction      | Facility name                               | Address                  |
|-------------------|---------------------------------------------|--------------------------|
| Koshkonong, town  | Bridge on CTH N over Bark River             | CTH N                    |
| Koshkonong, town  | Bridge on STH 106                           | STH 106                  |
| Koshkonong, town  | Bridge on STH 26                            | STH 26                   |
| Koshkonong, town  | Bridge on STH 26                            | STH 26                   |
| Milford, town     | Bridge on CTH A over Crawfish River         | CTH A                    |
| Milford, town     | Bridge on STH 19 over Crawfish River        | STH 19                   |
| Palmyra, town     | Bridge on STH 106                           | STH 106                  |
| Palmyra, village  | Bridge on Jefferson Street                  | Jefferson Street         |
| Palmyra, village  | Bridge on Main Street/STH 59                | Main Street              |
| Palmyra, village  | Bridge on Main Street/STH 59                | Main Street              |
| Sullivan, town    | Bridge on CTH E                             | CTH E                    |
| Sullivan, town    | Bridge on CTH F over Bark River             | CTH F                    |
| Sullivan, town    | Bridge on CTH F over Rome Mill Pond         | CTH F                    |
| Sullivan, town    | Bridge on CTH P                             | CTH P                    |
| Sullivan, town    | Bridge on Main Street over Bark River       | Main Street (CTH F)      |
| Sumner, town      | Bridge on STH 106                           | STH 106                  |
| Waterloo, city    | Bridge on East Madison B-28-104             | E Madison Street         |
| Waterloo, city    | Bridge on East Madison B-28-77-93           | E Madison Street         |
| Waterloo, city    | Bridge on Portland Road                     | Portland Road / STH 19   |
| Waterloo, city    | Bridge on West Madison                      | W Madison Street         |
| Waterloo, city    | Bridge on West Madison Street               | W Madison Street         |
| Watertown, city   | Bridge on Church Street over Rock River     | Church Street            |
| Watertown, city   | Bridge on Cody Street over Rock River       | Cody Street              |
| Watertown, city   | Bridge on East Main Street over Rock River  | E Main Street            |
| Watertown, city   | Bridge on Main Street over Rock River       | Main Street              |
| Watertown, city   | Bridge on Milwaukee Street over Rock River  | Milwaukee Street         |
| Watertown, city   | Bridge on Oconomowoc Avenue over Rock River | Oconomowoc Avenue        |
| <b>Campground</b> |                                             |                          |
| Aztalan, town     | Aztalan Cycle Club, Inc.                    | N6643 Gomoll Road        |
| Hebron, town      | Hebron Campground                           | N2316 Museum Road        |
| Jefferson, city   | Camp Spangler                               | 892 N Jackson Ave        |
| Jefferson, city   | Jefferson Co Fairgrounds                    | 503 N Jackson Avenue     |
| Jefferson, town   | Dorothy Carnes County Park Camping          | N3299 Banker Road        |
| Koshkonong, town  | Pilgrim's Campground                        | W7271 County Road C      |
| Koshkonong, town  | Silo Ridge Campground                       | N357 Old Hwy 26          |
| Koshkonong, town  | Wishing Well RV Resort Campground           | N551 Wishing Well Lane   |
| Lake Mills, town  | Sandhill Station State Campground (DNR)     | N5595 Mud Lake Road      |
| Milford, town     | River Bend RV Resort                        | W6940 Rubidell Road      |
| Oakland, town     | ChingFactor                                 | N3627 W Cedar Road       |
| Oakland, town     | Jefferson Speedway                          | W8135 STH 18             |
| Oakland, town     | Valley View Recreational Club               | N3080 E Rockdale Road    |
| Palmyra, town     | Circle K Campground                         | W1316 Island Road        |
| Palmyra, town     | Horserider's Campground (DNR)               | W830 Little Prairie Road |

| Jurisdiction                     | Facility name                               | Address                     |
|----------------------------------|---------------------------------------------|-----------------------------|
| Sullivan, town                   | Bark River Campground & Resort              | W2340 Hanson Road           |
| Sullivan, town                   | Nature's Villa                              | N2899 Roger Road            |
| Sullivan, town                   | Rome Riverside Campground                   | N3780 Water Street          |
| Sumner, town                     | Blackhawk Club Campground & Marina, Inc.    | W7766 Blackhawk Island Rd   |
| Sumner, town                     | Island Bar & Grill Campground               | W7545 Blackhawk Island Road |
| Watertown, town                  | Rock River Access Cappies Landing           | N8625 Jefferson Road        |
| <b>Child care center - group</b> |                                             |                             |
| Fort Atkinson, city              | Fort Atkinson Preschool and Child Care      | 31 W Milwaukee Avenue       |
| Fort Atkinson, city              | Fort Kidz Too Child Care LLC                | 205 Park Street             |
| Fort Atkinson, city              | Jefferson County Head Start CESA 2          | 719 S Main Street           |
| Fort Atkinson, city              | Kids Konnection                             | 660 McMillen Street         |
| Fort Atkinson, city              | Lil' Hawks Kidz Academy                     | 600 Highland Avenue         |
| Fort Atkinson, city              | Lil' Hawks Kidz Academy Too LLC             | 1255 Talcott Avenue         |
| Fort Atkinson, city              | Little Badgers Family Childcare             | 326 Grant Street            |
| Fort Atkinson, city              | Parents Cooperative Preschool               | 320 S Main Street           |
| Fort Atkinson, city              | Sheila's Sweet Peas                         | 106 Clarence Street         |
| Fort Atkinson, city              | Teddy Bears and Tots                        | 738 Florence Street         |
| Hebron, town                     | Jefferson County Head Start CESA 2          | N2313 CTH D                 |
| Ixonia, town                     | YMCA Ixonia                                 | N8425 North Street          |
| Jefferson, city                  | Jefferson County Head Start                 | 1541 Annex Road             |
| Jefferson, city                  | Jefferson County Head Start - East          | 110 S Sandborn Avenue       |
| Jefferson, city                  | Kidspace Learning Center                    | 120 S Sanborn Avenue        |
| Jefferson, city                  | Learning Links Child Care                   | 824 W Racine Street         |
| Jefferson, city                  | Little Eagles Childcare and Preschool       | 159 W Garland               |
| Jefferson, city                  | St. John's Lutheran Childcare               | 232 E Church Street         |
| Johnson Creek, village           | Crossroads Kids Connection                  | 111 South Street            |
| Johnson Creek, village           | YMCA Johnson Creek                          | 455 Aztalan St              |
| Lake Mills, city                 | Kuhl Corner Campus LLC                      | 695 S Industrial Drive      |
| Lake Mills, city                 | Lake Mills Head Start                       | 229 Fremont Street          |
| Lake Mills, city                 | Little Woodland Preschool                   | 809 N Main Street           |
| Lake Mills, city                 | Little Woodland Preschool and Childcare     | 807 N Main Street           |
| Lake Mills, city                 | Teddy Bear Preschool                        | 271 E Prospect Street       |
| Palmyra, village                 | Vita Kids Learning Center                   | 1205 W Royal Lee Drive      |
| Sullivan, village                | Kidspace Learning Center                    | 618 Bakertown Drive         |
| Waterloo, city                   | Little Bears Childcare                      | 807 Lum Avenue              |
| Watertown, city                  | Bows and Lace Day Care                      | 305 S 5th Street            |
| Watertown, city                  | Early Education Center                      | 672 Johnson Street          |
| Watertown, city                  | Gingerbread Preschool and Child Care Center | 120 Kuckkan Lane            |
| Watertown, city                  | Jefferson County Head Start Watertown       | 672 Johnson Street          |
| Watertown, city                  | Kiddie Kampus Preschool and Day Care        | 828 W Main Street           |
| Watertown, city                  | Ladybug Adventures LLC                      | 500 Milford Street          |
| Watertown, city                  | YMCA Schurz                                 | 1508 Neenah Street          |
| Watertown, city                  | YMCA Webster                                | 634 S 12th Street           |

| Jurisdiction               | Facility name                      | Address                        |
|----------------------------|------------------------------------|--------------------------------|
| <b>Communication tower</b> |                                    |                                |
| Aztalan, town              | Communication tower                | W5403 Junction Road            |
| Aztalan, town              | Communication tower                | Gomoll Road                    |
| Aztalan, town              | Communication tower                | Ziebell Road                   |
| Cambridge, Village         | Communication tower (FCC #1237719) | Lagoon Road                    |
| Cold Spring, town          | Communication tower                | N555 Howard Road               |
| Cold Spring, town          | Communication tower (FCC #1035461) | W4362 Findlay Road             |
| Cold Spring, town          | Communication tower (FCC #1035462) | W4362 Findlay Road             |
| Cold Spring, town          | Communication tower (FCC #1035463) | W4362 Findlay Road             |
| Cold Spring, town          | Communication tower (FCC #1035464) | W4362 Findlay Road             |
| Cold Spring, town          | Communication tower (FCC #1035465) | W4362 Findlay Road             |
| Concord, town              | Communication tower                | W2228 CTH B                    |
| Concord, town              | Communication tower                | Bakertown Road                 |
| Concord, town              | Communication tower                | N6217 Morgan Road              |
| Concord, town              | Communication tower (FCC #1034429) | Bakertown Road                 |
| Concord, town              | Communication tower (FCC #1062004) | N6498 CTH F                    |
| Concord, town              | Communication tower (FCC #1208265) | N6656 S Island Road            |
| Farmington, town           | Communication tower                | Glover Lane                    |
| Farmington, town           | Communication tower (FCC #1234475) | Glover Lane                    |
| Fort Atkinson, city        | Communication tower (FCC #1050098) | Janesville Avenue              |
| Fort Atkinson, city        | Communication tower (FCC #1219156) | Janesville Avenue              |
| Fort Atkinson, city        | Communication tower (FCC #1229114) | Blackhawk Drive                |
| Hebron, town               | Communication tower                | 2641 Kitzinger Lane            |
| Hebron, town               | Communication tower                | CTH D South of CTH Y           |
| Ixonia, town               | Communication tower                | N7614 Ski Slide Road           |
| Ixonia, town               | Communication tower                | STH 16                         |
| Ixonia, town               | Communication tower                | W1156 / W1158 Gopher Hill Road |
| Jefferson, city            | Communication tower                | Greenwood Street               |
| Jefferson, city            | Communication tower                | Greenwood Street               |
| Jefferson, town            | Communication tower                | Christberg Road                |
| Jefferson, town            | Communication tower                | Bakertown Road                 |
| Jefferson, town            | Communication tower                | W6604 CTH J                    |
| Jefferson, town            | Communication tower (FCC # n/a )   | W6998 USH 18                   |
| Jefferson, town            | Communication tower (FCC #1239957) | W3022 Markert Road             |
| Koshkonong, town           | Communication tower (FCC #1034447) | Hoge Road                      |
| Lake Mills, town           | Communication tower                | Cemetery Road                  |
| Lake Mills, town           | Communication tower (FCC #1057070) | W8668 Airport Road             |
| Lake Mills, town           | Communication tower (FCC #1200052) | W8538 Airport Road             |
| Oakland, town              | Communication tower                | USH 12                         |
| Oakland, town              | Communication tower (FCC #1042741) | N4097 CTH G                    |
| Palmyra, town              | Communication tower                | CTH CI                         |
| Palmyra, town              | Communication tower                | W581 Little Prairie Road       |
| Palmyra, town              | Communication tower                | Tamarack Road                  |



| Jurisdiction                                       | Facility name                           | Address                  |
|----------------------------------------------------|-----------------------------------------|--------------------------|
| Palmyra, town                                      | Communication tower (FCC #1047466)      | N2404 STH 106            |
| Sullivan, town                                     | Communication tower                     | Village Line Road        |
| Sullivan, town                                     | Communication tower                     | USH 18 (West of Village) |
| Sullivan, village                                  | Communication tower                     | Recycling Lane           |
| Sumner, town                                       | Communication tower                     | Loga Road                |
| Waterloo, town                                     | Communication tower                     | N7389 Newville Road      |
| Waterloo, town                                     | Communication tower (FCC #1229718)      | Sunset View Lane         |
| Watertown, city                                    | Communication tower                     | 110 Votech Drive         |
| Watertown, city                                    | Communication tower                     | 106 Jones Street         |
| Watertown, city                                    | SBC tower                               | 115 S 4th Street         |
| Watertown, town                                    | Communication tower                     | N7907 CTH X              |
| <b>Community based residential facility (CBRF)</b> |                                         |                          |
| Fort Atkinson, city                                | Birch Terrace                           | 1109 Caswell Street      |
| Fort Atkinson, city                                | Black Hawk Senior Residence             | 1 Milwaukee Avenue West  |
| Fort Atkinson, city                                | Crabapple Court CBRF                    | 1315 N Main Street       |
| Fort Atkinson, city                                | Falcons Nest CBRF                       | 160 W Blackhawk Drive    |
| Fort Atkinson, city                                | Golden Eagle CBRF                       | 216 W Blackhawk Drive    |
| Fort Atkinson, city                                | Hil Apple House                         | 1621 Premier Place       |
| Fort Atkinson, city                                | Hil Linden Corner                       | 325 W Blackhawk Drive    |
| Fort Atkinson, city                                | Hil Willow Court                        | 575 W Blackhawk Drive    |
| Fort Atkinson, city                                | Reena Senior Living                     | 737 Reena Avenue         |
| Fort Atkinson, city                                | Sienna Crest Fort Atkinson              | 1531 Commonwealth Drive  |
| Fort Atkinson, city                                | Stepping Stone CBRF                     | 318 N Main Street        |
| Fort Atkinson, city                                | Wellington Meadows                      | 525 Memorial Drive       |
| Fort Atkinson, city                                | Wellington Place of Fort Atkinson       | 200 S Water Street       |
| Hebron, town                                       | Maple Run CBRF                          | N2489 Wenham Road        |
| Hebron, town                                       | Oak Grove CBRF                          | W3343 Hoffman Road       |
| Ixonia, town                                       | Margaret Ruth Home                      | N8007 Lakeview Drive     |
| Jefferson, city                                    | Jefferson Memorial Care LLC             | 414 CTH Y                |
| Jefferson, city                                    | Lueder Haus                             | 1473 Annex Road          |
| Jefferson, city                                    | Rescare Hyer                            | 411 Hyer Drive           |
| Jefferson, city                                    | St Coletta of Wisconsin - Dower CBRF    | 528 S Kranz Avenue       |
| Jefferson, city                                    | St Coletta of Wisconsin - Jacoba        | 640 E Theodore Street    |
| Jefferson, city                                    | St Coletta of Wisconsin - Lourdes       | 140 S Kranz Avenue       |
| Jefferson, city                                    | St Coletta of Wisconsin - Padua Heights | 724 E Racine Street      |
| Jefferson, city                                    | St Coletta of Wisconsin - San Damiano   | 128 S Kranz Avenue       |
| Jefferson, city                                    | St Coletta of Wisconsin - St Agnes      | 900 E Racine Street      |
| Jefferson, city                                    | St Coletta of Wisconsin - St Isidore    | 124 Orchard View Court   |
| Jefferson, city                                    | St Coletta of Wisconsin - St Michael    | 822 E Racine Street      |
| Jefferson, city                                    | St Coletta of Wisconsin - Tau           | 621 E Spring Street      |
| Jefferson, city                                    | Sunset Ridge Jefferson                  | 826 Reinel Street        |
| Jefferson, city                                    | Sunset Ridge Memory Care                | 816 E Reinel Street      |
| Jefferson, city                                    | Sylvan Crossings at Jefferson           | 279 N Jackson Street     |

| <b>Jurisdiction</b>     | <b>Facility name</b>                          | <b>Address</b>             |
|-------------------------|-----------------------------------------------|----------------------------|
| Jefferson, town         | St Coletta of Wisconsin - St John The Baptist | W5078 USH 18               |
| Jefferson, town         | St Coletta of Wisconsin - St Martha           | W5092 USH 18               |
| Johnson Creek, village  | Rescare 141 Michelle                          | 141 Michelle Drive         |
| Johnson Creek, village  | Sunset Ridge Assisted Living                  | 1275 Remmel Drive          |
| Johnson Creek, village  | View at Johnson Creek (The)                   | 1 Hartwig Drive            |
| Koshkonong, town        | Cedar Hill                                    | N1366 USH 12               |
| Koshkonong, town        | Pinnacle Assisted Living Rolling Meadows      | N464 Poeppel Road          |
| Lake Mills, city        | Brook Gardens Place                           | 300 O'Neil Street          |
| Lake Mills, city        | Lilac Springs Assisted Living                 | 403 Oneil Street           |
| Lake Mills, city        | Timberwood Lodge Lake Mills                   | 519 Owne Street            |
| Lake Mills, town        | London Lodge I                                | W9095 London Road          |
| Lake Mills, town        | London Lodge II                               | W9097 London Road          |
| Oakland, town           | Autumn Winds LLC                              | N3767 Airport Road         |
| Waterloo, city          | Victory Vision Community Living East          | 968 E Madison Street       |
| Waterloo, city          | Victory Vision Community Living North         | 734 N Monre Street         |
| Watertown, city         | Clovercrest                                   | 503 Clovercrest Court      |
| Watertown, city         | East Haven                                    | 208 E Haven Drive          |
| Watertown, city         | Eickstaedt                                    | 101 Eickstaedt             |
| Watertown, city         | Milford Street                                | 557 Milford Street         |
| Watertown, town         | Doherty Home                                  | N7855 Little Coffee Road   |
| Watertown, town         | My Place of Watertown                         | N8761 Overland Drive       |
| <b>Community center</b> |                                               |                            |
| Concord, town           | Town of Concord Community Center              | W1095 Concord Center Drive |
| Jefferson, city         | Jefferson Area Senior Center                  | 859 Collins Road           |
| Johnson Creek, village  | Johnson Creek Community Center                | 417 Union Street           |
| Lake Mills, city        | Lake Mills Community Center                   | 200 Water Street B         |
| Palmyra, village        | Ervin L. Young Memorial Library               | 123 Burr Oak Street        |
| Waterloo, city          | Waterloo Youth Center                         | Mill Street                |
| Watertown, city         | Watertown Senior Citizens Center              | 514 S First Street         |
| <b>Dam - large</b>      |                                               |                            |
| Hebron, town            | Cushman Dam                                   | n/a                        |
| Hebron, town            | Jefferson Marsh WRP - North                   | n/a                        |
| Hebron, town            | Princes Point WLA Dam No. 1                   | n/a                        |
| Hebron, town            | Princes Point WLA Dam No. 2                   | n/a                        |
| Jefferson, city         | Jefferson Dam                                 | n/a                        |
| Lake Mills, city        | Lake Mills Dam                                | 129 S Main Street          |
| Palmyra, town           | Blue Springs Lake                             | n/a                        |
| Palmyra, town           | Carlin Dam                                    | Mill Road                  |
| Palmyra, village        | Spring Lake Dam                               | n/a                        |
| Sullivan, town          | Rome Dam                                      | n/a                        |
| Watertown, city         | Lower Watertown Dam                           | n/a                        |
| Watertown, city         | Upper Watertown Dam                           | n/a                        |
| <b>Dam - small</b>      |                                               |                            |

| Jurisdiction                 | Facility name                                 | Address                               |
|------------------------------|-----------------------------------------------|---------------------------------------|
| Aztalan, town                | William R. Wolff Dam                          | n/a                                   |
| Cold Spring, town            | Witte Dam                                     | n/a                                   |
| Fort Atkinson, city          | Leo R. Roethe Dam                             | n/a                                   |
| Hebron, town                 | Muck Farms Dam No. 2                          | n/a                                   |
| Hebron, town                 | Princes Point WLA Dam                         | n/a                                   |
| Jefferson, town              | Anhalt & Knox Dam                             | n/a                                   |
| Jefferson, town              | Muck Farms Dam No. 1                          | n/a                                   |
| Koshkonong, town             | Evergreen Dam                                 | n/a                                   |
| Koshkonong, town             | Koshkonong Wetland Dam                        | n/a                                   |
| Koshkonong, town             | William Heffron Dam                           | n/a                                   |
| Oakland, town                | Lake Ripley Dam                               | n/a                                   |
| Sullivan, town               | Fin-n-feather Club Dam                        | n/a                                   |
| Sullivan, town               | Jack Y. Miller Dam                            | n/a                                   |
| Sumner, town                 | Krump Creek Dam                               | n/a                                   |
| <b>Electric power plant</b>  |                                               |                                       |
| Watertown, city              | Lower Watertown Hydroelectric Project         | n/a                                   |
| Watertown, city              | Upper Watertown Hydroelectric Project         | n/a                                   |
| Watertown, town              | Wisconsin Electric Concord Generating Station | N8914 CTH E                           |
| Whitewater, city             | Cogentrix                                     | 111 CTH U                             |
| <b>Electrical substation</b> |                                               |                                       |
| Aztalan, town                | Electrical substation                         | CTH B at CTH N                        |
| Farmington, town             | Electrical substation                         | CTH B at CTH D                        |
| Hebron, town                 | Electrical substation                         | N2457 CTH D                           |
| Ixonia, town                 | Electrical substation                         | CTH F                                 |
| Jefferson, city              | Electrical substation                         | Pitzner Parkway                       |
| Jefferson, city              | Electrical substation                         | 170 Riverview Drive                   |
| Jefferson, city              | Electrical substation                         | Racine Street                         |
| Jefferson, town              | Electrical substation                         | N4695 STH 89                          |
| Johnson Creek, village       | Electrical substation                         | Grell Lane                            |
| Koshkonong, town             | Electrical substation (WEPCO)                 | Hackbarth Road                        |
| Lake Mills, city             | Electrical substation                         | Campus Street                         |
| Lake Mills, city             | Electrical substation                         | CP Avenue                             |
| Palmyra, town                | Electrical substation                         | CTH H                                 |
| Sullivan, town               | Electrical substation                         | Jefferson Street and Summer Hill Road |
| Sullivan, village            | Electrical substation                         | Front Street                          |
| Waterloo, city               | Electrical substation                         | W Madison Street                      |
| Waterloo, town               | Electrical substation                         | N8896 CTH O                           |
| <b>EMS facility</b>          |                                               |                                       |
| Fort Atkinson, city          | Ryan Brothers EMS                             | 1210 Arndt Street                     |
| Jefferson, city              | Jefferson EMS                                 | 315 E Racine Street                   |
| Jefferson, city              | Jefferson EMS Non-Emergency                   | 121 W Racine Street                   |
| Johnson Creek, village       | Johnson Creek EMS                             | 120 S Watertown Street                |
| Lake Mills, city             | Lake Mills Emergency                          | 603 E Lake Street                     |

| Jurisdiction              | Facility name                              | Address                   |
|---------------------------|--------------------------------------------|---------------------------|
| Sullivan, village         | Sullivan EMS                               | 802 Pleasant Street       |
| <b>Fire department</b>    |                                            |                           |
| Fort Atkinson, city       | City of Fort Atkinson Fire Department      | 124 W Milwaukee Street    |
| Ixonia, town              | Ixonia Fire Department                     | N8320 N Street            |
| Jefferson, city           | Jefferson City Fire Department             | 351 E Racine Street       |
| Jefferson, town           | Helenville Fire Department                 | N4737 Helenville Road     |
| Johnson Creek, village    | Johnson Creek Fire Department              | 120 S Watertown Street    |
| Lake Mills, city          | Lake Mills Fire Department                 | 120 Veterans Lane         |
| Palmyra, village          | Palmyra Fire Department                    | 126 N 1st Street          |
| Waterloo, city            | Waterloo Fire Department                   | 900 Industrial Lane       |
| Watertown, city           | Watertown Fire Department                  | 106 Jones Street          |
| <b>Haz chem generator</b> |                                            |                           |
| Aztalan, town             | Renew Energy, LLC                          | N5355 E Junction Road     |
| Cold Spring, town         | Frontier FS - Whitewater                   | W3364 STH 59              |
| Fort Atkinson, city       | Jones Dairy Farm                           | Jones Avenue              |
| Fort Atkinson, city       | Lorman Iron & Metal Company, Inc.          | 115 Lorchman Street       |
| Fort Atkinson, city       | McCain Foods                               | 801 Rockwell Avenue       |
| Fort Atkinson, city       | Metal Container Corporation                | 105 E Blackhawk Drive     |
| Fort Atkinson, city       | Nasco Biology Department                   | 901 Janesville Avenue     |
| Fort Atkinson, city       | Redi Serve                                 | 1200 Industrial Drive     |
| Fort Atkinson, city       | SBC/WI - Fort Atkinson                     | 201 Milwaukee Avenue East |
| Fort Atkinson, city       | Spacesaver Corporation (Plant II)          | 1700 Janesville Avenue    |
| Ixonia, town              | Frontier FS Cooperative                    | W1255 Marrietta Avenue    |
| Jefferson, city           | Atlas Cold Storage Corporation             | 1025 Industrial Avenue    |
| Jefferson, city           | Atlas Cold Storage Corporation             | 230 Collins Road          |
| Jefferson, city           | Briggs & Stranton                          | 900 N Parkway             |
| Jefferson, city           | Frontier FS Cooperative                    | 222 E Puerner Street      |
| Jefferson, city           | LD Foods                                   | 1015 Industrial Drive     |
| Jefferson, city           | Nestle Purina                              | 150 Riverview Drive       |
| Jefferson, city           | Remis Power Systems                        | 925 N Parkway             |
| Jefferson, city           | Tyson Foods (Dorskocil Food Service)       | 1 Rock River Road         |
| Johnson Creek, village    | United Cooperative                         | N6731 Old Hwy 26          |
| Lake Mills, city          | APV Americas                               | 100 S CP Avenue East      |
| Lake Mills, city          | Daybreak Foods Inc                         | 1028 Mulberry Street      |
| Lake Mills, city          | Lake Mills wastewater treatment plant      | 308 N CP Avenue           |
| Palmyra, town             | Dean Kincaid Enterprises                   | N2028 STH 106             |
| Palmyra, town             | Kincaid Inc., Dean Mint Farm               | W1900 Kincaid Lane        |
| Palmyra, village          | Epic Resins                                | 600 Industrial Boulevard  |
| Palmyra, village          | Frontier FS-Palmyra                        | 212 Third Street          |
| Palmyra, village          | Standard Process Inc                       | 1200 W Royal Lee Drive    |
| Waterloo, city            | Waterloo Malting (Briess Industries, Inc.) | 901 W Madison Street      |
| Waterloo, city            | Waterloo wastewater treatment plant        | 401 Hendricks Street      |
| Watertown, city           | Ball Plastic Container Corporation         | 401 Dayton Street         |

| Jurisdiction              | Facility name                                        | Address                    |
|---------------------------|------------------------------------------------------|----------------------------|
| Watertown, city           | Reiss Industries                                     | 319 Hart Street            |
| Watertown, city           | SBC                                                  | 115 S 4th Street           |
| Watertown, city           | Tractor Supply Store                                 | 1911 Market Way            |
| Watertown, city           | US Chemical                                          | 316 Hart Street            |
| Watertown, city           | WalMart Store 1776                                   | 1901 E Market Way          |
| Watertown, city           | Watertown Hops Company                               | 1224 American Way          |
| Watertown, city           | Watertown Water Department                           | 806 S 1st Street           |
| Watertown, city           | Watertown Water Department                           | 870 West Street            |
| Watertown, city           | WisPak of Watertown                                  | 860 West Street            |
| Watertown, town           | Wisconsin Electric Concord Generating Station        | N8914 CTH E                |
| Whitewater, city          | Whitewater wastewater treatment plant (WWTP)         | W3875 CTH U                |
| <b>Health care clinic</b> |                                                      |                            |
| Fort Atkinson, city       | Fort Atkinson Dialysis Center                        | 525 Handeyside Lane        |
| Fort Atkinson, city       | Fort Health Care Internal Medicine                   | 426 McMillen Street        |
| Fort Atkinson, city       | Fort HealthCare Business Health                      | 520 Handeyside Lane Unit 3 |
| Fort Atkinson, city       | Fort HealthCare Center for Women's Health            | 650 McMillen Street        |
| Fort Atkinson, city       | Fort HealthCare ENT Specialists                      | 512 Wilcox Street          |
| Fort Atkinson, city       | Fort HealthCare Orthopedic Associates                | 1504 Madison Avenue        |
| Fort Atkinson, city       | Fort HealthCare Pain Management                      | 1604 Madison Avenue        |
| Fort Atkinson, city       | Fort HealthCare Therapy & Sport Center               | 1504 Madison Avenue        |
| Fort Atkinson, city       | Rock River Foot & Ankle Clinic                       | 303 Hake Street            |
| Fort Atkinson, city       | SSM Health Dean Medical Group - Fort Atkinson        | 740 Reena Avenue           |
| Fort Atkinson, city       | UW-Health Fort Atkinson Clinic Family Medicine Clini | 1620 Mehta Lane            |
| Jefferson, city           | Doctors of Physical Therapy                          | 155 Collins Road           |
| Jefferson, city           | Fort HealthCare - Jefferson                          | 840 W Racine Street        |
| Jefferson, city           | Rock River Community Clinic - Jefferson              | 1541 Annex Road            |
| Jefferson, city           | The Rock Physical Therapy                            | 101 Collins Road           |
| Johnson Creek, village    | Fort Health Care - Johnson Creek                     | 400 Doctors Court          |
| Johnson Creek, village    | Three Oaks Health                                    | 5 Hartwig Drive            |
| Johnson Creek, village    | UW Cancer Center                                     | 250 Doctors Court          |
| Johnson Creek, village    | Watertown Regional Medical Center - Johnson Creek    | 540 Village Walk Lane      |
| Lake Mills, city          | Fort Health Care - Lake Mills                        | 200 E Tyrannena Park Road  |
| Lake Mills, city          | Lake Mills Health Services                           | 901 Mulberry Street        |
| Lake Mills, city          | Langmade Associates                                  | 522 Enterprise Drive       |
| Lake Mills, city          | Watertown Regional Medical Center - Lake Mills Clini | 1025 Mulberry Street       |
| Waterloo, city            | SSM Health Dean Medical Group                        | 105 Highland Terrace       |
| Waterloo, city            | Watertown Regional Medical Center - Waterloo         | 111 Anna Street            |
| Watertown, city           | ProHealth Urgent Care Watertown                      | 109 Air Park Drive         |
| Watertown, city           | Rock River Community Clinic - Watertown              | 415 S Eighth Street        |
| Watertown, city           | Rock River Foot & Ankle Clinic                       | 101 Oakridge Court         |
| Watertown, city           | Watertown Regional Medical Center- Doctors Court C   | 1507 Doctors Court         |
| <b>Hospital</b>           |                                                      |                            |
| Fort Atkinson, city       | Fort Atkinson Memorial Hospital                      | 611 E Sherman Avenue       |

| Jurisdiction                           | Facility name                                     | Address                    |
|----------------------------------------|---------------------------------------------------|----------------------------|
| <b>Military installation</b>           |                                                   |                            |
| Fort Atkinson, city                    | Wisconsin Army National Guard                     | 420 Bark River Road        |
| Watertown, city                        | Wisconsin National Guard                          | 1700 River Drive           |
| <b>Mobile / manufactured home park</b> |                                                   |                            |
| Aztalan, town                          | Rock River Mobile Home Park (ID #60095)           | W5370 Urban Drive          |
| Concord, town                          | Spacious Acres Mobile Home Community (ID #60150)  | W1211 Sunnyside Drive      |
| Jefferson, city                        | Maple Grove Mobile Home Park (ID #60990) (ID #609 | 303 Main Street            |
| Johnson Creek, village                 | Back Acres Mobile Home Park (ID #60066)           | 105 Aztalan Street         |
| Johnson Creek, village                 | Village Terrace Mobile Home Park (ID #60112)      | South Street               |
| Koshkonong, town                       | Wolfs (ID #60091)                                 | N431 Twinkling Star Road   |
| Lake Mills, city                       | Lakeland Mobile Home Community (ID #60470)        | 855 E Lake Street          |
| Lake Mills, city                       | Lakeland Trails (ID #99023)                       | 865 E Lake Street          |
| Lake Mills, city                       | Quiet Creek, LLC (ID #60052)                      | 657 E Lake Street          |
| Lake Mills, city                       | Sandy Beach Mobile Home Park (ID #60994)          | Sandy Beach Road           |
| Lake Mills, city                       | Topel's Mobile Home Park (ID #60065)              | Topel Street               |
| Lake Mills, city                       | Woodland Beach Resort (ID #60993)                 | 205 Woodland Drive         |
| Lake Mills, town                       | Country Acres (ID #60747)                         | N6789 CTH A                |
| Oakland, town                          | Breezy Knoll (ID #60144)                          | N4510 CTH A                |
| Oakland, town                          | Oak Ridge Mobile Community (ID #60828)            | N3525 Trelloff Road        |
| Oakland, town                          | Ripview Court (ID #60730)                         | W9202-A Ripley Road        |
| Palmyra, village                       | Pal Park Manufactured Home Community (ID #60263)  | Beach Street               |
| Sullivan, town                         | Tremain Mobile Home Park (ID #61001)              | N2639 CTH Z                |
| Waterloo, city                         | Wil-Park (ID #60742)                              | 300 Hendricks Street       |
| Watertown, town                        | Hickory Hill Park (ID #60012)                     | 3266 E Gate Drive          |
| Whitewater, city                       | Twin Oaks Park (ID #60277)                        | 755 N Tratt Street         |
| <b>Municipal building</b>              |                                                   |                            |
| Aztalan, town                          | Aztalan Town Hall                                 | W6260 Highway B            |
| Cold Spring, town                      | Cold Springs Town Hall and Community Center       | N1409 Fremont Road         |
| Concord, town                          | Concord Town Hall                                 | W1095 Concord Center Drive |
| Farmington, town                       | Farmington Town Hall                              | N6468 S Farmington Road    |
| Fort Atkinson, city                    | Fort Atkinson Municipal Building                  | 101 N Main Street          |
| Hebron, town                           | Hebron Town Hall / Community Center               | N2313 CTH D                |
| Ixonia, town                           | Ixonia Town Hall                                  | W1195 Marietta Avenue      |
| Jefferson, city                        | Jefferson City Municipal Building                 | 317 S Main Street          |
| Jefferson, city                        | Jefferson County Community Resource Center        | 1571Annex Road             |
| Jefferson, city                        | Jefferson County Courthouse                       | 320 S Main Street          |
| Jefferson, city                        | Jefferson Town Hall                               | 434 CTH Y                  |
| Jefferson, city                        | UW Extension/Workforce Development                | 864 Collins Road           |
| Johnson Creek, village                 | Johnson Creek Village Hall                        | 125 Depot Street           |
| Koshkonong, town                       | Jefferson County Sheriff Storage                  | Bark River Road            |
| Koshkonong, town                       | Koshkonong Town Hall                              | W5609 Star School Road     |
| Lake Mills, city                       | Lake Mills City Hall                              | 200 Water Street           |
| Lake Mills, city                       | Lake Mills Town Hall                              | 1111 S Main Street         |

| Jurisdiction                | Facility name                                      | Address                    |
|-----------------------------|----------------------------------------------------|----------------------------|
| Milford, town               | Milford Town Hall                                  | W6335 Highway A            |
| Oakland, town               | Oakland Town Hall                                  | N4450 CTH A                |
| Palmyra, town               | Palmyra Town Hall                                  | W1125 Highway 106          |
| Palmyra, village            | Palmyra Village Hall                               | 100 W Taft Street          |
| Sullivan, town              | Sullivan Town Hall                                 | N3866 West Street          |
| Sullivan, village           | Sullivan Village Hall                              | 500 Madison                |
| Sumner, town                | Sumner Town Hall                                   | N1525 Church Street        |
| Waterloo, city              | Waterloo City Hall                                 | 136 N Monroe Street        |
| Waterloo, town              | Waterloo Town Hall                                 | N8193 Highway 89           |
| Watertown, city             | Watertown City Hall                                | 106 Jones Street           |
| Watertown, city             | Watertown Health Dept. and Parks and Forestry Dept | 514 S First Street         |
| Watertown, town             | Watertown Town Hall                                | N8302 High Road            |
| <b>Municipal garage</b>     |                                                    |                            |
| Aztalan, town               | Town of Aztalan Road Shop                          | W6260 Highway B            |
| Concord, town               | Jefferson County Road Shop                         | N6496 County Shop Road     |
| Concord, town               | Town of Concord Municipal Garage                   | N1185 Concord Center Drive |
| Farmington, town            | Town of Farmington Road Shop                       | N6468 Farmington Road      |
| Fort Atkinson, city         | Fort Atkinson Municipal Garage                     | 700 James Place            |
| Ixonia, town                | Road Shop - County                                 | W1593 Marrietta Road       |
| Ixonia, town                | Town of Ixonia Municipal Garage                    | N8320 N Street             |
| Jefferson, city             | Jefferson County Highway Shop                      | Puerner Street             |
| Jefferson, city             | Jefferson County Parks Maintenance Facility        | 1555 Industrial Avenue     |
| Jefferson, city             | Jefferson Municipal Garage                         | 1122 S Tensfeldt Avenue    |
| Johnson Creek, village      | Johnson Creek Municipal Garage                     | 210 Aztalan Street         |
| Johnson Creek, village      | Secondary Village Garage                           | 110 Aztalan Street         |
| Lake Mills, city            | Lake Mills Municipal Garage                        | 307 N C.P. Avenue          |
| Milford, town               | Town of Milford Garage                             | W6335 Highway A            |
| Oakland, town               | Town of Oakland Municipal Garage                   | N4450 CTH A                |
| Palmyra, village            | Palmyra Municipal Garage                           | 203 Jefferson Street       |
| Sullivan, town              | Town of Sullivan Public Works Garage               | West Street                |
| Waterloo, city              | Jefferson County Highway Shop                      | Pierce Street              |
| Waterloo, city              | Waterloo Municipal Garage                          | 211 Hendricks              |
| Watertown, city             | Watertown Municipal Garage                         | 810 S 2nd Street           |
| <b>Natural gas facility</b> |                                                    |                            |
| Ixonia, town                | Guardian Pipeline metering station                 | N8952 Highview Road        |
| Ixonia, town                | Guardian Pipeline metering station                 | W1621 Rockvale Road        |
| <b>Nursing home</b>         |                                                    |                            |
| Fort Atkinson, city         | Bedrock HCS at Fort Atkinson (Lic. #2683)          | 430 Wilcox Street          |
| Jefferson, city             | Alden Estates of Jefferson (Lic. #2390)            | 1130 Collins Road          |
| Lake Mills, city            | Lake Mills Health Services (Lic. #2794)            | 901 Mulberry Street        |
| <b>Police department</b>    |                                                    |                            |
| Fort Atkinson, city         | Fort Atkinson Police Department                    | 101 S Water Street         |
| Jefferson, city             | Jefferson City Police Department                   | 425 Collins Road           |



| <b>Jurisdiction</b>                              | <b>Facility name</b>                | <b>Address</b>           |
|--------------------------------------------------|-------------------------------------|--------------------------|
| Jefferson, city                                  | Jefferson County Sheriff's Office   | 320 S Main Street        |
| Johnson Creek, village                           | Johnson Creek Police Department     | 119 Depot Street         |
| Lake Mills, city                                 | Lake Mills Police Department        | 200 A Water Street       |
| Oakland, town                                    | Oakland Police Department           | N4450 CTH A              |
| Palmyra, village                                 | Palmyra Police Department           | 126 N 1st Street         |
| Waterloo, city                                   | City of Waterloo Police Department  | 136 N Monroe Street      |
| Watertown, city                                  | City of Watertown Police Department | 106 Jones Street         |
| <b>Post office</b>                               |                                     |                          |
| Fort Atkinson, city                              | Fort Atkinson Post Office           | 24 E Milwaukee Avenue    |
| Ixonia, town                                     | Ixonia Post Office                  | 1235 Marrietta Street    |
| Jefferson, city                                  | Jefferson Post Office               | 122 S Center Avenue      |
| Jefferson, town                                  | Helenville Post Office              | W3290 STH 18             |
| Johnson Creek, village                           | Johnson Creek Post Office           | 115 Depot Street         |
| Lake Mills, city                                 | Lake Mills Post Office              | 155 E Oak Street         |
| Palmyra, village                                 | Palmyra Post Office                 | 116 N Third Street       |
| Sullivan, village                                | Sullivan Post Office                | 707 Palmyra Street       |
| Waterloo, city                                   | Waterloo Post Office                | 241 W Madison Street     |
| Watertown, city                                  | Watertown Post Office               | 411 Dodge Street         |
| <b>Public library</b>                            |                                     |                          |
| Fort Atkinson, city                              | Dwight Foster Public Library        | 209 Merchants Avenue     |
| Jefferson, city                                  | Jefferson Public Library            | 321 S Main Street        |
| Johnson Creek, village                           | Johnson Creek Public Library        | 125 Lincoln Street       |
| Lake Mills, city                                 | L.D. Fargo Public Library           | 120 E Madison            |
| Palmyra, village                                 | Powers Memorial Library             | 115 W Main Street        |
| Waterloo, city                                   | Karl Junginger Memorial Library     | 625 N Monroe Street      |
| Watertown, city                                  | Watertown Public Library            | 100 S Water Street       |
| <b>Public-use airport</b>                        |                                     |                          |
| Fort Atkinson, city                              | Fort Atkinson Municipal Airport     | N3321 Airport Road       |
| Palmyra, town                                    | Palmyra Municipal Airport           | W1125 STH 106            |
| Sullivan, town                                   | Sullivan Airport                    | 200 Main Street          |
| Watertown, city                                  | Watertown Municipal Airport         | 1741 River Drive         |
| <b>Residential care apartment complex (RCAC)</b> |                                     |                          |
| Fort Atkinson, city                              | Reena Senior Living                 | 737 Reena avenue         |
| Waterloo, city                                   | Highland House                      | 161 Goehl Road           |
| Waterloo, city                                   | Riverwalk Senior Living             | 477 W Madison Street     |
| <b>School - K-12</b>                             |                                     |                          |
| Cambridge, Village                               | Cambridge High School               | Blue Jay Way             |
| Fort Atkinson, city                              | Barrie Elementary School            | 1000 Harriette Street    |
| Fort Atkinson, city                              | Crown of Live Christian Academy     | 535 Berea Drive          |
| Fort Atkinson, city                              | Fort Atkinson 4K                    | 719 S Main Street        |
| Fort Atkinson, city                              | Fort Atkinson High School           | 925 Lexington Boulevard  |
| Fort Atkinson, city                              | Fort Atkinson Middle School         | 310 S Fourth Street East |
| Fort Atkinson, city                              | Luther Alternative School           | 205 Park Street          |

| Jurisdiction           | Facility name                            | Address                 |
|------------------------|------------------------------------------|-------------------------|
| Fort Atkinson, city    | Luther Elementary School                 | 205 Park Street         |
| Fort Atkinson, city    | Purdy Elementary School                  | 719 S Main Street       |
| Fort Atkinson, city    | Rockwell Elementary School               | 821 Monroe Street       |
| Fort Atkinson, city    | St. Joseph's Catholic School             | 1650 Endl Boulevard     |
| Fort Atkinson, city    | St. Paul's Evangelical Lutheran School   | 309 Bluff Street        |
| Ixonia, town           | Ixonia Elementary School                 | N8425 N Street          |
| Ixonia, town           | Saint Paul's Evangelical Lutheran School | W1956 Gopher Hill Road  |
| Jefferson, city        | Jefferson East Elementary School         | 120 S Sanborn Avenue    |
| Jefferson, city        | Jefferson High School                    | 700 W Milwaukee Street  |
| Jefferson, city        | Jefferson Middle School                  | 206 S Taft Avenue       |
| Jefferson, city        | St. John the Baptist Catholic School     | 333 E Church Street     |
| Jefferson, city        | St. John's Evangelical Lutheran School   | 232 E Church Street     |
| Jefferson, city        | West Elementary School                   | 900 W Milwaukee Street  |
| Jefferson, town        | Saint Peters Lutheran School             | W3255 USH 18            |
| Johnson Creek, village | Johnson Creek Public School              | 455 Aztalan Street      |
| Koshkonong, town       | Faith Community Christian School         | W5949 Hackbarth Road    |
| Lake Mills, city       | Lake Mills Elementary School             | 155 E. Pine Street      |
| Lake Mills, city       | Lake Mills High School                   | 615 Catlin Drive        |
| Lake Mills, city       | Lake Mills Middle School                 | 318 College Street      |
| Lake Mills, city       | Lakeside Lutheran High School            | 231 Woodland Beach Road |
| Lake Mills, city       | St. Paul Lutheran School                 | 1530 S Main Street      |
| Palmyra, village       | Palmyra Eagle Montessori School          | 701 W Maple Street      |
| Palmyra, village       | Palmyra-Eagle High School                | 123 Burr Oak Street     |
| Sullivan, village      | Sullivan Elementary School               | 618 Bakertown Drive     |
| Waterloo, city         | Holy Family Catholic School              | 387 S Monroe Street     |
| Waterloo, city         | Maranatha Baptist Academy                | 745 W Main Street       |
| Waterloo, city         | St. John Evangelical Lutheran School     | 413 E Madison Street    |
| Waterloo, city         | Waterloo Elementary School               | 785 N Monroe Street     |
| Waterloo, city         | Waterloo High School                     | 865 N Monroe Street     |
| Waterloo, city         | Waterloo Intermediate School             | 865 N Monroe Street     |
| Waterloo, city         | Waterloo Middle School                   | 865 N Monroe Street     |
| Watertown, city        | Calvary Baptist Christian School         | 792 Milford Street      |
| Watertown, city        | Faith Lutheran Day School                | 626 Milford Street      |
| Watertown, city        | Good Shepherd Lutheran School            | 1611 E Main Street      |
| Watertown, city        | Lincoln Elementary School                | 210 N Montgomery Street |
| Watertown, city        | Luther Preparatory School                | 1300 Western Avenue     |
| Watertown, city        | Riverside Middle School                  | 131 Hall Street         |
| Watertown, city        | Saint Bernard Grade School               | 111 S Montgomery Street |
| Watertown, city        | Saint Jude Academy                       | 111 S Montgomery Street |
| Watertown, city        | Schurz Elementary School                 | 1508 Neenah Street      |
| Watertown, city        | St. Henry Parish School                  | 300 E Cady Street       |
| Watertown, city        | St. John's Lutheran School               | 317 N 6th Street        |
| Watertown, city        | St. Mark's Lutheran School               | 705 Jones Street        |

| Jurisdiction                      | Facility name                                         | Address                         |
|-----------------------------------|-------------------------------------------------------|---------------------------------|
| Watertown, city                   | Trinity - St. Lukes Lutheran School (Clark Street Cam | 303 Clark Street                |
| Watertown, city                   | Trinity - St. Lukes Lutheran School (Western Campus   | 801 S 5th Street                |
| Watertown, city                   | Watertown 4 Kids                                      | 111 Dodge Street                |
| Watertown, city                   | Webster Elementary School                             | 634 S 12th Street               |
| <b>School - secondary</b>         |                                                       |                                 |
| Fort Atkinson, city               | Madison Area Technical College - Fort Atkinson        | 827 Banker Road                 |
| Watertown, city                   | Maranatha Baptist University                          | 745 W Main Street               |
| Whitewater, city                  | UW-Whitewater                                         | UW-Whitewater                   |
| <b>Senior center</b>              |                                                       |                                 |
| Fort Atkinson, city               | Fort Atkinson Senior Center                           | 307 Robert Street               |
| Jefferson, city                   | Jefferson Area Senior Center                          | 859 Collins Road                |
| Lake Mills, city                  | Lake Mills Senior Center                              | 229 Fremont Street              |
| Watertown, city                   | Watertown Senior Citizens Center                      | 514 S 1st Street                |
| <b>Telephone facility</b>         |                                                       |                                 |
| Jefferson, city                   | Telephone facility (SBC)                              | 211 S Center Avenue             |
| Lake Mills, city                  | Telephone facility                                    | 117 Water Street                |
| Sullivan, village                 | Telephone facility                                    | 156 Main Street                 |
| Watertown, city                   | Telephone facility                                    | 115 S 4th Street                |
| <b>Utility office/yard</b>        |                                                       |                                 |
| Fort Atkinson, city               | Fort Atkinson Water Utility                           | 37 N Water Street               |
| Jefferson, city                   | Jefferson Utilities                                   | 425 Collins Road                |
| Lake Mills, city                  | Lake Mills Utility                                    | Campus Street                   |
| Lake Mills, city                  | Lake Mills Utility                                    | 307 N C.P. Avenue               |
| Waterloo, city                    | Waterloo Water and Light                              | 575 Commercial Lane             |
| Watertown, city                   | WE Energies                                           | Wakoka Street                   |
| <b>Wastewater treatment plant</b> |                                                       |                                 |
| Cambridge, Village                | Cambridge - Oakland wastewater treatment plant        | 136 Lagoon Drive                |
| Fort Atkinson, city               | Fort Atkinson wastewater treamen plant                | 1600 Farmco Lane                |
| Ixonia, town                      | Ixonia wastewater treatment plant                     | W1275 Elmwood                   |
| Jefferson, city                   | Jefferson wastewater treamen plant                    | 221 E Henry Street              |
| Johnson Creek, village            | Johnson Creek wastewater treatment plant              | 200 Aztalan Street              |
| Lake Mills, city                  | Lake Mills wastewater treament plant                  | 308 N CP Avenue                 |
| Palmyra, village                  | Palmyra wastewater treamen plant                      | 700 Brennan Road                |
| Sullivan, town                    | Town of Sullivan wastewater treamen plant (District N | N3704 CTH F                     |
| Sullivan, village                 | Sullivan wastewater treatment plant                   | 624 Bakertown Drive             |
| Waterloo, city                    | Waterloo wastewater treamen plant                     | 401 Hendricks Street            |
| Watertown, city                   | Watertown wastewater treatment plant                  | 800 Hoffman Drive               |
| Whitewater, city                  | Whitewater wastewater treamen plant (WWTP)            | W3875 CTH U                     |
| <b>Water facility</b>             |                                                       |                                 |
| Cambridge, village                | Water well                                            | Skogen Road                     |
| Fort Atkinson, city               | Water reservoir - underground                         | S Sixth Street and Grove Street |
| Fort Atkinson, city               | Water tower                                           | S Fourth Street East            |
| Fort Atkinson, city               | Water tower                                           | Hackbarth Road                  |

| Jurisdiction           | Facility name            | Address                                     |
|------------------------|--------------------------|---------------------------------------------|
| Fort Atkinson, city    | Water well               | Bark River Road                             |
| Fort Atkinson, city    | Water well No. 6         | Zaffke Street                               |
| Fort Atkinson, city    | Water well No. 7         | James Way                                   |
| Jefferson, city        | Water tower              | N3971 CTH K (STH 26)                        |
| Jefferson, city        | Water tower              | Greenwood Street                            |
| Jefferson, city        | Water well               | 311 Wisconsin Avenue (Business Center Park) |
| Jefferson, city        | Water well No. 2         | 751 S Main Street                           |
| Jefferson, city        | Water well No. 4         | 510 W Milwaukee Street                      |
| Jefferson, city        | Water well No. 5         | N Midway Street                             |
| Johnson Creek, village | Water tower              | 525 Hartwig Boulevard                       |
| Johnson Creek, village | Water well               | Depot Street                                |
| Johnson Creek, village | Water well No. 3         | 300 Grell Lane                              |
| Lake Mills, city       | Water reservoir and well | Owen Street and Franklin Street             |
| Lake Mills, city       | Water tower              | Harvey Road                                 |
| Lake Mills, city       | Water well               | Prairie Avenue                              |
| Lake Mills, city       | Water well               | 900 CP Avenue                               |
| Palmyra, village       | Water tower              | Village Park - 8th Street                   |
| Palmyra, village       | Water well               | 100 W Taft Street                           |
| Palmyra, village       | Water well               | 131 Jefferson Street                        |
| Sullivan, village      | Water well               | CTH E                                       |
| Waterloo, city         | Water tower              | Squire Road                                 |
| Waterloo, city         | Water tower              | Herron Court                                |
| Waterloo, city         | Water well               | 461 Porter Street                           |
| Waterloo, city         | Water well               | 661 Lum Avenue                              |
| Watertown, city        | Water tower              | Western Avenue                              |
| Watertown, city        | Water tower              | Warren Street                               |
| Watertown, city        | Water well               | 806 S 1st Street                            |
| Watertown, city        | Water well               | 1000 West Street                            |
| Watertown, city        | Water well               | Water Tower Court                           |
| Watertown, city        | Water well               | 1432 E Main Street                          |
| Watertown, city        | Water well #4            | 407 Western Avenue                          |
| Watertown, city        | Water well and tower     | 870 West Street                             |
| Watertown, city        | Water well and tower     | 308 Air Park Drive                          |

# CRITICAL FACILITIES SORTED BY TYPE: 2024

## AMERICAN RED CROSS SHELTERS: 2024

| Facility Name                               | Address                                  | Municipality  |
|---------------------------------------------|------------------------------------------|---------------|
| Barrie Elementary School                    | 1000 Harriette Street                    | Fort Atkinson |
| Fort Atkinson High School                   | 925 Lexington Blvd                       | Fort Atkinson |
| Fort Atkinson Middle School                 | 301 South 4 <sup>th</sup> Street East    | Fort Atkinson |
| Purdy Elementary School                     | 719 S Main Street                        | Fort Atkinson |
| Rockwell Elementary School                  | 821 Monroe Street                        | Fort Atkinson |
| Ixonia Elementary School                    | N8425 North Street                       | Ixonia        |
| Ixonia Town Hall                            | W1195 Marietta Avenue                    | Ixonia        |
| Johnson Creek Junior/Senior High            | 111 South Street<br>311 Milwaukee Street | Johnson Creek |
| Johnson Creek Elementary School             | 111 South Street                         | Johnson Creek |
| Jefferson Senior High School                | 700 W. Milwaukee Street                  | Jefferson     |
| St. John The Baptist Catholic School        | 333 E Church Street                      | Jefferson     |
| East Elementary School                      | 120 S. Sanborn Avenue                    | Jefferson     |
| Jefferson Middle School                     | 501 South Taft Street                    | Jefferson     |
| Lake Mills Middle School                    | 318 College                              | Lake Mills    |
| Lake Mills High School                      | 615 Catlin Drive                         | Lake Mills    |
| St. Paul Evangelical Lutheran Church School | 1530 S.Main Street                       | Lake Mills    |
| Lakeside Lutheran High School               | 231 Woodland Beach Road                  | Lake Mills    |
| Palmyra-Eagle Middle/High School            | 123 Burr Oak Street                      | Palmyra       |
| Sullivan Elementary School                  | 618 Bakertown Road                       | Sullivan      |
| Concord Community Center                    | W1095 Concord Center Drive               | Sullivan      |
| Waterloo Middle/High Schools                | 864 North Monroe Street                  | Waterloo      |
| Wisconsin Army National Guard               | 1700 River Drive                         | Watertown     |

**Source:** American Red Cross – Southwest WI Chapter, as of August 2024

## WEATHER-RELATED EVENTS; JEFFERSON COUNTY: 1950 THROUGH 2023

| Event Type             | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Drought</b>         | Jefferson County | 8/1/2002   | -         | 0      | 0        | 0               | \$200,000   |
|                        | Jefferson County | 8/1/2003   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/1/2003   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/1/2003  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/1/2003  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/1/2003  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 7/1/2005   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 8/1/2005   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/1/2005   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/1/2005  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/1/2005  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 7/1/2007   | -         | 0      | 0        | 0               | \$100,000   |
|                        | Jefferson County | 6/26/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 7/1/2012   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 8/1/2012   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/1/2012   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/1/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/1/2012  | -         | 0      | 0        | 0               | 0           |
|                        | <b>Totals</b>    |            |           | 0      | 0        | 0               | \$300,000   |
| <b>Dust Devil</b>      | Fort Atkinson    | 3/26/2003  | -         | 0      | 0        | 0               | 0           |
|                        | <b>Totals</b>    |            |           | 0      | 0        | 0               | 0           |
| <b>Extreme Heat</b>    | Jefferson County | 7/17/2011  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 7/3/2012   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 6/28/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 6/29/2018  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 7/19/2019  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 6/14/2022  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 8/23/2023  | -         | 0      | 0        | 0               | 0           |
|                        | <b>Totals</b>    |            |           | 0      | 0        | 0               | 0           |
| <b>Cold/Wind Chill</b> | Jefferson County | 1/31/1996  | -         | 0      | 10       | 0               | 0           |
|                        | Jefferson County | 2/1/1996   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 1/17/1997  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 1/5/1999   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/18/2005 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 2/17/2006  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 2/18/2006  | -         | 0      | 0        | 0               | 0           |



| Event Type                         | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|------------------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Cold/Wind Chill - continued</b> | Jefferson County | 1/30/1996  | -         | 2      | 0        | 0               | 0           |
|                                    | Jefferson County | 2/3/2007   | -         | 0      | 0        | \$2,000         | 0           |
|                                    | Jefferson County | 1/19/2008  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/30/2008  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/15/2008 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/21/2008 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/14/2009  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/24/2009  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/21/2011  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/21/2013  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/27/2014  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/7/2015   | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/9/2015   | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/4/2016   | -         | 1      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/14/2016 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/18/2016 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/25/2017 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 01/01/2018 | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 2/7/2021   | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 2/13/2021  | -         | 0      | 0        | 0               | 0           |
|                                    | <b>Totals</b>    |            |           | 3      | 10       | \$2,000         | 0           |
| <b>Extreme Cold/Wind Chill</b>     | Jefferson County | 2/10/2008  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/6/2014   | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 1/29/2019  | -         | 0      | 0        | 0               | 0           |
|                                    | Jefferson County | 12/22/2022 | -         | 0      | 0        | 0               | 0           |
|                                    | <b>Totals</b>    |            |           | 0      | 0        | 0               | 0           |
| <b>Flood - Flash</b>               | Watertown        | 6/17/1996  |           | 0      | 1        | \$400,000       | 0           |
|                                    | Johnson Creek    | 6/17/1996  |           | 0      | 0        | \$150,000       | 0           |
|                                    | Jefferson        | 5/17/1999  |           | 0      | 0        | \$30,000        | 0           |
|                                    | Watertown        | 5/17/2000  |           | 0      | 0        | \$25,000        | 0           |
|                                    | Countywide       | 6/1/2000   |           | 0      | 0        | \$150,000       | \$1M        |
|                                    | Jefferson        | 8/3/2004   |           | 0      | 0        | \$30,000        | 0           |
|                                    | Milford          | 9/12/2006  |           | 0      | 0        | \$100,000       | 0           |
|                                    | Lake Mills       | 8/19/2007  |           | 0      | 0        | \$100,000       | \$500,000   |
|                                    | Lake Mills       | 8/22/2007  |           | 0      | 0        | \$50,000        | \$200,000   |
|                                    | Lake Mills       | 6/8/2008   |           | 0      | 0        | \$102.22M       | \$35M       |
|                                    | Watertown        | 6/23/2010  |           | 0      | 0        | \$25,000        | \$5,000     |
|                                    | Watertown        | 7/22/2010  |           | 0      | 0        | \$150,000       | \$10,000    |

| Event Type   | Location         | Date      | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------|------------------|-----------|-----------|--------|----------|-----------------|-------------|
|              | Busseyville      | 6/26/2013 |           | 0      | 0        | \$4,000         | \$2,000     |
|              | Busseyville      | 6/10/2016 |           | 0      | 0        | \$3,000         | \$57,000    |
|              | Waterloo         | 8/17/2018 |           | 0      | 0        | \$943,000       | \$1,000     |
|              | <b>Totals</b>    |           |           | 0      | 1        | \$104.38M       | \$36.775M   |
| <b>Flood</b> | Jefferson County | 6/17/1996 |           | 0      | 0        | \$250,000       | \$8M        |
|              | Jefferson County | 2/21/1997 |           | 0      | 0        | \$500           | 0           |
|              | Watertown        | 6/21/1997 |           | 0      | 0        | \$50,000        | 0           |
|              | Watertown Arpt   | 5/28/1998 |           | 0      | 0        | 0               | 0           |
|              | Jefferson County | 4/23/1999 |           | 0      | 0        | \$5,000         | 0           |
|              | Sullivan         | 7/2/2000  |           | 0      | 0        | 0               | 0           |
|              | Jefferson County | 2/9/2001  |           | 0      | 0        | \$10,000        | 0           |
|              | Watertown        | 8/21/2002 |           | 0      | 0        | 0               | 0           |
|              | Jefferson County | 5/24/2004 |           | 0      | 0        | \$500,000       | \$500,000   |
|              | Jefferson County | 6/1/2004  |           | 0      | 0        | \$2.64M         | \$20M       |
|              | Jefferson County | 7/1/2004  |           | 0      | 0        | \$100,000       | 0           |
|              | Aztalan          | 4/10/2013 |           | 0      | 0        | \$3,000         | \$1,000     |
|              | Jefferson        | 4/10/2013 |           | 0      | 0        | \$10,000        | \$3,000     |
|              | Ft Atkinson      | 4/11/2013 |           | 0      | 0        | \$10,000        | \$3,000     |
|              | Waterloo         | 2/19/2018 |           | 0      | 0        | \$5,000         | 0           |
|              | Ft Atkinson      | 5/16/2018 |           | 0      | 0        | \$2,000         | 0           |
|              | Waterloo         | 8/17/2018 |           | 0      | 0        | 0               | \$5,000     |
|              | Hubbleton        | 8/31/2018 |           | 0      | 0        | \$1,000         | 0           |
|              | Hubbleton        | 9/1/2018  |           | 0      | 0        | 0               | \$1,000     |
|              | Jefferson        | 9/3/2018  |           | 0      | 0        | \$5,000         | 0           |
|              | Fort Atkinson    | 9/4/2018  |           | 0      | 0        | \$5,000         | 0           |
|              | Fort Atkinson    | 9/5/2018  |           | 0      | 0        | \$15,000        | 0           |
|              | Fort Atkinson    | 10/1/2018 |           | 0      | 0        | \$2,000         | 0           |
|              | Fort Atkinson    | 10/3/2018 |           | 0      | 0        | \$1,000         | \$1,000     |
|              | Hoopers          | 10/8/2018 |           | 0      | 0        | 0               | \$5,000     |
|              | Jefferson        | 3/14/2019 |           | 0      | 0        | \$5,000         | 0           |
|              | Fort Atkinson    | 3/14/2019 |           | 0      | 0        | \$10,000        | 0           |
|              | Aztalan          | 3/15/2019 |           | 0      | 0        | \$1,000         | 0           |
|              | Lake Koshkonong  | 3/17/2019 |           | 0      | 0        | \$10,000        | 0           |
|              | Fort Atkinson    | 4/1/2019  |           | 0      | 0        | \$3,000         | 0           |
|              | Fort Atkinson    | 4/1/2019  |           | 0      | 0        | \$1,000         | 0           |
|              | Hubbleton        | 10/4/2019 |           | 0      | 0        | \$2,000         | 0           |
|              | Jefferson        | 10/5/2019 |           | 0      | 0        | \$5,000         | 0           |

| Event Type     | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|----------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
|                | Fort Atkinson    | 10/6/2019  |           | 0      | 0        | \$2,000         | 0           |
|                | Fort Atkinson    | 10/7/2019  |           | 0      | 0        | \$5,000         | 0           |
| <b>Totals</b>  |                  |            |           | 0      | 0        | 3.659M          | 28.519M     |
| <b>Fog [2]</b> | Jefferson County | 11/13/1999 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/3/1999  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/13/1999 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/9/2000   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/25/2000  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/21/2000  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 8/23/2000  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 8/24/2000  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 10/24/2000 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/12/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/14/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/24/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/22/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 4/7/2001   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 5/25/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 7/19/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 7/30/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 8/3/2001   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 8/22/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 9/30/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 10/22/2001 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 11/15/2001 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/2/2001  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/16/2001 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/20/2002  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 4/13/2002  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 9/6/2002   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/20/2003  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/23/2003  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/26/2004  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 10/12/2004 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/9/2004  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/29/2004 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 11/27/2005 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/27/2005 | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/9/2006   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/29/2006  | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 5/9/2006   | -         | 0      | 0        | 0               | 0           |
|                | Jefferson County | 9/14/2006  | -         | 0      | 0        | 0               | 0           |

| Event Type             | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Fog - continued</b> | Jefferson County | 9/15/2006  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/23/2006  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/11/2006 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/21/2006 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/9/2007   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/23/2007  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 6/1/2007   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/1/2007  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/19/2007 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/21/2007 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 1/5/2008   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 1/7/2008   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 2/4/2008   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/21/2008  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/26/2008 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/7/2009   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/4/2009   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/10/2009  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/7/2010   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/10/2010  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 5/21/2010  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/30/2010 | -         | 0      | 0        | \$10,000        | 0           |
|                        | Jefferson County | 2/2/2012   | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 2/15/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 3/24/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 8/26/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/22/2012 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/23/2012 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/17/2012 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/20/2012 | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/3/2012  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 1/11/2013  | -         | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/03/2013 | -         | 0      | 0        | 0               | 0           |
| <b>Totals</b>          |                  |            |           | 0      | 0        | \$10,000        | 0           |
| <b>Funnel Cloud</b>    | Lake Mills       | 7/25/1997  | -         | 0      | 0        | 0               | 0           |
|                        | Watertown        | 8/21/1998  | -         | 0      | 0        | 0               | 0           |
|                        | Lake Mills       | 6/1/2000   | -         | 0      | 0        | 0               | 0           |
|                        | Fort Atkinson    | 8/21/2002  | -         | 0      | 0        | 0               | 0           |
|                        | Lake Mills       | 7/11/2004  | -         | 0      | 0        | 0               | 0           |
|                        | Lake Mills       | 10/2/2006  | -         | 0      | 0        | 0               | 0           |
|                        | Busseyville      | 6/7/2008   | -         | 0      | 0        | 0               | 0           |
|                        | Johnson Creek    | 6/7/2008   | -         | 0      | 0        | 0               | 0           |

| Event Type               | Location         | Date      | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------------------|------------------|-----------|-----------|--------|----------|-----------------|-------------|
| Funnel Cloud - continued | Sullivan         | 6/7/2008  | -         | 0      | 0        | 0               | 0           |
|                          | Lake Mills       | 6/12/2008 | -         | 0      | 0        | 0               | 0           |
|                          | Concord          | 6/12/2008 | -         | 0      | 0        | 0               | 0           |
|                          | Waterloo         | 7/22/2010 | -         | 0      | 0        | 0               | 0           |
|                          | <b>Totals</b>    |           |           | 0      | 0        | 0               | 0           |
| <b>Hail</b>              | Jefferson County | 4/3/1956  | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 7/2/1960  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 4/11/1965 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 9/17/1972 | 2.50 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 8/27/1976 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 4/2/1977  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 4/3/1978  | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 4/3/1978  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 8/5/1979  | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 6/5/1980  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 5/21/1987 | 2 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 5/21/1987 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 4/5/1988  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 3/13/1990 | 1.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 3/27/1991 | 2 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 7/19/1992 | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 7/19/1992 | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Helenville       | 3/23/1994 | 1.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson County | 9/9/1994  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Waterloo         | 6/7/1995  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                          | Sullivan         | 6/7/1995  | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Cambridge        | 7/27/1995 | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Farmington       | 8/9/1995  | 2.50 in.  | 0      | 0        | 0               | 0           |
|                          | Watertown        | 8/9/1995  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                          | Sullivan         | 8/9/1995  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Johnson Creek    | 7/20/1998 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Jefferson        | 8/24/1998 | 2 in.     | 0      | 0        | 0               | 0           |
|                          | Lake Mills       | 5/16/1999 | 1 in.     | 0      | 0        | 0               | 0           |
|                          | Waterloo         | 6/28/1999 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Sullivan         | 6/28/1999 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                          | Waterloo         | 3/8/2000  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Palmyra          | 3/8/2000  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Watertown        | 5/8/2000  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Hebron           | 5/8/2000  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Sullivan         | 5/11/2000 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Sullivan         | 5/11/2000 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                          | Lake Mills       | 5/18/2000 | 1 in.     | 0      | 0        | 0               | 0           |

| Event Type              | Location         | Date      | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|-------------------------|------------------|-----------|-----------|--------|----------|-----------------|-------------|
| <b>Hail - continued</b> | Lake Mills       | 5/18/2000 | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 6/1/2000  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 6/30/2000 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek    | 7/2/2000  | 1.75 in.  | 0      | 0        | \$50,000        | \$100,000   |
|                         | Rome             | 7/2/2000  | 2.25 in.  | 0      | 0        | \$75,000        | \$100,000   |
|                         | Jefferson        | 9/11/2000 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Palmyra          | 5/3/2001  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek    | 5/14/2001 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Sullivan         | 5/14/2001 | 1.50 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown        | 5/14/2001 | 3.75 in.  | 0      | 0        | \$300,000       | 0           |
|                         | Concord          | 5/14/2001 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 6/30/2001 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 9/3/2001  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Cold Spring      | 9/9/2002  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Sullivan         | 7/31/2003 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 8/3/2003  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Hebron           | 3/1/2004  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Sullivan         | 3/1/2004  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 3/1/2004  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 5/7/2004  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson        | 5/23/2004 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek    | 5/23/2004 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Cambridge        | 6/23/2004 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 6/23/2004 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 6/23/2004 | 1.75 in.  | 0      | 0        | \$10,000        | 0           |
|                         | Waterloo         | 3/30/2005 | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Busseyville      | 5/6/2005  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 5/6/2005  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 5/6/2005  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 5/19/2005 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 6/5/2005  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 8/18/2005 | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 4/13/2006 | 2.50 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 4/13/2006 | 4.25 in.  | 0      | 0        | \$4.4M          | 0           |
|                         | Johnson Creek    | 4/13/2006 | 2.50 in.  | 0      | 0        | \$4.4M          | 0           |
|                         | Jefferson        | 4/13/2006 | 1.50 in.  | 0      | 0        | 0               | 0           |
|                         | Concord          | 4/13/2006 | 2 in.     | 0      | 0        | \$4.4M          | 0           |
|                         | Waterloo         | 5/17/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 8/24/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo         | 8/24/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 8/25/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Palmyra          | 9/30/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 10/2/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |

| Event Type              | Location         | Date      | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|-------------------------|------------------|-----------|-----------|--------|----------|-----------------|-------------|
| <b>Hail - continued</b> | Jefferson County | 10/2/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 10/2/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 10/2/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 10/2/2006 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 3/21/2007 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 3/21/2007 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 3/21/2007 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 4/30/2007 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 7/9/2007  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 7/9/2007  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/5/2008  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/7/2008  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/7/2008  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/7/2008  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/14/2008 | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/14/2008 | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 7/2/2008  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/2/2010  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/2/2010  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/2/2010  | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/21/2010 | 1.50 in.  | 0      | 0        | \$15,000        | 0           |
|                         | Jefferson County | 6/21/2010 | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 9/6/2010  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 4/3/2011  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/11/2011 | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/11/2011 | 4.25 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/11/2011 | 2 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/11/2011 | 2.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/22/2011 | 1 in.     | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/22/2011 | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 5/22/2011 | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson County | 6/8/2011  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 5/1/2012  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown        | 5/3/2012  | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 5/3/2012  | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 5/3/2012  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek    | 5/3/2012  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek    | 5/3/2012  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Sullivan         | 5/3/2012  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 5/3/2012  | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills       | 6/15/2013 | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson    | 5/12/2014 | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Cold Spring      | 5/12/2014 | 1.75 in.  | 0      | 0        | 0               | 0           |



| Event Type              | Location                        | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|-------------------------|---------------------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Hail - continued</b> | Lake Mills                      | 6/18/2014  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown Airport               | 5/3/2015   | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown                       | 5/3/2015   | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Busseyville                     | 3/23/2017  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Palmyra                         | 3/23/2017  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson                       | 4/10/2017  | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown                       | 7/1/2017   | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Palmyra                         | 7/6/2017   | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek                   | 7/7/2017   | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Palmyra                         | 7/10/2017  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills                      | 8/3/2017   | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills                      | 8/3/2017   | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown                       | 5/2/2018   | 0.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson                   | 6/11/2021  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Lake Mills                      | 8/6/2021   | 1.50 in.  | 0      | 0        | \$8K            | 0           |
|                         | Watertown Airport               | 9/7/2021   | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Jefferson                       | 6/13/2022  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Johnson Creek                   | 6/13/2022  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Helenville                      | 6/13/2022  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown Airport               | 6/13/2022  | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Helenville                      | 6/13/2022  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Ixonia                          | 6/13/2022  | 1.25 in.  | 0      | 0        | 0               | 0           |
|                         | Oak Hill                        | 6/13/2022  | 1.75 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson                   | 4/4/2023   | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Watertown                       | 4/15/2023  | 0.88 in.  | 0      | 0        | 0               | 0           |
|                         | Cambridge                       | 4/19/2023  | 1.50 in.  | 0      | 0        | 0               | 0           |
|                         | Ixonia                          | 4/19/2023  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson                   | 8/24/2023  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson Municipal Airport | 8/24/2023  | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Waterloo                        | 10/23/2023 | 1.00 in.  | 0      | 0        | 0               | 0           |
|                         | Totals                          |            |           | 0      | 0        | \$13.658M       | \$200,000   |
| <b>Heavy Rain</b>       | Johnson Creek                   | 4/1/1998   | -         | 0      | 0        | \$3,000         | 0           |
|                         | Sullivan                        | 9/18/2001  | -         | 0      | 0        | 0               | 0           |
|                         | Waterloo                        | 8/3/2003   | -         | 0      | 0        | 0               | 0           |
|                         | Fort Atkinson                   | 11/1/2003  | -         | 0      | 0        | 0               | 0           |
|                         | Jefferson                       | 5/17/2004  | -         | 0      | 0        | 0               | 0           |
|                         | Lake Mills                      | 7/11/2006  | -         | 0      | 0        | 0               | 0           |

| Event Type             | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| Heavy Rain - continued | Lake Mills       | 4/2/2007   | -         | 0      | 0        | 0               | 0           |
|                        | Farmington       | 7/26/2007  | -         | 0      | 0        | 0               | 0           |
|                        | Palmyra          | 9/12/2008  | -         | 0      | 0        | 0               | 0           |
|                        | Fort Atkinson    | 5/12/2014  | -         | 0      | 0        | 0               | 0           |
|                        | Cold Spring      | 5/12/2014  | -         | 0      | 0        | 0               | 0           |
| Totals                 |                  |            |           | 0      | 0        | \$3,000         | 0           |
| High Wind              | Jefferson County | 10/30/1996 | 50 knots  | 0      | 0        | \$20,000        | 0           |
|                        | Jefferson County | 4/6/1997   | 63 knots  | 0      | 0        | \$100,000       | 0           |
|                        | Jefferson County | 3/8/1998   | 50 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 11/10/1998 | 59 knots  | 0      | 2        | \$900,000       | \$200,000   |
|                        | Jefferson County | 3/17/1999  | 52 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 4/7/2001   | 51 knots  | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 4/11/2001  | 55 knots  | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 11/12/2003 | 55 knots  | 0      | 0        | \$3,000         | 0           |
|                        | Jefferson County | 2/9/2004   | 53 knots  | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/26/2010 | 50 knots  | 0      | 0        | \$20,000        | 0           |
|                        | Jefferson County | 2/19/2016  | 53 knots  | 0      | 0        | \$25,000        | 0           |
|                        | Jefferson County | 3/16/2016  | 50 knots  | 0      | 0        | \$8,000         | 0           |
|                        | Jefferson County | 3/8/2017   | 56 knots  | 0      | 0        | \$15,000        | 0           |
|                        | Jefferson County | 12/15/2021 | 58 knots  | 0      | 0        | \$15,000        | 0           |
| Totals                 |                  |            |           | 0      | 0        | \$1.113M        | \$200,000   |
| Lightning              | Ixonia           | 4/11/1996  | -         | 0      | 0        | 0               | 0           |
|                        | Watertown        | 4/11/1996  | -         | 0      | 0        | 0               | 0           |
|                        | Ixonia           | 10/6/1996  | -         | 0      | 0        | \$50,000        | 0           |
|                        | Ixonia           | 7/16/1997  | -         | 0      | 0        | \$250,000       | 0           |
|                        | Waterloo         | 7/18/1997  | -         | 0      | 0        | \$50,000        | 0           |
|                        | Waterloo         | 7/20/1997  | -         | 0      | 0        | \$50,000        | 0           |
|                        | Lake Mills       | 7/26/1997  | -         | 0      | 0        | \$10,000        | 0           |
|                        | Watertown        | 7/26/1997  | -         | 0      | 0        | \$15,000        | 0           |
|                        | Watertown        | 7/26/1997  | -         | 0      | 0        | \$5,000         | 0           |
|                        | Cambridge        | 4/15/1998  | -         | 0      | 0        | \$100,000       | 0           |
|                        | Fort Atkinson    | 6/1/2000   | -         | 0      | 0        | \$30,000        | 0           |
|                        | Lake Mills       | 6/1/2000   | -         | 0      | 0        | \$3,000         | 0           |
|                        | Lake Mills       | 7/17/2001  | -         | 0      | 0        | \$25,000        | 0           |
|                        | Fort Atkinson    | 4/18/2002  | -         | 0      | 0        | 0               | 0           |
|                        | Watertown        | 7/15/2003  | -         | 0      | 1        | 0               | 0           |
|                        | Palmyra          | 7/15/2003  | -         | 0      | 0        | \$2,000         | 0           |
|                        | Fort Atkinson    | 6/25/2005  | -         | 0      | 5        | 0               | 0           |
|                        | Watertown        | 7/23/2005  | -         | 0      | 0        | \$1,000         | 0           |
|                        | Watertown        | 7/23/2005  | -         | 0      | 0        | \$100,000       | 0           |
|                        | Cold Spring      | 11/27/2005 | -         | 0      | 0        | \$100,000       | 0           |

| Event Type             | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
|                        | Grellton         | 7/7/2008   | -         | 1      | 0        | 0               | 0           |
|                        | Watertown        | 7/7/2008   | -         | 0      | 1        | \$30,000        | 0           |
|                        | Helenville       | 3/6/2016   | -         | 0      | 0        | \$150,000       | 0           |
|                        | <b>Totals</b>    |            |           | 1      | 7        | \$971,000       | 0           |
| <b>Record Rainfall</b> | Lake Mills       | 5/31/2000  | -         | 0      | 0        | 0               | 0           |
| <b>Strong Wind</b>     | Sullivan         | 9/29/1997  | 44 knots  | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 5/24/2000  |           | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 9/19/2001  |           | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 10/24/2001 |           | 0      | 0        | 0               | 0           |
|                        | Jefferson County | 12/5/2001  |           | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 3/7/2004   | 42 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 3/14/2004  | 39 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 4/18/2004  | 49 knots  | 0      | 0        | \$10,000        | 0           |
|                        | Jefferson County | 12/12/2004 | 38 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 1/24/2006  | 39 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 3/13/2006  | 41 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 3/31/2006  | 39 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 5/11/2006  | 36 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 2/22/2007  | 39 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 5/24/2007  | 39 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 8/27/2007  | 39 knots  | 0      | 0        | \$15,000        | 0           |
|                        | Jefferson County | 11/5/2007  | 39 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 12/23/2007 | 39 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 4/26/2008  | 40 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 10/26/2008 | 47 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 10/6/2009  | 42 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 5/5/2010   | 39 knots  | 0      | 0        | \$10,000        | 0           |
|                        | Jefferson County | 1/1/2011   | 39 knots  | 0      | 0        | \$4,000         | 0           |
|                        | Jefferson County | 2/18/2011  | 26 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 4/15/2011  | 26 knots  | 0      | 0        | \$3,000         | 0           |
|                        | Jefferson County | 5/15/2011  | 32 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 9/29/2011  | 46 knots  | 0      | 0        | \$2,000         | 0           |
|                        | Jefferson County | 1/1/2012   | 27 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 4/15/2012  | 40 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 4/16/2012  | 39 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 6/18/2012  | 39 knots  | 0      | 0        | \$10,000        | 0           |
|                        | Jefferson County | 1/19/2013  | 42 knots  | 0      | 0        | \$5,000         | 0           |
|                        | Jefferson County | 4/11/2013  | 45 knots  | 0      | 0        | \$10,000        | 0           |
|                        | Jefferson County | 12/4/2017  | 39 knots  | 0      | 0        | \$4,000         | 0           |
|                        | Jefferson County | 10/20/2018 | 39 knots  | 0      | 0        | \$1,000         | 0           |
|                        | Jefferson County | 2/24/2019  | 39 knots  | 0      | 0        | \$1,000         | 0           |

| Event Type                     | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Strong Wind - continued</b> | Jefferson County | 11/27/2019 | 39 knots  | 0      | 0        | \$5,000         | 0           |
|                                | Jefferson County | 4/14/2022  | 39 knots  | 0      | 0        | \$2,000         | 0           |
|                                | Jefferson County | 6/24/2023  | 39 knots  | 0      | 0        | \$25,000        | 0           |
| <b>Totals</b>                  |                  |            |           | 0      | 0        | \$169,000       | 0           |
| <b>Thunderstorm Winds</b>      | Jefferson County | 8/3/1960   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/3/1960   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/3/1960   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/8/1960   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/14/1961  | 53        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/14/1961  | 52        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/13/1961  | 65        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/17/1962  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/17/1962  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/19/1964  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/22/1964  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/17/1964  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/22/1965  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/23/1966  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/1/1966   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/10/1970  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/27/1972  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/9/1974   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/20/1974  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/3/1974   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/9/1974   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/4/1975   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/13/1975  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/20/1977  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/21/1977  | 60        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1977   | 61        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1977   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1977   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1977   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/16/1977  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/4/1977   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/17/1978  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/17/1978  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/20/1978  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/28/1978  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/20/1979  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/29/1979  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/7/1980   | 52        | 0      | 0        | 0               | 0           |

| Event Type                     | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| Thunderstorm Winds - continued | Jefferson County | 8/4/1980   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 4/3/1981   | 55        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/24/1981  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/31/1981  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1982   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/6/1982   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/17/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/17/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/19/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/19/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/19/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/19/1983  | 69        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/19/1983  | 56        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/16/1983  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/6/1984   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/9/1984   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/9/1984   | 61        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 10/16/1984 | 52        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 4/23/1985  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/11/1985  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/25/1986  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 9/28/1986  | 0         | 0      | 1        | 0               | 0           |
|                                | Jefferson County | 8/16/1987  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/16/1987  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/8/1988   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/18/1988  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 11/15/1988 | 52        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 5/24/1989  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/4/1989   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/4/1989   | 50        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/4/1989   | 55        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/4/1989   | 61        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 8/5/1989   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/2/1990   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/28/1990  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 6/28/1990  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 4/29/1991  | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/1/1991   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/7/1991   | 56        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/7/1991   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/7/1991   | 0         | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/7/1991   | 70        | 0      | 0        | 0               | 0           |
|                                | Jefferson County | 7/7/1991   | 0         | 0      | 0        | 0               | 0           |

| Event Type                     | Location      | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------------------------|---------------|------------|-----------|--------|----------|-----------------|-------------|
| Thunderstorm Winds - continued | Fort Atkinson | 4/18/1994  | 52        | 0      | 0        | 0               | 0           |
|                                | Sullivan      | 4/18/1994  | 57        | 0      | 0        | 0               | 0           |
|                                | Lake Mills    | 6/25/1994  | 0         | 0      | 0        | 0               | \$50,000    |
|                                | Johnson Creek | 6/25/1994  | 0         | 0      | 0        | 0               | \$50,000    |
|                                | Jefferson     | 7/4/1994   | 0         | 0      | 0        | 0               | \$50,000    |
|                                | Palmyra       | 7/15/1995  | 0         | 0      | 0        | 0               | 0           |
|                                | Ft. Atkinson  | 7/25/1995  | 0         | 0      | 0        | 0               | 0           |
|                                | Waterloo      | 8/7/1995   | 0         | 0      | 0        | 0               | 0           |
|                                | Lake Mills    | 8/7/1995   | 0         | 0      | 0        | 0               | 0           |
|                                | Milford       | 8/7/1995   | 0         | 0      | 0        | \$80,000        | 0           |
|                                | Ft. Atkinson  | 8/9/1995   | 0         | 0      | 0        | 0               | 0           |
|                                | Palmyra       | 8/9/1995   | 0         | 0      | 0        | 0               | 0           |
|                                | Palmyra       | 8/9/1995   | 0         | 0      | 0        | 0               | 0           |
|                                | Watertown     | 8/28/1995  | 0         | 0      | 0        | 0               | 0           |
|                                | Ft. Atkinson  | 8/28/1995  | 0         | 0      | 0        | 0               | 0           |
|                                | Busseyville   | 4/18/1996  |           | 0      | 0        | \$500,000       | 0           |
|                                | Sullivan      | 4/18/1996  | 54        | 0      | 0        | 0               | 0           |
|                                | Ixonia        | 8/5/1996   |           | 0      | 0        | \$12,000        | 0           |
|                                | Jefferson     | 10/29/1996 |           | 0      | 0        | \$5,000         | 0           |
|                                | Ft Atkinson   | 10/29/1996 |           | 0      | 0        | \$20,000        | 0           |
|                                | Hebron        | 4/5/1997   |           | 0      | 0        | \$100,000       | 0           |
|                                | Lake Mills    | 6/21/1997  | 56        | 0      | 0        | \$3,000         | 0           |
|                                | Watertown     | 6/24/1997  | 62        | 0      | 0        | \$2,000         | 0           |
|                                | Lake Mills    | 6/24/1997  |           | 0      | 0        | \$15,000        | 0           |
|                                | Waterloo      | 7/16/1997  |           | 0      | 0        | \$700           | 0           |
|                                | Cambridge     | 7/25/1997  |           | 0      | 0        | \$2,000         | 0           |
|                                | Busseyville   | 7/25/1997  |           | 0      | 0        | \$400           | 0           |
|                                | Concord       | 7/25/1997  |           | 0      | 0        | \$500           | 0           |
|                                | Hebron        | 7/25/1997  |           | 0      | 0        | \$300           | 0           |
|                                | Cold Spring   | 7/25/1997  |           | 0      | 0        | \$200           | 0           |
|                                | Lake Mills    | 7/26/1997  | 52        | 0      | 0        | \$3,000         | 0           |
|                                | Jefferson     | 7/26/1997  |           | 0      | 0        | \$159K          | 0           |
|                                | Sullivan      | 7/26/1997  | 51        | 0      | 0        | 0               | 0           |
|                                | Palmyra       | 7/26/1997  |           | 0      | 0        | \$700           | 0           |
|                                | Lake Mills    | 7/27/1997  |           | 0      | 0        | \$900           | 0           |
|                                | Ft Atkinson   | 7/27/1997  |           | 0      | 0        | \$700           | 0           |
|                                | Lake Mills    | 5/15/1998  | 52        | 0      | 0        | \$500           | 0           |
|                                | Jefferson     | 5/28/1998  |           | 0      | 0        | \$70,000        | 0           |
|                                | Sullivan      | 5/28/1998  | 55        | 0      | 0        | 0               | 0           |
|                                | Countywide    | 5/31/1998  |           | 0      | 8        | \$2.7M          | \$200,000   |
|                                | Jefferson     | 6/18/1998  |           | 0      | 0        | \$6,000         | 0           |
|                                | Palmyra       | 6/25/1998  |           | 0      | 0        | \$2,000         | 0           |
|                                | Waterloo      | 7/20/1998  |           | 0      | 0        | \$1,000         | 0           |

| Event Type                     | Location      | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|--------------------------------|---------------|------------|-----------|--------|----------|-----------------|-------------|
| Thunderstorm Winds - continued | Ixonia        | 7/20/1998  |           | 0      | 0        | \$5,000         | 0           |
|                                | Lake Mills    | 2/11/1999  | 56        | 0      | 0        | \$1,000         | 0           |
|                                | Palmyra       | 2/11/1999  |           | 0      | 0        | \$1,000         | 0           |
|                                | Lake Mills    | 6/6/1999   | 50        | 0      | 0        | 0               | 0           |
|                                | Hebron        | 6/6/1999   |           | 0      | 0        | \$30,000        | 0           |
|                                | Sullivan      | 6/6/1999   |           | 0      | 0        | \$1,000         | 0           |
|                                | Concord       | 6/10/1999  |           | 0      | 0        | \$1,000         | 0           |
|                                | Hebron        | 6/11/1999  |           | 0      | 0        | \$3,000         | 0           |
|                                | Watertown     | 7/23/1999  | 52        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 7/23/1999  |           | 0      | 0        | \$2,000         | 0           |
|                                | Farmington    | 9/19/1999  |           | 0      | 0        | \$2,000         | 0           |
|                                | Watertown     | 5/11/2000  | 52        | 0      | 0        | \$1,000         | 0           |
|                                | Watertown     | 5/11/2000  | 56        | 0      | 0        | \$1,000         | 0           |
|                                | Lake Mills    | 6/1/2000   | 52        | 0      | 0        | \$2,000         | 0           |
|                                | Ft Atkinson   | 6/1/2000   |           | 0      | 0        | \$3,000         | 0           |
|                                | Lake Mills    | 8/26/2000  |           | 0      | 0        | \$2,000         | 0           |
|                                | Johnson Creek | 8/26/2000  |           | 0      | 0        | \$4,000         | 0           |
|                                | Lake Mills    | 6/11/2001  | 56        | 0      | 0        | \$30,000        | 0           |
|                                | Johnson Creek | 6/30/2001  | 52        | 0      | 0        | 0               | 0           |
|                                | Palmyra       | 9/3/2001   | 50        | 0      | 0        | 0               | 0           |
|                                | Palmyra       | 9/7/2001   | 52        | 0      | 0        | 0               | 0           |
|                                | Lake Mills    | 4/18/2002  | 51        | 0      | 0        | 0               | 0           |
|                                | Concord       | 6/10/2002  | 52        | 0      | 0        | 0               | 0           |
|                                | Rome          | 8/21/2002  | 56        | 0      | 0        | 0               | \$2,000     |
|                                | Busseyville   | 8/21/2002  | 52        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 5/10/2003  | 56        | 0      | 0        | 0               | 0           |
|                                | Jefferson     | 6/25/2003  | 52        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 6/28/2003  | 50        | 0      | 0        | 0               | 0           |
|                                | Watertown     | 7/4/2003   | 56        | 0      | 0        | 0               | 0           |
|                                | Waterloo      | 7/15/2003  | 65        | 0      | 0        | \$175,000       | 0           |
|                                | Watertown     | 7/30/2003  | 50        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 3/1/2004   | 52        | 0      | 0        | \$2,000         | 0           |
|                                | Palmyra       | 3/5/2004   | 52        | 0      | 0        | \$1,000         | 0           |
|                                | Palmyra       | 3/5/2004   | 52        | 0      | 0        | \$1,000         | 0           |
|                                | Watertown     | 5/17/2004  | 52        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 6/23/2004  | 80        | 0      | 0        | 0               | 0           |
|                                | Watertown     | 8/3/2004   | 56        | 0      | 0        | \$20,000        | 0           |
|                                | Palmyra       | 10/29/2004 | 52        | 0      | 0        | 0               | 0           |
|                                | Ft Atkinson   | 3/30/2005  | 56        | 0      | 0        | \$15,000        | 0           |
|                                | Busseyville   | 5/19/2005  | 61        | 0      | 0        | \$10,000        | 0           |
|                                | Jefferson     | 6/4/2005   | 65        | 0      | 0        | \$75,000        | 0           |
|                                | Johnson Creek | 6/4/2005   | 56        | 0      | 0        | 0               | 0           |
|                                | Concord       | 6/4/2005   | 55        | 0      | 0        | 0               | 0           |



| Event Type                            | Location      | Date      | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|---------------------------------------|---------------|-----------|-----------|--------|----------|-----------------|-------------|
| <b>Thunderstorm Winds - continued</b> | Cambridge     | 6/26/2005 | 52        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 6/26/2005 | 52        | 0      | 0        | 0               | 0           |
|                                       | Busseyville   | 6/26/2005 | 52        | 0      | 0        | \$10,000        | 0           |
|                                       | Lake Mills    | 6/26/2005 | 52        | 0      | 0        | 0               | 0           |
|                                       | Watertown     | 7/21/2005 | 53        | 0      | 0        | \$1,000         | 0           |
|                                       | Ft Atkinson   | 7/23/2005 | 58        | 0      | 0        | \$30,000        | 0           |
|                                       | Cambridge     | 7/25/2005 | 52        | 0      | 0        | \$2,000         | 0           |
|                                       | Ft Atkinson   | 8/18/2005 | 52        | 0      | 0        | \$1,000         | 0           |
|                                       | Palmyra       | 9/13/2005 | 52        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 5/24/2006 | 50        | 0      | 0        | \$10,000        | 0           |
|                                       | Waterloo      | 7/20/2006 | 56        | 0      | 0        | \$5,000         | 0           |
|                                       | Ft Atkinson   | 7/20/2006 | 56        | 0      | 0        | \$25,000        | 0           |
|                                       | Rome          | 7/20/2006 | 56        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 7/27/2006 | 52        | 0      | 0        | 0               | 0           |
|                                       | Busseyville   | 7/27/2006 | 52        | 0      | 0        | 0               | 0           |
|                                       | Ixonia        | 7/30/2006 | 52        | 0      | 0        | 0               | 0           |
|                                       | Johnson Creek | 8/24/2006 | 52        | 0      | 0        | 0               | 0           |
|                                       | Watertown     | 10/2/2006 | 52        | 0      | 0        | 0               | 0           |
|                                       | Palmyra       | 10/2/2006 | 56        | 0      | 0        | 0               | 0           |
|                                       | Palmyra       | 4/3/2007  | 45        | 0      | 0        | \$1,000         | 0           |
|                                       | Jefferson     | 6/3/2007  | 56        | 0      | 0        | \$25,000        | 0           |
|                                       | Ft Atkinson   | 6/18/2007 | 52        | 0      | 0        | 0               | 0           |
|                                       | Farmington    | 7/26/2007 | 43        | 0      | 0        | \$1,000         | 0           |
|                                       | Palmyra       | 8/12/2007 | 52        | 0      | 0        | 0               | 0           |
|                                       | Palmyra       | 6/6/2008  | 50        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills    | 6/8/2008  | 50        | 0      | 0        | \$25,000        | 0           |
|                                       | Ft Atkinson   | 6/8/2008  | 50        | 0      | 0        | 0               | 0           |
|                                       | Hubbleton     | 6/28/2008 | 74        | 0      | 0        | \$40,000        | 0           |
|                                       | Johnson Creek | 7/10/2008 | 56        | 0      | 0        | \$20,000        | 0           |
|                                       | Sullivan      | 7/10/2008 | 50        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 3/24/2009 | 56        | 0      | 0        | \$2,000         | 0           |
|                                       | Whitewater    | 6/8/2009  | 56        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 6/18/2009 | 56        | 0      | 0        | \$10,000        | 0           |
|                                       | Ft Atkinson   | 6/25/2009 | 56        | 0      | 0        | \$100           | 0           |
|                                       | Ft Atkinson   | 6/25/2009 | 56        | 0      | 0        | 0               | 0           |
|                                       | Watertown     | 6/18/2010 | 50        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 6/21/2010 | 70        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills    | 8/9/2010  | 65        | 0      | 0        | 0               | 0           |
|                                       | Whitewater    | 8/20/2010 | 50        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson   | 8/20/2010 | 50        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills    | 8/20/2010 | 50        | 0      | 0        | 0               | 0           |
|                                       | Oak Hill      | 8/20/2010 | 50        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills    | 9/2/2010  | 56        | 0      | 0        | 0               | 0           |

| Event Type                            | Location        | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|---------------------------------------|-----------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Thunderstorm Winds - continued</b> | Jefferson       | 9/2/2010   | 56        | 0      | 0        | 0               | 0           |
|                                       | Helenville      | 10/26/2010 | 65        | 0      | 0        | \$15,000        | 0           |
|                                       | Lake Mills      | 10/26/2010 | 65        | 0      | 0        | \$20,000        | 0           |
|                                       | Watertown       | 5/22/2011  | 56        | 0      | 0        | \$50,000        | 0           |
|                                       | Ft Atkinson     | 5/22/2011  | 50        | 0      | 0        | \$5,000         | 0           |
|                                       | Cambridge       | 6/8/2011   | 65        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills      | 6/8/2011   | 65        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson     | 6/8/2011   | 65        | 0      | 0        | 0               | 0           |
|                                       | Hebron          | 6/8/2011   | 70        | 0      | 0        | 0               | 0           |
|                                       | Oak Hill        | 6/8/2011   | 52        | 0      | 0        | 0               | 0           |
|                                       | Palmyra         | 6/21/2011  | 56        | 0      | 0        | 0               | 0           |
|                                       | Busseyville     | 7/11/2011  | 56        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills      | 9/3/2011   | 65        | 0      | 0        | 0               | 0           |
|                                       | Waterloo        | 9/3/2011   | 65        | 0      | 0        | \$15,000        | 0           |
|                                       | Palmyra         | 5/28/2012  | 52        | 0      | 0        | \$3,000         | 0           |
|                                       | Watertown       | 7/18/2012  | 52        | 0      | 0        | 0               | 0           |
|                                       | Ft Atkinson     | 7/26/2012  | 57        | 0      | 0        | 0               | 0           |
|                                       | Palmyra         | 7/26/2012  | 55        | 0      | 0        | 0               | 0           |
|                                       | Sullivan        | 7/26/2012  | 56        | 0      | 0        | 0               | 0           |
|                                       | Palmyra         | 7/30/2012  | 52        | 0      | 0        | 0               | 0           |
|                                       | Lake Mills      | 9/4/2012   | 56        | 0      | 0        | \$8,000         | 0           |
|                                       | Ft Atkinson     | 9/4/2012   | 52        | 0      | 0        | \$2,000         | 0           |
|                                       | Waterloo        | 5/14/2013  | 65        | 0      | 0        | \$100,000       | 0           |
|                                       | Waterloo        | 6/12/2013  | 56        | 0      | 0        | \$10,000        | 0           |
|                                       | Watertown       | 6/12/2013  | 52        | 0      | 0        | \$10,000        | 0           |
|                                       | Ft Atkinson     | 6/12/2013  | 56        | 0      | 0        | \$10,000        | 0           |
|                                       | Lake Mills      | 6/15/2013  | 52        | 0      | 0        | \$7,000         | 0           |
|                                       | Jefferson       | 8/22/2013  | 56        | 0      | 0        | \$5,000         | 0           |
|                                       | Watertown       | 5/12/2014  | 52        | 0      | 0        | \$10,000        | 0           |
|                                       | Palmyra         | 6/17/2014  | 50        | 0      | 0        | \$5,000         | 0           |
|                                       | Oak Hill        | 6/18/2014  | 55        | 0      | 0        | \$5,000         | 0           |
|                                       | Sullivan        | 6/30/2014  | 55        | 0      | 0        | \$1,000         | 0           |
|                                       | Ft Atkinson     | 6/22/2015  | 61        | 0      | 0        | \$5,000         | 0           |
|                                       | Waterloo        | 7/13/2015  | 60        | 0      | 0        | \$10,000        | 0           |
|                                       | Johnson Creek   | 6/5/2016   | 56        | 0      | 0        | \$20,000        | 0           |
|                                       | Concord         | 6/5/2016   | 61        | 0      | 0        | \$10,000        | 0           |
|                                       | Lake Koshkonong | 6/9/2016   | 50        | 0      | 0        | \$15,000        | 0           |
|                                       | Jefferson       | 7/5/2016   | 50        | 0      | 0        | \$2,000         | 0           |
|                                       | Waterloo        | 7/21/2016  | 50        | 0      | 0        | \$10,000        | 0           |
|                                       | Lake Koshkonong | 9/25/2016  | 50        | 0      | 0        | \$2,000         | 0           |
|                                       | Kroghville      | 3/7/2017   | 61        | 0      | 0        | \$6,000         | 0           |

| Event Type                            | Location                        | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|---------------------------------------|---------------------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Thunderstorm Winds - continued</b> | Watertown Airport               | 3/7/2017   | 54        | 0      | 0        | 0               | 0           |
|                                       | Hebron                          | 5/15/2017  | 50        | 0      | 0        | \$500           | 0           |
|                                       | Cold Spring                     | 5/17/2017  | 61        | 0      | 0        | \$15,000        | 0           |
|                                       | Whitewater                      | 5/17/2017  | 65        | 0      | 0        | \$5,000         | 0           |
|                                       | Ft Atkinson                     | 5/17/2017  | 56        | 0      | 0        | \$15,000        | 0           |
|                                       | Oak Hill                        | 5/17/2017  | 56        | 0      | 0        | \$4,000         | 0           |
|                                       | Oak Hill                        | 5/17/2017  | 56        | 0      | 0        | 0               | 0           |
|                                       | Sullivan                        | 5/29/2017  | 50        | 0      | 0        | \$5,000         | 0           |
|                                       | Waterloo                        | 6/28/2017  | 70        | 0      | 0        | \$10,000        | 0           |
|                                       | Ft Atkinson                     | 6/28/2017  | 52        | 0      | 0        | \$10,000        | 0           |
|                                       | Jefferson                       | 7/15/2017  | 50        | 0      | 0        | \$4,000         | 0           |
|                                       | Sullivan                        | 7/15/2017  | 50        | 0      | 0        | \$2,000         | 0           |
|                                       | Lake Mills                      | 5/2/2018   | 61        | 0      | 0        | \$20,000        | 0           |
|                                       | Jefferson                       | 8/26/2018  | 61        | 0      | 0        | \$6,000         | 0           |
|                                       | Oak Hill                        | 9/21/2018  | 50        | 0      | 0        | \$1,000         | 0           |
|                                       | Sullivan                        | 9/21/2018  | 61        | 0      | 0        | \$25,000        | 0           |
|                                       | Sullivan                        | 6/27/2019  | 50        | 0      | 0        | \$10,000        | 0           |
|                                       | Watertown Airport               | 6/30/2019  | 50        | 0      | 0        | 0               | 0           |
|                                       | Ixonia                          | 6/30/2019  | 56        | 0      | 0        | \$12,000        | 0           |
|                                       | Watertown                       | 8/7/2021   | 52        | 0      | 0        | 0               | \$1,000     |
|                                       | Watertown Airport               | 8/7/2021   | 52        | 0      | 0        | 0               | \$1,000     |
|                                       | Fort Atkinson Municipal Airport | 8/7/2021   | 52        | 0      | 0        | 0               | \$5,000     |
|                                       | Lake Mills                      | 6/13/2022  | 56        | 0      | 0        | \$15,000        | 0           |
|                                       | Aztalan                         | 6/13/2022  | 50        | 0      | 0        | \$4,000         | 0           |
|                                       | Waterloo                        | 6/15/2022  | 50        | 0      | 0        | \$1,000         | 0           |
|                                       | Busseyville                     | 6/15/2022  | 50        | 0      | 0        | \$5,000         | 0           |
|                                       | Fort Atkinson Municipal Airport | 6/15/2022  | 50        | 0      | 0        | \$2,000         | 0           |
|                                       | Fort Atkinson                   | 7/24/2022  | 50        | 0      | 0        | \$3,000         | 0           |
|                                       | Lake Mills                      | 9/25/2022  | 50        | 0      | 0        | \$10,000        | 0           |
|                                       | Johnson Creek                   | 10/12/2022 | 50        | 0      | 0        | \$12,000        | 0           |
|                                       | Lake Koshkonong                 | 7/22/2023  | 52        | 0      | 0        | \$6,000         | 0           |
|                                       | Fort Atkinson                   | 7/28/2023  | 65        | 0      | 0        | \$60,000        | 0           |
|                                       | Pipersville                     | 7/28/2023  | 50        | 0      | 0        | \$1,000         | 0           |
|                                       | Palmyra                         | 7/28/2023  | 50        | 0      | 0        | \$4,000         | 0           |
|                                       | Sullivan                        | 7/28/2023  | 61        | 0      | 0        | \$1,000         | 0           |
|                                       | Sullivan                        | 7/28/2023  | 56        | 0      | 0        | \$4,000         | 0           |

| Event Type            | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|-----------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
|                       | Jefferson        | 8/24/2023  | 50        | 0      | 0        | \$5,000         | 0           |
|                       | Fort Atkinson    | 8/24/2023  | 50        | 0      | 0        | \$1,000         | 0           |
|                       | Fort Atkinson    | 8/24/2023  | 50        | 0      | 0        | \$5,000         | 0           |
| <b>Totals</b>         |                  |            |           | 0      | 9        | \$4.426M        | \$359,000   |
| <b>Tornado [2, 3]</b> | Jefferson County | 4/11/1965  | F2        | 3      | 28       | \$2.5M          | 0           |
|                       | Jefferson County | 6/12/1967  | F0        | 0      | 0        | 0               | 0           |
|                       | Jefferson County | 6/18/1971  | F1        | 0      | 1        | \$25,000        | 0           |
|                       | Jefferson County | 6/24/1971  | F1        | 0      | 0        | \$2500          | 0           |
|                       | Jefferson County | 7/14/1972  | F1        | 0      | 0        | \$250,000       | 0           |
|                       | Jefferson County | 7/19/1972  | F1        | 0      | 3        | \$250,000       | 0           |
|                       | Jefferson County | 6/20/1974  | F1        | 0      | 0        | 0               | 0           |
|                       | Jefferson County | 8/9/1979   | F1        | 0      | 0        | \$25,000        | 0           |
|                       | Jefferson County | 6/5/1980   | F2        | 0      | 0        | \$25,000        | 0           |
|                       | Jefferson County | 6/5/1980   | F3        | 0      | 0        | \$250,000       | 0           |
|                       | Jefferson County | 6/15/1981  | F2        | 0      | 3        | \$250,000       | 0           |
|                       | Jefferson County | 7/12/1986  | F0        | 0      | 0        | 0               | 0           |
|                       | Jefferson County | 9/28/1986  | F2        | 0      | 1        | \$2.5M          | 0           |
|                       | Jefferson County | 5/8/1988   | F2        | 0      | 0        | \$250,000       | 0           |
|                       | Jefferson County | 3/27/1991  | F2        | 0      | 0        | \$2.5M          | 0           |
|                       | Lake Mills       | 9/19/1997  | F0        | 0      | 0        | \$650,000       | 0           |
|                       | Lake Mills       | 6/6/1999   | F0        | 0      | 0        | \$3,000         | 0           |
|                       | Fort Atkinson    | 8/13/2002  | F0        | 0      | 0        | \$5,000         | 0           |
|                       | Cold Spring      | 6/23/2004  | F1        | 0      | 0        | \$150,000       | 0           |
|                       | Watertown        | 7/11/2004  | F0        | 0      | 0        | 0               | 0           |
|                       | Busseyville      | 8/18/2005  | F1        | 0      | 0        | 0               | \$2,000     |
|                       | Fort Atkinson    | 8/18/2005  | F0        | 0      | 0        | \$50,000        | \$2,000     |
|                       | Fort Atkinson    | 8/18/2005  | F1        | 0      | 0        | \$30,000        | \$2,000     |
|                       | Fort Atkinson    | 8/18/2005  | F1        | 0      | 0        | \$30,000        | \$2,000     |
|                       | Fort Atkinson    | 8/18/2005  | F1        | 0      | 0        | \$355,000       | 0           |
|                       | Fort Atkinson    | 8/18/2005  | F1        | 0      | 0        | \$20,000        | \$2,000     |
|                       | Fort Atkinson    | 8/18/2005  | F0        | 0      | 0        | \$7,000         | \$1,000     |
|                       | Aztalan          | 6/7/2008   | EF0       | 0      | 0        | 0               | 0           |
|                       | Busseyville      | 6/21/2010  | EF1       | 0      | 0        | \$620,000       | \$10,000    |
|                       | Waterloo         | 7/22/2010  | EF0       | 0      | 0        | 0               | 0           |
|                       | Farmington       | 7/22/2010  | EF0       | 0      | 0        | 0               | 0           |
|                       | Lake Koshkonong  | 7/22/2010  | EF0       | 0      | 0        | 0               | 0           |
|                       | Cold Spring      | 7/22/2010  | EF0       | 0      | 0        | 0               | 0           |
|                       | Busseyville      | 10/01/2019 | EF0       | 0      | 0        | 0               | 0           |
|                       | Sullivan         | 10/01/2019 | EF1       | 0      | 0        | 0               | 0           |
|                       | Grellton         | 7/29/2021  | EF0       | 0      | 0        | 0               | 0           |
|                       | Pipersville      | 7/29/2021  | EF1       | 0      | 0        | 0               | 0           |
|                       | Grellton         | 7/29/2021  | EF0       | 0      | 0        | 0               | 0           |

| Event Type                 | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|----------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Tornado - continued</b> | Sullivan         | 7/29/2021  | EF1       | 0      | 0        | 0               | 0           |
|                            | Grellton         | 10/12/2022 | EF0       | 0      | 0        | 0               | 0           |
|                            | Aztalan          | 10/12/2022 | EF0       | 0      | 0        | 0               | 0           |
|                            | Oak Hill         | 10/12/2022 | EF0       | 0      | 0        | 0               | 0           |
|                            | Cambridge        | 3/31/2023  | EF0       | 0      | 0        | 100,000         | 0           |
|                            | Palmyra          | 3/31/2023  | EF1       | 0      | 0        | 300,000         | 0           |
|                            | Palmyra          | 7/28/2023  | EF1       | 0      | 0        | 0               | 0           |
|                            | Busseyville      | 2/8/2024   | EF1       | 0      | 0        | 0               | 0           |
|                            | Lake Koshkonong  | 5/26/2024  | EF0       | 0      | 0        | 15,000          | 0           |
|                            | Cold Spring      | 5/26/2024  | EF0       | 0      | 0        | 4,000           | 0           |
|                            | Waterloo         | 6/22/2024  | EF0       | 0      | 0        | 25,000          | 0           |
|                            | Hubbleton        | 6/22/2024  | EF1       | 0      | 0        | 6,000           | 0           |
|                            | <b>Totals</b>    |            |           | 3      | 36       | \$11.148M       | \$21,000    |
| <b>Winter - Blizzard</b>   | Jefferson County | 1/29/1996  | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/16/1997  | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/2/1999   | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/24/2007  | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/11/2010 | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/1/2011   | -         | 0      | 0        | 0               | 0           |
|                            | <b>Totals</b>    |            |           | 0      | 0        | 0               | 0           |
| <b>Winter – Heavy Snow</b> | Jefferson County | 1/26/1996  | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/11/2000 | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/18/2000 | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/2/2002   | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/21/2008  | -         | 0      | 0        | 0               | 0           |
|                            | <b>Totals</b>    |            |           | 0      | 0        | 0               | 0           |
| <b>Winter - Ice Storm</b>  | Jefferson County | 12/23/1996 | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/4/1997   | -         | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/17/2008  | -         | 0      | 0        | \$20,000        | 0           |
|                            | <b>Totals</b>    |            |           | 0      | 0        | \$20,000        | 0           |
| <b>Winter Storm</b>        | Jefferson County | 4/11/1997  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/8/1998   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/9/1999   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/7/2000   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/11/2003  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/6/2005   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/22/2005  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/16/2006  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/1/2006  |           | 0      | 0        | 0               | 0           |

| Event Type                      | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|---------------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Winter Storm - continued</b> | Jefferson County | 2/23/2007  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/25/2007  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 4/11/2007  |           | 0      | 0        | \$10,000        | 0           |
|                                 | Jefferson County | 12/1/2007  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/11/2007 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 1/29/2008  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/5/2008   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/21/2008  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 11/30/2008 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/1/2008  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/8/2008  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/18/2008 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/21/2008 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/21/2009  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/28/2009  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/8/2009  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/23/2009 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 1/7/2010   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/20/2011  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/2/2012   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/2/2012   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/20/2012 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/7/2013   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/5/2013   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/22/2013 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/1/2015   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 11/20/2015 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/28/2015 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/10/2016 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/16/2016 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/8/2018   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 4/18/2018  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 1/18/2019  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 1/22/2019  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/11/2019  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 12/29/2020 |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 1/28/2023  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/16/2023  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 2/22/2023  |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/9/2023   |           | 0      | 0        | 0               | 0           |
|                                 | Jefferson County | 3/25/2023  |           | 0      | 0        | 0               | 0           |
| <b>Totals</b>                   |                  |            |           | 0      | 0        | \$10,000        | 0           |

| Event Type     | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|----------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| Winter Weather | Jefferson County | 1/16/1996  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/23/1996  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/3/2003   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 4/4/2003   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 4/7/2003   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/10/2003 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/4/2004   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/16/2004  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/18/2004 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 11/10/2006 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/12/2007  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/14/2007  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/21/2007  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/2/2007   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 11/21/2007 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/4/2007  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/15/2007 |           | 0      | 0        | \$50,000        | 0           |
|                | Jefferson County | 12/22/2007 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/28/2007 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/9/2008   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/11/2008  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 11/24/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/3/2008  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/16/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/23/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/24/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/25/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/27/2008 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/3/2009   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/9/2009   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/9/2009   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/12/2009  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/13/2009  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/26/2009  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/8/2010   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 3/19/2010  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/3/2010  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/9/2010  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/20/2010 |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 1/17/2011  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/6/2011   |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 2/21/2011  |           | 0      | 0        | 0               | 0           |
|                | Jefferson County | 12/29/2011 |           | 0      | 0        | 0               | 0           |



| Event Type                 | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|----------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| Winter Weather - continued | Jefferson County | 1/12/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/17/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/20/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/22/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/23/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/9/2012  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/27/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/30/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/22/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/26/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/18/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/25/2013 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/8/2013  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/19/2013 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/10/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/14/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/24/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/26/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/26/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/13/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/17/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/4/2014   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/22/2014 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/24/2014 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/28/2014 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/8/2014  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/3/2015   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/8/2015   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/3/2015   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/23/2015  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/29/2016  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/1/2016   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/24/2016  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/2/2016   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/8/2016   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/4/2016  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/23/2016 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/3/2017   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/10/2017  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/11/2017  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/16/2017  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/24/2017  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/24/2017  |           | 0      | 0        | 0               | 0           |

| Event Type                 | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|----------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| Winter Weather - continued | Jefferson County | 3/2/2017   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/12/2017  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/14/2018  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/22/2018  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/3/2018   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/5/2018   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/11/2018  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/5/2018   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/3/2018   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/14/2018  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/28/2018 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/27/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/5/2019   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/7/2019   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/17/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/23/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/26/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/9/2019   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/14/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 4/27/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 10/28/2019 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 10/30/2019 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/6/2019  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/10/2019 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/14/2019 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/30/2019 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/10/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/11/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/17/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/24/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/31/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/9/2020   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/12/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/17/2020  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 11/24/2020 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 12/11/2020 |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/1/2021   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/25/2021  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 1/30/2021  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/4/2021   |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/11/2021  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 2/13/2021  |           | 0      | 0        | 0               | 0           |
|                            | Jefferson County | 3/15/2021  |           | 0      | 0        | 0               | 0           |

| Event Type                        | Location         | Date       | Magnitude | Deaths | Injuries | Property Damage | Crop Damage |
|-----------------------------------|------------------|------------|-----------|--------|----------|-----------------|-------------|
| <b>Winter Weather - continued</b> | Jefferson County | 12/28/2021 |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 12/31/2021 |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 1/1/2022   |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 1/22/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 1/24/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 2/6/2022   |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 2/18/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 2/21/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 2/24/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 3/6/2022   |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 3/31/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 12/9/2022  |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 12/15/2022 |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 12/22/2022 |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 12/25/2023 |           | 0      | 0        | 0               | 0           |
|                                   | Jefferson County | 2/9/2023   |           | 0      | 0        | 0               | 0           |
| <b>Totals</b>                     |                  |            |           | 0      | 0        | \$50,000        | 0           |

Source: National Climactic Data Center database initially accessed on January 19, 2024.  
<https://www.ncdc.noaa.gov/stormevents/choosedates.jsp?statefips=55%2CWISCONSIN>

Data verified by Rusty Kapela on April 10, 2007. Data update on December 10, 2018.

- Note:
1. The location for some events is denoted by direction from the center of a nearby community and distance
  2. Includes freezing fog
  3. Tornadoes through the end of 2006 were rated on the Fujita Tornado Scale. Beginning January 1, 2007, the Enhanced Fujita scale was used.

# METHODOLOGY FOR ESTIMATING FLOOD DAMAGE (2006)

**Overview** – This narrative is intended to document the resources, process, and assumptions used in estimating how much damage would occur to buildings during a 100-year flood. Although flood damages were calculated for each building in the floodplain, it should be emphasized that the total calculated damage estimate was prepared to compare damage from flooding to damage caused by other natural hazards to help decision makers set priorities and devise appropriate mitigation activities.

**Resources Used** – Jefferson County has a well-developed geographic information system (GIS). It includes a number of map themes and includes a topographic relief map with two-foot contour intervals and an orthographic base with a resolution of two feet. The GIS system also includes property tax information for every parcel in the county.

Beginning in 2006, the Federal Emergency Management Agency, in collaboration with the Wisconsin Department of Natural Resources, initiated a multi-year effort to create and adopt digital flood insurance rate maps (FIRMs) for the entire county. Preliminary FIRM maps were produced as part of that effort and were made available in September, 2006. Adoption of the final set of flood insurance maps would occur in 2008. Because the preliminary FIRMs were the best available data at the time, they were used in this project.

**Methodology and Assumptions** – The approach was straight forward – identify buildings located within the 100-year floodplain and estimate how much damage each would suffer during a 100-year flood. Initially, a query was used to identify those parcels that were located, in whole or in part, in the 100-year floodplain. The consultant then viewed each of those parcels to determine if a principal building (e.g., house, commercial building, industrial building) was located within the 100-year floodplain. In some cases, a single parcel had more than one building in the floodplain. For example, there were many parcels that had a house with a detached garage. In deciding which of the buildings is the principal building, the consultant viewed the orthographic map and considered the size of the buildings and proximity to driveways or other access points.

A point was located on the approximate center of the principal building to identify it and its location. The elevation of the ground at the point was derived from the relief map. It was assumed that the first floor was 18 inches above the ground elevation.

Flood levels at each of the points were derived from the preliminary flood data. The first-floor elevation and flood elevation were then compared. The extent of damage for each principal building was expressed as a percent based on standardized flood loss tables prepared by the Federal Emergency Management Agency. For this analysis, damage estimates for one or two story buildings with basements were used (Table K-1).

The consultant then classified each principal building as residential, commercial, industrial, or agricultural based on zoning information in the GIS.

**Table J-1. Percent of Building Damaged Based on Extent of Flooding**

| First Floor Flood Depth (feet) | Percent of Building Damaged |
|--------------------------------|-----------------------------|
| -2                             | 4                           |
| -1                             | 8                           |
| 0                              | 11                          |
| 1                              | 15                          |
| 2                              | 20                          |
| 3                              | 23                          |
| 4                              | 28                          |
| 5                              | 33                          |
| 6                              | 38                          |
| 7                              | 44                          |
| 8                              | 49                          |
| >8                             | 51                          |

Source: Based on Table 3 of *Resource Guide to All Hazards Mitigation Planning in Wisconsin*, 2003. Wisconsin Emergency Management

## ESTIMATED FLOOD DAMAGE TO BUILDINGS: 2006

| Jurisdiction          | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-----------------------|-------------|---------------------------|----------------|-----------------------|
| City of Fort Atkinson | Residential | \$87,751                  | 4%             | \$3,510               |
| City of Fort Atkinson | Residential | \$90,977                  | 4%             | \$3,639               |
| City of Fort Atkinson | Commercial  | \$91,764                  | 8%             | \$7,341               |
| City of Fort Atkinson | Residential | \$96,722                  | 8%             | \$7,738               |
| City of Fort Atkinson | Residential | \$56,192                  | 8%             | \$4,495               |
| City of Fort Atkinson | Commercial  | \$492,269                 | 8%             | \$39,381              |
| City of Fort Atkinson | Commercial  | \$66,187                  | 8%             | \$5,295               |
| City of Fort Atkinson | Commercial  | \$1,043,169               | 8%             | \$83,453              |
| City of Fort Atkinson | Residential | \$120,175                 | 11%            | \$13,219              |
| City of Fort Atkinson | Residential | \$77,677                  | 11%            | \$8,544               |
| City of Fort Atkinson | Commercial  | \$1,327,039               | 11%            | \$145,974             |
| City of Fort Atkinson | Commercial  | \$23,689                  | 15%            | \$3,553               |
| City of Fort Atkinson | Residential | \$88,852                  | 15%            | \$13,328              |
| City of Fort Atkinson | Residential | \$64,534                  | 15%            | \$9,680               |
| City of Fort Atkinson | Residential | \$74,293                  | 15%            | \$11,144              |
| City of Fort Atkinson | Residential | \$54,382                  | 15%            | \$8,157               |
| City of Fort Atkinson | Residential | \$68,863                  | 15%            | \$10,329              |
| City of Fort Atkinson | Commercial  | \$125,999                 | 15%            | \$18,900              |
| City of Fort Atkinson | Commercial  | \$59,969                  | 20%            | \$11,994              |
| City of Fort Atkinson | Commercial  | \$936,215                 | 20%            | \$187,243             |
|                       |             | <b>\$5,046,718.00</b>     |                | <b>\$596,917.00</b>   |
| City of Jefferson     | Residential | \$74,277                  | 4%             | \$2,971               |
| City of Jefferson     | Residential | \$79,962                  | 4%             | \$3,198               |
| City of Jefferson     | Commercial  | \$82,989                  | 4%             | \$3,320               |
| City of Jefferson     | Residential | \$84,272                  | 4%             | \$3,371               |
| City of Jefferson     | Residential | \$54,011                  | 4%             | \$2,160               |
| City of Jefferson     | Residential | \$69,417                  | 4%             | \$2,777               |
| City of Jefferson     | Residential | \$81,521                  | 4%             | \$3,261               |
| City of Jefferson     | Commercial  | \$117,926                 | 4%             | \$4,717               |
| City of Jefferson     | Residential | \$45,850                  | 4%             | \$1,834               |
| City of Jefferson     | Residential | \$74,736                  | 4%             | \$2,989               |
| City of Jefferson     | Residential | \$83,264                  | 8%             | \$6,661               |
| City of Jefferson     | Residential | \$72,443                  | 8%             | \$5,795               |
| City of Jefferson     | Residential | \$59,880                  | 8%             | \$4,790               |
| City of Jefferson     | Residential | \$84,823                  | 8%             | \$6,786               |
| City of Jefferson     | Rural       | \$149,654                 | 8%             | \$11,972              |
| City of Jefferson     | Residential | \$88,674                  | 8%             | \$7,094               |
| City of Jefferson     | Residential | \$97,385                  | 8%             | \$7,791               |
| City of Jefferson     | Residential | \$78,862                  | 8%             | \$6,309               |
| City of Jefferson     | Residential | \$74,644                  | 8%             | \$5,972               |
| City of Jefferson     | Residential | \$63,456                  | 8%             | \$5,077               |
| City of Jefferson     | Residential | \$64,098                  | 8%             | \$5,128               |
| City of Jefferson     | Residential | \$74,185                  | 8%             | \$5,935               |
| City of Jefferson     | Residential | \$110,499                 | 8%             | \$8,840               |
| City of Jefferson     | Commercial  | \$72,993                  | 8%             | \$5,839               |
| City of Jefferson     | Residential | \$101,787                 | 8%             | \$8,143               |
| City of Jefferson     | Residential | \$90,691                  | 8%             | \$7,255               |
| City of Jefferson     | Residential | \$18,340                  | 8%             | \$1,467               |
| City of Jefferson     | Residential | \$84,731                  | 8%             | \$6,778               |
| City of Jefferson     | Residential | \$82,347                  | 8%             | \$6,588               |
| City of Jefferson     | Residential | \$90,966                  | 8%             | \$7,277               |

| Jurisdiction       | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------|-------------|---------------------------|----------------|-----------------------|
| City of Jefferson  | Commercial  | \$42,090                  | 11%            | \$4,630               |
| City of Jefferson  | Commercial  | \$116,551                 | 11%            | \$12,821              |
| City of Jefferson  | Residential | \$172,946                 | 11%            | \$19,024              |
| City of Jefferson  | Residential | \$81,888                  | 11%            | \$9,008               |
| City of Jefferson  | Residential | \$100,870                 | 11%            | \$11,096              |
| City of Jefferson  | Residential | \$73,177                  | 11%            | \$8,049               |
| City of Jefferson  | Residential | \$53,553                  | 11%            | \$5,891               |
| City of Jefferson  | Residential | \$59,788                  | 11%            | \$6,577               |
| City of Jefferson  | Residential | \$67,766                  | 11%            | \$7,454               |
| City of Jefferson  | Residential | \$127,555                 | 11%            | \$14,031              |
| City of Jefferson  | Industrial  | \$404,580                 | 15%            | \$60,687              |
| City of Jefferson  | Residential | \$56,120                  | 15%            | \$8,418               |
| City of Jefferson  | Residential | \$88,857                  | 15%            | \$13,329              |
| City of Jefferson  | Residential | \$86,840                  | 15%            | \$13,026              |
| City of Jefferson  | Residential | \$65,382                  | 15%            | \$9,807               |
| City of Jefferson  | Commercial  | \$281,519                 | 15%            | \$42,228              |
| City of Jefferson  | Residential | \$57,129                  | 15%            | \$8,569               |
| City of Jefferson  | Residential | \$68,500                  | 20%            | \$13,700              |
| City of Jefferson  | Commercial  | \$124,712                 | 20%            | \$24,942              |
| City of Jefferson  | Residential | \$47,592                  | 20%            | \$9,518               |
| City of Jefferson  | Residential | \$129,022                 | 20%            | \$25,804              |
| City of Jefferson  | Residential | \$68,408                  | 20%            | \$13,682              |
| City of Jefferson  | Commercial  | \$25,951                  | 20%            | \$5,190               |
| City of Jefferson  | Industrial  | \$3,907,245               | 23%            | \$898,666             |
| City of Jefferson  | Government  | \$137,092                 | 23%            | \$31,531              |
| City of Jefferson  | Industrial  | \$137,092                 | 28%            | \$38,386              |
| City of Jefferson  | Residential | \$94,634                  | 33%            | \$31,229              |
| City of Jefferson  | Residential | \$85,006                  | 38%            | \$32,302              |
|                    |             | <b>\$9,170,548.00</b>     |                | <b>\$1,541,690.00</b> |
| City of Lake Mills | Residential | \$79,600                  | 8%             | \$6,368               |
| City of Lake Mills | Commercial  | \$250,400                 | 8%             | \$20,032              |
| City of Lake Mills | Residential | \$129,000                 | 8%             | \$10,320              |
| City of Lake Mills | Residential | \$226,400                 | 8%             | \$18,112              |
| City of Lake Mills | Commercial  | \$182,700                 | 8%             | \$14,616              |
| City of Lake Mills | Residential | \$147,300                 | 8%             | \$11,784              |
| City of Lake Mills | Commercial  | \$159,700                 | 8%             | \$12,776              |
| City of Lake Mills | Residential | \$111,000                 | 8%             | \$8,880               |
| City of Lake Mills | Commercial  | \$210,000                 | 8%             | \$16,800              |
| City of Lake Mills | Commercial  | \$63,600                  | 8%             | \$5,088               |
| City of Lake Mills | Commercial  | \$901,700                 | 11%            | \$99,187              |
| City of Lake Mills | Commercial  | \$165,200                 | 11%            | \$18,172              |
| City of Lake Mills | Commercial  | \$83,200                  | 11%            | \$9,152               |
| City of Lake Mills | Commercial  | \$107,300                 | 11%            | \$11,803              |
| City of Lake Mills | Commercial  | \$132,400                 | 11%            | \$14,564              |
| City of Lake Mills | Commercial  | \$214,100                 | 11%            | \$23,551              |
| City of Lake Mills | Commercial  | \$115,400                 | 15%            | \$17,310              |
| City of Lake Mills | Residential | \$91,300                  | 15%            | \$13,695              |
| City of Lake Mills | Residential | \$88,300                  | 15%            | \$13,245              |
| City of Lake Mills | Residential | \$104,600                 | 15%            | \$15,690              |
| City of Lake Mills | Commercial  | \$120,600                 | 15%            | \$18,090              |
| City of Lake Mills | Residential | \$92,200                  | 15%            | \$13,830              |
| City of Lake Mills | Residential | \$96,300                  | 20%            | \$19,260              |
| City of Lake Mills | Residential | \$97,000                  | 20%            | \$19,400              |
| City of Lake Mills | Residential | \$99,600                  | 20%            | \$19,920              |

| Jurisdiction       | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------|-------------|---------------------------|----------------|-----------------------|
| City of Lake Mills | Commercial  | \$135,900                 | 23%            | \$31,257              |
| City of Lake Mills | Commercial  | \$100,200                 | 23%            | \$23,046              |
| City of Lake Mills | Commercial  | \$127,500                 | 23%            | \$29,325              |
| City of Lake Mills | Commercial  | \$97,100                  | 28%            | \$27,188              |
| City of Lake Mills | Commercial  | \$149,200                 | 28%            | \$41,776              |
| City of Lake Mills | Commercial  | \$86,600                  | 28%            | \$24,248              |
| City of Lake Mills | Commercial  | \$153,500                 | 28%            | \$42,980              |
| City of Lake Mills | Commercial  | \$134,300                 | 33%            | \$44,319              |
| City of Lake Mills | Commercial  | \$81,000                  | 33%            | \$26,730              |
| City of Lake Mills | Commercial  | \$162,200                 | 33%            | \$53,526              |
| City of Lake Mills | Commercial  | \$293,700                 | 38%            | \$111,606             |
| City of Lake Mills | Commercial  | \$60,100                  | 44%            | \$26,444              |
| City of Lake Mills | Commercial  | \$71,700                  | 51%            | \$36,567              |
|                    |             | <b>\$5,721,900.00</b>     |                | <b>\$970,657.00</b>   |
| City of Waterloo   | Commercial  | \$23,033                  | 4%             | \$921                 |
| City of Waterloo   | Industrial  | \$321,088                 | 8%             | \$25,687              |
| City of Waterloo   | Commercial  | \$18,280                  | 8%             | \$1,462               |
| City of Waterloo   | Commercial  | \$370,627                 | 8%             | \$29,650              |
| City of Waterloo   | Commercial  | \$9,871                   | 8%             | \$790                 |
| City of Waterloo   | Commercial  | \$30,985                  | 8%             | \$2,479               |
| City of Waterloo   | Commercial  | \$71,383                  | 8%             | \$5,711               |
| City of Waterloo   | Commercial  | \$351,799                 | 8%             | \$28,144              |
| City of Waterloo   | Residential | \$74,308                  | 8%             | \$5,945               |
| City of Waterloo   | Commercial  | \$111,874                 | 11%            | \$12,306              |
| City of Waterloo   | Commercial  | \$63,523                  | 11%            | \$6,988               |
| City of Waterloo   | Commercial  | \$58,405                  | 11%            | \$6,425               |
| City of Waterloo   | Industrial  | \$1,925,341               | 15%            | \$288,801             |
| City of Waterloo   | Commercial  | \$88,292                  | 15%            | \$13,244              |
| City of Waterloo   | Commercial  | \$113,336                 | 15%            | \$17,000              |
| City of Waterloo   | Commercial  | \$19,560                  | 20%            | \$3,912               |
| City of Waterloo   | Industrial  | \$74,125                  | 20%            | \$14,825              |
| City of Waterloo   | Commercial  | \$76,319                  | 23%            | \$17,553              |
| City of Waterloo   | Commercial  | \$67,819                  | 23%            | \$15,598              |
| City of Waterloo   | Commercial  | \$78,604                  | 23%            | \$18,079              |
| City of Waterloo   | Residential | \$37,931                  | 23%            | \$8,724               |
| City of Waterloo   | Commercial  | \$29,248                  | 23%            | \$6,727               |
| City of Waterloo   | Commercial  | \$5,393                   | 23%            | \$1,240               |
| City of Waterloo   | Industrial  | \$440,182                 | 28%            | \$123,251             |
| City of Waterloo   | Commercial  | \$22,850                  | 28%            | \$6,398               |
| City of Waterloo   | Industrial  | \$150,719                 | 44%            | \$66,316              |
|                    |             | <b>\$4,634,895.00</b>     |                | <b>\$728,176.00</b>   |
| City of Watertown  | Commercial  | \$12,418                  | 8%             | \$993                 |
| City of Watertown  | Residential | \$35,835                  | 8%             | \$2,867               |
| City of Watertown  | Residential | \$1,331                   | 11%            | \$146                 |
| City of Watertown  | Commercial  | \$146,887                 | 15%            | \$22,033              |
|                    |             | <b>\$196,471.00</b>       |                | <b>\$26,039.00</b>    |
| Town of Aztalan    | Residential | \$71,656                  | 4%             | \$2,866               |
| Town of Aztalan    | Residential | \$65,628                  | 8%             | \$5,250               |
| Town of Aztalan    | Rural       | \$142,462                 | 11%            | \$15,671              |
| Town of Aztalan    | Residential | \$679                     | 20%            | \$136                 |
| Town of Aztalan    | Residential | \$32,687                  | 20%            | \$6,537               |
| Town of Aztalan    | Residential | \$62,317                  | 20%            | \$12,463              |



| Jurisdiction        | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|---------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Aztalan     | Residential | \$61,468                  | 23%            | \$14,138              |
|                     |             | <b>\$436,897.00</b>       |                | <b>\$57,061.00</b>    |
| Town of Cold Spring | Rural       | \$29,234                  | 8%             | \$2,339               |
| Town of Cold Spring | Rural       | \$90,411                  | 8%             | \$7,233               |
| Town of Cold Spring | Rural       | \$90,411                  | 15%            | \$13,562              |
| Town of Cold Spring | Residential | \$111,800                 | 15%            | \$16,770              |
| Town of Cold Spring | Rural       | \$90,411                  | 20%            | \$18,082              |
| Town of Cold Spring | Residential | \$111,800                 | 23%            | \$25,714              |
|                     |             | <b>\$524,067.00</b>       |                | <b>\$83,700.00</b>    |
| Town of Concord     | Residential | \$227,273                 | 8%             | \$18,182              |
| Town of Concord     | Residential | \$67,340                  | 8%             | \$5,387               |
|                     |             | <b>\$294,613.00</b>       |                | <b>\$23,569.00</b>    |
| Town of Farmington  | Residential | \$171,239                 | 8%             | \$13,699              |
| Town of Farmington  | Residential | \$20,381                  | 11%            | \$2,242               |
| Town of Farmington  | Residential | \$82,745                  | 11%            | \$9,102               |
| Town of Farmington  | Residential | \$104,520                 | 11%            | \$11,497              |
| Town of Farmington  | Rural       | \$165,229                 | 15%            | \$24,784              |
|                     |             | <b>\$544,114.00</b>       |                | <b>\$61,324.00</b>    |
| Town of Hebron      | Residential | \$92,772                  | 4%             | \$3,711               |
| Town of Hebron      | Rural       | \$102,307                 | 8%             | \$8,185               |
| Town of Hebron      | Residential | \$85,986                  | 8%             | \$6,879               |
| Town of Hebron      | Residential | \$51,884                  | 8%             | \$4,151               |
| Town of Hebron      | Residential | \$74,304                  | 8%             | \$5,944               |
| Town of Hebron      | Residential | \$75,506                  | 11%            | \$8,306               |
| Town of Hebron      | Residential | \$141,391                 | 11%            | \$15,553              |
| Town of Hebron      | Rural       | \$133,317                 | 15%            | \$19,998              |
| Town of Hebron      | Residential | \$63,394                  | 20%            | \$12,679              |
| Town of Hebron      | Residential | \$96,552                  | 20%            | \$19,310              |
| Town of Hebron      | Rural       | \$133,317                 | 20%            | \$26,663              |
| Town of Hebron      | Residential | \$43,036                  | 20%            | \$8,607               |
| Town of Hebron      | Rural       | \$120,861                 | 28%            | \$33,841              |
| Town of Hebron      | Residential | \$58,412                  | 49%            | \$28,622              |
| Town of Hebron      | Rural       | \$56,694                  | 49%            | \$27,780              |
| Town of Hebron      | Residential | \$131,341                 | 51%            | \$66,984              |
|                     |             | <b>\$1,461,074.00</b>     |                | <b>\$297,213.00</b>   |
| Town of Ixonia      | Residential | \$13,844                  | 8%             | \$1,108               |
|                     |             | <b>\$13,844</b>           |                | <b>\$1,108</b>        |
| Town of Jefferson   | Residential | \$187,317                 | 4%             | \$7,493               |
| Town of Jefferson   | Residential | \$112,169                 | 8%             | \$8,974               |
| Town of Jefferson   | Residential | \$88,528                  | 8%             | \$7,082               |
| Town of Jefferson   | Residential | \$71,225                  | 8%             | \$5,698               |
| Town of Jefferson   | Rural       | \$119,815                 | 11%            | \$13,180              |
| Town of Jefferson   | Residential | \$139,029                 | 11%            | \$15,293              |
| Town of Jefferson   | Residential | \$162,972                 | 11%            | \$17,927              |
| Town of Jefferson   | Commercial  | \$108,044                 | 11%            | \$11,885              |
| Town of Jefferson   | Residential | \$18,611                  | 11%            | \$2,047               |
| Town of Jefferson   | Rural       | \$141,444                 | 11%            | \$15,559              |
| Town of Jefferson   | Residential | \$42,956                  | 20%            | \$8,591               |
| Town of Jefferson   | Residential | \$10,462                  | 20%            | \$2,092               |

| Jurisdiction       | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Jefferson  | Residential | \$96,475                  | 20%            | \$19,295              |
|                    |             | <b>\$1,299,047.00</b>     |                | <b>\$135,116.00</b>   |
| Town of Koshkonong | Residential | \$68,228                  | 4%             | \$2,729               |
| Town of Koshkonong | Residential | \$45,347                  | 4%             | \$1,814               |
| Town of Koshkonong | Rural       | \$78,718                  | 4%             | \$3,149               |
| Town of Koshkonong | Residential | \$52,616                  | 8%             | \$4,209               |
| Town of Koshkonong | Residential | \$71,366                  | 8%             | \$5,709               |
| Town of Koshkonong | Rural       | \$68,723                  | 8%             | \$5,498               |
| Town of Koshkonong | Residential | \$39,152                  | 8%             | \$3,132               |
| Town of Koshkonong | Residential | \$24,615                  | 8%             | \$1,969               |
| Town of Koshkonong | Residential | \$34,362                  | 8%             | \$2,749               |
| Town of Koshkonong | Residential | \$57,159                  | 8%             | \$4,573               |
| Town of Koshkonong | Residential | \$63,685                  | 8%             | \$5,095               |
| Town of Koshkonong | Residential | \$25,523                  | 8%             | \$2,042               |
| Town of Koshkonong | Residential | \$73,431                  | 8%             | \$5,875               |
| Town of Koshkonong | Rural       | \$33,453                  | 8%             | \$2,676               |
| Town of Koshkonong | Residential | \$76,983                  | 8%             | \$6,159               |
| Town of Koshkonong | Residential | \$23,871                  | 8%             | \$1,910               |
| Town of Koshkonong | Residential | \$70,706                  | 8%             | \$5,656               |
| Town of Koshkonong | Residential | \$100,772                 | 8%             | \$8,062               |
| Town of Koshkonong | Rural       | \$40,639                  | 8%             | \$3,251               |
| Town of Koshkonong | Rural       | \$73,266                  | 8%             | \$5,861               |
| Town of Koshkonong | Residential | \$55,425                  | 8%             | \$4,434               |
| Town of Koshkonong | Residential | \$83,343                  | 8%             | \$6,667               |
| Town of Koshkonong | Residential | \$62,280                  | 8%             | \$4,982               |
| Town of Koshkonong | Residential | \$33,370                  | 8%             | \$2,670               |
| Town of Koshkonong | Residential | \$78,140                  | 8%             | \$6,251               |
| Town of Koshkonong | Residential | \$29,240                  | 8%             | \$2,339               |
| Town of Koshkonong | Residential | \$85,491                  | 8%             | \$6,839               |
| Town of Koshkonong | Residential | \$190,393                 | 8%             | \$15,231              |
| Town of Koshkonong | Residential | \$45,265                  | 8%             | \$3,621               |
| Town of Koshkonong | Residential | \$59,142                  | 8%             | \$4,731               |
| Town of Koshkonong | Residential | \$35,435                  | 8%             | \$2,835               |
| Town of Koshkonong | Residential | \$63,106                  | 8%             | \$5,049               |
| Town of Koshkonong | Residential | \$57,159                  | 8%             | \$4,573               |
| Town of Koshkonong | Residential | \$29,075                  | 8%             | \$2,326               |
| Town of Koshkonong | Residential | \$5,865                   | 8%             | \$469                 |
| Town of Koshkonong | Residential | \$42,209                  | 8%             | \$3,377               |
| Town of Koshkonong | Residential | \$38,657                  | 8%             | \$3,093               |
| Town of Koshkonong | Residential | \$64,015                  | 8%             | \$5,121               |
| Town of Koshkonong | Rural       | \$25,689                  | 8%             | \$2,055               |
| Town of Koshkonong | Residential | \$55,672                  | 8%             | \$4,454               |
| Town of Koshkonong | Residential | \$186,098                 | 8%             | \$14,888              |
| Town of Koshkonong | Rural       | \$22,715                  | 8%             | \$1,817               |
| Town of Koshkonong | Residential | \$29,984                  | 8%             | \$2,399               |
| Town of Koshkonong | Residential | \$67,319                  | 8%             | \$5,386               |
| Town of Koshkonong | Residential | \$54,846                  | 8%             | \$4,388               |
| Town of Koshkonong | Rural       | \$34,196                  | 8%             | \$2,736               |
| Town of Koshkonong | Residential | \$46,834                  | 8%             | \$3,747               |
| Town of Koshkonong | Residential | \$54,186                  | 11%            | \$5,960               |
| Town of Koshkonong | Residential | \$60,463                  | 11%            | \$6,651               |
| Town of Koshkonong | Residential | \$48,238                  | 11%            | \$5,306               |
| Town of Koshkonong | Rural       | \$34,527                  | 11%            | \$3,798               |
| Town of Koshkonong | Residential | \$45,843                  | 11%            | \$5,043               |

| Jurisdiction       | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Koshkonong | Rural       | \$25,028                  | 11%            | \$2,753               |
| Town of Koshkonong | Residential | \$33,288                  | 11%            | \$3,662               |
| Town of Koshkonong | Residential | \$24,532                  | 11%            | \$2,699               |
| Town of Koshkonong | Residential | \$66,823                  | 11%            | \$7,351               |
| Town of Koshkonong | Rural       | \$139,924                 | 11%            | \$15,392              |
| Town of Koshkonong | Residential | \$39,235                  | 11%            | \$4,316               |
| Town of Koshkonong | Rural       | \$75,249                  | 11%            | \$8,277               |
| Town of Koshkonong | Residential | \$83,343                  | 11%            | \$9,168               |
| Town of Koshkonong | Residential | \$87,391                  | 15%            | \$13,109              |
| Town of Koshkonong | Commercial  | \$33,783                  | 15%            | \$5,068               |
| Town of Koshkonong | Residential | \$21,476                  | 15%            | \$3,221               |
| Town of Koshkonong | Residential | \$15,777                  | 15%            | \$2,366               |
| Town of Koshkonong | Residential | \$50,964                  | 15%            | \$7,645               |
| Town of Koshkonong | Residential | \$50,138                  | 15%            | \$7,521               |
| Town of Koshkonong | Residential | \$56,498                  | 15%            | \$8,475               |
| Town of Koshkonong | Residential | \$66,080                  | 15%            | \$9,912               |
| Town of Koshkonong | Residential | \$49,643                  | 15%            | \$7,446               |
| Town of Koshkonong | Residential | \$19,576                  | 15%            | \$2,936               |
| Town of Koshkonong | Residential | \$10,325                  | 15%            | \$1,549               |
| Town of Koshkonong | Residential | \$52,781                  | 15%            | \$7,917               |
| Town of Koshkonong | Residential | \$53,277                  | 15%            | \$7,992               |
| Town of Koshkonong | Residential | \$18,337                  | 15%            | \$2,751               |
| Town of Koshkonong | Residential | \$32,297                  | 15%            | \$4,844               |
| Town of Koshkonong | Residential | \$34,114                  | 15%            | \$5,117               |
| Town of Koshkonong | Residential | \$58,398                  | 15%            | \$8,760               |
| Town of Koshkonong | Residential | \$110,106                 | 15%            | \$16,516              |
| Town of Koshkonong | Residential | \$47,908                  | 15%            | \$7,186               |
| Town of Koshkonong | Residential | \$56,829                  | 15%            | \$8,524               |
| Town of Koshkonong | Rural       | \$78,635                  | 15%            | \$11,795              |
| Town of Koshkonong | Residential | \$108,702                 | 15%            | \$16,305              |
| Town of Koshkonong | Residential | \$17,511                  | 15%            | \$2,627               |
| Town of Koshkonong | Residential | \$64,263                  | 15%            | \$9,639               |
| Town of Koshkonong | Residential | \$54,681                  | 15%            | \$8,202               |
| Town of Koshkonong | Residential | \$8,343                   | 15%            | \$1,251               |
| Town of Koshkonong | Residential | \$15,033                  | 15%            | \$2,255               |
| Town of Koshkonong | Commercial  | \$149,176                 | 20%            | \$29,835              |
| Town of Koshkonong | Residential | \$49,395                  | 20%            | \$9,879               |
| Town of Koshkonong | Residential | \$104,985                 | 20%            | \$20,997              |
| Town of Koshkonong | Residential | \$52,534                  | 20%            | \$10,507              |
| Town of Koshkonong | Residential | \$4,378                   | 20%            | \$876                 |
| Town of Koshkonong | Commercial  | \$30,810                  | 20%            | \$6,162               |
| Town of Koshkonong | Residential | \$14,951                  | 20%            | \$2,990               |
| Town of Koshkonong | Residential | \$117,953                 | 20%            | \$23,591              |
| Town of Koshkonong | Rural       | \$102,094                 | 20%            | \$20,419              |
| Town of Koshkonong | Residential | \$75,331                  | 20%            | \$15,066              |
| Town of Koshkonong | Rural       | \$16,768                  | 20%            | \$3,354               |
| Town of Koshkonong | Residential | \$63,106                  | 20%            | \$12,621              |
| Town of Koshkonong | Residential | \$19,989                  | 20%            | \$3,998               |
| Town of Koshkonong | Residential | \$20,898                  | 20%            | \$4,180               |
| Town of Koshkonong | Residential | \$186,098                 | 20%            | \$37,220              |
| Town of Koshkonong | Residential | \$28,497                  | 20%            | \$5,699               |
| Town of Koshkonong | Residential | \$37,913                  | 20%            | \$7,583               |
| Town of Koshkonong | Residential | \$46,091                  | 23%            | \$10,601              |
| Town of Koshkonong | Residential | \$45,430                  | 23%            | \$10,449              |
| Town of Koshkonong | Residential | \$40,391                  | 23%            | \$9,290               |

| Jurisdiction       | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Koshkonong | Residential | \$25,441                  | 23%            | \$5,851               |
| Town of Koshkonong | Residential | \$69,219                  | 23%            | \$15,920              |
| Town of Koshkonong | Residential | \$46,091                  | 23%            | \$10,601              |
| Town of Koshkonong | Residential | \$30,149                  | 23%            | \$6,934               |
| Town of Koshkonong | Residential | \$35,518                  | 23%            | \$8,169               |
| Town of Koshkonong | Residential | \$48,982                  | 23%            | \$11,266              |
| Town of Koshkonong | Residential | \$73,184                  | 23%            | \$16,832              |
| Town of Koshkonong | Commercial  | \$7,517                   | 23%            | \$1,729               |
| Town of Koshkonong | Residential | \$23,293                  | 23%            | \$5,357               |
| Town of Koshkonong | Residential | \$22,385                  | 23%            | \$5,148               |
| Town of Koshkonong | Residential | \$9,995                   | 23%            | \$2,299               |
| Town of Koshkonong | Residential | \$27,341                  | 23%            | \$6,288               |
| Town of Koshkonong | Residential | \$42,456                  | 23%            | \$9,765               |
| Town of Koshkonong | Residential | \$35,601                  | 23%            | \$8,188               |
| Town of Koshkonong | Residential | \$6,030                   | 23%            | \$1,387               |
| Town of Koshkonong | Residential | \$14,125                  | 23%            | \$3,249               |
| Town of Koshkonong | Residential | \$248                     | 23%            | \$57                  |
| Town of Koshkonong | Residential | \$110,106                 | 23%            | \$25,324              |
| Town of Koshkonong | Residential | \$48,734                  | 23%            | \$11,209              |
| Town of Koshkonong | Rural       | \$4,378                   | 23%            | \$1,007               |
| Town of Koshkonong | Residential | \$53,442                  | 23%            | \$12,292              |
| Town of Koshkonong | Government  | \$413                     | 23%            | \$95                  |
| Town of Koshkonong | Residential | \$52,121                  | 23%            | \$11,988              |
| Town of Koshkonong | Residential | \$34,196                  | 23%            | \$7,865               |
| Town of Koshkonong | Residential | \$10,490                  | 23%            | \$2,413               |
| Town of Koshkonong | Residential | \$1,074                   | 23%            | \$247                 |
| Town of Koshkonong | Residential | \$33,453                  | 23%            | \$7,694               |
| Town of Koshkonong | Residential | \$27,258                  | 23%            | \$6,269               |
| Town of Koshkonong | Residential | \$29,653                  | 28%            | \$8,303               |
| Town of Koshkonong | Residential | \$30,397                  | 28%            | \$8,511               |
| Town of Koshkonong | Residential | \$37,748                  | 28%            | \$10,569              |
| Town of Koshkonong | Rural       | \$578                     | 28%            | \$162                 |
| Town of Koshkonong | Residential | \$21,641                  | 28%            | \$6,060               |
| Town of Koshkonong | Residential | \$74,340                  | 28%            | \$20,815              |
| Town of Koshkonong | Residential | \$7,682                   | 28%            | \$2,151               |
| Town of Koshkonong | Residential | \$1,569                   | 28%            | \$439                 |
| Town of Koshkonong | Residential | \$14,125                  | 33%            | \$4,661               |
|                    |             | <b>\$7,024,884.00</b>     |                | <b>\$992,332.00</b>   |
|                    |             |                           |                |                       |
| Town of Lake Mills | Residential | \$45,114                  | 4%             | \$1,805               |
| Town of Lake Mills | Residential | \$28,531                  | 8%             | \$2,282               |
| Town of Lake Mills | Residential | \$40,788                  | 8%             | \$3,263               |
| Town of Lake Mills | Residential | \$119,068                 | 8%             | \$9,525               |
| Town of Lake Mills | Residential | \$220,317                 | 11%            | \$24,235              |
| Town of Lake Mills | Rural       | \$110,004                 | 20%            | \$22,001              |
|                    |             | <b>\$563,822.00</b>       |                | <b>\$63,111.00</b>    |
|                    |             |                           |                |                       |
| Town of Milford    | Rural       | \$157,360                 | 4%             | \$6,294               |
| Town of Milford    | Rural       | \$68,640                  | 8%             | \$5,491               |
| Town of Milford    | Commercial  | \$54,240                  | 8%             | \$4,339               |
| Town of Milford    | Residential | \$134,800                 | 8%             | \$10,784              |
| Town of Milford    | Residential | \$23,680                  | 8%             | \$1,894               |
| Town of Milford    | Residential | \$47,120                  | 8%             | \$3,770               |
| Town of Milford    | Residential | \$72,960                  | 11%            | \$8,026               |
| Town of Milford    | Rural       | \$640                     | 11%            | \$70                  |

| Jurisdiction    | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Milford | Residential | \$119,440                 | 11%            | \$13,138              |
| Town of Milford | Residential | \$37,040                  | 11%            | \$4,074               |
| Town of Milford | Residential | \$11,680                  | 11%            | \$1,285               |
| Town of Milford | Residential | \$34,560                  | 15%            | \$5,184               |
| Town of Milford | Residential | \$4,800                   | 15%            | \$720                 |
| Town of Milford | Residential | \$126,400                 | 20%            | \$25,280              |
| Town of Milford | Residential | \$47,600                  | 20%            | \$9,520               |
| Town of Milford | Rural       | \$91,680                  | 33%            | \$30,254              |
| Town of Milford | Residential | \$91,680                  | 33%            | \$30,254              |
| Town of Milford | Residential | \$112,080                 | 49%            | \$54,919              |
|                 |             | <b>\$1,236,400.00</b>     |                | <b>\$215,296.00</b>   |
| Town of Oakland | Residential | \$89,400                  | 4%             | \$3,576               |
| Town of Oakland | Residential | \$100,900                 | 4%             | \$4,036               |
| Town of Oakland | Residential | \$142,000                 | 4%             | \$5,680               |
| Town of Oakland | Residential | \$158,500                 | 4%             | \$6,340               |
| Town of Oakland | Residential | \$185,800                 | 4%             | \$7,432               |
| Town of Oakland | Residential | \$254,300                 | 4%             | \$10,172              |
| Town of Oakland | Residential | \$206,800                 | 4%             | \$8,272               |
| Town of Oakland | Residential | \$68,900                  | 4%             | \$2,756               |
| Town of Oakland | Residential | \$115,000                 | 4%             | \$4,600               |
| Town of Oakland | Residential | \$95,900                  | 4%             | \$3,836               |
| Town of Oakland | Residential | \$229,400                 | 8%             | \$18,352              |
| Town of Oakland | Residential | \$97,600                  | 8%             | \$7,808               |
| Town of Oakland | Residential | \$136,100                 | 8%             | \$10,888              |
| Town of Oakland | Residential | \$137,200                 | 8%             | \$10,976              |
| Town of Oakland | Rural       | \$72,400                  | 8%             | \$5,792               |
| Town of Oakland | Residential | \$180,700                 | 8%             | \$14,456              |
| Town of Oakland | Residential | \$69,700                  | 8%             | \$5,576               |
| Town of Oakland | Residential | \$173,100                 | 8%             | \$13,848              |
| Town of Oakland | Residential | \$96,300                  | 8%             | \$7,704               |
| Town of Oakland | Residential | \$241,700                 | 8%             | \$19,336              |
| Town of Oakland | Residential | \$91,200                  | 8%             | \$7,296               |
| Town of Oakland | Residential | \$93,100                  | 8%             | \$7,448               |
| Town of Oakland | Residential | \$160,700                 | 8%             | \$12,856              |
| Town of Oakland | Residential | \$112,200                 | 8%             | \$8,976               |
| Town of Oakland | Residential | \$152,000                 | 8%             | \$12,160              |
| Town of Oakland | Residential | \$165,600                 | 8%             | \$13,248              |
| Town of Oakland | Residential | \$183,100                 | 8%             | \$14,648              |
| Town of Oakland | Residential | \$284,200                 | 8%             | \$22,736              |
| Town of Oakland | Residential | \$83,800                  | 8%             | \$6,704               |
| Town of Oakland | Residential | \$224,300                 | 8%             | \$17,944              |
| Town of Oakland | Residential | \$167,700                 | 8%             | \$13,416              |
| Town of Oakland | Residential | \$238,800                 | 8%             | \$19,104              |
| Town of Oakland | Residential | \$182,700                 | 8%             | \$14,616              |
| Town of Oakland | Commercial  | \$205,800                 | 8%             | \$16,464              |
| Town of Oakland | Residential | \$12,100                  | 8%             | \$968                 |
| Town of Oakland | Residential | \$101,000                 | 8%             | \$8,080               |
| Town of Oakland | Residential | \$68,200                  | 8%             | \$5,456               |
| Town of Oakland | Residential | \$146,300                 | 8%             | \$11,704              |
| Town of Oakland | Residential | \$93,200                  | 8%             | \$7,456               |
| Town of Oakland | Residential | \$134,900                 | 8%             | \$10,792              |
| Town of Oakland | Residential | \$84,800                  | 8%             | \$6,784               |
| Town of Oakland | Residential | \$115,700                 | 8%             | \$9,256               |
| Town of Oakland | Commercial  | \$155,400                 | 8%             | \$12,432              |

| Jurisdiction    | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Oakland | Residential | \$157,300                 | 8%             | \$12,584              |
| Town of Oakland | Residential | \$220,400                 | 8%             | \$17,632              |
| Town of Oakland | Residential | \$105,700                 | 8%             | \$8,456               |
| Town of Oakland | Residential | \$156,100                 | 8%             | \$12,488              |
| Town of Oakland | Residential | \$136,600                 | 8%             | \$10,928              |
| Town of Oakland | Residential | \$267,000                 | 8%             | \$21,360              |
| Town of Oakland | Residential | \$124,500                 | 8%             | \$9,960               |
| Town of Oakland | Residential | \$146,000                 | 8%             | \$11,680              |
| Town of Oakland | Residential | \$122,500                 | 8%             | \$9,800               |
| Town of Oakland | Residential | \$103,200                 | 8%             | \$8,256               |
| Town of Oakland | Residential | \$88,500                  | 8%             | \$7,080               |
| Town of Oakland | Residential | \$40,000                  | 8%             | \$3,200               |
| Town of Oakland | Residential | \$101,500                 | 8%             | \$8,120               |
| Town of Oakland | Commercial  | \$115,000                 | 8%             | \$9,200               |
| Town of Oakland | Residential | \$114,200                 | 8%             | \$9,136               |
| Town of Oakland | Residential | \$128,100                 | 8%             | \$10,248              |
| Town of Oakland | Residential | \$112,600                 | 11%            | \$12,386              |
| Town of Oakland | Commercial  | \$30,400                  | 11%            | \$3,344               |
| Town of Oakland | Residential | \$120,000                 | 11%            | \$13,200              |
| Town of Oakland | Residential | \$34,400                  | 11%            | \$3,784               |
| Town of Oakland | Residential | \$104,100                 | 11%            | \$11,451              |
| Town of Oakland | Residential | \$175,000                 | 11%            | \$19,250              |
| Town of Oakland | Residential | \$119,900                 | 11%            | \$13,189              |
| Town of Oakland | Residential | \$77,300                  | 11%            | \$8,503               |
| Town of Oakland | Residential | \$149,700                 | 11%            | \$16,467              |
| Town of Oakland | Residential | \$167,000                 | 11%            | \$18,370              |
| Town of Oakland | Residential | \$211,700                 | 11%            | \$23,287              |
| Town of Oakland | Residential | \$108,000                 | 11%            | \$11,880              |
| Town of Oakland | Residential | \$106,400                 | 11%            | \$11,704              |
| Town of Oakland | Residential | \$200,900                 | 11%            | \$22,099              |
| Town of Oakland | Residential | \$289,400                 | 11%            | \$31,834              |
| Town of Oakland | Residential | \$69,500                  | 11%            | \$7,645               |
| Town of Oakland | Residential | \$86,900                  | 11%            | \$9,559               |
| Town of Oakland | Residential | \$111,500                 | 11%            | \$12,265              |
| Town of Oakland | Residential | \$161,400                 | 11%            | \$17,754              |
| Town of Oakland | Residential | \$47,600                  | 11%            | \$5,236               |
| Town of Oakland | Residential | \$53,000                  | 11%            | \$5,830               |
| Town of Oakland | Residential | \$292,300                 | 11%            | \$32,153              |
| Town of Oakland | Residential | \$96,900                  | 11%            | \$10,659              |
| Town of Oakland | Residential | \$92,900                  | 11%            | \$10,219              |
| Town of Oakland | Residential | \$64,100                  | 11%            | \$7,051               |
| Town of Oakland | Residential | \$102,600                 | 11%            | \$11,286              |
| Town of Oakland | Residential | \$122,800                 | 11%            | \$13,508              |
| Town of Oakland | Residential | \$127,000                 | 11%            | \$13,970              |
| Town of Oakland | Residential | \$146,500                 | 11%            | \$16,115              |
| Town of Oakland | Residential | \$175,000                 | 11%            | \$19,250              |
| Town of Oakland | Residential | \$146,600                 | 11%            | \$16,126              |
| Town of Oakland | Residential | \$37,600                  | 11%            | \$4,136               |
| Town of Oakland | Residential | \$125,600                 | 11%            | \$13,816              |
| Town of Oakland | Residential | \$209,900                 | 15%            | \$31,485              |
| Town of Oakland | Residential | \$76,100                  | 15%            | \$11,415              |
| Town of Oakland | Residential | \$195,200                 | 15%            | \$29,280              |
| Town of Oakland | Residential | \$412,000                 | 15%            | \$61,800              |
| Town of Oakland | Residential | \$73,700                  | 15%            | \$11,055              |
| Town of Oakland | Residential | \$121,200                 | 15%            | \$18,180              |



| Jurisdiction    | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Oakland | Residential | \$294,500                 | 15%            | \$44,175              |
| Town of Oakland | Residential | \$177,700                 | 15%            | \$26,655              |
| Town of Oakland | Residential | \$56,300                  | 15%            | \$8,445               |
| Town of Oakland | Residential | \$72,400                  | 15%            | \$10,860              |
| Town of Oakland | Residential | \$112,900                 | 15%            | \$16,935              |
| Town of Oakland | Residential | \$56,000                  | 15%            | \$8,400               |
| Town of Oakland | Residential | \$60,800                  | 15%            | \$9,120               |
| Town of Oakland | Residential | \$257,600                 | 15%            | \$38,640              |
| Town of Oakland | Residential | \$161,900                 | 15%            | \$24,285              |
| Town of Oakland | Residential | \$287,500                 | 15%            | \$43,125              |
| Town of Oakland | Residential | \$196,500                 | 15%            | \$29,475              |
| Town of Oakland | Residential | \$96,000                  | 15%            | \$14,400              |
| Town of Oakland | Residential | \$60,800                  | 15%            | \$9,120               |
| Town of Oakland | Residential | \$162,700                 | 15%            | \$24,405              |
| Town of Oakland | Residential | \$85,600                  | 15%            | \$12,840              |
| Town of Oakland | Residential | \$83,600                  | 15%            | \$12,540              |
| Town of Oakland | Rural       | \$637,100                 | 15%            | \$95,565              |
| Town of Oakland | Residential | \$128,600                 | 15%            | \$19,290              |
| Town of Oakland | Residential | \$242,000                 | 15%            | \$36,300              |
| Town of Oakland | Residential | \$102,700                 | 15%            | \$15,405              |
| Town of Oakland | Residential | \$800                     | 20%            | \$160                 |
| Town of Oakland | Residential | \$141,400                 | 20%            | \$28,280              |
| Town of Oakland | Residential | \$184,000                 | 20%            | \$36,800              |
| Town of Oakland | Residential | \$104,400                 | 20%            | \$20,880              |
| Town of Oakland | Residential | \$329,900                 | 20%            | \$65,980              |
| Town of Oakland | Residential | \$140,200                 | 20%            | \$28,040              |
| Town of Oakland | Residential | \$137,700                 | 20%            | \$27,540              |
| Town of Oakland | Residential | \$234,700                 | 20%            | \$46,940              |
| Town of Oakland | Residential | \$130,400                 | 20%            | \$26,080              |
| Town of Oakland | Residential | \$220,200                 | 20%            | \$44,040              |
| Town of Oakland | Residential | \$136,100                 | 20%            | \$27,220              |
| Town of Oakland | Residential | \$101,200                 | 20%            | \$20,240              |
| Town of Oakland | Residential | \$119,400                 | 20%            | \$23,880              |
| Town of Oakland | Residential | \$213,800                 | 20%            | \$42,760              |
| Town of Oakland | Residential | \$286,500                 | 20%            | \$57,300              |
| Town of Oakland | Residential | \$254,600                 | 20%            | \$50,920              |
| Town of Oakland | Residential | \$220,500                 | 20%            | \$44,100              |
| Town of Oakland | Residential | \$105,900                 | 20%            | \$21,180              |
| Town of Oakland | Residential | \$276,200                 | 23%            | \$63,526              |
| Town of Oakland | Residential | \$93,900                  | 23%            | \$21,597              |
| Town of Oakland | Residential | \$124,400                 | 23%            | \$28,612              |
| Town of Oakland | Residential | \$104,700                 | 23%            | \$24,081              |
| Town of Oakland | Residential | \$296,100                 | 23%            | \$68,103              |
| Town of Oakland | Residential | \$75,400                  | 23%            | \$17,342              |
| Town of Oakland | Residential | \$48,000                  | 23%            | \$11,040              |
| Town of Oakland | Residential | \$90,000                  | 23%            | \$20,700              |
| Town of Oakland | Residential | \$149,300                 | 23%            | \$34,339              |
| Town of Oakland | Residential | \$265,100                 | 23%            | \$60,973              |
| Town of Oakland | Residential | \$148,000                 | 23%            | \$34,040              |
| Town of Oakland | Residential | \$127,200                 | 23%            | \$29,256              |
| Town of Oakland | Residential | \$70,600                  | 23%            | \$16,238              |
| Town of Oakland | Residential | \$110,700                 | 23%            | \$25,461              |
| Town of Oakland | Residential | \$161,900                 | 23%            | \$37,237              |
| Town of Oakland | Residential | \$140,500                 | 28%            | \$39,340              |
| Town of Oakland | Residential | \$102,600                 | 28%            | \$28,728              |



| Jurisdiction    | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Oakland | Residential | \$110,100                 | 28%            | \$30,828              |
| Town of Oakland | Residential | \$451,500                 | 28%            | \$126,420             |
| Town of Oakland | Residential | \$237,100                 | 28%            | \$66,388              |
| Town of Oakland | Residential | \$107,300                 | 28%            | \$30,044              |
| Town of Oakland | Residential | \$80,400                  | 28%            | \$22,512              |
| Town of Oakland | Residential | \$154,400                 | 28%            | \$43,232              |
| Town of Oakland | Residential | \$143,900                 | 28%            | \$40,292              |
| Town of Oakland | Residential | \$235,000                 | 28%            | \$65,800              |
| Town of Oakland | Residential | \$269,400                 | 28%            | \$75,432              |
| Town of Oakland | Residential | \$72,700                  | 33%            | \$23,991              |
| Town of Oakland | Residential | \$132,800                 | 33%            | \$43,824              |
| Town of Oakland | Residential | \$90,700                  | 33%            | \$29,931              |
| Town of Oakland | Residential | \$92,700                  | 33%            | \$30,591              |
| Town of Oakland | Residential | \$210,700                 | 33%            | \$69,531              |
| Town of Oakland | Commercial  | \$257,100                 | 33%            | \$84,843              |
| Town of Oakland | Residential | \$53,000                  | 33%            | \$17,490              |
| Town of Oakland | Residential | \$64,100                  | 33%            | \$21,153              |
| Town of Oakland | Residential | \$205,100                 | 33%            | \$67,683              |
| Town of Oakland | Residential | \$122,500                 | 33%            | \$40,425              |
| Town of Oakland | Residential | \$155,400                 | 33%            | \$51,282              |
| Town of Oakland | Residential | \$140,600                 | 33%            | \$46,398              |
| Town of Oakland | Residential | \$194,900                 | 33%            | \$64,317              |
| Town of Oakland | Residential | \$192,800                 | 33%            | \$63,624              |
| Town of Oakland | Residential | \$107,900                 | 33%            | \$35,607              |
| Town of Oakland | Residential | \$84,600                  | 33%            | \$27,918              |
| Town of Oakland | Commercial  | \$178,400                 | 38%            | \$67,792              |
| Town of Oakland | Residential | \$104,900                 | 38%            | \$39,862              |
| Town of Oakland | Residential | \$165,100                 | 38%            | \$62,738              |
| Town of Oakland | Residential | \$103,800                 | 38%            | \$39,444              |
| Town of Oakland | Residential | \$216,100                 | 38%            | \$82,118              |
| Town of Oakland | Residential | \$237,800                 | 38%            | \$90,364              |
| Town of Oakland | Residential | \$162,100                 | 38%            | \$61,598              |
| Town of Oakland | Rural       | \$143,200                 | 38%            | \$54,416              |
| Town of Oakland | Residential | \$115,800                 | 38%            | \$44,004              |
| Town of Oakland | Residential | \$92,100                  | 44%            | \$40,524              |
| Town of Oakland | Residential | \$145,700                 | 44%            | \$64,108              |
| Town of Oakland | Residential | \$98,900                  | 44%            | \$43,516              |
| Town of Oakland | Residential | \$92,900                  | 44%            | \$40,876              |
| Town of Oakland | Rural       | \$19,900                  | 49%            | \$9,751               |
| Town of Oakland | Residential | \$147,000                 | 49%            | \$72,030              |
| Town of Oakland | Residential | \$151,600                 | 49%            | \$74,284              |
| Town of Oakland | Residential | \$108,600                 | 51%            | \$55,386              |
| Town of Oakland | Residential | \$101,300                 | 51%            | \$51,663              |
| Town of Oakland | Residential | \$60,900                  | 51%            | \$31,059              |
| Town of Oakland | Residential | \$149,700                 | 51%            | \$76,347              |
| Town of Oakland | Residential | \$165,200                 | 51%            | \$84,252              |
| Town of Oakland | Residential | \$88,800                  | 51%            | \$45,288              |
| Town of Oakland | Residential | \$72,300                  | 51%            | \$36,873              |
| Town of Oakland | Residential | \$283,200                 | 51%            | \$144,432             |
|                 |             | <b>\$29,341,300.00</b>    |                | <b>\$5,517,863.00</b> |
| Town of Palmyra | Residential | \$61,886                  | 4%             | \$2,475               |
| Town of Palmyra | Residential | \$88,076                  | 8%             | \$7,046               |
| Town of Palmyra | Residential | \$226,010                 | 8%             | \$18,081              |
| Town of Palmyra | Residential | \$64,311                  | 8%             | \$5,145               |

| Jurisdiction     | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Palmyra  | Residential | \$93,605                  | 8%             | \$7,488               |
| Town of Palmyra  | Residential | \$224,652                 | 8%             | \$17,972              |
| Town of Palmyra  | Residential | \$217,862                 | 8%             | \$17,429              |
| Town of Palmyra  | Residential | \$121,153                 | 8%             | \$9,692               |
| Town of Palmyra  | Residential | \$127,749                 | 8%             | \$10,220              |
| Town of Palmyra  | Residential | \$69,258                  | 8%             | \$5,541               |
| Town of Palmyra  | Residential | \$144,433                 | 8%             | \$11,555              |
| Town of Palmyra  | Residential | \$189,247                 | 8%             | \$15,140              |
| Town of Palmyra  | Residential | \$65,184                  | 8%             | \$5,215               |
| Town of Palmyra  | Residential | \$302,931                 | 8%             | \$24,234              |
| Town of Palmyra  | Residential | \$111,744                 | 11%            | \$12,292              |
| Town of Palmyra  | Residential | \$55,096                  | 11%            | \$6,061               |
| Town of Palmyra  | Residential | \$204,185                 | 11%            | \$22,460              |
| Town of Palmyra  | Residential | \$78,958                  | 11%            | \$8,685               |
| Town of Palmyra  | Residential | \$101,365                 | 11%            | \$11,150              |
| Town of Palmyra  | Residential | \$176,928                 | 11%            | \$19,462              |
| Town of Palmyra  | Residential | \$166,452                 | 11%            | \$18,310              |
| Town of Palmyra  | Residential | \$122,802                 | 11%            | \$13,508              |
| Town of Palmyra  | Residential | \$169,653                 | 11%            | \$18,662              |
| Town of Palmyra  | Rural       | \$357,930                 | 11%            | \$39,372              |
| Town of Palmyra  | Residential | \$82,935                  | 15%            | \$12,440              |
| Town of Palmyra  | Residential | \$83,129                  | 15%            | \$12,469              |
| Town of Palmyra  | Residential | \$202,730                 | 15%            | \$30,410              |
| Town of Palmyra  | Residential | \$155,976                 | 15%            | \$23,396              |
| Town of Palmyra  | Residential | \$102,820                 | 20%            | \$20,564              |
| Town of Palmyra  | Residential | \$50,149                  | 20%            | \$10,030              |
| Town of Palmyra  | Residential | \$124,936                 | 20%            | \$24,987              |
|                  |             | <b>\$4,344,145.00</b>     |                | <b>\$461,491.00</b>   |
| Town of Sullivan | Rural       | \$155,493                 | 8%             | \$12,439              |
| Town of Sullivan | Residential | \$6,645                   | 8%             | \$532                 |
| Town of Sullivan | Residential | \$7,797                   | 8%             | \$624                 |
| Town of Sullivan | Commercial  | \$56,438                  | 8%             | \$4,515               |
| Town of Sullivan | Rural       | \$158,505                 | 8%             | \$12,680              |
| Town of Sullivan | Residential | \$226,550                 | 8%             | \$18,124              |
| Town of Sullivan | Rural       | \$70,880                  | 8%             | \$5,670               |
| Town of Sullivan | Residential | \$59,716                  | 8%             | \$4,777               |
| Town of Sullivan | Residential | \$96,131                  | 11%            | \$10,574              |
| Town of Sullivan | Residential | \$162,492                 | 11%            | \$17,874              |
| Town of Sullivan | Residential | \$142,912                 | 11%            | \$15,720              |
| Town of Sullivan | Residential | \$30,744                  | 11%            | \$3,382               |
| Town of Sullivan | Residential | \$7,354                   | 11%            | \$809                 |
| Town of Sullivan | Residential | \$975                     | 15%            | \$146                 |
| Town of Sullivan | Residential | \$26,403                  | 15%            | \$3,960               |
| Town of Sullivan | Residential | \$64,412                  | 15%            | \$9,662               |
| Town of Sullivan | Residential | \$37,212                  | 20%            | \$7,442               |
| Town of Sullivan | Residential | \$149,380                 | 23%            | \$34,357              |
| Town of Sullivan | Residential | \$7,265                   | 23%            | \$1,671               |
| Town of Sullivan | Residential | \$13,290                  | 23%            | \$3,057               |
| Town of Sullivan | Residential | \$92,498                  | 23%            | \$21,275              |
| Town of Sullivan | Rural       | \$87,360                  | 28%            | \$24,461              |
| Town of Sullivan | Residential | \$90,372                  | 33%            | \$29,823              |
|                  |             | <b>\$1,750,824.00</b>     |                | <b>\$243,574.00</b>   |
| Town of Sumner   | Residential | \$39,365                  | 4%             | \$1,575               |

| Jurisdiction   | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Sumner | Rural       | \$2,669                   | 4%             | \$107                 |
| Town of Sumner | Residential | \$49,373                  | 8%             | \$3,950               |
| Town of Sumner | Residential | \$153,873                 | 8%             | \$12,310              |
| Town of Sumner | Residential | \$31,025                  | 8%             | \$2,482               |
| Town of Sumner | Residential | \$6,839                   | 8%             | \$547                 |
| Town of Sumner | Residential | \$52,125                  | 8%             | \$4,170               |
| Town of Sumner | Residential | \$1,668                   | 8%             | \$133                 |
| Town of Sumner | Residential | \$45,286                  | 8%             | \$3,623               |
| Town of Sumner | Residential | \$104,167                 | 8%             | \$8,333               |
| Town of Sumner | Residential | \$40,449                  | 8%             | \$3,236               |
| Town of Sumner | Residential | \$11,009                  | 8%             | \$881                 |
| Town of Sumner | Residential | \$23,936                  | 8%             | \$1,915               |
| Town of Sumner | Commercial  | \$3,336                   | 8%             | \$267                 |
| Town of Sumner | Residential | \$57,379                  | 8%             | \$4,590               |
| Town of Sumner | Residential | \$37,447                  | 8%             | \$2,996               |
| Town of Sumner | Residential | \$42,784                  | 8%             | \$3,423               |
| Town of Sumner | Residential | \$38,030                  | 8%             | \$3,042               |
| Town of Sumner | Residential | \$167                     | 8%             | \$13                  |
| Town of Sumner | Residential | \$18,682                  | 8%             | \$1,495               |
| Town of Sumner | Residential | \$48,205                  | 8%             | \$3,856               |
| Town of Sumner | Residential | \$38,197                  | 8%             | \$3,056               |
| Town of Sumner | Residential | \$21,100                  | 8%             | \$1,688               |
| Town of Sumner | Residential | \$41,366                  | 8%             | \$3,309               |
| Town of Sumner | Commercial  | \$45,370                  | 8%             | \$3,630               |
| Town of Sumner | Residential | \$54,043                  | 8%             | \$4,323               |
| Town of Sumner | Residential | \$58,213                  | 8%             | \$4,657               |
| Town of Sumner | Rural       | \$1,168                   | 8%             | \$93                  |
| Town of Sumner | Residential | \$127,852                 | 8%             | \$10,228              |
| Town of Sumner | Residential | \$34,194                  | 8%             | \$2,736               |
| Town of Sumner | Residential | \$18,014                  | 8%             | \$1,441               |
| Town of Sumner | Residential | \$27,856                  | 8%             | \$2,228               |
| Town of Sumner | Rural       | \$34,194                  | 8%             | \$2,736               |
| Town of Sumner | Rural       | \$29,440                  | 8%             | \$2,355               |
| Town of Sumner | Rural       | \$8,590                   | 8%             | \$687                 |
| Town of Sumner | Residential | \$35,362                  | 8%             | \$2,829               |
| Town of Sumner | Residential | \$77,812                  | 8%             | \$6,225               |
| Town of Sumner | Residential | \$85,318                  | 8%             | \$6,825               |
| Town of Sumner | Residential | \$25,437                  | 8%             | \$2,035               |
| Town of Sumner | Residential | \$28,690                  | 8%             | \$2,295               |
| Town of Sumner | Rural       | \$30,941                  | 8%             | \$2,475               |
| Town of Sumner | Residential | \$15,679                  | 8%             | \$1,254               |
| Town of Sumner | Residential | \$92,157                  | 8%             | \$7,373               |
| Town of Sumner | Residential | \$26,271                  | 8%             | \$2,102               |
| Town of Sumner | Residential | \$59,881                  | 8%             | \$4,790               |
| Town of Sumner | Residential | \$39,448                  | 8%             | \$3,156               |
| Town of Sumner | Residential | \$17,014                  | 8%             | \$1,361               |
| Town of Sumner | Residential | \$19,849                  | 8%             | \$1,588               |
| Town of Sumner | Residential | \$30,441                  | 8%             | \$2,435               |
| Town of Sumner | Residential | \$38,030                  | 8%             | \$3,042               |
| Town of Sumner | Residential | \$103,416                 | 8%             | \$8,273               |
| Town of Sumner | Residential | \$25,187                  | 8%             | \$2,015               |
| Town of Sumner | Residential | \$30,274                  | 8%             | \$2,422               |
| Town of Sumner | Residential | \$42,617                  | 8%             | \$3,409               |
| Town of Sumner | Residential | \$81,565                  | 8%             | \$6,525               |
| Town of Sumner | Commercial  | \$34,694                  | 8%             | \$2,776               |

| Jurisdiction   | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Sumner | Commercial  | \$104,167                 | 8%             | \$8,333               |
| Town of Sumner | Rural       | \$40,949                  | 8%             | \$3,276               |
| Town of Sumner | Residential | \$98,495                  | 8%             | \$7,880               |
| Town of Sumner | Rural       | \$834                     | 8%             | \$67                  |
| Town of Sumner | Residential | \$25,270                  | 8%             | \$2,022               |
| Town of Sumner | Residential | \$47,955                  | 8%             | \$3,836               |
| Town of Sumner | Rural       | \$60,465                  | 8%             | \$4,837               |
| Town of Sumner | Residential | \$33,610                  | 8%             | \$2,689               |
| Town of Sumner | Commercial  | \$86,569                  | 8%             | \$6,926               |
| Town of Sumner | Residential | \$41,867                  | 8%             | \$3,349               |
| Town of Sumner | Residential | \$45,953                  | 8%             | \$3,676               |
| Town of Sumner | Residential | \$31,609                  | 8%             | \$2,529               |
| Town of Sumner | Residential | \$113,841                 | 8%             | \$9,107               |
| Town of Sumner | Residential | \$30,941                  | 8%             | \$2,475               |
| Town of Sumner | Residential | \$90,072                  | 8%             | \$7,206               |
| Town of Sumner | Residential | \$33,026                  | 8%             | \$2,642               |
| Town of Sumner | Residential | \$35,111                  | 8%             | \$2,809               |
| Town of Sumner | Residential | \$43,285                  | 8%             | \$3,463               |
| Town of Sumner | Residential | \$54,210                  | 8%             | \$4,337               |
| Town of Sumner | Residential | \$58,213                  | 8%             | \$4,657               |
| Town of Sumner | Residential | \$53,042                  | 8%             | \$4,243               |
| Town of Sumner | Residential | \$24,937                  | 8%             | \$1,995               |
| Town of Sumner | Residential | \$21,267                  | 8%             | \$1,701               |
| Town of Sumner | Residential | \$29,273                  | 8%             | \$2,342               |
| Town of Sumner | Residential | \$34,528                  | 8%             | \$2,762               |
| Town of Sumner | Residential | \$9,341                   | 8%             | \$747                 |
| Town of Sumner | Commercial  | \$69,222                  | 8%             | \$5,538               |
| Town of Sumner | Residential | \$32,443                  | 8%             | \$2,595               |
| Town of Sumner | Residential | \$6,672                   | 8%             | \$534                 |
| Town of Sumner | Residential | \$21,934                  | 8%             | \$1,755               |
| Town of Sumner | Residential | \$10,258                  | 8%             | \$821                 |
| Town of Sumner | Commercial  | \$36,279                  | 8%             | \$2,902               |
| Town of Sumner | Residential | \$73,892                  | 8%             | \$5,911               |
| Town of Sumner | Commercial  | \$34,194                  | 8%             | \$2,736               |
| Town of Sumner | Commercial  | \$40,032                  | 8%             | \$3,203               |
| Town of Sumner | Residential | \$85,151                  | 8%             | \$6,812               |
| Town of Sumner | Residential | \$21,517                  | 8%             | \$1,721               |
| Town of Sumner | Residential | \$44,869                  | 8%             | \$3,590               |
| Town of Sumner | Residential | \$40,199                  | 8%             | \$3,216               |
| Town of Sumner | Residential | \$6,589                   | 8%             | \$527                 |
| Town of Sumner | Residential | \$27,939                  | 8%             | \$2,235               |
| Town of Sumner | Residential | \$99,163                  | 8%             | \$7,933               |
| Town of Sumner | Residential | \$32,776                  | 8%             | \$2,622               |
| Town of Sumner | Residential | \$182,146                 | 8%             | \$14,572              |
| Town of Sumner | Residential | \$56,462                  | 8%             | \$4,517               |
| Town of Sumner | Residential | \$33,610                  | 8%             | \$2,689               |
| Town of Sumner | Residential | \$56,545                  | 8%             | \$4,524               |
| Town of Sumner | Rural       | \$48,539                  | 8%             | \$3,883               |
| Town of Sumner | Residential | \$87,487                  | 8%             | \$6,999               |
| Town of Sumner | Residential | \$41,033                  | 8%             | \$3,283               |
| Town of Sumner | Residential | \$46,204                  | 8%             | \$3,696               |
| Town of Sumner | Residential | \$25,270                  | 8%             | \$2,022               |
| Town of Sumner | Residential | \$44,035                  | 8%             | \$3,523               |
| Town of Sumner | Residential | \$48,622                  | 8%             | \$3,890               |
| Town of Sumner | Residential | \$59,548                  | 8%             | \$4,764               |

| Jurisdiction   | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|----------------|-------------|---------------------------|----------------|-----------------------|
| Town of Sumner | Residential | \$15,262                  | 8%             | \$1,221               |
| Town of Sumner | Residential | \$41,700                  | 8%             | \$3,336               |
| Town of Sumner | Residential | \$48,372                  | 8%             | \$3,870               |
| Town of Sumner | Residential | \$193,405                 | 8%             | \$15,472              |
| Town of Sumner | Residential | \$48,706                  | 8%             | \$3,896               |
| Town of Sumner | Residential | \$44,202                  | 8%             | \$3,536               |
| Town of Sumner | Rural       | \$3,336                   | 8%             | \$267                 |
| Town of Sumner | Residential | \$46,370                  | 8%             | \$3,710               |
| Town of Sumner | Residential | \$58,046                  | 8%             | \$4,644               |
| Town of Sumner | Residential | \$27,856                  | 8%             | \$2,228               |
| Town of Sumner | Residential | \$34,277                  | 8%             | \$2,742               |
| Town of Sumner | Residential | \$49,540                  | 8%             | \$3,963               |
| Town of Sumner | Residential | \$16,930                  | 8%             | \$1,354               |
| Town of Sumner | Residential | \$44,702                  | 8%             | \$3,576               |
| Town of Sumner | Residential | \$124,850                 | 8%             | \$9,988               |
| Town of Sumner | Residential | \$39,281                  | 8%             | \$3,143               |
| Town of Sumner | Residential | \$52,042                  | 8%             | \$4,163               |
| Town of Sumner | Residential | \$110,338                 | 8%             | \$8,827               |
| Town of Sumner | Residential | \$43,702                  | 8%             | \$3,496               |
| Town of Sumner | Commercial  | \$39,615                  | 8%             | \$3,169               |
| Town of Sumner | Residential | \$44,953                  | 8%             | \$3,596               |
| Town of Sumner | Residential | \$59,464                  | 11%            | \$6,541               |
| Town of Sumner | Rural       | \$64,885                  | 11%            | \$7,137               |
| Town of Sumner | Residential | \$72,808                  | 11%            | \$8,009               |
| Town of Sumner | Residential | \$46,954                  | 11%            | \$5,165               |
| Town of Sumner | Residential | \$98,579                  | 11%            | \$10,844              |
| Town of Sumner | Residential | \$69,639                  | 11%            | \$7,660               |
| Town of Sumner | Residential | \$97,328                  | 11%            | \$10,706              |
| Town of Sumner | Residential | \$33,944                  | 11%            | \$3,734               |
| Town of Sumner | Residential | \$99,830                  | 11%            | \$10,981              |
| Town of Sumner | Residential | \$2,919                   | 11%            | \$321                 |
| Town of Sumner | Residential | \$26,021                  | 11%            | \$2,862               |
| Town of Sumner | Rural       | \$39,365                  | 11%            | \$4,330               |
| Town of Sumner | Residential | \$46,287                  | 11%            | \$5,092               |
| Town of Sumner | Residential | \$57,379                  | 11%            | \$6,312               |
| Town of Sumner | Residential | \$56,545                  | 11%            | \$6,220               |
| Town of Sumner | Residential | \$118,011                 | 11%            | \$12,981              |
| Town of Sumner | Residential | \$61,549                  | 11%            | \$6,770               |
| Town of Sumner | Residential | \$35,362                  | 11%            | \$3,890               |
| Town of Sumner | Residential | \$95,827                  | 11%            | \$10,541              |
| Town of Sumner | Residential | \$37,864                  | 11%            | \$4,165               |
| Town of Sumner | Residential | \$32,276                  | 11%            | \$3,550               |
| Town of Sumner | Rural       | \$40,699                  | 11%            | \$4,477               |
| Town of Sumner | Residential | \$46,370                  | 11%            | \$5,101               |
| Town of Sumner | Residential | \$49,123                  | 11%            | \$5,403               |
| Town of Sumner | Residential | \$67,554                  | 11%            | \$7,431               |
| Town of Sumner | Residential | \$4,253                   | 11%            | \$468                 |
| Town of Sumner | Residential | \$30,858                  | 11%            | \$3,394               |
| Town of Sumner | Commercial  | \$41,533                  | 11%            | \$4,569               |
| Town of Sumner | Residential | \$63,467                  | 11%            | \$6,981               |
| Town of Sumner | Residential | \$51,124                  | 11%            | \$5,624               |
| Town of Sumner | Commercial  | \$45,536                  | 11%            | \$5,009               |
| Town of Sumner | Residential | \$172,555                 | 11%            | \$18,981              |
| Town of Sumner | Residential | \$85,652                  | 11%            | \$9,422               |
| Town of Sumner | Residential | \$48,706                  | 11%            | \$5,358               |

| Jurisdiction      | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|-------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Sumner    | Rural       | \$160,962                 | 11%            | \$17,706              |
| Town of Sumner    | Residential | \$3,336                   | 15%            | \$500                 |
| Town of Sumner    | Residential | \$81,065                  | 15%            | \$12,160              |
| Town of Sumner    | Residential | \$43,285                  | 15%            | \$6,493               |
| Town of Sumner    | Rural       | \$119,095                 | 15%            | \$17,864              |
| Town of Sumner    | Rural       | \$74,226                  | 15%            | \$11,134              |
| Town of Sumner    | Residential | \$10,425                  | 15%            | \$1,564               |
| Town of Sumner    | Rural       | \$59,381                  | 15%            | \$8,907               |
| Town of Sumner    | Residential | \$42,701                  | 15%            | \$6,405               |
| Town of Sumner    | Residential | \$28,606                  | 15%            | \$4,291               |
| Town of Sumner    | Residential | \$52,459                  | 15%            | \$7,869               |
| Town of Sumner    | Residential | \$126,351                 | 15%            | \$18,953              |
| Town of Sumner    | Residential | \$51,875                  | 20%            | \$10,375              |
| Town of Sumner    | Residential | \$47,038                  | 20%            | \$9,408               |
| Town of Sumner    | Residential | \$14,678                  | 20%            | \$2,936               |
| Town of Sumner    | Residential | \$26,438                  | 20%            | \$5,288               |
| Town of Sumner    | Residential | \$69,055                  | 20%            | \$13,811              |
| Town of Sumner    | Residential | \$33,860                  | 20%            | \$6,772               |
| Town of Sumner    | Residential | \$37,613                  | 20%            | \$7,523               |
| Town of Sumner    | Residential | \$25,854                  | 20%            | \$5,171               |
| Town of Sumner    | Residential | \$49,540                  | 23%            | \$11,394              |
| Town of Sumner    | Residential | \$60,131                  | 23%            | \$13,830              |
| Town of Sumner    | Residential | \$31,775                  | 23%            | \$7,308               |
| Town of Sumner    | Residential | \$38,864                  | 23%            | \$8,939               |
| Town of Sumner    | Residential | \$110,755                 | 23%            | \$25,474              |
| Town of Sumner    | Residential | \$37,363                  | 23%            | \$8,594               |
| Town of Sumner    | Residential | \$42,200                  | 23%            | \$9,706               |
| Town of Sumner    | Rural       | \$1,751                   | 23%            | \$403                 |
| Town of Sumner    | Residential | \$40,949                  | 23%            | \$9,418               |
| Town of Sumner    | Residential | \$110,755                 | 23%            | \$25,474              |
| Town of Sumner    | Residential | \$50,374                  | 23%            | \$11,586              |
| Town of Sumner    | Residential | \$49,957                  | 23%            | \$11,490              |
| Town of Sumner    | Residential | \$44,202                  | 23%            | \$10,166              |
| Town of Sumner    | Rural       | \$49,540                  | 28%            | \$13,871              |
| Town of Sumner    | Residential | \$40,699                  | 28%            | \$11,396              |
| Town of Sumner    | Residential | \$29,440                  | 28%            | \$8,243               |
| Town of Sumner    | Residential | \$64,885                  | 44%            | \$28,549              |
|                   |             | <b>\$10,038,188.00</b>    |                | <b>\$1,095,432.00</b> |
| Town of Waterloo  | Residential | \$98,729                  | 15%            | \$14,809              |
|                   |             | <b>\$98,729</b>           |                | <b>\$14,809</b>       |
| Town of Watertown | Residential | \$97,271                  | 4%             | \$3,891               |
| Town of Watertown | Residential | \$108,885                 | 4%             | \$4,355               |
| Town of Watertown | Residential | \$132,968                 | 4%             | \$5,319               |
| Town of Watertown | Residential | \$162,175                 | 4%             | \$6,487               |
| Town of Watertown | Residential | \$15,457                  | 8%             | \$1,237               |
| Town of Watertown | Residential | \$598                     | 8%             | \$48                  |
| Town of Watertown | Residential | \$5,807                   | 8%             | \$465                 |
| Town of Watertown | Residential | \$74,810                  | 8%             | \$5,985               |
| Town of Watertown | Residential | \$3,843                   | 8%             | \$307                 |
| Town of Watertown | Residential | \$97,356                  | 11%            | \$10,709              |
| Town of Watertown | Residential | \$90,353                  | 11%            | \$9,939               |
| Town of Watertown | Residential | \$82,838                  | 11%            | \$9,112               |
| Town of Watertown | Residential | \$77,799                  | 11%            | \$8,558               |

| Jurisdiction             | Land Use    | Market Value of Structure | Percent Damage | 100-Year Flood Damage |
|--------------------------|-------------|---------------------------|----------------|-----------------------|
| Town of Watertown        | Residential | \$114,778                 | 11%            | \$12,626              |
| Town of Watertown        | Residential | \$54,229                  | 11%            | \$5,965               |
| Town of Watertown        | Residential | \$77,885                  | 11%            | \$8,567               |
| Town of Watertown        | Residential | \$30,915                  | 15%            | \$4,637               |
| Town of Watertown        | Residential | \$83,521                  | 15%            | \$12,528              |
| Town of Watertown        | Residential | \$89,841                  | 15%            | \$13,476              |
| Town of Watertown        | Residential | \$105,469                 | 23%            | \$24,258              |
|                          |             | <b>\$1,506,798.00</b>     |                | <b>\$148,469.00</b>   |
| Village of Johnson Creek | Residential | \$157,934                 | 8%             | \$12,635              |
|                          |             | <b>\$157,934</b>          | <b>8%</b>      | <b>\$12,635</b>       |



## ACQUIRED FLOOD-PRONE PROPERTIES: 1995–2024

| Disaster Number | Address                                          | Parcel Number             | Closing Date |
|-----------------|--------------------------------------------------|---------------------------|--------------|
| DR-912          | W7528 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1342-010         | 9/18/1995    |
| DR-912          | W7352 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1314-005 & 021   | 6/10/1996    |
| DR-912          | W7622 & W7624 Blackhawk Island Rd, Fort Atkinson | 028-0513-1331-002 & 015   | 2/27/1996    |
| DR-912          | W7191 Blackhawk Is. Road, Fort Atkinson          | 016-0514-1824-008         | 9/18/1995    |
| DR-912          | W6897 Blackhawk Island Road, Fort Atkinson       | 016-0514-1811-015         | 4/18/1996    |
| DR-912          | W7730 Blackhawk Island Road, Fort Atkinson       | 028-0513-1333-013         | 9/18/1995    |
| DR-912          | W7264 Blackhawk Island Road, Fort Atkinson       | 016-0514-1823-010         | 9/12/1997    |
| DR-912          | W7688 Blackhawk Island Road, Fort Atkinson       | 028-0513-1333-002         | 11/16/1995   |
| FMA             | W7616 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1331-013         | 2/12/1999    |
| DR-994          | W7091 Blackhawk Is. Road, Fort Atkinson          | 016-0514-1813-022         | 8/20/1998    |
| DR-994          | W7366 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1314-001 & 002   | 6/7/1999     |
| DR-994 & FMA    | W7126 Blackhawk Is. Road, Fort Atkinson          | 016-0514-1824-004         | 4/5/1999     |
| DR-994          | W7324 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1314-010         | 9/8/1998     |
| DR-994          | W7664 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1332-002         | 12/17/1997   |
| DR-994          | W7114 Blackhawk Is. Road, Fort Atkinson          | 016-0514-1824-001         | 3/26/1999    |
| DR-1332         | W7521 Blackhawk Is. Road, Fort Atkinson          | 028-0513-1342-009         | 11/24/2003   |
| DR-1332         | W7119 Blackhawk Is. Road, Fort Atkinson          | 016-0514-1824-000         | 11/28/2005   |
| DR-1369         | W7084 Blackhawk Island Road, Ft. Atkinson        | 016-0514-1813-020         | 8/3/2004     |
| DR-1369         | W7143 Blackhawk Is. Road, Fort Atkinson          | Structure only purchased. | Unavailable  |
| DR-1369         | W7689 Lamp Road, Fort Atkinson                   | 028-0513-1233-007         | 3/10/2008    |
| DR-1369         | W7139 Blackhawk Is. Road, Fort Atkinson          | Structure only purchased. | Unavailable  |
| DR-1369         | W7679 Lamp Road, Fort Atkinson                   | 028-0513-1233-010         | 10/2/2003    |
| DR-1768         | W7177 Blackhawk Island Road, Fort Atkinson       | 016-0514-1824-013         | 1/4/2012     |
| DR-1768         | W4472 River View Road, Watertown                 | 032-0815-1723-012         | 12/15/2009   |
| DR-1768         | N 5869 Marobehl Lane, Johnson Creek              | 002-0714-2341-001         | 12/18/2009   |
| DR-1768         | W7783 Lamp Road, Fort Atkinson                   | 028-0513-1141-023         | 5/20/2010    |
| DR-1768         | W7118 Blackhawk Island Road, Fort Atkinson       | 016-0514-1824-002         | 12/23/2009   |
| DR-1768         | N7635 CTH F, Ixonia                              | 012-0816-3422-004         | 9/12/2010    |
| DR-1768         | N1816 Lamp Road, Town of Sumner                  | 028-0513-1141-021         | 3/19/2010    |
| DR-1768         | 1852 N. Shore Road, Fort Atkinson                | 028-0513-1141-013         | 1/11/2011    |
| DR-1768         | N1894 North Shore Road, Fort Atkinson            | 028-0513-1141-004         | 12/18/2009   |
| DR-1768         | W7836 Willow Road, Fort Atkinson                 | 028-0513-1142-052         | 4/19/2011    |
| DR-1768         | W7724 Lamp Road, Fort Atkinson                   | 028-0513-1144-020         | 12/1/2010    |
| DR-1768         | N355 Oxbow Bend, Milton                          | 016-0513-3413-023         | 1/18/2011    |
| DR-1768         | W6578 STH 106, Fort Atkinson                     | 016-0514-0541-003         | 5/20/2010    |
| DR-1768         | N345 Oxbow Bend, Town of Koshkonong              | 016-0513-3413-025 & 017   | 12/28/2010   |
| DR-1768         | W7714 Blackhawk Island Road, Fort Atkinson       | 028-0513-1333-009         | 12/20/2010   |
| DR-1768         | 7052 Blackhawk Island Road, Fort Atkinson        | 016-514-1813-007          | 1/13/2010    |
| DR-1768         | W7702 Lamp Road, Fort Atkinson                   | 028-0513-1233-003         | 12/11/2012   |
| DR-1768         | W7253 Blackhawk Island Road, Fort Atkinson       | 016-0514-1823-006         | 5/16/2011    |

| Disaster Number         | Address                                         | Parcel Number                | Closing Date |
|-------------------------|-------------------------------------------------|------------------------------|--------------|
| DR-1768                 | W7219 Blackhawk Island Road, Fort Atkinson      | 016-0514-1824-006            | 7/30/2010    |
| DR-1768                 | W7632 Blackhawk Island Road, Ft. Atkinson       | 028-0513-1331-016            | 10/11/2011   |
| DR-1768                 | W7828 Willow Road, Fort Atkinson                | 028-0513-1142-051            | 7/15/2010    |
| DR-1768                 | W7704 Lamp Road, Town of Sumner                 | 028-0513-1233-001 & 1144-024 | 7/15/2010    |
| DR-1768                 | W7710 Lamp Road, Town of Sumner                 | 028-0513-1144-025            | 11/3/2010    |
| DR-1768                 | W7740 Blackhawk Island Road, Fort Atkinson      | 028-0513-1333-015            | 12/3/2010    |
| DR-1768                 | W7734 Blackhawk Island Road, Fort Atkinson      | 028-0513-1333-014            | 12/3/2010    |
| DR-1768                 | W7706 Lamp Road, Town of Sumner                 | 028-0513-1144-027            | 12/13/2010   |
| DR-1768                 | W2545 Rock River Paradise, Watertown            | 032-0815-2411-016            | 3/28/2011    |
| DR-1768                 | W7706 Blackhawk Island Road, Fort Atkinson      | 028-0513-1333-007            | 5/25/2011    |
| DR-1768                 | W7668 Lamp Road, Town of Sumner                 | 028-0513-1233-014            | 10/1/2010    |
| DR-1768                 | W7843 Willow Road, Town of Sumner               | 028-0513-1142-030            | 12/23/2009   |
| DR-1768                 | W7085 Blackhawk Island Road, Fort Atkinson      | 016-0514-1813-021            | 1/4/2011     |
| DR-1768                 | W7604 Blackhawk Island Road, Fort Atkinson      | 028-0513-1331-011            | 4/19/2011    |
| DR-1768                 | W7528 Blackhawk Island Road, Fort Atkinson      | 028-0513-1331-018            | 7/30/2010    |
| DR-1768                 | W6952 Blackhawk Island Road, Fort Atkinson      | 016-0514-1811-008            | 7/30/2010    |
| DR-1768                 | W7185 Blackhawk Island Road, Fort Atkinson      | 016-0514-1824-009            | 9/14/2010    |
| DR-1768                 | 7738 Lamp Road, Fort Atkinson                   | 028-0513-1144-015            | 12/7/2010    |
| DR-1768                 | N2090 Vets Lane, Fort Atkinson                  | 016-0514-0821-003            | 8/29/2013    |
| DR-1768                 | 2098 Vets Lane, Fort Atkinson                   | 016-0514-0821-001            | 7/15/2010    |
| DR-1768                 | W7227 Blackhawk Island Road, Fort Atkinson      | 016-0514-1823-001            | 12/21/2011   |
| DR-1768                 | W2527 Rock River Paradise, Watertown            | 032-0815-2411-013            | 10/18/2011   |
| DR-1768                 | W7332 Blackhawk Island Road, Fort Atkinson      | 028-0513-1314-008            | 12/21/2011   |
| DR-1768                 | N2080 Vets Lane, Fort Atkinson                  | 016-0514-0821-004            | 7/15/2010    |
| DR-1768                 | N1880 North Shore Road, Town of Sumner          | 028-0513-1141-007            | 1/20/2010    |
| FMA 05                  | W6984 Blackhawk Island Road, Ft Atkinson        | 016-0514-1811-003            | 8/31/2006    |
| FMA 14                  | W6998 Blackhawk Island Road                     | 016-0514-1811-001            | 7/29/2015    |
| DR-1933                 | W7362 Blackhawk Island Road, Fort Atkinson      | 028-0513-1314-003            | 4/29/2014    |
| DR-1933                 | W7610 Blackhawk Island Road, Fort Atkinson      | 028-0513-1331-012            | 3/21/2017    |
| DR-1933                 | W7676 Blackhawk Island Road, Fort Atkinson      | 028-0513-1332-005            | 7/16/2014    |
| DR-1933                 | N7631 County Highway F, Ixonia                  | 012-0816-3422-003            | 5/30/2014    |
| DR-1933                 | W7714 Lamp Road, Fort Atkinson                  | 028-0513-1144-023            | 8/4/2013     |
| DR-1933                 | W6556 State Highway 106, Fort Atkinson          | 016-0514-0541-002            | 6/1/2015     |
| DR-1933                 | W6544 State Highway 106, Fort Atkinson          | 016-0514-0541-001            | 11/26/2014   |
| DR-1933                 | W7269 Blackhawk Island Road, Fort Atkinson      | 016-0514-1823-011            | 5/16/2017    |
| DR-1933                 | W7059 Blackhawk Island Road, Fort Atkinson      | 016-0514-1813-011            | 3/7/2017     |
| DR-1933                 | W7658 Blackhawk Island Road, Fort Atkinson      | 028-0513-1332-001            | 4/28/2014    |
| DR-1933                 | W7672 Blackhawk Island Road, Fort Atkinson      | 028-0513-1332-004            | 4/28/2014    |
| DR-1933                 | W7796 Lamp Road, Fort Atkinson                  | 028-0513-1141-017            | 1/16/2015    |
| DR-1933                 | W7320 Blackhawk Island Road, Fort Atkinson      | 028-0513-1314-011            | 4/28/2014    |
| DR-1933                 | W7071/7079 Blackhawk Island Road, Fort Atkinson | 016-0514-1813-015 & 019      | 8/7/2013     |
| DR-1933                 | W7511 Blackhawk Island Road, Fort Atkinson      | 028-0513-1342-007            | 3/21/2017    |
| DR-1933                 | W7718 Blackhawk Island Road, Fort Atkinson      | 028-0513-1333-010            | 5/7/2014     |
| DR-1933                 | W7722 Blackhawk Island Road, Fort Atkinson      | 028-0513-1333-011            | 4/26/2017    |
| DR- 4383.08 / DNR MFC S | W7578 Blackhawk Island Road, Fort Atkinson      | 028-0513-1331-006            | 7/2/2021     |

| Disaster Number               | Address                                    | Parcel Number     | Closing Date |
|-------------------------------|--------------------------------------------|-------------------|--------------|
| DR- 4383.08 / DNR MFC K       | W7056 Blackhawk Island Road, Fort Atkinson | 016-0514-1813-010 | 7/23/2021    |
| DR- 4383.08 / DNR Stewardship | N2290 Rock River Road, Fort Atkinson       | 016-0514-0313-011 | 3/1/2022     |
| DR- 4383.08 / DNR MFC K       | W7291 Blackhawk Island Road, Fort Atkinson | 016-0514-1823-014 | 1/6/2022     |
| DR- 4383.08                   | N1890 North Shore Road, Fort Atkinson      | 028-0513-1141-006 | 7/20/2021    |
| DR- 4383.08 / DNR MFC S       | W7726 Blackhawk Island Road, Fort Atkinson | 028-0513-1333-012 | 7/20/2021    |
| DR- 4383.09 / DNR Stewardship | W6526 State Highway 106, Fort Atkinson     | 016-0514-0541-000 | 9/2/2021     |
| DR- 4383.09 / DNR MFC S       | W7596 Blackhawk Island Road, Fort Atkinson | 028-0513-1331-010 | 7/23/2021    |
| DR- 4383.09                   | N1850 North Shore Road, Fort Atkinson      | 028-0513-1141-014 | 10/26/2021   |
| DR-4383.09 / DNR MFC S        | W7696 Blackhawk Island Road, Fort Atkinson | 028-0513-1333-004 | 10/25/2021   |
| PDM 19 / DNR MFC S            | W7495 Blackhawk Island Road, Fort Atkinson | 028-0513-1342-003 | 11/1/2021    |
| PDM 19 / DNR MFC K            | W7265 Blackhawk Island Road, Fort Atkinson | 016-0514-1823-007 | 9/21/2021    |
| PDM 19 / DNR MFC K            | W7032 Blackhawk Island Road, Fort Atkinson | 016-0514-1813-004 | 6/24/2021    |
| PDM 19                        | N397 Oxbow Bend Road, Milton               | 016-0513-3412-023 | 10/1/2021    |
| PDM 19                        | W7744 Lamp Road, Fort Atkinson             | 028-0513-1144-012 | 8/24/2021    |

**Key**

DNR Stewardship Grant - Urban Green Space 15-Apr-20 to 13-Dec-22

MFC S - Municipal Flood Control Grant - Town of Sumner

MFC K - Municipal Flood Control Grant - Town of Koshkonong

## FEDERAL AND STATE FUNDING FOR MITIGATION ACTIVITIES: 1991–2024

| Year    | Recipient         | Amount          | Funding Source                                                                   | Funded Activities                                |
|---------|-------------------|-----------------|----------------------------------------------------------------------------------|--------------------------------------------------|
| 1991    | Jefferson County  | \$108,684.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-912-DR     | Acquisition of 3 residential structures          |
| 1993    | Jefferson County  | \$458,635.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-994-DR     | Acquisition of 6 structures                      |
| 1993    | Jefferson County  | \$509,000.00    | Community Development Block Grant (CDBG)                                         | Land acquisition – Flood Mitigation Program      |
| 1993    | Jefferson County  | \$611,900.00    | Urban Rivers Grant Program through Wisconsin Department of Natural Resources     | Land acquisition – Flood Mitigation Program      |
| 1998    | Jefferson County  | \$115,332.00    | Flood Mitigation Assistance                                                      | Acquisition of 2 residential structures          |
| 1998    | Jefferson County  | \$15,239.00     | Flood Mitigation Assistance (FMA) program                                        | Prepare a floodplain hazard mitigation plan      |
| 2000    | Jefferson County  | \$226,378.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-1322-DR-WI | Acquisition of 2 residential structures          |
| 2001    | Jefferson County  | \$646,232.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-1369-DR-WI | Acquisition of 5 residential structures          |
| 2000    | Jefferson County  | \$975,000.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-1332-DR-WI | Land acquisition – Flood Mitigation Program      |
| 2002    | Jefferson County  | \$344,582.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-1369-DR-WI | Land acquisition – Flood Mitigation Program      |
| 2004    | Jefferson County  | \$300,000.00    | Hazard Mitigation Grant Program through Presidential declaration FEMA-1526-DR-WI | Land acquisition                                 |
| 2005    | Jefferson County  | \$143,349.00    | Flood Mitigation Assistance WI-2005-029                                          | Acquisition of 1 residential structure           |
| 2005    | Jefferson County  | \$58,900.00     | Flood Mitigation Assistance (FMA) program                                        | Prepare a flood mitigation plan                  |
| 2005/06 | Jefferson County  | \$147,200.00    | Flood Mitigation Assistance (FMA) program                                        | Land acquisition – Flood Mitigation Program      |
| 2008    | Jefferson County  | \$8,774,643.00  | Hazard Mitigation Grant Program FEMA-1768-DR-WI                                  | Land acquisition                                 |
| 2008    | City of Jefferson | \$365,565.00    | Hazard Mitigation Grant Program FEMA-1768-DR-WI                                  | Acquisition of 3 SD residential structures       |
| 2008    | Jefferson County  | \$7,020,798.00  | Hazard Mitigation Grant Program FEMA-1768-DR-WI                                  | Acquisition of 43 residential structures (35 SD) |
| 2008    | Jefferson County  | \$2,000,000.00  | Community Development Block Grant                                                | Land acquisition                                 |
| 2008    | Jefferson County  | \$247,569.00    | Presidential Disaster Declaration (FEMA-1369-DR-WR)                              | Land Acquisition                                 |
| 2008    | Jefferson County  | \$3,066.00      | Pre-Disaster Mitigation (PDM) Competitive Grants                                 | Land Acquisition                                 |
| 2008    | Jefferson County  | \$257,751.00    | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |
| 2008    | Jefferson County  | \$34,502.00     | Presidential Disaster Declaration (FEMA-3285-EM)                                 | Land Acquisition                                 |
| 2009    | Jefferson County  | \$581,792.00    | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |
| 2010    | Jefferson County  | \$3,665,552.79  | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |
| 2010    | Jefferson County  | \$20,740.00     | DR-1933                                                                          | HMP update                                       |
| 2010    | Jefferson County  | \$3,318,400.00  | Hazard Mitigation Grant Program FEMA-1933-DR-WI                                  | Land acquisition                                 |
| 2010    | Jefferson County  | \$20,801,360.00 | Hazard Mitigation Grant Program FEMA-1933-DR-WI                                  | Acquisition of 18 residential structures         |
| 2011    | Jefferson County  | \$1,549,566.86  | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |
| 2012    | Jefferson County  | \$124,520.57    | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |
| 2012    | Jefferson County  | \$13,273.75     | Hazard Mitigation Grant (FEMA-1933-WI)                                           | Land Acquisition                                 |
| 2013    | Jefferson County  | \$442,306.47    | Hazard Mitigation Grant (FEMA-1768-WI)                                           | Land Acquisition                                 |

| Year         | Recipient          | Amount                 | Funding Source                                                  | Funded Activities                                               |
|--------------|--------------------|------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
| 2013         | Jefferson County   | \$3,920.92             | Hazard Mitigation Grant (FEMA-1933-WI)                          | Land Acquisition                                                |
| 2014         | Jefferson County   | \$12,994.27            | Hazard Mitigation Grant (FEMA-1768-WI)                          | Land Acquisition                                                |
| 2014         | Jefferson County   | \$214,389.69           | Hazard Mitigation Grant (FEMA-1933-WI)                          | Land Acquisition                                                |
| 2014         | Jefferson County   | \$233,457.00           | Flood Mitigation Assistance Program                             | Acquisition of 1 residential structure                          |
| 2015         | Jefferson County   | \$284,026.06           | Hazard Mitigation Grant (FEMA-1933-WI)                          | Land Acquisition                                                |
| 2015         | Jefferson County   | \$233,456.74           | Hazard Mitigation Grant (FMA-PJ-05-WI-2014-001)                 | Land Acquisition                                                |
| 2016         | Jefferson County   | \$1,859.38             | Hazard Mitigation Grant (FEMA-1933-WI)                          | Land Acquisition                                                |
| 2016         | Jefferson County   | \$515.61               | Hazard Mitigation Grant (FMA-PJ-05-WI-2014-001)                 | Land Acquisition                                                |
| 2016         | Jefferson County   | \$25,200.00            | PDM                                                             | Update HMP                                                      |
| 2016-17      | City of Waterloo   | \$21,780.00            | Municipal Flood Control Grant Program MFC-28290-16              | Shore restoration                                               |
| 2016-17      | City of Jefferson  | \$349,250.00           | Municipal Flood Control Grant Program MFC-28014-16              | Erosion control                                                 |
| 2017         | Jefferson County   | \$977,641.50           | Hazard Mitigation Program Grant (FEMA-1933-WI)                  | Land Acquisition                                                |
| 2018         | Jefferson County   | \$764,033.00           | DR-4383                                                         | Acquisition of 5 residential structures                         |
| 2018         | Jefferson County   | \$1,060,841.00         | DR-4383                                                         | Acquisition of 5 residential structures, 1 commercial structure |
| 2019         | Jefferson County   | \$2,040,795            | Pre-disaster Mitigation Grant                                   | Acquisition of 7 properties                                     |
| 2020         | Jefferson County   | \$29,550.00            | DNR Stewardship Grant CF UFS3201216                             | Land Acquisition                                                |
| 2020-21      | Town of Koshkonong | \$227,680.84           | Municipal Flood Control Grant Program MFC-71255-20              | Acquisition and demolition                                      |
| 2020-21      | Town of Sumner     | \$192,090.76           | Municipal Flood Control Grant Program MFC-70507-20              |                                                                 |
| 2021         | Jefferson County   | \$31,362.06            | DNR Stewardship Grant CF UFS3201216                             | Land Acquisition                                                |
| 2021         | Jefferson County   | \$578,334.96           | Hazard Mitigation Grant 4383-08-R (FEMA-4383-08-DR-WI)          | Land Acquisition                                                |
| 2021         | Jefferson County   | \$500,744.13           | Hazard Mitigation Grant 4383-09-R (FEMA-4383-09-DR-WI)          | Land Acquisition                                                |
| 2021         | Jefferson County   | \$85,346.64            | Municipal Flood Control - Koshkonong (MFC-71255-20)             | Land Acquisition                                                |
| 2021         | Jefferson County   | \$138,644.19           | Municipal Flood Control - Sumner (MFC-70507-20)                 | Land Acquisition                                                |
| 2021         | Jefferson County   | \$550,504.37           | Pre-disaster Mitigation Grant (PDMC-PJ-05-WI-2019-006)          | Land Acquisition                                                |
| 2021         | Jefferson County   | \$1,641,105.95         | Hazard Mitigation Program Grant (FEMA-4383-DR_WI)               | Land Acquisition                                                |
| 2021         | Jefferson County   | \$1,530,596.25         | Pre-disaster Mitigation Grant (PDM) 2019 PDMC-PJ-05-WI-2019-006 | Land Acquisition                                                |
| 2022         | Jefferson County   | \$109,348.07           | DNR Stewardship Grant CF UFS3201216                             | Land Acquisition                                                |
| 2022         | Jefferson County   | \$573,161.73           | Hazard Mitigation Grant 4383-08-R (FEMA-4383-08-DR-WI)          | Land Acquisition                                                |
| 2022         | Jefferson County   | \$56,412.99            | Hazard Mitigation Grant 4383-09-R (FEMA-4383-09-DR-WI)          | Land Acquisition                                                |
| 2022         | Jefferson County   | \$44,489.26            | Municipal Flood Control - Koshkonong (MFC-71255-20)             | Land Acquisition                                                |
| 2022         | Jefferson County   | \$4,045.57             | Municipal Flood Control - Sumner (MFC-70507-20)                 | Land Acquisition                                                |
| 2022         | Jefferson County   | \$41,910.22            | Pre-disaster Mitigation Grant (PDMC-PJ-05-WI-2019-006)          | Land Acquisition                                                |
| 2023         | Jefferson County   | \$2,153.00             | Hazard Mitigation Grant 4383-08-R (FEMA-4383-08-DR-WI)          | Land Acquisition                                                |
| <b>Total</b> |                    | <b>\$32,681,077.00</b> |                                                                 |                                                                 |

Source: Jefferson County Emergency Management and Wisconsin Emergency Management



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING THE  
JEFFERSON COUNTY NATURAL HAZARDS  
MITIGATION PLAN:2025-2029**

**WHEREAS**, the United States Congress passed the Disaster Mitigation Act of 2000 (DMA2K), which requires that a local unit of government must have an approved all hazard mitigation plan before it can receive Federal grant monies from the Federal Emergency Management Agency for pre-disaster mitigation projects; and

**WHEREAS**, the City of Fort Atkinson worked with Jefferson County Emergency Management to update the countywide mitigation plan; and

**WHEREAS**, the Fort Atkinson City Council conducted a public hearing on July 15, 2025, to accept public input concerning the updated plan; and

**WHEREAS**, the Fort Atkinson City Council makes the following findings:

1. Natural disasters pose a tangible threat to residents and property.
2. Undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to residents and property and save taxpayer dollars.
3. Preparation of this plan is in the public interest.
4. This plan is intended to serve as a general strategy and may be amended from time to time.
5. Nothing in this plan obligates the City of Fort Atkinson to undertake any of the recommended activities and/or projects.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Fort Atkinson does hereby adopt the Jefferson County Natural Hazards Mitigation Plan:2025-2029; and

**BE IT FURTHER RESOLVED**, the City Fort Atkinson Clerk is directed to send a signed copy of this resolution, at their earliest convenience, to Tracy Hameau, Emergency Management Director, at the following address: Jefferson County; 107 E Washington; Jefferson, WI 54549.  
[thameau@jeffersoncountywi.gov](mailto:thameau@jeffersoncountywi.gov).

Adopted this 15th day of July 2025.

**CITY OF FORT ATKINSON**

\_\_\_\_\_  
**Kyle Jaeckel, Council President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director





## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman, City Manager

**RE:** Third reading and possible adoption of a proposed Ordinance amending Section 2-53 of the City of Fort Atkinson Code of General Ordinances relating to the Order of Business for City Council meetings (Houseman, City Manager)

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### BACKGROUND

Several members of the City Council have requested an amendment to Section 2-53 of the City's code of general ordinances relating to the Order of Business for City Council meetings to include the pledge of allegiance. The proposed ordinance amendment makes two changes to the order of business for City Council meetings. The first change is to add the pledge of allegiance. The second change is to codify the use of a consent agenda, which was implemented by the City Council in 2021.

At the City Council meeting on July 1, 2025, the Council voted 4-1 to amend the proposed ordinance to do the following:

- Move the general Public Comment period to the end of the agenda; and
- Add a Public Comment period for matters on the agenda.

Proposed Substitute Amendment #1 incorporates the changes from the meeting on July 1st as well as adding the pledge of allegiance and codifying the consent agenda.

### DISCUSSION

Upon additional review of the proposed amendment to the ordinance as requested by the City Council at the meeting on July 1st, staff found another section of the ordinance that needed to be adjusted to accommodate the new public comment period. That adjustment to Section 2-54(f) is also included in Substitute Amendment #1.

### FINANCIAL ANALYSIS

These ordinance amendments are not expected to impact the City financially.

### RECOMMENDATION

The Ordinance Committee met on June 5, 2025, and recommended that the City Council approve the Ordinance to amend Section 2-53 of the City of Fort Atkinson Code of General Ordinances relating to the Order of Business for City Council meetings by a vote of 3-0.

The Council performed the first reading of this Ordinance at the meeting on June 17, 2025, and directed the City Manager to prepare it for a second reading at the meeting on July 1, 2025 by a vote of 3-2. The Council performed the second reading of this Ordinance at the meeting on July 1st. The Council directed staff to amend the ordinance to add a public comment period for matters on the agenda by a vote of 4-1. The Council directed the City Manager to prepared the amended ordinance (Substitute Amendment #1) for a third reading at the meeting on July 15, 2025.

Staff recommends that the City Council adopt Substitute Amendment #1, an ordinance amending Sections 2-53 and 2-54 of the City of Fort Atkinson Code of General Ordinances relating to the Order of Business and public comments at City Council meetings.

#### **ATTACHMENTS**

1. 6.5.25 Ord Com Memo Section 2-53 Order of Business
2. Draft Sub Amend 1 Ord No. - Sec. 2-53 Order of Business and 2-54 Rules and Bylaws
3. FINAL Sub Amend 1 Ord No. - Sec. 2-53 Order of Business and 2-54 Rules and Bylaws



## MEMORANDUM

**DATE:** June 5, 2025

**TO:** Committee/Commission/Board

**FROM:** Rebecca Houseman, City Manager

**RE:** Review and possible recommendation to the City Council relating to a proposed amendment to Section 2-53 of the City of Fort Atkinson Code of General Ordinances relating to the Order of Business for City Council Meetings (Houseman, City Manager)

---

### BACKGROUND

Several members of the City Council have requested to review an amendment to Section 2-53 of the City's code of general ordinances relating to the Order of Business for City Council meetings to include the Pledge of Allegiance.

### DISCUSSION

The proposed ordinance amendment makes two changes to the order of business for City Council meetings. The first change is to add the pledge of allegiance. The second change is to codify the use of a consent agenda.

On May 4, 2021, the City Council approved the use of a consent agenda with the process and rules set forth in the attached memo. However, this change was not codified in Section 2-53 of the City Ordinances. Staff proposes to codify the use of the consent agenda through this ordinance amendment.

While these items are included together in one ordinance amendment, any Committee member may make a motion to take separate action on each of the proposed changes. If another Committee member seconds, the items may be split and action on each may be taken separately.

### FINANCIAL ANALYSIS

These ordinance changes are not expected to impact the City financially.

### RECOMMENDATION

Staff recommends that the Ordinance Committee take action to recommend the City Council approve the Ordinance to amend Section 2-53 of the City of Fort Atkinson Code of General

Ordinances relating to the Order of Business for City Council meetings.

**ATTACHMENTS**

1. COFA Current Ord Sec. 2-53. Order of business.
2. Draft Ord No. - Sec. 2-53 Order of Business
3. 5.4.21 Council Memo - Consent Agenda & Sample
4. COFA City Council Minutes 05-04-2021

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**Sec. 2-53. Order of business.**

The order of business at all council meetings shall be as follows:

- (1) Call meeting to order.
- (2) Roll call.
- (3) Approval of minutes of previous council meeting.
- (4) Public hearings.
- (5) Public comment.
- (6) Petitions, request and communications.
- (7) Resolutions and ordinances.
- (8) Reports of officers, boards and committees.
- (9) Unfinished business.
- (10) New business.
- (11) Miscellaneous.
- (12) Claims, appropriations and contract payments.
- (13) Adjournment.

(Code 1969, § 1.02; Ord. No. 699, 8-3-10)

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND SECTION 2-53  
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES  
RELATING TO THE ORDER OF BUSINESS FOR CITY COUNCIL MEETINGS**

**NOW THEREFORE**, the City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

**Section 1.** Amends Sec. 2-53. Order of Business to read as follows:

“The order of business at all council meetings shall be as follows:

- (1) Call meeting to order.
- (2) Roll call.
- (3) Pledge of allegiance.
- (3)(4) Consent Agenda, including a Approval of minutes of previous council meeting
- (4)(5) Public hearings
- (5)(6) Public comment.
- (6)(7) Petitions, request and communications.
- (7)(8) Resolutions and ordinances.
- (8)(9) Reports of officers, board and committees.
- (9)(10) Unfinished business.
- (10)(11) New business.
- (11)(12) Miscellaneous.
- (12)(13) Claims, appropriates and contract payments.
- (13)(14) Adjournment.

(Code 1969, §1.02; Ord. No. 699, 8-3-10)”

**Section 2.** This ordinance shall take effect after passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

\_\_\_\_\_  
**Kyle Jaeckel, President**

ATTEST:

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Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT





## MEMORANDUM

**DATE:** May 4, 2021

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman LeMire, City Manager

**RE:** Review and Possible Action to Approve the Process and Rules to implement a Consent Agenda for Future City Council Meetings

---

### BACKGROUND

In an effort to increase the efficiency of City Council meetings, staff has made a few changes to the agenda recently. The May 4<sup>th</sup> agenda will include some additional detail and requested action items, as well as the responsible staff member for the agenda item. In addition to those changes, I am requesting the Council consider implementing a Consent Agenda.

### DISCUSSION

A Consent Agenda, or Consent Calendar according to Robert's Rules of Order, groups routine meeting discussion points into one agenda item. In so doing, the grouped items can be approved in one action, rather than through the filing of multiple motions. The use of a Consent Agenda can save anywhere from a couple of minutes of time during a Council meeting to a half hour or more, depending on the number of items on the Consent Agenda.

Typical items that are included on a Consent Agenda are those that are routine or recurring in nature, procedural decisions, non-controversial issues that do not require debate or deliberation, correspondence that does not require action, and items that have been previously discussed for which the Council has come to a consensus but that still need an official vote.

Examples of City of Fort Atkinson agenda items that may be appropriate for the Consent Agenda include:

- Previous City Council meeting minutes;
- Committee, Commission, or Board meeting minutes;
- Monthly verified claims;
- Monthly departmental reports, such as from the Building Inspector;
- Committee, Commission, and Board Appointments;
- Temporary Class B Alcohol Licenses; and
- Operator's Licenses (if the Council continues to approve these).

Staff has attached a "sample" May 4, 2021 City Council Agenda using a Consent Agenda format.

## PROCESS AND RULES

The Consent Agenda process will only work if the reports and other matters for the meeting agenda are known in advance and distributed with the agenda packet in sufficient time to be reviewed by all Council members prior to the meeting.

Staff recommends the following Process and Rules to implement the Consent Agenda for the Fort Atkinson City Council:

1. When preparing the meeting agenda, the City Manager and Council President determine which items belong on the Consent Agenda.
2. The City Manager prepares a numbered list of the items to be included on the Consent Agenda after the Public Comment agenda item.
3. The list and supporting documentation are included in the City Council's packet distributed, at the latest, the Friday prior to the meeting.
4. After reading the Consent Agenda statement (see below), the President asks members if there are any items to be removed from the Consent Agenda.
5. If any Council member requests that an item be removed from the Consent Agenda, it must be removed. Members may request that an item be removed for any reason. Typical reasons may include: to further discuss the item, to ask in-depth questions about the item, to register a correction, or to vote against the item.
6. Once the item has been removed, the President can decide whether to take up the matter immediately or place it elsewhere on the meeting agenda.
7. When there are no items removed or no additional items to be removed, the President will entertain a motion to adopt the Consent Agenda, items X through Y. After a motion, a second, and a vote, the Consent Agenda is adopted. The Council President can move on to the next item on the agenda.
8. When preparing the minutes, the Clerk records the action on the Consent Agenda, including the individual items approved, and the action on any items removed.

Staff will include the following language at the beginning of the Consent Agenda, providing direction and setting expectations for the Council and the public in attendance:

*"The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President."*

Other area communities that use a Consent Agenda include the City of Jefferson, the City of Beloit, the City of Janesville, the Village of Johnson Creek, the City of Milton, and the City of Cambridge. The Cities of Edgerton, Evansville, Lake Mills, and Watertown do not use Consent Agendas.

## FINANCIAL ANALYSIS

Staff does not expect that the item will have a financial impact on the City.

**RECOMMENDATION**

Staff recommends that the City Council review and discuss the use of a Consent Agenda for future City Council meetings to increase efficiency and save time. Staff further recommends that the City Council approve the Process and Rules to implement a Consent Agenda included in this memo and direct staff to begin its use with the May 18, 2021 City Council agenda.

**ATTACHMENT**

Sample May 4, 2021 City Council agenda with Consent Agenda



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

**CITY COUNCIL MEETING  
REMOTE VIA PHONE USING ZOOM  
TUESDAY, MAY 4, 2021 – 7:00 PM**

<https://us02web.zoom.us/j/85115081013?pwd=V3g2TWlrL0NxbDVDcmpNeWQvTUJoQT09>

Meeting ID: 851 1508 1013

Passcode: 052404

Dial by Location  
+1 312 626 6799

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.

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**AGENDA**

1. **Call meeting to order**
2. **Roll call**
3. **Public Hearings – None.**
4. **Public Comment:** *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*
5. **Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*
  - a. Review and possible action relating to the **minutes of the April 20, 2021 Regular City Council meeting** (Ebbert)
  - b. Review and possible action relating to **Council appointments to Committees, Commission, and Boards** by Council President and City Manager (Scherer/LeMire)

- c. Review and possible action relating to **Citizen appointments to Committees, Commissions, and Boards** (LeMire)
- d. List of **vacancies for Citizens on City Commissions, Committees, and Boards** (LeMire):
  - i. Tourism Committee (one seat)
  - ii. Board of Zoning Appeals (two seats)
- e. Review and possible action relating to the **minutes of the April 27, 2021 Plan Commission meeting** (LeMire)
- f. Review and possible action relating to **Temporary Class “B”/“Class B” Retailer’s Licenses for the Fort Atkinson Club** for events on June 18, 2021 and July 16-17, 2021 (Ebbert)
- g. Review and possible action relating to granting of **operator licenses** (Ebbert)
- h. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert)

**6. Petitions, Requests, and Communications:**

- a. Presentation of plaque to **Jeff Hottman** for years of service (Bump)
- b. Presentation of plaque to **Brian Bishofberger** for years of service (Christensen)

**7. Resolutions and Ordinances:**

- a. Review and second reading relating to an **Ordinance** to create Section 10-14 of the City of Fort Atkinson Municipal Code (**prohibiting large-scale commercial animal breeding**) (LeMire)
- b. Review and second reading relating to an **Ordinance** to amend section 6-86 of the City of Fort Atkinson Municipal Code (**retail Class A liquor license quota**) (Ebbert)
- c. Review and second reading relating to an **Ordinance** to amend Section 6-33 of the City of Fort Atkinson Municipal Code (**authority to issue operator’s licenses**) (LeMire)
- d. Review and second reading relating to an **Ordinance** for a Zoning Map Amendment to change the zoning of the property located at 1309 High Street from **UMU, Urban Mixed Use, to PUD, Planned Unit Development**, to accommodate the **U-Haul Storage redevelopment project** (Juarez)

**8. Reports of Officers, Boards, and Committees:**

- a. City Manager’s Report (LeMire)

**9. Unfinished Business – None**

**10. New Business:**

- a. Review and possible action relating to the purchase of **miBudget municipal budgeting module from Civic Systems for \$4,700** (Ebbert)
- b. Review and possible action relating to the establishment of a **Consent Agenda** for future City Council meeting agendas (LeMire)

**11. Miscellaneous – None**

**12. Claims, Appropriations and Contract Payments:**

- a. Review and possible action relating to **disallowance of claim** for sewer backup from Safeco Insurance (Ebbert)

**13. Adjournment**

*Date Posted: April 29, 2021*

*Visit us online! City news and information can be found at [www.fortatkinsonwi.net](http://www.fortatkinsonwi.net), and be sure to follow us on Facebook @FortAtkinsonWI.*



City of Fort Atkinson  
City Clerk/Treasurer's Office  
101 N. Main Street  
Fort Atkinson, WI 53538

**CITY COUNCIL MEETING MINUTES  
REMOTE VIA PHONE USING ZOOM  
TUESDAY, MAY 4, 2021 – 7:00 PM**

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**CALL MEETING TO ORDER**

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

**ROLL CALL**

Present: Cm. Becker, Cm. Hartwick, Cm. Housley, Cm. Johnson and Pres. Scherer. Also present: City Manager, City Clerk/Treasurer, City Attorney, City Engineer, Police Chief and Parks & Recreation Director.

**REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE APRIL 20, 2021 REGULAR CITY COUNCIL MEETING**

Cm. Becker moved, seconded by Cm. Housley to approve the minutes of the April 20, 2021 regular council meeting. Motion carried.

**PUBLIC HEARINGS – NONE.**

**PUBLIC COMMENT:** *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*

Peggy Race spoke in support of the prohibition large-scale commercial animal breeding Ordinance that the City Council is reviewing this meeting at its second reading.

Paula Brown also spoke in support of the prohibition large-scale commercial animal breeding Ordinance.

Jeff Okazaki of the Jefferson County Humane Society spoke in support of the prohibition large-scale commercial animal breeding Ordinance.

Megan Nicholson spoke in support of the prohibition large-scale commercial animal breeding Ordinance.

**PETITIONS, REQUESTS, AND COMMUNICATIONS:**

*Presentation of plaque to **Jeff Hottman** for years of service*

*Presentation of plaque to **Ron Bishofberger** for years of service*

No action was required.



### **RESOLUTIONS AND ORDINANCES:**

*Review and second reading relating to an Ordinance to create Section 10-14 of the City of Fort Atkinson Municipal Code (prohibiting large-scale commercial animal breeding)*

Manager LeMire stated this is the second reading of the Ordinance. Statements of support were presented during the Public Comments.

Cm. Becker moved, seconded by Cm. Johnson to suspend the rules and waive the third reading. Motion carried on a roll call vote.

Cm. Becker moved, seconded by Cm. Hartwick to approve and adopt Ordinance to create Section 10-14 of the City of Fort Atkinson Municipal Code (prohibiting large-scale commercial animal breeding). Motion carried on roll call vote.

*Review and second reading relating to an Ordinance to amend section 6-86 of the City of Fort Atkinson Municipal Code (retail Class A liquor license quota)*

Clerk Ebbert stated this is the second reading of the Ordinance to allow additional "Class A" Intoxicating Liquor Licenses. No comments, concerns or questions have been presented since the presentation of this Ordinance.

Cm. Becker moved, seconded by Cm. Johnson to direct the City Manager to prepare this Ordinance for a third and final reading at the meeting on May 18, 2021. Motion carried.

*Review and second reading relating to an Ordinance to amend Section 6-33 of the City of Fort Atkinson Municipal Code (authority to issue operator's licenses)*

Manager LeMire provided the Ordinance for its second reading. The passing of this Ordinance would allow the Clerk to issue operator's licenses once a successful background check is approved by the Police Department.

Cm. Becker moved, seconded by Cm. Johnson to direct the City Manager to prepare this Ordinance for a third and final reading at the meeting on May 18, 2021. Motion carried.

*Review and second reading relating to an Ordinance for a Zoning Map Amendment to change the zoning of the property located at 1309 High Street from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the U-Haul Storage redevelopment project*  
Engineer Selle presented the Ordinance. Comments have not been received by Staff. This change would accommodate the U-Haul Storage redevelopment project.

Cm. Becker moved, seconded by Cm. Johnson to suspend the rules and waive the third reading. Motion carried on a roll call vote.

Cm. Becker moved, seconded by Cm. Johnson to approve and adopt Ordinance for a Zoning Map Amendment to change the zoning of the property located at 1309 High Street from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the U-Haul Storage

redevelopment project contingent upon approvals of the General Development Plan and Specific Implementation Plan. Motion carried on a roll call vote.

**REPORTS OF OFFICERS, BOARDS, AND COMMITTEES:**

*City Manager's Report.*

No action was taken.

*Review and possible action relating to council appointments to committees, commission, and boards by council president and city manager.*

Cm. Becker moved, seconded by Cm. Johnson to approve the Council Appointments as presented by President Scherer and Manager LeMire in the associated memo. Motion carried.

*Review and possible action relating to Citizen Appointments to Committees, Commissions, and Boards.*

Cable Television Committee:

- a. Matthew Bills for a five- year term ending in 2026 (reappointment)
- b. Mark Thomas Bernhardt for the remainder of a five-year term ending in 2024 (appointment)

Economic Development Commission:

- c. Bill Camplin for a three-year term ending in 2024 (reappointment)
- d. James Nelson for a three-year term ending in 2024 (reappointment)

Parks & Recreation Advisory Board:

- e. Don Neste for a 3-year term ending in 2024 (reappointment)
- f. Steve Mahoney for a 3-year term ending in 2024 (School District Representative; reappointment)

Plan Commission: Eric Schultz for a 3-year term ending in 2024 (reappointment)

Sex Offender Residence Board: Mary Zentner to a 2-year term ending in 2023 (reappointment)

Board of Zoning Appeals: Jim Woodman to a 2-year term ending in 2023 (reappointment)

Cm. Hartwick moved, seconded by Cm. Johnson to approve the Citizen Appointments as presented by Manager LeMire in the associated memo. Motion carried.

*List of Vacancies for Citizens on City Commissions, Committees, and Boards:*

Tourism Committee (one seat)

Board of Zoning Appeals (two seats)

No action was required.

*Review and possible action relating to the minutes of the April 27, 2021 Plan Commission meeting*

Cm. Becker moved, seconded by Cm. Johnson to accept and file the minutes of the April 27, 2021 Plan Commission meeting. Motion carried.

**UNFINISHED BUSINESS - NONE**

**NEW BUSINESS:**

*Review and possible action relating to the purchase of miBudget municipal budgeting module from Civic Systems for \$4,700.*

Clerk Ebbert reviewed the estimate for the miBudget module to enhance the flow of the annual budget preparation. The program allows Staff to electronically manage their year end projections, future year budget while viewing prior year budgets, actuals and calculations. The initial cost may be reimbursed through the American Rescue Plan Act from the federal government.

Cm. Becker moved, seconded by Cm. Johnson to approve the purchase of the Civic Systems miBudget budgeting module in an amount not to exceed \$4,700 and the annual support cost of \$875, divided among the general fund and utility funds as shown in Table 1 in the associated memo. Motion carried on a roll call vote.

*Review and possible action to approve the Process and Rules to implement a Consent Agenda for Future City Council Meetings*

Manager LeMire reviewed a sample consent agenda and discussed the process of approving, removing an item and how Council would address questions of items on the agenda.

Cm. Hartwick moved, seconded by Cm. Johnson to approve the Process and Rules to implement a Consent Agenda, and to direct staff to begin its use with the May 18, 2021 City Council agenda. Motion carried.

**MISCELLANEOUS:**

*Review and possible action relating to Temporary Class "B"/"Class B" Retailer's Licenses for the Fort Atkinson Club for events on June 18, 2021 and July 16-17, 2021.*

Cm. Becker moved, seconded by Cm. Johnson to approve the Temporary Class "B"/"Class B" Retailer's Licenses for the Fort Atkinson Club events on June 18<sup>th</sup> and July 16-17<sup>th</sup>. Motion carried.

*Review and possible action relating to granting of operator licenses.*

Cm. Housley moved, seconded by Cm. Johnson to approve the operator licenses as recommended in the associated memo. Motion carried.

**CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS:**

*Review and possible action relating to disallowance of claim for sewer backup from Safeco Insurance.*

Clerk Ebbert presented the claim for disallowance pursuant to Wisconsin Statute §893.80.

Cm. Becker moved, seconded by Cm. Johnson to disallow the claim from Safeco Insurance related to a sewer backup at 1137 Peterson Street. Motion carried on a roll call vote.

*Review and possible action relating to the Verified Claims presented by the Director of Finance and authorization of payment.*

Cm. Hartwick moved, seconded by Cm. Housley to approve the list of verified claims and authorize payment. Motion carried on a roll call vote.

**ADJOURNMENT**

Cm. Housley moved, seconded by Cm. Becker to adjourn. Meeting adjourned 8:29 pm.

Respectfully submitted  
Michelle Ebbert  
City Clerk/Treasurer

**SUBSTITUTE AMENDMENT #1**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO AMEND SECTION 2-53 AND SECTION 2-54(F)  
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES  
RELATING TO THE ORDER OF BUSINESS AND RULES AND BYLAWS FOR  
CITY COUNCIL MEETINGS**

**NOW THEREFORE**, the City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

**Section 1.** Amends Sec. 2-53. Order of Business to read as follows:

“The order of business at all council meetings shall be as follows:

- (1) Call meeting to order.
- (2) Roll call.
- ~~(3)~~ (3) Pledge of allegiance.
- ~~(3)~~~~(4)~~ (4) Consent Agenda, including a Approval of minutes of previous council meeting.
- ~~(4)~~~~(5)~~ (5) Public hearings.
- ~~(5)~~~~(6)~~ (6) Public comment for matters on the agenda.
- ~~(6)~~~~(7)~~ (7) Petitions, requests and communications.
- ~~(7)~~~~(8)~~ (8) Resolutions and ordinances.
- ~~(8)~~~~(9)~~ (9) Reports of officers, boards and committees.
- ~~(9)~~~~(10)~~ (10) Unfinished business.
- ~~(10)~~~~(11)~~ (11) New business.
- ~~(12)~~ (12) Miscellaneous.
- ~~(11)~~~~(13)~~ (13) General public comment.
- ~~(12)~~~~(14)~~ (14) Claims, appropriations and contract payments.
- ~~(13)~~~~(15)~~ (15) Adjournment.

(Code 1969, §1.02; Ord. No. 699, 8-3-10)”

**Section 2.** Amends Sec. 2-54(f). Rules and bylaws to read as follows:

“(f) *Public comment at council meetings.*

(1) *Structure.*

- a. Council reserves the right to limit length of public comment sessions. Individual speakers allotted maximum of three minutes and cannot deter their three minutes to another person.

- b. Anyone wishing to speak is required to enter the following information on the signup sheet which will be available just prior to any council meeting (either posted at the door or at the clerk's desk):

Name (printed)

Address

Subject matter of comment

Telephone # or email address (optional)

- c. Speakers will be called to speak in the order in which they signed up.

(2) *Other.*

- a. For general public comments, Ssubject matter of speaker's comments is not limited to agenda items. For public comment for matters on the agenda, the subject matter of speaker's comments is limited to those agenda items. For any public comments, the following topics are but prohibited ~~topics include~~:

1. Political topics (of any nature).
2. Issues regarding or with city staff.
3. Any subject not relevant to the interest of the City of Fort Atkinson.

- b. Council president will decide on the appropriateness of any speaker's comments.

- c. Comments by council members in regard to the subject addressed by any speaker will be limited solely to clarification questions addressed to the speaker, with the speaker having been advised by council president prior to that public comment session that no action or other consideration would be taken by the council on public comments relating to non-agenda items for that council meeting."

**Section 3.** This ordinance shall take effect after passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

\_\_\_\_\_  
**Kyle Jaeckel, President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director

**SUBSTITUTE AMENDMENT #1**  
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- (6) Public comment for matters on the agenda.
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- (8) Resolutions and ordinances.
- (9) Reports of officers, boards and committees.
- (10) Unfinished business.
- (11) New business.
- (12) Miscellaneous.
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    - Name (printed)
    - Address
    - Subject matter of comment
    - Telephone # or email address (optional)
  - c. Speakers will be called to speak in the order in which they signed up.
- (2) *Other.*
- a. For general public comments, subject matter of speaker's comments is not limited to agenda items. For public comment for matters on the agenda, the subject matter of speaker's comments is limited to those agenda items. For any public comments, the following topics are prohibited:
    - 1. Political topics (of any nature).
    - 2. Issues regarding or with city staff.
    - 3. Any subject not relevant to the interest of the City of Fort Atkinson.
  - b. Council president will decide on the appropriateness of any speaker's comments.
  - c. Comments by council members in regard to the subject addressed by any speaker will be limited solely to clarification questions addressed to the speaker, with the speaker having been advised by council president prior to that public comment session that no action or other consideration would be taken by the council on public comments relating to non-agenda items for that council meeting."

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Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

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**Kyle Jaeckel, President**

ATTEST:

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Michelle Ebbert, City Clerk/Treasurer/Finance Director





## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Bruce Peterson, Fire Chief

**RE:** First reading of an ordinance to amend Section 34-2 of the City of Fort Atkinson Code of General Ordinances relating to Fire Inspection Records and Reporting (Peterson, Fire Chief)

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### BACKGROUND

The Fort Atkinson Fire Department is responsible for conducting annual fire inspections for up to 700 occupancies each year. These inspections ensure compliance with the City's fire prevention code, which requires businesses to maintain fire protection systems—including fire alarms, sprinklers, extinguishers, and cooking hood suppression systems—through certified annual inspections.

Currently, there is no formal requirement for businesses to submit documentation of these inspections or proof that cited fire code violations have been corrected. In many cases, violations noted during the department's annual inspections must be corrected by the business or its fire protection service provider, but confirmation of compliance is often delayed or incomplete.

The proposed ordinance change grants the Fire Chief authority to require electronic submission of inspection documentation, along with evidence that any fire code violations identified—either by the department or a certified contractor—have been resolved. The format and method of submission will be determined by the department, improving efficiency, recordkeeping, and accountability in the compliance process.

### DISCUSSION

The Fire Department currently manages compliance tracking for hundreds of occupancies, a process that is labor-intensive and difficult to maintain without consistent documentation from businesses. The department relies heavily on on-site inspections and follow-ups to determine whether systems have been serviced and deficiencies corrected, often without any supporting documentation unless specifically requested.

This ordinance change modernizes the compliance process by allowing the Fire Chief to mandate electronic submission of inspection and service reports from certified contractors. It places responsibility on the occupancy owner or operator to ensure required documentation is submitted and provides the department with a more efficient and accountable method for confirming code compliance.

In addition to inspection records, the ordinance will require submission of documentation verifying that any previously identified fire code infractions have been corrected, ensuring a complete cycle of code enforcement and compliance.

## **FINANCIAL ANALYSIS**

There is no direct cost to the City or Fire Department associated with this ordinance change. Businesses are already required to complete annual fire protection system inspections, and the proposed change simply establishes a formal process for submitting the resulting documentation.

The ordinance is expected to result in labor cost savings for the Fire Department by reducing the number of on-site inspections conducted solely to verify compliance or collect missing inspection reports. With proper documentation submitted electronically, fire personnel can focus site visits on higher-risk occupancies and code enforcement, rather than routine administrative follow-ups.

In cases where businesses fail to submit required documentation or correct identified code violations, the department may impose a re-inspection fee. This approach encourages timely compliance and helps offset the additional cost of repeat visits due to noncompliance. Over time, these measures will improve operational efficiency and support the department's broader life safety mission.

## **RECOMMENDATION**

The Ordinance Committee reviewed this ordinance amendment at the meeting on June 5, 2025 and recommended that staff present the ordinance to the City Council at a future meeting.

Staff recommends that the City Council perform a first reading of the ordinance amending Section 34-2 of the Municipal Code and direct the City Manager to prepare it for a second and possible third/final reading at the Council meeting on August 5, 2025.

## **ATTACHMENTS**

1. Chapter\_34\_\_\_FIRE\_PREVENTION\_AND\_PROTECTION
2. Ord. No. Section 34.2 Fire Code Records and Reporting

## **Chapter 34 FIRE PREVENTION AND PROTECTION<sup>1</sup>**

### ***ARTICLE I. FIRE PROTECTION AND FIRE PREVENTION<sup>2</sup>***

#### **Sec. 34-1. Responsibility.**

The responsible party for every new and existing building, structure or premises shall construct, arrange, equip, maintain and operate in accordance with this chapter to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion and other hazardous conditions. Compliance with this chapter does not relieve the responsible party from compliance with other ordinances or Wisconsin Statutes and Administrative Rules.

(Ord. No. 726, 12-2-14)

#### **Sec. 34-2. Enforcement and penalty.**

- (a) *Enforcement.* The authority having jurisdiction (AHJ) shall be authorized to ascertain and cause to be corrected any condition liable to cause fire or any violation of any law or order relating to the fire hazard or to the prevention of fire. This chapter shall be administered and enforced by the fire department fire chief, fire officers and fire inspectors.
- (b) *Notice of violations.* Whenever the AHJ determines violations of this chapter, a written notice shall be issued to confirm such findings.
- (c) *Serving notice of violation.* Any order or notice of violation issued pursuant to this chapter shall be served upon the owner, operator, occupant, registered agent, or other person responsible for the condition or violation by one of the following means:
  - (1) Personal service.
  - (2) Emailed to last known address of the owner, operator, or registered agent or other person responsible for the condition or violation.
  - (3) Mailed to last known address of the owner, operator, or registered agent or other person responsible for the condition or violation.

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<sup>1</sup>Editor's note(s)—Ord. No. 726, adopted Dec. 2, 2014, repealed the former ch. 34, §§ 34-1—34-88, and enacted a new ch. 34 as set out herein. The former ch. 34 pertained to similar subject matter and derived from: Code 1969, §§ 5.03(A)—(E), (G)—(M), 5.05(1)—(7), 18.01; Ord. No. 491, adopted Nov. 5, 1996; and Ord. No. 632, adopted Jan. 17, 2006.

Cross reference(s)—Police and fire commission, § 2-341 et seq.; buildings and building regulations, ch. 18; alarms and alarm systems, § 22-31 et seq.

<sup>2</sup>Note(s)—These are Fort Atkinson Code of Ordinances rules in addition to the requirements in the NFPA, ICC and Wisconsin Administrative Codes as adopted.

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- (d) *For unattended or abandoned locations.* A copy of such order or notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises, and the order or notice shall be disseminated in accordance with one of the following:
- (1) Emailed to last known address of the owner, operator or registered agent, or other person responsible for the condition or violation.
  - (2) Mailed to last known address of the owner, operator or registered agent, or other person responsible for the condition or violation.
  - (3) Published in a newspaper of general circulation wherein the property in violation is located.
- (e) *Duty to correct.* Upon notification of a violation, the responsible party shall have the duty to correct the violation(s) within the time specified by the AHJ.
- (f) *Failure to comply.* Any person who fails to comply with the provisions of this chapter, fails to carry out an order made pursuant to this chapter, or violates any condition attached to a permit, approval or certificate shall be subject to the penalties established by the AHJ.
- (g) *Citations.* The fire department chief, fire officers and fire inspectors are authorized to issue citations for violations of the provisions of this chapter. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time as determined and set by the AHJ. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. Each day upon which a provision of this chapter shall be violated shall constitute a separate offense.
- (h) *Cost recovery method and process.* The fire chief shall report in writing to the finance director the cost(s) for providing special service(s) and materials where authorized under this chapter. The city clerk shall invoice the responsible party. Any fees remaining unpaid as of November 1st of each year shall be placed on the annual tax roll for collection as a special charge together with a reasonable administrative charge per parcel. The city clerk shall spread the same, as a special tax, on the tax roll against the property owner for whom the service was rendered. The amount therein charged to each lot or parcel of land shall be entered by the city clerk in the tax roll as a special tax against the lot or parcel of land, and the same shall be collected in all respects like other taxes upon real estate.

(Ord. No. 726, 12-2-14)

### **Sec. 34-3. Codes adopted.**

- (a) *Adoption of National Fire Protection Code (NFPA) 1, Fire Code.* The provisions of the NFPA 1, Fire Code, the referenced publications of NFPA 1 Chapter 2 and the Annexes, as published on or before the effective date of this chapter, or as they may be amended or renumbered from time to time, are hereby adopted by reference and the rules and regulations contained therein are hereby made a part of this chapter as though they were fully set forth herein.

*Note:* A copy of National Fire Protection Code (NFPA) 1, Fire Code, is on file in the offices of the fire department and the legislative reference bureau. Copies of NFPA 1, Fire Code, may be purchased from the National Fire Protection Association at 11 Tracy Drive, Avon, MA 02322; and may be purchased or accessed free of charge at [www.nfpa.org](http://www.nfpa.org).

- (b) *Adoption of International Fire Code (IFC).* The provisions of the International Fire Code (IFC), the referenced publications of IFC Chapter 45 and the Appendixes, as published on or before the effective date of this chapter, or as they may be amended or renumbered from time to time, are hereby adopted by reference and the rules and regulations contained therein are hereby made a part of this chapter as though they were fully set forth herein.

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- (c) *Adoption of International Property Maintenance Code (IPMC).* The provisions of the International Property Maintenance Code (IFC), the referenced publications of IFC Chapter 08 and the Appendixes, as published on or before the effective date of this chapter, or as they may be amended or renumbered from time to time, are hereby adopted by reference and the rules and regulations contained therein are hereby made a part of this chapter as though they were fully set forth herein.

*Note:* Many of the model codes created by the International Code Council (ICC) and adopted by the city may be viewed free of charge on the ICC internet site. To access these codes go to <http://www.ecodes.biz/> and click on "Free Codes." Online viewers should determine whether the version available on the Internet is the version adopted above.

*Note:* A copy of the International Codes (ICC) adopted is on file in the offices of the fire department and the legislative reference bureau. Copies of the International Codes may be purchased from the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, (708) 799-2300, website [www.iccsafe.org](http://www.iccsafe.org).

- (d) *Adoption of Wisconsin Department of Safety and Professional Services Codes.* The provisions of Wisconsin Administrative Codes, published on or before the effective date of this chapter, or as they may be amended or renumbered from time to time, are hereby adopted by reference and the rules and regulations contained therein are hereby made a part of this chapter as though they were fully set forth herein. The following Wisconsin Administrative Codes in effect on the date of adoption of this chapter, or as they may be amended or renumbered from time to time, are adopted by reference, enforced and incorporated into this chapter as if fully set forth herein:

|             |                                                 |
|-------------|-------------------------------------------------|
| SPS 303     | Petition for variance procedures                |
| SPS 305     | Licenses, certification and registration        |
| SPS 307     | Explosive materials and fireworks manufacturing |
| SPS 308     | Mines, pits and quarries                        |
| SPS 314     | Fire prevention                                 |
| SPS 316     | Electrical                                      |
| SPS 318     | Elevator code                                   |
| SPS 320-325 | Uniform Dwelling Code                           |
| SPS 326     | Manufactured home communities                   |
| SPS 328     | Smoke detectors                                 |
| SPS 330     | Fire department safety and health standards     |
| SPS 332     | Public employee safety and health               |
| SPS 333     | Passenger ropeways                              |
| SPS 334     | Amusement rides and attractions                 |
| SPS 335     | Infectious agents                               |
| SPS 340     | Gas systems                                     |
| SPS 341     | Boilers and pressure vessels                    |
| SPS 343     | Anhydrous ammonia                               |
| SPS 345     | Mechanical refrigeration                        |
| SPS 361-366 | Wisconsin Commercial Building Code              |
| SPS 370     | Historic buildings                              |
| SPS 371     | Solar energy systems                            |
| SPS 375-379 | Existing buildings                              |
|             |                                                 |

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- (e) *Adoption of the Wisconsin Agriculture, Trade and Consumer Protection Codes.* The provisions of Wisconsin Administrative Codes, published on or before the effective date of this chapter, or as they may be amended or renumbered from time to time, are hereby adopted by reference and the rules and regulations contained therein are hereby made a part of this chapter as though they were fully set forth herein. The following Wisconsin Administrative Codes in effect on the date of adoption of this chapter, or as they may be amended or renumbered from time to time, are adopted by reference, enforced and incorporated into this chapter as if fully set forth herein:

|                                                                                                                                                                                               |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| ATCP 93                                                                                                                                                                                       | Flammable and combustible liquids |
| ATCP 94                                                                                                                                                                                       | Petroleum products                |
|                                                                                                                                                                                               |                                   |
| <i>Note:</i> Copies of the Wisconsin Department of Safety and Professional Services Codes and the Wisconsin Agriculture, Trade and Consumer Protection Codes respectively are available from: |                                   |
| <a href="https://docs.legis.wisconsin.gov/code/toc/sps">https://docs.legis.wisconsin.gov/code/toc/sps</a>                                                                                     |                                   |
| <a href="https://docs.legis.wisconsin.gov/code/toc/atcp">https://docs.legis.wisconsin.gov/code/toc/atcp</a>                                                                                   |                                   |
|                                                                                                                                                                                               |                                   |

- (f) Where different code provisions conflict, the most restrictive provisions, as determined by the AHJ, shall govern.
- (g) Any fire hazard not herein addressed by this chapter or adopted standards will be addressed on the basis of the current editions of the National Fire Protection Association and the International Code Council, Inc., Standards and Codes.

(Ord. No. 726, 12-2-14)

#### **Sec. 34-4. Fire department organization and personnel.**

- (a) *Organization.* The fire department shall consist of a fire chief and such other officers, fire inspectors, firefighters and other members as may from time to time be appointed, pursuant to the provisions of state statute, the ordinances and resolutions of the council, and the rules and regulations governing the fire department.
- (b) *Chief of the fire department.* The fire chief shall have command of the fire department. It shall be his/her duty to see that all rules and regulations pertaining to the fire department are properly enforced.

(Ord. No. 726, 12-2-14)

Cross reference(s)—Officers and employees, § 2-96 et seq.

#### **Sec. 34-5. Fire and rescue services.**

- (a) *Coordination.* The operation and coordination of all fire and rescue services shall be in accordance with fire department policies, procedures and this section.
- (b) *Service requests.* Requests for fire, rescue and emergency medical service will be received by or forwarded to the authorized emergency communications center and promptly dispatched.
- (c) *Additional resources.* The fire chief or his designee will have the authority to request any additional resources from other jurisdictions under the joint mutual aid or MABAS agreements.
- (d) *Ambulance service(s).* Ambulance service(s) shall be provided in accordance with the agreement for ambulance services and this section.

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(e) *Fees.*

- (1) Fees for the Fort Atkinson Fire Department for apparatus and equipment shall be in accordance with the apparatus and equipment charge out rate schedule.
- (2) Fees for the Fort Atkinson Fire Department for personnel costs shall be in accordance with the department pay schedule.
- (3) Fees for the Fort Atkinson Fire Department Rescue Squad Services providing emergency medical rescue services shall be the sum of all costs incurred for the response.

(Ord. No. 726, 12-2-14)

**Sec. 34-6. Cost recovery for driving over fire hose.**

- (a) No person shall damage in any way any fire hose nor shall anyone drive over any fire hose with any type of vehicle.
- (b) If a fire hose is driven over, the person(s) responsible will be held responsible for all costs incurred to the city for cleaning, testing, drying and if necessary, the repair or replacement cost of the hose in addition to being subject to a penalty.

(Ord. No. 726, 12-2-14)

Cross reference(s)—Traffic and vehicles, ch. 94.

**Sec. 34-7. Cost recovery for special services and materials required.**

- (a) All costs for special services associated with an incident response including, but not limited to, class A or B foam and private vendor services, shall be recovered in an action by the city against the property owner of record.
- (b) When, in the opinion of the AHJ, a danger exists, the AHJ shall be authorized to order the occupants to vacate, or temporarily close for use or occupancy, a building, the right-of-way, sidewalks, streets, or adjacent buildings or nearby areas. The AHJ shall be authorized to employ the necessary resources to perform the required work in order to mitigate the danger. Costs incurred by the AHJ in the performance of emergency work shall be the responsibility of the property owner or other responsible party creating such danger.

*Note:* See Wis. Stats. § 66.0413 for: (1) the authority of municipalities to order removal or repair of buildings that are dangerous, unsafe, unsanitary, or otherwise unfit for human habitation; and (2) extensive criteria relating to executing this authority, such as for dilapidated buildings.

(Ord. No. 726, 12-2-14)

**Sec. 34-8. Cost recovery for false alarms.**

- (a) *Building life safety systems or devices.* False alarms shall not exceed three per calendar year. Activated alarms during a storm, e.g., lightning strikes, are not included in these restrictions.
- (b) *Penalties.* Any property owner in violation of this article shall forfeit to the city the sum of all costs incurred for the response to the reported false alarm. Each additional false alarm shall constitute a separate penalty.

(Ord. No. 726, 12-2-14)

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### **Sec. 34-9. Cost recovery for responses to nuisance fires.**

Any person, industry, commercial establishment, railroad, apartment house complex or other who shall cause multiple nuisance fires including, but not limited to, rubbish and grass fires, shall forfeit to the city the sum of all costs incurred for the response to the reported nuisance fire. Each additional nuisance fire shall constitute a separate penalty.

(Ord. No. 726, 12-2-14)

### **Sec. 34-10. Cost recovery for incidents involving hazardous materials.**

Replacement cost of any extinguishment agent, neutralizers, chemicals or materials. Any person, firm or corporation shall forfeit to the city the sum of all costs incurred for the response to any flammable or combustible liquid, gas, solid or any hazardous material or chemical involved in any fire or spill.

(Ord. No. 726, 12-2-14)

### **Sec. 34-11. Frequency of fire prevention inspections.**

Fire inspections of all public buildings and places of employment, as defined in Wis. Stats. ch. 101, shall be provided for at least once per calendar year or more often as ordered by the fire chief, provided the interval between each such inspection shall not exceed 15 months.

(Ord. No. 726, 12-2-14)

### **Sec. 34-12. Burning regulations.**

- (a) No person shall burn any material when the burning is performed outside of a building, except:
  - (1) One- and two-family dwelling cooking and recreational fires; or
  - (2) By permit.
- (b) All burning shall be controlled in such a manner that unreasonable amounts of smoke and debris are not produced.

(Ord. No. 726, 12-2-14)

Cross reference(s)—Environment, ch. 30; health and sanitation, ch. 38.

### **Sec. 34-13. Outdoor wood burning furnaces prohibited.**

- (a) *Intent and purpose.* The Common Council of the City of Fort Atkinson hereby finds that:
  - (1) It is recognized and found that wood smoke is hazardous to an individual's health and may affect the health of the general public when they are involuntarily exposed to the presence of wood smoke.
  - (2) Reliable scientific studies, including studies conducted by the Environmental Protection Agency (EPA), have shown that breathing wood smoke is a significant health hazard particularly to children, elderly people, individuals with cardiovascular disease, and individuals with impaired respiratory functions, including asthmatics and those with obstructive airway disease.



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- (3) This chapter is adopted for the purpose of protecting the public health, safety, comfort, and the general welfare of the people of the City of Fort Atkinson; educating citizens affected by this section; and assisting property owners and managers in maintaining compliance.
- (b) *Definition.*
- Outdoor wood burning furnace:* A furnace, or similar device, designed and intended, and/or used, through the burning of wood, for the purpose of heating the principal structure or another accessory structure on the premises. These types of furnaces are characterized by a short stack height. They are typically located out-of-doors and are contained in freestanding structures, or enclosed within another accessory structure, such as a garage or corral. This definition includes outside wood burning water stoves.
- (c) *Prohibition of outdoor wood burning furnaces in the City of Fort Atkinson.* It shall be unlawful for any person to operate or use an outdoor wood burning furnace in the City of Fort Atkinson.
- (d) *Nonconforming use.*
- (1) *Continuation of nonconforming uses.* The lawful use of any existing "outdoor wood burning furnace" existing at the time of the effective date of this chapter may be continued, although such use does not conform to the provisions of this law as hereinafter provided.
- (2) *Extension or enlargement.* No nonconforming or pre-existing "outdoor wood burning furnace" shall hereafter be extended, enlarged or expanded.
- (3) *Abandonment and discontinuance.* Any currently existing and used "outdoor wood burning furnace" which is abandoned or not used for a period of 12 consecutive months shall not be permitted to be re-established as a nonconforming use, cannot be used, and must be immediately removed by the property owner from the subject premises. If the property owner fails to remove the "outdoor wood burning furnace" by the end of said 12 months, the City of Fort Atkinson Fire Inspector shall give written notice by certified mail, personal service, or posting to the property owner upon which the "outdoor wood burning furnace" is located. Such notice shall provide that such person shall remove the same within 15 days of the notice. Should the "outdoor wood burning furnace" not be removed in the time specified, the fire inspector shall arrange for the removal of the "outdoor wood burning furnace". The cost of said removal shall be charged to the owner of said premises. Said cost, if not paid within 30 days, shall be assessed and collected in the same manner, by the same proceedings, at the same time, under the same penalties, and having the same lien upon the property so assessed as the general City of Fort Atkinson tax and as a part thereof.
- (4) *Termination.* At such time as the useful life of a nonconforming or pre-existing "outdoor wood burning furnace" has elapsed or would need to be repaired to function properly, the unit cannot be repaired or replaced and must be abandoned, not used, and removed from the property immediately.
- (e) *Enforcement and inspection.* The City of Fort Atkinson Fire Department shall have the power, whenever they deem it necessary, to enter upon the premises/property to inspect and ascertain compliance with the requirements of this section.

(Ord. No. 726, 12-2-14)

### **Sec. 34-14. Discharge and sale of fireworks.**

The provisions of Wis. Stats. § 167.10, pertaining to the regulation of fireworks, exclusive of any provisions thereof relating to the penalty to be imposed or the punishment for the violations thereof, are hereby adopted and made a part of this chapter by reference.

(Ord. No. 726, 12-2-14)

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**Secs. 34-15—34-40. Reserved.**

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND SECTION 34-2  
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO  
FIRE INSPECTION RECORDS AND REPORTING**

**NOW THEREFORE**, the City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

**Section 1.** Amends Sec. 34-2 relating to records and reporting for fire protection enforcement and penalties to read as follows:

**“Sec. 34-2. – Enforcement and penalty.**

- (a) *Enforcement.* The authority having jurisdiction (AHJ) shall be authorized to ascertain and cause to be corrected any condition liable to cause fire or any violation of any law or order relating to the fire hazard or to the prevention of fire. This chapter shall be administered and enforced by the fire department fire chief, fire officers and fire inspectors.
- (b) *Notice of violations.* Whenever the AHJ determines violations of this chapter, a written notice shall be issued to confirm such findings.
- (c) *Serving notice of violation.* Any order or notice of violation issued pursuant to this chapter shall be served upon the owner, operator, occupant, registered agent, or other person responsible for the condition or violation by one of the following means:
  - (1) Personal service.
  - (2) Emailed to last known address of the owner, operator, or registered agent or other person responsible for the condition or violation.
  - (3) Mailed to last known address of the owner, operator, or registered agent or other person responsible for the condition or violation.
- (d) *For unattended or abandoned locations.* A copy of such order or notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises, and the order or notice shall be disseminated in accordance with one of the following:
  - (1) Emailed to last known address of the owner, operator or registered agent, or other person responsible for the condition or violation.
  - (2) Mailed to last known address of the owner, operator or registered agent, or other person responsible for the condition or violation.
  - (3) Published in a newspaper of general circulation wherein the property in violation is located.
- (e) *Duty to correct.* Upon notification of a violation, the responsible party shall have the duty to correct the violation(s) within the time specified by the AHJ.

- (f) *Failure to comply.* Any person who fails to comply with the provisions of this chapter, fails to carry out an order made pursuant to this chapter, or violates any condition attached to a permit, approval or certificate shall be subject to the penalties established by the AHJ.
- (g) *Citations.* The fire department chief, fire officers and fire inspectors are authorized to issue citations for violations of the provisions of this chapter. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time as determined and set by the AHJ. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. Each day upon which a provision of this chapter shall be violated shall constitute a separate offense.
- (h) *Cost recovery method and process.* The fire chief shall report in writing to the finance director the cost(s) for providing special service(s) and materials where authorized under this chapter. The city clerk shall invoice the responsible party. Any fees remaining unpaid as of November 1st of each year shall be placed on the annual tax roll for collection as a special charge together with a reasonable administrative charge per parcel. The city clerk shall spread the same, as a special tax, on the tax roll against the property owner for whom the service was rendered. The amount therein charged to each lot or parcel of land shall be entered by the city clerk in the tax roll as a special tax against the lot or parcel of land, and the same shall be collected in all respects like other taxes upon real estate.
- (i) *Records and Reporting.*
- (1) The owner or person in control or in charge of any building shall install, inspector, repair, and maintain, or cause to be installed, inspected, repaired, and maintained, such fire prevention, detection, or suppression equipment as is required by the adopted codes in Section 34-3 of this Chapter.
  - (2) Records of all tests, inspections, and maintenance required under this chapter shall be maintained for a minimum of three (3) years.
  - (3) Inspection reports shall be submitted to the Fort Atkinson Fire Department immediately upon completion in a manner determined by the Fire Chief to be in the best interest of Public Safety.

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(Ord. No. 726, 12-2-14)"

**Section 2.** This ordinance shall take effect after passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

\_\_\_\_\_  
**Kyle Jaeckel, President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Jedidiah Draeger, Building/Zoning Administrator

**RE:** First reading of an ordinance to create Section 18-82 of the City of Fort Atkinson Code of General Ordinances relating to Certificates of Occupancy for Changes of Use (Draeger, Director of Neighborhood and Building Services)

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### BACKGROUND

Currently, the City of Fort Atkinson does not require a new Certificate of Occupancy when a building or tenant space undergoes a change in use—provided no construction is proposed. This has created challenges in verifying compliance with applicable codes, particularly when the new use differs significantly from the previous one in terms of zoning regulations, building code classifications, and fire safety standards. Without a formal review process, critical life safety and code compliance issues may go undetected.

Requiring a Certificate of Occupancy for all changes of use would ensure that all applicable codes are reviewed and enforced prior to occupancy. This approach, common in many municipalities, not only helps safeguard public health and safety but also provides clarity for business owners by identifying zoning, building, and fire code requirements upfront. This can result in significant cost savings by avoiding unexpected upgrades or compliance issues after a location has been selected.

### DISCUSSION

The proposed ordinance establishes a requirement that a new Certificate of Occupancy be obtained whenever there is a change in use or occupancy classification of a building or tenant space, even in cases where no building alterations are proposed. This requirement will apply to both residential and non-residential properties with the focus on commercial, since it is rare that a residential property will have a change of use or occupancy.

Currently, the absence of a required Certificate of Occupancy for changes in use can result in businesses or occupants operating in spaces that may not meet applicable building code, fire code, zoning, or site design standards. For example, a change from a retail use to a restaurant use typically requires compliance with more stringent plumbing, ventilation,

accessibility, and fire suppression requirements. Without a review process, these critical factors may go unchecked, creating potential safety hazards and legal liabilities.

The new ordinance will provide a single source of communication with the Department of Neighborhood and Building Services that will provide assistance. The Department will initiate a multidepartmental review process with existing staff, involving:

- **Zoning Department** – to confirm the proposed use is allowed in the zoning district and that required parking, landscaping, signage, and other site development standards are met.
- **Building Inspection** – to determine whether the use constitutes a change in occupancy classification under the adopted building code and if any structural, mechanical, or accessibility upgrades are required.
- **Fire Department** – to assess fire safety implications, including the need for fire alarms, sprinklers, egress routes, and occupancy limits.
- **Police Department** - to ensure the after-hours and keyholder contact information is updated and accurate.
- **Public Works/Utilities** (if applicable) – to evaluate water and sewer capacity impacts, grease traps, backflow prevention or utility service needs.

This requirement does not aim to burden property owners or business owners, but rather to create a clear, streamlined process that ensures safe and lawful occupancy. A clear and streamlined approach has the potential to save new or relocated businesses substantial costs when the requirements for the new space are known early in the process rather than changes being made after the business has moved into the space. In many cases, the review may be relatively quick, especially if the proposed use is similar to the previous use. However, it provides a necessary safeguard to ensure the City is aware of all changes and that new uses do not inadvertently bypass code requirements.

In addition to safety and compliance, this ordinance will support:

- **Better recordkeeping:** Each change of use will be documented and associated with an updated Certificate of Occupancy.
- **Reduced code enforcement:** Code enforcement will have a mechanism to verify a new tenant or use prior to the occupancy of the space, preventing the need for enforcement action.
- **Business support:** By identifying issues early, the City can help prevent costly mid-

process changes or code violations for new businesses.

- **Community compatibility:** Especially in mixed-use areas or older buildings, this process ensures that new uses align with neighborhood expectations.

Overall, the ordinance helps establish accountability and predictability in the development and business approval process.

### **FINANCIAL ANALYSIS**

The implementation of this ordinance is not expected to result in any significant financial impact to the City. While the primary purpose of the ordinance is regulatory, not financial, the long-term benefit of proactively identifying and resolving code compliance issues may reduce the need for future enforcement actions and corrective measures, resulting in overall cost efficiencies.

### **RECOMMENDATION**

The Ordinance Committee met on June 5, 2025, and supported the creation of Section 18-82 to require certificates of occupancy for changes of use. The Committee recommended the ordinance be presented to the City Council at a future meeting.

Staff recommends that the City Council perform a first reading of the ordinance creating Section 18-82 of the Municipal Code and direct the City Manager to prepare it for a second and possible third/final reading at the Council meeting on August 5, 2025.

### **ATTACHMENTS**

1. Sec. 18.81. Building permit required permit and fee.
2. Ord. No. Section 18.82 Cert of Occupancy



## ***ARTICLE I. IN GENERAL***

**Secs. 18-1—18-30. Reserved.**

## ***ARTICLE II. ADMINISTRATION AND ENFORCEMENT<sup>1</sup>***

### ***DIVISION 1. GENERALLY***

**Sec. 18-31. Penalty.**

Any person found guilty of a violation of any provision of this chapter shall be subject to section 1-10; and each day such violation continues shall constitute a separate violation.

(Code 1969, §§ 14.01, 14.05; Ord. No. 787, 2-18-20)

**Sec. 18-32. Citations.**

The building inspector is authorized to issue citations for violations of the provisions of this chapter.

(Ord. No. 787, 2-18-20)

**Sec. 18-33. Licensing of electricians, plumbing contractors, building contractors, and heating, venting and air conditioning contractors.**

Except as otherwise specifically provided in this article, the provisions in Wis. Stats. Ch. 101 and Chapter SPS 305 State of Wisconsin Administrative Code describing and defining regulations with respect to the licensing of electricians, plumbing contractors, building contractors, and heating, venting and air conditioning contractors to work within the city limits are hereby adopted by reference. Excluded from this adoption is any reference to any statutory penalty provisions contained therein.

(Ord. No. 524, 6-2-98; Ord. No. 787, 2-18-20)

**Sec. 18-34. Intent.**

The intent of this section is to adopt the licensing and certification procedures for electricians, plumbing contractors, building contractors, and heating, venting and air conditioning contractors as developed by the State of Wisconsin. Any future amendments to the aforementioned statute and administrative code provisions will also be adopted by virtue of this section.

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<sup>1</sup>Cross reference(s)—Administration, ch. 2.

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(Ord. No. 524, 6-2-98; Ord. No. 787, 2-18-20)

**Sec. 18-35. Penalties.**

Any person who violates any provision of this article shall, upon conviction, be subject to a penalty as set forth in section 1-10 of the City of Fort Atkinson Code of Ordinances.

(Ord. No. 524, 6-2-98; Ord. No. 787, 2-18-20)

**Secs. 18-36—18-55. Reserved.**

*DIVISION 2. RESERVED<sup>2</sup>*

**Secs. 18-56—18-80. Reserved.**

*DIVISION 3. PERMITS*

**Sec. 18-81. Building permit required; permit and fee.**

No person shall build or cause to be built any structure without first obtaining a building permit for such construction. Such building permit shall be issued by the city upon receipt of all required information and proof of licensure. A copy of such permit issued shall be filed with the city building department. The building permit fee shall be per chapter 110.

(Code 1969, § 14.02(B); Ord. No. 787, 2-18-20)

**Secs. 18-82—18-115. Reserved.**

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<sup>2</sup>Editor's note(s)—Ord. No. 604, adopted Apr. 15, 2003, repealed §§ 18-56—18-61, being the substantive sections of div. 2, Building Board, derived from the 1969 Code, § 14.08(A)—(F).

ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO CREATE SECTION 18-82  
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO  
CERTIFICATES OF OCCUPANCY FOR CHANGES OF USE

NOW THEREFORE, the City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

**Section 1.** Creates Sec. 18-82. Certificate of Occupancy Required to read as follows:

**“Sec. 18-82. - Certificate of Occupancy Required.**

**(a) Requirement.** No building or structure, or part thereof, shall be used or occupied, and no change of use of any building or structure, or portion thereof, shall occur until a Certificate of Occupancy has been issued by the building inspector. A change of use shall include any modification in the type of occupancy, use classification, or activity conducted within a space as defined by the Wisconsin Commercial Building Code.

**(b) Application.** The owner, agent, or tenant shall submit an application for a Certificate of Occupancy to the building inspector on a form provided by the city, along with any required documentation demonstrating code compliance for the new use.

**(c) Inspection.** Prior to issuing a Certificate of Occupancy, the building inspector shall inspect the premises to ensure compliance with all applicable building, fire, health, and zoning regulations. If the premises fail the initial inspection, any subsequent reinspection required to verify compliance shall be subject to the reinspection fee provisions set forth in Chapter 1-16 of this code.

**(d) Penalty.** Any person who occupies or permits the occupancy or use of a building in violation of this section shall be subject to the penalties outlined in section 1-10 and 1-16 of the City of Fort Atkinson Code of Ordinances. Each day of noncompliance shall constitute a separate offense.

**(e) Exemptions.** Minor changes of use that do not impact occupancy classification, life, safety, or code compliance, as determined by the building inspector, may be exempt from this requirement.

Secs.18-8~~32~~—18-115. – Reserved”

**Section 2.** This ordinance shall take effect after passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

\_\_\_\_\_  
**Kyle Jaeckel, President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Jedidiah Draeger, Building/Zoning Administrator

**RE:** First reading of an ordinance to create Section 1-16 and amend various other sections of the City of Fort Atkinson Code of General Ordinances relating to Fees for Procedures, Reinspections, and Permits (Draeger, Director of Neighborhood and Building Services)

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### BACKGROUND

The City of Fort Atkinson is currently limited in its ability to recover the costs associated with code enforcement efforts. The primary enforcement mechanism available is through municipal citations, which are often perceived as aggressive and are difficult to collect. This results in a reactive and punitive system that does little to encourage voluntary compliance or provide flexibility in enforcement.

Additionally, time-consuming enforcement activities disproportionately focus on a small number of properties that consistently fail to meet City codes. These properties, though few, consume an overwhelming share of staff resources across multiple departments, including Building/Zoning, Police, Fire, Public Works, and Municipal Court. The result is a significant expenditure of public resources directed at a small number of repeat violators, while the broader tax base bears the cost.

### DISCUSSION

To address the challenges of Code Enforcement, staff is proposing an ordinance that establishes a reinspection fee procedure for follow-up inspections required due to noncompliance with City codes. This ordinance introduces a new general section in the Municipal Code that authorizes the City to assess fees for reinspections across various code enforcement programs. The reinspection fees would also allow the responsible party to understand that there is a real cost to their actions.

The purpose of the reinspection fee is to:

- **Encourage timely compliance** by providing an intermediate enforcement tool short of

formal citation;

- **Support cost recovery** for the repeated site visits and staff time required by chronic violators;
- **Reduce the strain on City resources**, particularly for departments responding to ongoing complaints at the same properties; and
- **Create a more balanced and equitable system** where compliance costs are more directly borne by those who create them.

The proposed ordinance creates the ability to charge reinspection fees through Section 1-16, and references the reinspection fee section (1-16) in many chapters within the existing municipal code. The following list includes an example of code enforcement actions relating to each chapter of the City's Code:

Note that the terms "noticed," "notified," or "ordered" means that City staff has mailed a formal notification letter with a deadline for compliance. All reinspections will take place after such deadline has passed and will be documented through photos or other evidence. Records will be maintained and accessible through the City's records-keeping systems, which may vary by Department. However, the majority of code enforcement records are maintained through the IWorqs system. Any such record would be available upon request.

#### **Chapter 14 – Aviation**

An aircraft is parked in an unauthorized location at the municipal airport. After being notified, the owner fails to relocate it.

Reinspection Fee Trigger: Aircraft remains in violation at follow-up inspection.

#### **Chapter 15 – Zoning Code**

A homeowner installs a 6' fence in the front yard without approval. A notice is issued, but the fence is not modified or removed.

Reinspection Fee Trigger: Fence still noncompliant at a follow-up inspection.

#### **Chapter 18 – Buildings and Building Regulations**

Renovations begin without permits. A stop-work order is issued.

Reinspection Fee Trigger: Work continues or permit not obtained.

#### **Chapter 30 – Environmental**

Illicit discharge of hazardous or flammable liquids. Removal is ordered.

Reinspection Fee Trigger: Debris remains at follow-up inspection.

#### **Chapter 38 – Health and Sanitation**

A business improperly stores organic waste, creating odors and infestations. Correction ordered.

Reinspection Fee Trigger: Violations persist on reinspection.

#### **Chapter 42 – Historic Preservation**

Alterations are made to a historic building without approval. A correction is ordered.

Reinspection Fee Trigger: Alterations not addressed or reversed at reinspection.

#### **Chapter 70 – Land Division and Development**

Grading begins before plat approval or erosion controls. A stop-work notice is issued.

Reinspection Fee Trigger: Work or violations continue.

#### **Chapter 78 – Shoreland-Wetland Zoning**

Vegetation is cleared and fill placed in a wetland. Restoration is ordered.

Reinspection Fee Trigger: Site remains disturbed at follow-up inspection.

#### **Chapter 86 – Solid Waste**

Garbage and unsightly debris are accumulating on a site. A warning is issued.

Reinspection Fee Trigger: Violation recurs on reinspection.

#### **Chapter 90 – Streets and Sidewalks**

Landscaping obstructs the public sidewalk. Removal is ordered.

Reinspection Fee Trigger: Obstructions not cleared upon reinspection.

#### **Chapter 98 – Utilities**

A water meter is tampered with or bypassed. Correction is ordered.

Reinspection Fee Trigger: Unauthorized setup still in place upon reinspection.

#### **Chapter 102 – Vegetation**

Overgrown weeds and invasive plants violate height and species limits. Mowing/removal is ordered.

Reinspection Fee Trigger: Conditions remain unchanged at follow-up inspection.

The proposed ordinance would be supported by references in several other sections of the Municipal Code to ensure consistency. These updates clearly identify that reinspection fees may be assessed when noncompliance persists after an initial warning or inspection and after a

deadline for compliance has passed.

Collectively, these changes provide a clear and enforceable framework for addressing ongoing code violations while preserving the City's ability to escalate enforcement through citations or court action when warranted. Retaining the citation process also ensures that those receiving code enforcement action continue to have access to due process.

Note that proposed Section 1-16(b)(3) provides a fourth offense waiver process. This allows the recipient of a 4th offense reinspection fee to request a waiver. To be eligible for the waiver, the recipient must submit an abatement plan to the Director of Neighborhood and Building Services indicating how the violation will be corrected. Again, the goal of this program is not to punish with fines, but to gain compliance with the City's ordinances.

## **FINANCIAL ANALYSIS**

This ordinance does not establish a specific fee amount but creates the legal authority for the City Council to adopt a reinspection fee schedule by resolution which includes reinspection fees. This provides flexibility to revisit and adjust the fee structure as needed in the future. Reinspection fees for building code violations already exist within the Fee Schedule.

Since 2018, the City has incurred a total of \$13,943 in unrecovered citation fines related to persistent code violations. These include \$7,168 for unsightly debris, \$925 for junk or abandoned vehicles, \$937 for residential land use violations, \$185 for off-street parking infractions, \$2,000 for excavation without a permit, and \$2,728 for failure to comply with tree trimming requirements. These outstanding fines represent both a financial loss to the City and a continued enforcement challenge, underscoring the need for strengthened compliance measures and collection efforts.

Existing staff from Neighborhood and Building Services, Fire, Police, and Public Works will continue to conduct inspections and code enforcement activities. However, if the City is unable to fill the part-time code enforcement role with a City employee, there are options for contracted code enforcement services. The addition of reinspection fees is expected to help offset some of the costs associated with code enforcement work, whether completed by a City employee or a contracted company.

## **RECOMMENDATION**

The Ordinance Committee reviewed this ordinance at the meeting on June 5, 2025 and recommended that staff present the ordinance to the City Council at a future meeting.

Staff recommends that the City Council perform the first reading of the proposed ordinance and direct the City Manager to prepare it for a second and possible third/final reading at the



meeting on August 5, 2025.

**ATTACHMENTS**

1. Chapter\_1\_\_\_GENERAL\_PROVISIONS
2. Ord. No. Section 1-16 and vairous RE Reinspection Fees

## Chapter 1 GENERAL PROVISIONS

### Sec. 1-1. Title; effective date; citation.

The ordinances embraced in this and the following chapters shall be known as the "Revised Code of Ordinances of the City of Fort Atkinson, Wisconsin," or "this Code," and shall take effect from and after passage and publication as provided in Wis. Stats. § 66.035.

(Code 1969, § 0.07)

### Sec. 1-2. Definitions and rules of construction.

In the construction of this Code, the following definitions and rules of construction shall be observed unless such construction would be inconsistent with the manifest intent of the ordinance:

*Acts by agents.* When a provision requires an act to be done which may by law as well be done by an agent as by the principal, such requisition shall be construed to include all such acts when done by an authorized agent.

*City.* The word "city" shall mean the City of Fort Atkinson, Wisconsin, and shall extend to and include its several officers, agents and employees.

*City clerk, chief of police or other city officers.* The words "city clerk," "chief of police" or other city officers or departments, when referred to by title only, shall be construed to mean the city clerk, chief of police or such other municipal officers or departments, respectively, of the city.

*Code.* The word "Code" shall mean the provisions of chapters 1 through 110, inclusive, and as may be subsequently amended of the Revised Code of Ordinances of the City of Fort Atkinson.

*Common council; council.* The words "common council" and "council" shall mean the Common Council of the City of Fort Atkinson, Wisconsin.

*Gender; number.* Every word in this Code and in any ordinance importing the masculine gender may extend and be applied to females as well as males, and every word importing the singular number only may extend and be applied to several persons or things as well as to one person or thing; provided that these rules of construction shall not be applied to any provisions which shall contain any express language excluding such construction or when the subject matter or context of such provisions may be repugnant thereto.

*Law.* The word "law" shall mean any statute, ordinance or regulation promulgated by the state, the United States, the county, the city or any agencies thereof, as well as the rules and regulations of other bodies politic that may be appropriate.

*Month.* The word "month" shall mean a calendar month.

*Person.* The word "person" shall extend and apply to natural persons, firms, corporations, associations, partnerships or other bodies politic and all entities of any kind capable of being sued unless plainly inapplicable.

*Shall, may.* "Shall" is mandatory; "may" is permissive.

*State.* The words "the state" or "this state" shall mean the State of Wisconsin.

*Tense.* Words used in the past or present tense include the future as well as the past and present.

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*Wisconsin Statutes, Wis. Stats.* The term "Wisconsin Statutes" or "Wis. Stats." wherever used in this Code shall mean the Wisconsin Statutes, as amended from time to time.

*Year.* The word "year" shall mean a calendar year.

(Code 1969, § 0.01)

### **Sec. 1-3. Catchlines of sections.**

The catchlines of the several sections of this Code printed in boldface type are intended as mere catchwords to indicate the contents of the sections and shall not be deemed or taken to be titles of such sections, nor as any part of the sections; nor, unless expressly so provided, shall they be so deemed when any such sections, including the catchlines, are amended or reenacted.

### **Sec. 1-4. References to chapters or sections.**

All references to chapters or sections are to the chapters and sections of this Code unless otherwise specified.

### **Sec. 1-5. History notes.**

The history notes appearing in parentheses after sections of this Code are not intended to have any legal effect, but are merely intended to indicate the source of matter contained in the section.

### **Sec. 1-6. References and editor's notes.**

References and editor's notes following certain sections are inserted as an aid and guide to the reader and are not controlling nor meant to have any legal effect.

### **Sec. 1-7. Provisions considered as continuation of existing ordinances.**

The provisions appearing in this Code so far as they are the same as those of the Code of the City of Fort Atkinson, 1969, and of ordinances existing at the time of adoption of this Code shall be considered as a continuation thereof and not new enactments.

### **Sec. 1-8. Code does not affect prior offenses, rights, etc.**

Nothing in this Code or the ordinance adopting this Code shall affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or accruing before the effective date of this Code.

### **Sec. 1-9. Finance director to file documents incorporated by reference.**

Whenever in this Code any standard, code, rule, regulation or other written or printed matter, other than the Wisconsin Statutes or other sections of this Code, are adopted by reference, they shall be deemed incorporated in this Code as if fully set forth herein; and the finance director is hereby directed and required to file, deposit and keep in his/her office a copy of the code, standard, rule, regulation, or other written or printed matter as adopted. Materials so filed, deposited and kept shall be public records open for examination with proper care by any person during the finance director's office hours, subject to such orders or regulations the finance director may prescribe for their preservation.

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(Code 1969, § 0.03)

### **Sec. 1-10. Penalty provisions.**

- (a) *General penalty.* Unless otherwise provided in this Code, any person who shall violate any of the provisions of this Code shall, upon conviction of such violation, be subject to a penalty, which shall be as follows:
- (1) *Penalty when none expressed.* If a person is convicted of an act or omission prohibited by this Code, and for which no penalty is expressed, the person shall be subject to a forfeiture not to exceed \$1,000.00 plus costs of prosecution.
  - (2) *Separate violations.* Each day a violation of this Code exists or continues shall constitute a separate offense.
  - (3) *Parties to offense.*
    - a. Whoever is concerned in the commission of an offense that is a violation of this Code is a principal and may be charged with and convicted of the commission of the offense although the person did not directly commit the act and although the person who directly committed the act has not been convicted of some other degree of the offense or of some other offense based on the same act.
    - b. A person is concerned in the commission of the offense if he/she:
      1. Directly commits the offense; or
      2. Intentionally aids and abets the commission of the offense.
- (b) *Execution against defendant's property.* Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of the court for violation of any ordinance of the city, the court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for forfeiture and costs.
- (c) *Failure to pay forfeiture.* Any person who shall fail to pay the amount of the forfeiture, costs of prosecution and penalty assessments imposed for the violation of any nontraffic regulation provision of this Code may, upon order of the court entering judgment therefor, and having jurisdiction of the case, be subjected to any and all additional penalties as contained in Wis. Stats. ch. 800.

(Code 1969, § 0.04)

### **Sec. 1-11. Ordinances saved from repeal.**

All ordinances heretofore adopted by the common council are hereby repealed, except all ordinances or parts of ordinances relating to the following subjects and not conflicting with any of the provisions of this Code:

- (1) The issuance of corporate bonds and notes of the city.
- (2) The establishment of grades, curblines and widths of sidewalks in the public streets and alleys.
- (3) The fixing of salaries of public officials and employees.
- (4) Rights with licenses or franchises or the creation of any contract with the city.
- (5) The lighting of streets and alleys.
- (6) The annexation of territory to the city.
- (7) The naming and changing of names of streets, alleys, public grounds and parks.

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(Supp. No. 29)

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- (8) The letting of contracts without bids.
  - (9) Tax and special assessment levies.
  - (10) Any cable television authorization or franchise granted in accordance therewith.
  - (11) Any ordinance regarding civil emergencies.
  - (12) The official map of the city.
  - (13) The platting code subdivision ordinance.
  - (14) Release of persons, firms or corporations from liability.
  - (15) Construction of any public works.
  - (16) Water, sewer and electric rates, rules and regulations and sewer and water main construction.
  - (17) Budget ordinances, resolutions and actions.
  - (18) Any ordinance regarding zoning.
  - (19) Any ordinance regarding city and ward boundaries.
  - (20) Any ordinance that is temporary in effect.

(Code 1969, § 0.05)

### **Sec. 1-12. Effect of repeals.**

The repeal or amendment of any section or provision of this Code or of any other ordinance or resolution of the common council shall not:

- (1) By implication be deemed to revive any ordinance not in force or existing at the time at which such repeal or amendment takes effect.
- (2) Affect any vested right, privilege, obligation or liability acquired, accrued or incurred under any enactment so repealed or amended unless the privilege of repealing such obligation or privilege has been reserved by the city.
- (3) Affect any offense committed or penalty or forfeiture incurred, previous to the time when any ordinance shall be repealed or amended; except that when any forfeiture or penalty shall have been mitigated by the provisions of any ordinance, such provisions shall apply to and control any judgment to be pronounced after such ordinance takes effect for any offense committed before that time.
- (4) Affect any prosecution for any offense, or the levy of any penalty or forfeitures pending at the time when any ordinance aforesaid shall be repealed or amended; but the right of action shall continue and the offender shall be subject to the penalty as provided in such ordinances, and such prosecution shall provide in all respects, as if such ordinance or ordinances had not been repealed; except that all such proceedings had after the time this Code shall take effect, shall be conducted according to the provisions of this Code.

(Code 1969, § 0.06)

### **Sec. 1-13. Official map.**

- (a) *Intent.* It is the intent of the common council to repeal and re-establish an official map for the purpose of serving and promoting the public health, safety, convenience economy, orderliness and general welfare to

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the community; to further the orderly layout and use of land; to stabilize the location of real property boundary lines; to facilitate adequate provision for transportation, parks, playgrounds, and stormwater drainage; and to facilitate the further subdivision on larger tracts into smaller parcels of land.

- (b) *Authority.* The ordinance codified in this section is enacted under the authority granted by Wis. Stats. § 62.23(6).
- (c) *Official map.* The official map shall show the location and extent of all platted and existing streets, highways, parkways, parks, and playgrounds within the corporate and extraterritorial limits of the City of Fort Atkinson as heretofore, platted, laid out, adopted, and established by law. There is hereby established, as the official map of the City of Fort Atkinson, the map which accompanies and is made a part of this section bearing the date of February 1, 2021. This map is hereby designated as the "Official Map of the City of Fort Atkinson" and all notations, references, and other information shown thereon shall be as much a part of this section as though the matters and information thereon were fully described herein.
- (d) *Changes and additions.*
  - (1) The common council may change or add to the official map as to establish the exterior lines, or widen, narrow, extend, or close any platted, existing, proposed, or planned streets, highways, parkways, parks, or playgrounds.
  - (2) The common council shall refer any change or addition to the official map to the city plan commission for review and report their recommendation to the common council within 60 days of referral.
  - (3) A public hearing of parties in interest and citizens before the common council shall be required before any changes or additions to the official map are effective. At least 15 days' notice of said hearing shall be required by publication.
  - (4) Changes and additions made by duly approved subdivision plats shall not require the public hearing if the changes or additions do not affect any land outside the area being platted.
- (e) *Building permits.*
  - (1) For the purpose of preserving the integrity of the official map, a building permit shall be required for any structure or part thereof that shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered. No permit shall hereafter be issued for any building in the bed of any existing or proposed street, highway, or parkway shown on the official map. No permit for the erection of any building shall be issued unless a street, highway, or parkway giving access to such proposed structure has been duly placed on this map.
  - (2) The city building inspector may require each applicant for a building permit to submit a plan, prepared and certified by a registered land surveyor, showing accurately the location of any proposed building with reference to any street, highway or parkway shown on the official map.
- (f) *Municipal improvements.* No public sewer or other municipal street utility or improvement shall be constructed in any street, highway, or parkway within the corporate limits of the City of Fort Atkinson until such street, highway, or parkway is duly placed on the official map or is otherwise approved through a plat of subdivision approved by the city.
- (g) *Appeals.* The board of zoning appeals shall have the power to review any administrative decision of the city building inspector to deny a permit for the creation of a structure under this section and to grant relief from the requirements of this section under the provision of Wis. Stats. §§ 62.23(6)(d), (f), and (g).
- (h) *Certification of map.* There shall be a certified copy of the official map that shall be kept in the office of the city clerk and shall be available for the inspection by any interested person during regular office hours. The certified copy shall bear on its face a certification that it is a true copy of the official map described in and

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accompanying this section and shall show the date of adoption of the ordinance codified herein and shall be signed by the president and counter-signed by the city clerk. Thereafter, no change or addition to such official map shall become effective until it shall have been indicated by the appropriate convention of the aforesaid certified copy of the official map and a certificate placed thereon or attached thereto, bearing the number and date of adoption of the amending ordinance. The certificate shall be signed by the city council president and countersigned by the city clerk.

- (i) *Recording of map.* The city clerk shall be responsible immediately upon adoption of the official map or any amendment thereto for recording a true copy of the amended official map with the Jefferson County Register of Deeds.
- (j) *Enforcement.* It shall be the duty of the city building inspector to enforce the provisions of this section.
- (k) *Penalties.* Any person who violates, disobeys, neglects, omits or refuses to comply with or who resists the enforcement of any provisions of this section shall be subject to section 1-10.

(Code 1969, §§ 23.01(A), (D)—(F); Ord. No. 814, 2-17-22)

### **Sec. 1-14. Wards and boundaries.**

The City of Fort Atkinson shall be divided into ten wards with the gymnasium of the municipal building, located at 101 N. Main Street, being designated as the polling place for all wards. All wards are outlined upon the official map on file in the municipal office and are described as follows:

*Ward One:* All of that portion of the city bounded on the west by the corporate city limits starting at the north side of the Rock River, on the north by Madison Avenue; east to Lexington Blvd.; south to Coventry Circle; east and south to Commonwealth Drive; on the east by Commonwealth Drive and Wilson Avenue and the corporate city limits to Riverside Drive; on the south by Riverside Drive and the corporate city limits to said west corporate city limits.

*Ward Two:* All of that portion of the city bounded on the west by the corporate city limits north of Madison Avenue; on the north by Campus Drive; south along Banker Road; east along W. Cramer Street; south along Blackhawk Drive; east along Hillcrest Drive; south along Zaffke Street; west along Messmer Street; south along Zaffke Street; west along Caswell Street; south along Roosevelt Street; east along Madison Avenue; south along Jackson Street to the Rock River; then west along the Rock River; north along Wilson Avenue; continuing north and west along Commonwealth Avenue; then north and west on Coventry Circle; then north on Lexington Boulevard; then west along Madison Avenue to the western corporate city limits, excluding those parcels within these boundaries located within the Town of Koshkonong.

*Ward Three:* All of that portion of the city bounded to the west by Banker Road approximately 180 feet south of Campus Drive; to the north and west by the corporate city limits and Ward Ten; on the east by North Main Street; to the south by Frederick Avenue; south along Nelson Street; west by Caswell Street; north by Zaffke Street; west by Hillcrest Drive; north by Blackhawk Drive and to the west by Cramer Street.

*Ward Four:* All of that portion of the city bounded on the west at the intersection of Jackson Street and Van Buren Street; west by Madison Avenue; north by Roosevelt Street; east on Caswell Street; north by Zaffke Street; east on Messmer Street; north by Nelson Street; on the north by Frederick Avenue; on the west by North Main Street; on the south by Madison Avenue, Adams Street and Riverside Drive; and west by Robert Street and Van Buren Street.

*Ward Five:* All of that portion of the city bounded by the south side of the Rock River from the west corporate city limits to Jackson Street; west on Van Buren Street; on the east by south Robert Street; east to South Third Street West; south on Grove Street; east on South Sixth Street; east to South Main Street; south to West

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Hilltop Trail; west to Janesville Avenue; south to the corporate city limits (including the Klement Business Park); and west to the corporate city limits.

*Ward Six:* All of that portion of the city bounded on the north by West Hilltop Trail from Janesville Avenue to South Main Street; on the east by South Main Street; south to the corporate city limits on the west side of South Main Street; west and south along the corporate city limits to Hackbarth Road; then west along Hackbarth Road and the corporate city limits to Janesville Avenue; then north to West Hilltop Trail.

*Ward Seven:* All of that portion of the city bounded on the north by Madison Avenue from Adams Street to North Main Street; on the east by North and South Main Street; south to Whitewater Avenue; south to the corporate city limits on the west side of Whitewater Avenue; then west, south and north, following corporate city limits to the intersection of Krause Avenue; north along South Main Street to South Sixth Street; west to Grove Street; north along Grove Street to South Third Street to Riverside Drive and north on Adams Street.

*Ward Eight:* All of that portion of the city bounded on the north by the corporate city limits from North Main Street to the Rock River; on the east by the corporate city limits south to East Sherman Avenue; on the south by East Sherman Avenue; on the west by North Main Street; also including the airport property.

*Ward Nine:* All of that portion of the city bounded on the north by East Sherman Avenue from North Main Street east to the corporate city limits; south along corporate city limits to Fox Hill Road; west and south along corporate city limits to Whitewater Avenue; on the west by Whitewater Avenue and South and North Main Street.

*Ward Ten:* A part of the Southwest one-quarter of the A part of the: Southwest one-quarter of the Northwest one-quarter, including a part Lot 1 of Jefferson County Certified Survey Map No. 4382, recorded in Volume 22 of Certified Survey Maps on Pages 67 and 68 as Document No. 1111558 of Jefferson County Records and a part Lot 1 of Jefferson County Certified Survey Map No. 3015, recorded in Volume 12 of Certified Survey Maps on Page 161 as Document No. 933327 of Jefferson County Records; the Northwest one-quarter of the Northwest one-quarter; the Northeast one-quarter of the Northwest one-quarter; and the Northwest one-quarter of the Southeast one-quarter; all of Section 33, Township 6 North, Range 14 East, Town of Koshkonong, Jefferson County, Wisconsin, being more particularly described as follows:

Commencing at the West one-quarter Corner of said Section 33; thence, along the West line of said Northwest one-quarter, N00°50'50"W, 659.35 feet to the Southwest corner of the North one-half of said Southwest one-quarter of the Northwest one-quarter and the point of beginning; thence, continuing along said West line, N00°50'50"W, 1,585.47 feet to its intersection with the Southerly right-of-way line of Hoard Road; thence, along said Southerly right-of-way line, the following courses: thence N81°26'33"E, 78.53 feet; thence N74°24'16"E, 222.73 feet; thence N65°10'44"E, 104.08 feet; thence N53°29'50"E, 201.09 feet; thence N68°43'40"E, 186.78 feet; thence N85°36'25"E, 187.98 feet; thence N89°56'56"E, 340.11 feet; thence S84°06'56"E, 135.37 feet; thence N79°34'29"E, 76.69 feet to a point on a line lying 33.00 South, as measured at right angles and parallel to, the North line of said Northwest one-quarter; thence, along said parallel line, S88°21'29"E, 501.67 feet to the West line of the Parcel described in Document No. 1183482; thence, leaving said Southerly right-of-way line along last said West line, S01°01'56"E, 632.80 feet; thence, continuing along said West line and the West line of the Parcel described in Document No. 891833, S01°08'04"E, 657.67 feet to the Southwest corner of last said Parcel, lying on the North line of the 4<sup>th</sup> Addition to Arrowhead Village; thence, along last said North line and the North line of the 2nd Addition to Arrowhead Village, N88°12'31"W, 660.42 feet to the Northwest corner of said 2nd Addition to Arrowhead Village; thence, along the West line of said 2nd Addition to Arrowhead Village and the East line of said Southwest one-quarter of the Northwest one-quarter, S01°00'47"E, 661.10 feet to the Southeast corner of aforesaid North one-half of said Southwest one-quarter of the Northwest one-quarter, said corner also being the Northeast corner of Berry Hill; thence, along the North line of said Berry Hill and the South line of said North one-half of said Southwest one-quarter of the Northwest one-quarter, N88°09'18"W, 692.43 feet to the Easterly right-of-way line of Banker Road; thence, along said Easterly right-of-way line, S21°41'03"W, 54.53 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 1,965.17 feet and a chord which bears S16°54'10"W, 327.61 feet; thence, along said Easterly right-of-way line, Southerly, 327.99 feet along the arc of said curve through a



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central angle of 09°33'46" to the point of tangency thereof; thence, continuing along said Easterly right-of-way line, S12°07'17"W, 526.33 feet to the Southwest corner of the Parcel described in Document No. 1370575; thence, along the Westerly prolongation of the South line of last said Parcel, N89°29'25"W, 33.69 feet to the centerline of said Banker Road; thence, along said centerline, N12°07'17"E, 231.00 feet to its intersection with the South line of said Northwest one-quarter; thence, along last said South line, N88°05'45"W, 33.53 feet to its intersection with the Westerly right-of-way line of Banker Road; thence, along said Westerly right-of-way line, N12°07'17"E, 308.06 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 2031.17 feet and a chord which bears N16°54'10"E, 338.61 feet; thence, continuing along said Westerly right-of-way line, Northerly, 339.00 feet along the arc of said curve through a central angle of 09°33'46" to the point of tangency thereof; thence, continuing along said Westerly right-of-way line, N21°41'03"E, 30.72 feet to aforesaid South line of the North one-half of said Southwest one-quarter of the Northwest one-quarter; thence, along last said South line, N88°09'18"W, 552.09 feet to the point of beginning.

(Ord. No. 576, 7-17-01; Ord. No. 706, 7-5-11; Ord. No. 808, § 1, 11-2-21; Ord. No. 817, § 1, 6-7-22)

### **Sec. 1-15. Conflict and severability.**

- (a) *Conflicting provisions.* If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to matters and questions arising out of the subject matter of such chapter.
- (b) *Severability of Code provisions.* If any section, subsection, sentence, clause or phrase of this Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. The common council hereby declares that they would have passed this Code as originally enacted and as subsequently created, amended or revised, and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

(Code 1969, § 0.02)

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO CREATE SECTION 1-16 AND AMEND VARIOUS OTHER SECTIONS  
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO  
FEES FOR PROCEDURES, REINSPECTIONS, AND PERMITS**

**NOW THEREFORE**, the City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

**Section 1.** Creates Sec. 1-16. Reinspection Fee Charges to read as follows:

**“Sec. 1-16. – Reinspection fee charges**

**(a) General provisions.**

**(1) Purpose.** The purpose of this section is to:

- a. Assist the city in recovering the cost of enforcing its housing, zoning, property-related, and other municipal codes;
- b. Promote the appropriate regulation and control of buildings and real estate within the city;
- c. Protect and promote the public health, safety, and general welfare of the community;
- d. Protect the character and the social and economic stability of the city;
- e. Maintain and protect the value of land and buildings within the city; and
- f. Address and remedy code violations related to real estate within the city.

**(2) Findings.** The City Council finds and determines that the cost to enforce the city’s housing, zoning, building, and related municipal codes exceeds the revenue received through reinspection fees. The imposition of such fees is necessary to recover a portion of these costs and to ensure continued enforcement efforts.

**(b) Reinspection Fees.**

**(1) Fees imposed.** To compensate for inspection and administrative costs, the city may impose a reinspection fee on the owner or occupant of any property for each reinspection conducted by a city staff member, officer, or employee to determine compliance with an order to correct a violation of the Fort Atkinson Municipal Code, including but not limited to violations of: Chapter 14 (Aviation), Chapter 15 (Zoning

Ordinance), Chapter 18 (Buildings and Building Regulations), Chapter 30 (Environment), Chapter 38 (Health and Sanitation), Chapter 42 (Historic Preservation), Chapter 66 (Planning), Chapter 70 (Land Division and Development), Chapter 78 (Shoreland-Wetland Zoning), Chapter 86 (Solid Waste), Chapter 90 (Streets, Sidewalks, and Other Public Places), Chapter 98 (Utilities), and Chapter 102 (Vegetation).

- a. Reinspection fees shall be assessed in accordance with the City of Fort Atkinson adopted fee schedule. No fee shall be charged when compliance is verified at the time of reinspection.
- b. Increased fees may apply for successive reinspections or for recurring violations, as provided in the adopted fee schedule. Reinspection fees may also be charged where a substantially similar violation is observed within twelve (12) months of a prior correction order.
- c. If there has been a change of ownership or occupancy after the city issues a correction order, the Director of Neighborhood and Building Services, or his or her designee, may waive the reinspection fee if in his or her opinion the new owner or occupant was not aware of the prior order to correct a violation or condition.
- d. Reinspection fees shall be charged against the property on which the inspection occurred, shall be a lien upon the property, and shall be assessed and collected as a special charge pursuant to Wis. Stat. § 66.0627.

**(2) Permit-related reinspection fees.** A reinspection fee may be imposed when a contractor, property owner, or authorized agent requests an inspection for permit-related work, and the work is not ready or accessible at the scheduled time. The applicable fee shall be as set forth in the City's fee schedule referenced in Chapter 110. Failure to pay such fees after one notice may result in withholding of future permits until all outstanding fees are paid in full.

**(3) Fourth offense reinspection waiver process.** Any violator receiving a reinspection fee for a fourth or subsequent offense related to the same violation may request a waiver of the fee. The request must be made in writing to the Director of Neighborhood and Building Services

or his or her designee within seven (7) calendar days of receiving notice of the 4th or subsequent reinspection fee. The Director or his or her designee shall meet with the violator or their representative to review the violation and discuss corrective action. The violator shall submit a written abatement plan within ten (10) calendar days of the meeting to the Director or designee. If the Director or designee approves the plan and the plan is successfully completed by the deadline included in the plan, the fourth offense reinspection fee shall be waived. The Director or designee shall notify the violator of the availability of this waiver process at the time of issuance of the fourth offense reinspection fee."

**Section 2.** Amends Section 15.10.61 of the Zoning Ordinance to read as follows:

"(1) Fees for procedures, reinspections, and permits shall be established and amended by the City Council. See Sections 1-10 and 1-16 ~~Chapter 110~~ of the City of Fort Atkinson Municipal Code."

**Section 3.** Creates Section 14-41. Reinspection fee charges to read as follows (Aviation Chapter):

"Sec. 14-41. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 4.** Creates Section 18-36. Reinspection fee charges to read as follows (Buildings and Building Regulations Chapter, including the Housing Code):

"Sec. 18-36. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 5.** Creates Section 30-2. of the Environment Ordinance to read as follows:

"Sec. 30-2. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 6.** Creates Section 38-7. Reinspection fee charges to read as follows (Health and Sanitation Chapter):

"Sec. 38-7. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 7.** Creates Section 42-4. Reinspection fee charges to read as follows (Historical Preservation Chapter):

"Sec. 42-2. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 8.** Creates Section 66-3. Reinspection fee charges to read as follows (Planning Chapter):

"Sec. 66-3. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 9.** Creates Section 70.13.05 Reinspection fee charges to read as follows (Land Division and Development Ordinance):

"Sec. 70.13.05 – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 10.** Creates Section 78-10. Reinspection fee charges to read as follows (Shoreland-Wetland Zoning Ordinance):

"Sec. 78-10. – Reinspection fee charges.

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 11** Creates Section 86-4. Reinspection fee charges to read as follows (Solid Waste Chapter):

"Sec. 86-4. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 12** Creates Section 90-8. Reinspection fee charges to read as follows (Streets, Sidewalks and Other Public Places Chapter):

"Sec. 90-8. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 13** Creates Section 98-3. Reinspection fee charges to read as follows (Utilities Chapter):

"Sec. 98-3. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 14** Creates Section 102-2. Reinspection fee charges to read as follows (Vegetation Chapter):

" Sec. 102-2. – Reinspection fee charges

Reinspections required due to noncompliance with this Chapter shall be conducted in accordance with Section 1-16 of the General Ordinances. Reinspection fees are imposed in addition to any other penalties or enforcement measures provided within this Chapter."

**Section 15.** This ordinance shall take effect after passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Fort Atkinson City Council**

\_\_\_\_\_  
**Kyle Jaeckel, President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman, City Manager

**RE:** Review and possible action relating to updated invoices from WE Energies for gas and electric installations at Ridge View Estates (Houseman, City Manager)

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### BACKGROUND

On May 20, 2025, the City Council reviewed and approved invoices from WE Energies to provide gas and electric services to the Ridge View Estates Subdivision, most of which is currently owned by the City. Since that time, WE Energies has re-evaluated their plan for providing both gas and electric services. The new plans for gas service requires boring underground to install the pressurized gas pipe. The previous plan included trenching the pipes, which was less expensive. The new plans for electric service include service to the multifamily building on the south side of Trillium Drive, which is currently under construction.

### DISCUSSION

#### Updated Gas Service Plans

The updated gas service plan includes boring for certain areas due to the installation of public infrastructure. The proposed cost is \$93,828.35, which represents an increase of \$22,120 over the previously approved cost of \$71,708.35. This invoice includes more boring than may be required, due to the fact that the eastern portion of Marigold Drive has not been installed yet. The cost is reimbursable at a rate of \$4,091 per unit within the first five years of the development.

#### Updated Electrical Service Plans

The updated electrical service plan includes extending electrical service south from the south end of Marigold Drive across Trillium Drive to serve the multifamily development, then east and north across Trillium to loop back into the rest of the system. The lack of this connection on the previous plan was an oversight by the WE Energies design team. Note that this oversight may have been caused by the multiple projects and project managers engaged in this large scale residential development. The proposed cost is \$269,984.03, which represents an increase of \$9,380.82 over the previously approved cost of \$260,603.21. The cost is reimbursable at a rate of \$1,757 per unit within the first five years of the development.

Please see the table below for a summary of the costs associated with this request.



| WE Energies Utility Costs - Ridge View Estates Subdivision |            |                       |                          |                           |                         |                    |
|------------------------------------------------------------|------------|-----------------------|--------------------------|---------------------------|-------------------------|--------------------|
| Utility                                                    | Project ID | Estimated Cost (2024) | Approved Cost (May 2025) | Proposed Cost (July 2025) | Proposed Funding Source | Reimbursable?      |
| Electric Service                                           | 5031866    | \$ 250,000.00         | \$ 260,603.21            | \$ 269,984.03             | TID #9                  | Yes - \$1,757/unit |
| Gas Service                                                | 5031867    | \$ 75,000.00          | \$ 71,708.35             | \$ 93,828.35              | TID #9                  | Yes - \$4,091/unit |
|                                                            | Total      | \$ 325,000.00         | \$ 332,311.56            | \$ 363,812.38             |                         |                    |
|                                                            |            |                       | <b>Total Add't:</b>      | <b>\$ 31,500.82</b>       |                         |                    |

## FINANCIAL ANALYSIS

The previously approved projects were to be funded with TID #9 funds. Note that the City is responsible for providing gas and electric service to this subdivision per the Development Agreement with Intrepid Investments approved by the City Council in 2024. The City intends to use TID #9 funds to make the initial infrastructure payments for both gas and electric service. Any customer connection refund payments will be returned to TID #9. The totals for both gas and electric service may not be completely refunded.

The City has already issued (but not mailed) a check for \$332,311.56 for WE Energies based on the previous plans, invoices, and approvals. Staff is requesting the City Council authorize the issuance of an additional check for \$31,500.82 representing the total additional cost of the two updated invoices (\$363,812.38).

## RECOMMENDATION

City staff recommends that the City Council approve the updated invoices from WE Energies for projects 5031866 and 5031867 to provide gas and electric service to the Ridge View Estates Subdivision in the amount of \$31,500.82.

## ATTACHMENTS

1. 5031867 Cost Letter\_June 2025
2. 5031867 Sketch
3. 5031867 GRADE VERIFICATION FORM
4. 5.20.25 WE Energies Gas - Ridge View
5. 5031866 Cost Letter\_July 2025
6. 5031866 Drawing
7. 5031866 GRADE VERIFICATION FORM
8. 5.20.25 WE Energies Electric - Ridge View



June 27, 2025

City of Fort Atkinson  
Rebecca Houseman  
101 N Main St  
Fort Atkinson, WI 53538

Subject: Invoice for Ridge View Estates; Work Request 5031867

Dear Rebecca Houseman:

Thank you for your application for natural gas facilities. Please review the following information.

**Cost details:**

- The total cost for this project will be \$93,828.35 (which includes the cost to bore). Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- The cost has been reduced by \$0.00 as credit for 0 meter(s) being set at the time of installation.
- Additional charges will apply if installation is requested Dec. 1 through March 31.
- Installation cost must be paid in advance of construction.
- This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready, and all other requirements are met.

**Payment remittance:**

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check
- Online at [www.we-energies.com/payconstructionbill](http://www.we-energies.com/payconstructionbill)
- Phone at 855-570-0998

**Refund details:**

- Refunds are available for up to five years after the main installation and will not exceed the amount of the original cost.
- Refunds in the amount of \$4,091.00 (permit fees are not refundable) may be made for each residential space heating customer connected to this main.
- Refund amounts for multifamily and commercial customers will be individually calculated based on their estimated average annual consumption.

**Facility location:**

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.
- If you are unable to locate and mark your privately owned buried facilities, you can hire a contractor to do it for you.
- For your safety, we will coordinate with Diggers Hotline to have technicians visit the site to locate underground utilities (such as natural gas, electric, phone, cable, sewer and water). The technicians will mark the facilities with flags and spray paint that will fade after a few weeks.

**Construction:**

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three week lead time for scheduling the installation of natural gas facilities.
- To ensure minimal disturbance to your site, it is best to install our facilities prior to road base, paving, topsoil, and erosion control, but after the installation of sewer, water and right-of-way subgrading.
- The site must be within four inches of final grade and we must be made aware of any changes that have been made since we received preliminary, approved plats.

Surface restoration:

- Surface restoration in the public right-of-way, for main installed beyond your project limits, will be completed according to municipal guidelines.
- Restoration within your development will include backfilling and compacting using existing soil.

**As a reminder, you need to sign and return a copy of this letter and enclosed drawing along with your payment, if paying by check.** If you have any questions, please call me. I look forward to working with you to make your project a success.

Sincerely,

*Nicole Warwick*

Nicole Warwick  
Energy Services Consultant  
414-944-5645  
nicole.warwick@we-energies.com

Work Request #: 5031867

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

Estimated date site will be ready for natural gas: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

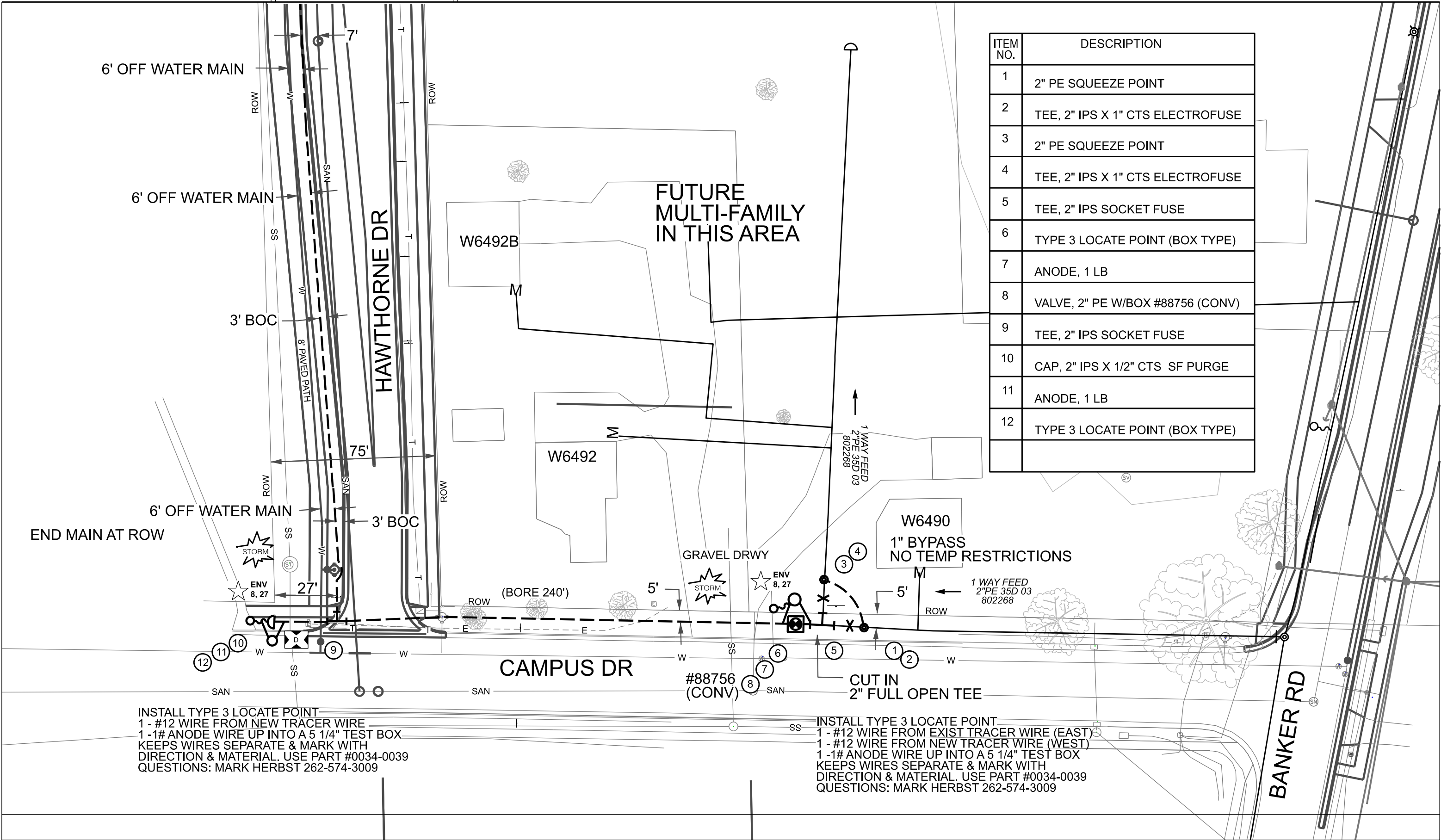
P.S. For more information on the application and construction process for new developments, visit [www.we-energies.com/contractors/builderdeveloper](http://www.we-energies.com/contractors/builderdeveloper).

Enclosures





SHEET 3

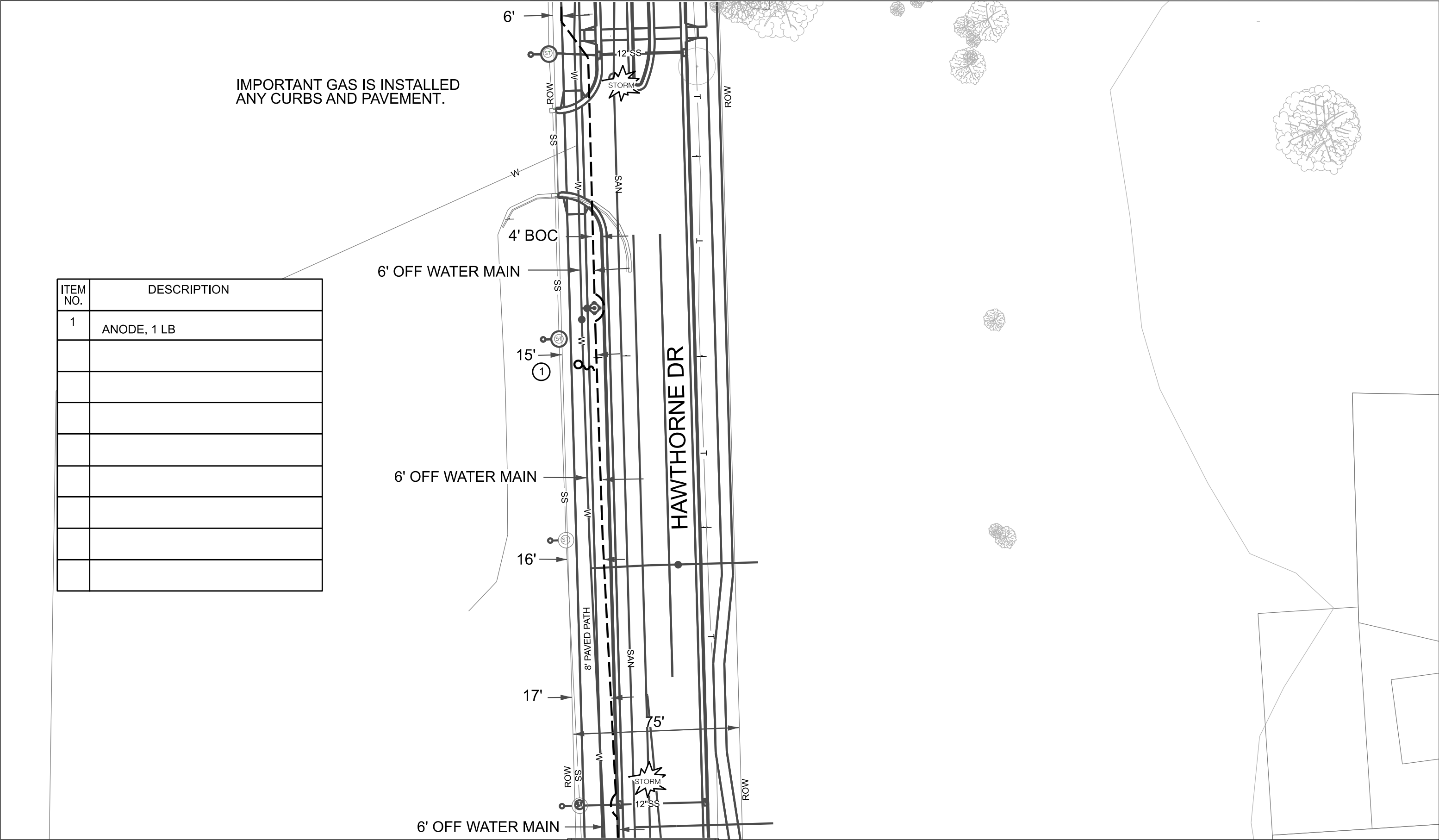


| ITEM NO. | DESCRIPTION                      |
|----------|----------------------------------|
| 1        | 2" PE SQUEEZE POINT              |
| 2        | TEE, 2" IPS X 1" CTS ELECTROFUSE |
| 3        | 2" PE SQUEEZE POINT              |
| 4        | TEE, 2" IPS X 1" CTS ELECTROFUSE |
| 5        | TEE, 2" IPS SOCKET FUSE          |
| 6        | TYPE 3 LOCATE POINT (BOX TYPE)   |
| 7        | ANODE, 1 LB                      |
| 8        | VALVE, 2" PE W/BOX #88756 (CONV) |
| 9        | TEE, 2" IPS SOCKET FUSE          |
| 10       | CAP, 2" IPS X 1/2" CTS SF PURGE  |
| 11       | ANODE, 1 LB                      |
| 12       | TYPE 3 LOCATE POINT (BOX TYPE)   |

INSTALL TYPE 3 LOCATE POINT  
1 - #12 WIRE FROM NEW TRACER WIRE  
1 - 1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009

INSTALL TYPE 3 LOCATE POINT  
1 - #12 WIRE FROM EXIST TRACER WIRE (EAST)  
1 - #12 WIRE FROM NEW TRACER WIRE (WEST)  
1 - 1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009



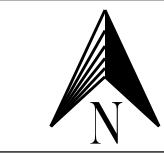


IMPORTANT GAS IS INSTALLED  
ANY CURBS AND PAVEMENT.

| ITEM NO. | DESCRIPTION |
|----------|-------------|
| 1        | ANODE, 1 LB |
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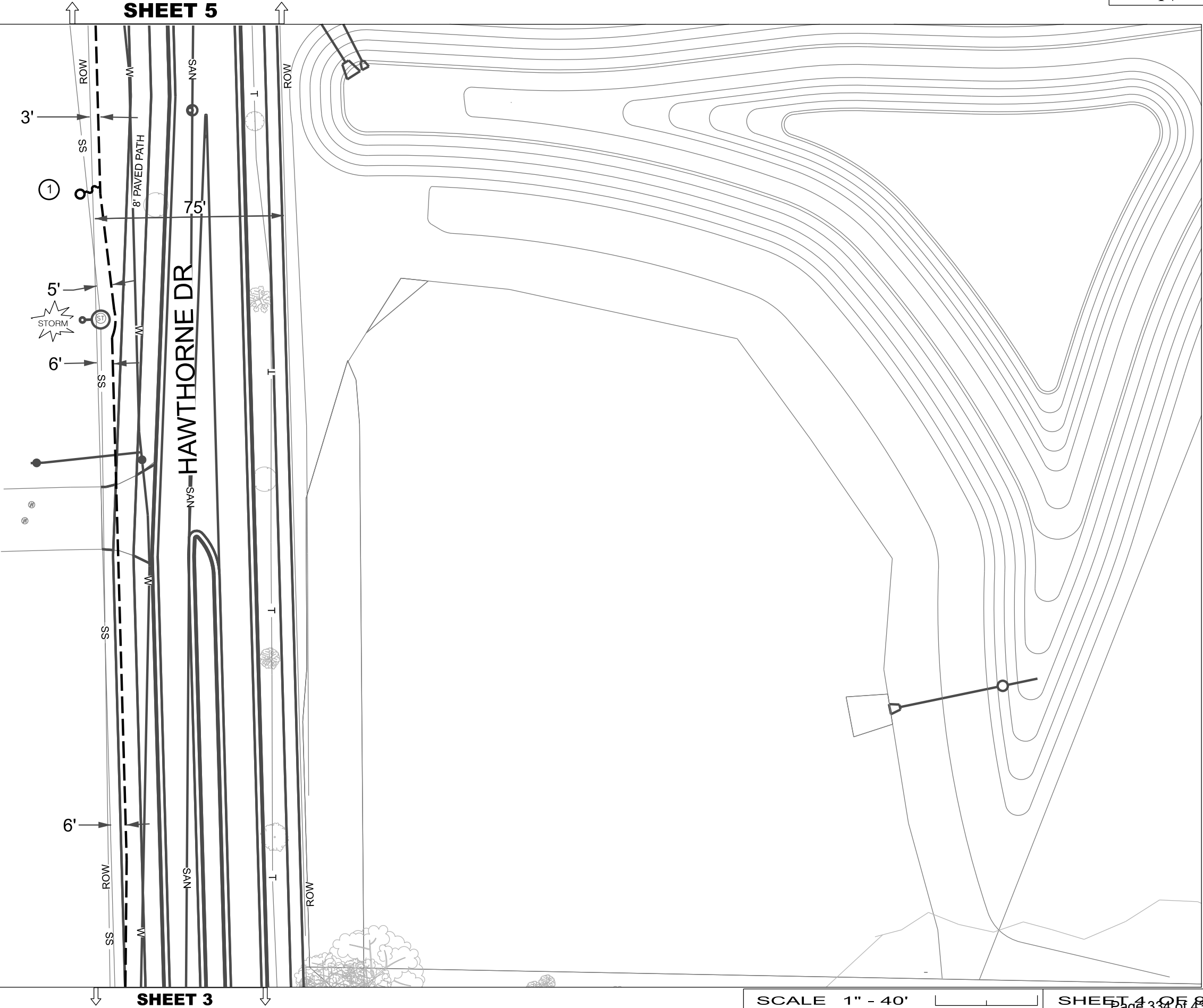
SHEET 4

SHEET 2



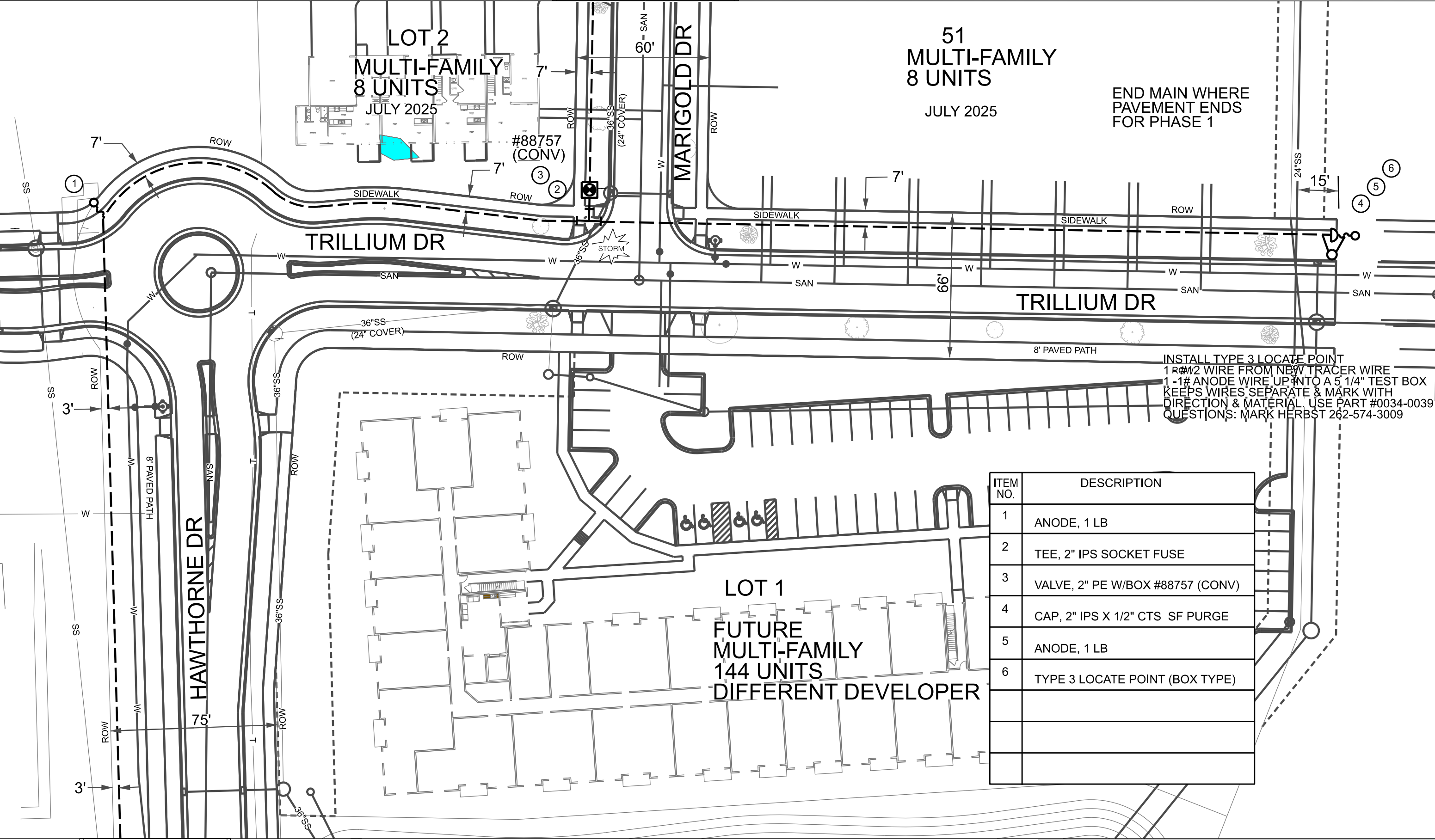
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| 1        | ANODE, 1 LB |
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IMPORTANT GAS IS INSTALLED  
ANY CURBS AND PAVEMENT.





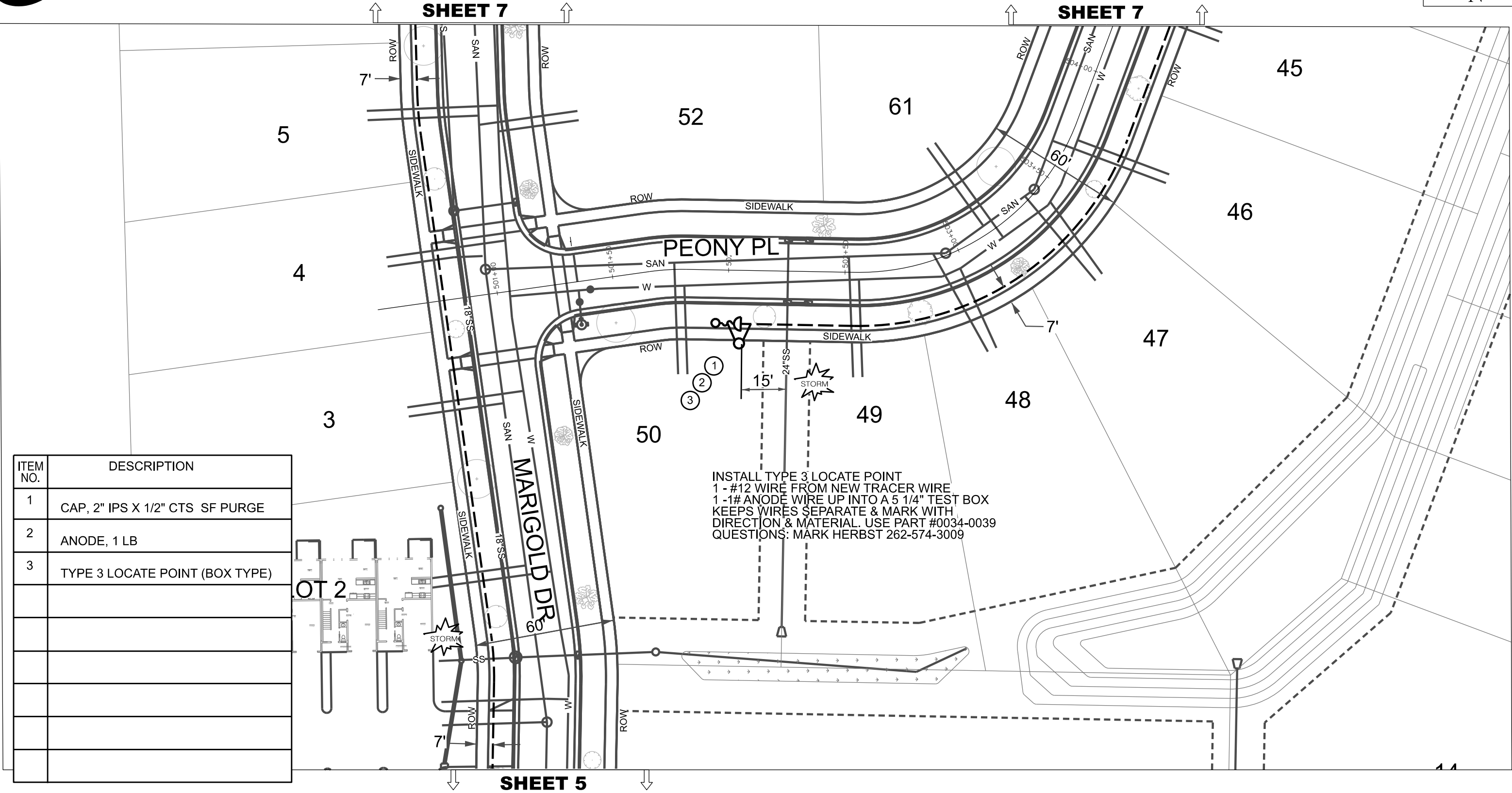
SHEET 6



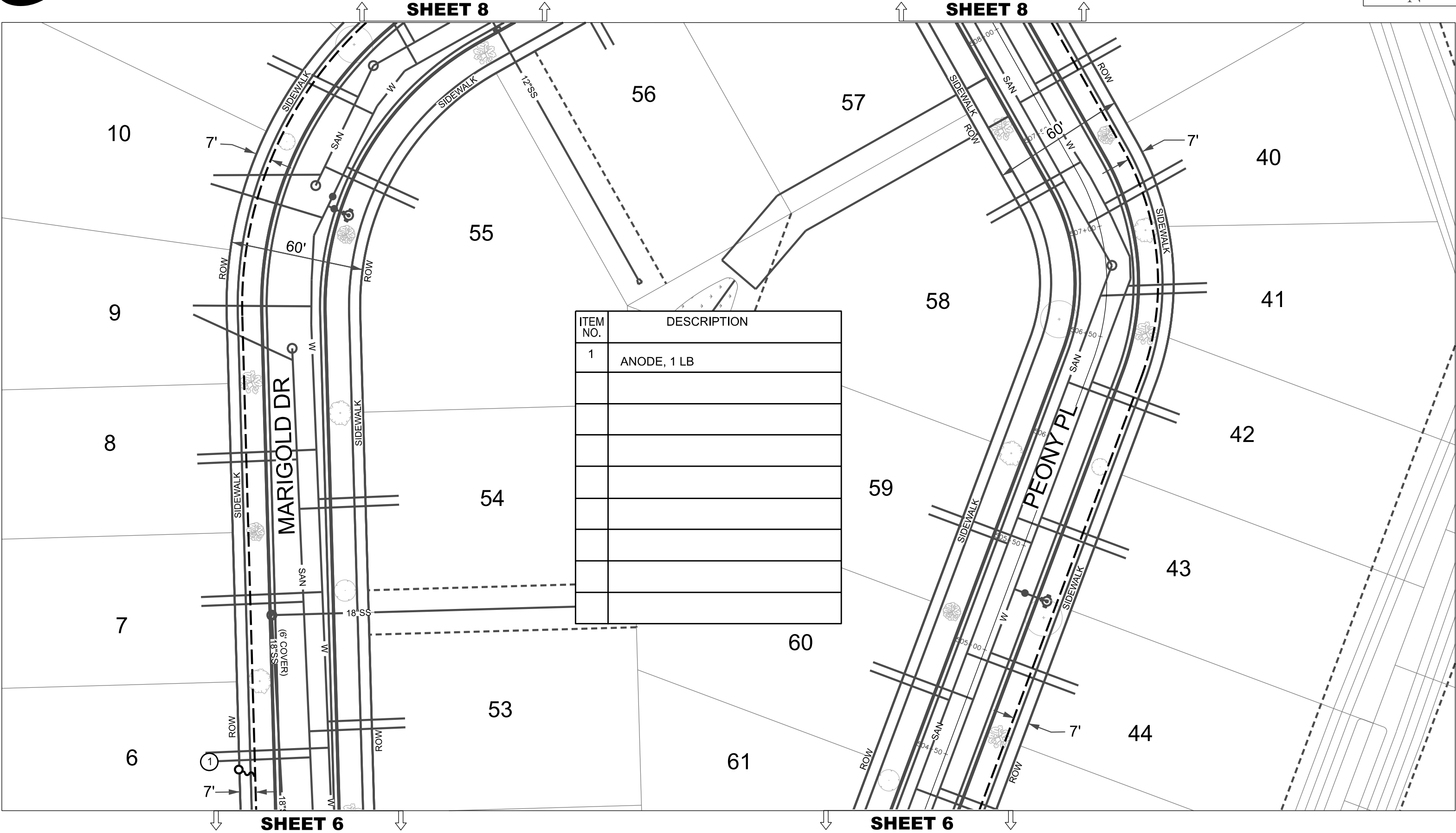
INSTALL TYPE 3 LOCATE POINT  
1 - 1/2" WIRE FROM NEW TRACER WIRE  
1 - 1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009

| ITEM NO. | DESCRIPTION                      |
|----------|----------------------------------|
| 1        | ANODE, 1 LB                      |
| 2        | TEE, 2" IPS SOCKET FUSE          |
| 3        | VALVE, 2" PE W/BOX #88757 (CONV) |
| 4        | CAP, 2" IPS X 1/2" CTS SF PURGE  |
| 5        | ANODE, 1 LB                      |
| 6        | TYPE 3 LOCATE POINT (BOX TYPE)   |
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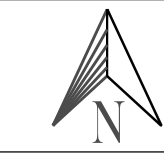




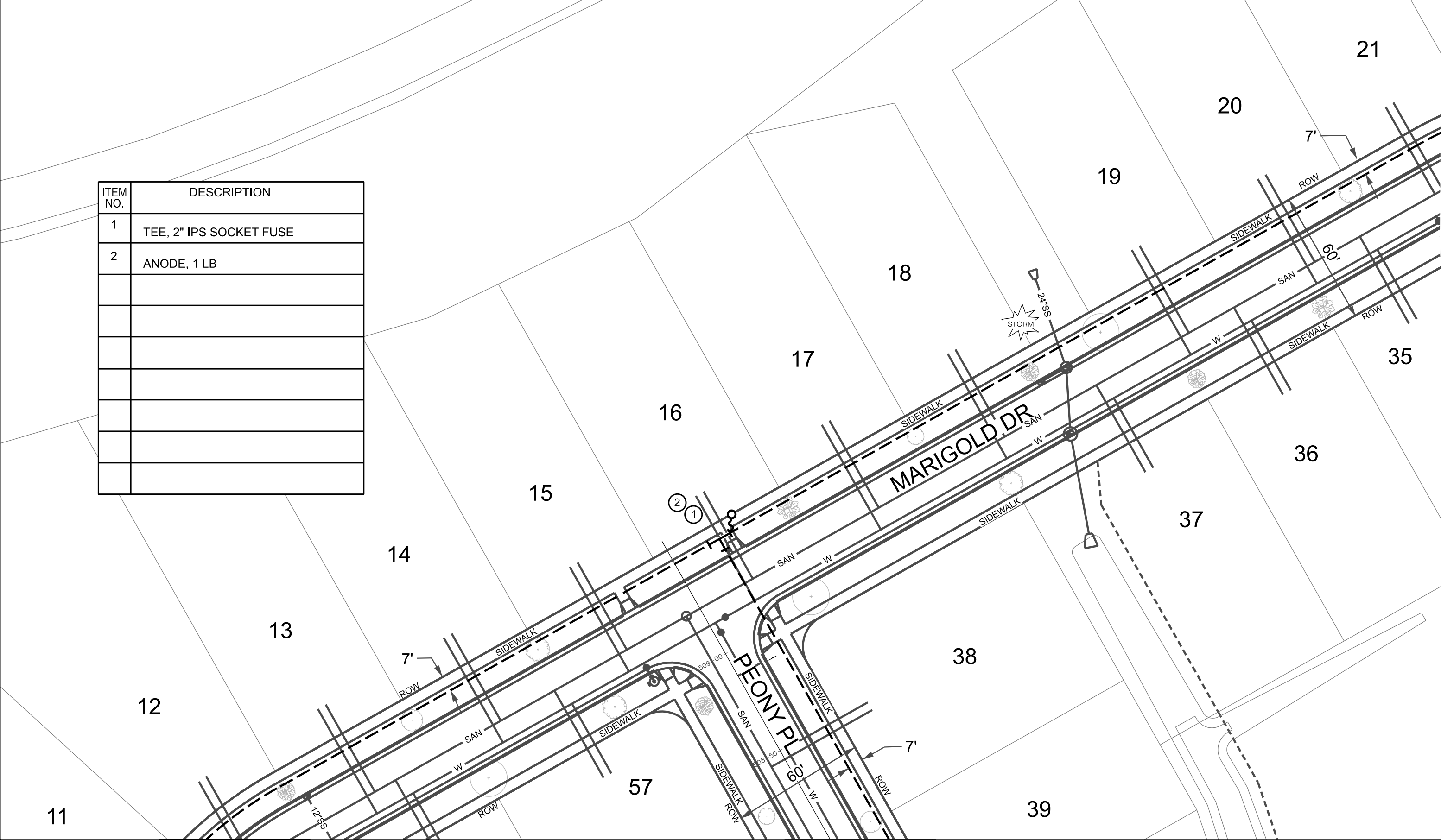
| ITEM NO. | DESCRIPTION                     |
|----------|---------------------------------|
| 1        | CAP, 2" IPS X 1/2" CTS SF PURGE |
| 2        | ANODE, 1 LB                     |
| 3        | TYPE 3 LOCATE POINT (BOX TYPE)  |
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| ITEM NO. | DESCRIPTION |
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| 1        | ANODE, 1 LB |
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| ITEM NO. | DESCRIPTION             |
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| 1        | TEE, 2" IPS SOCKET FUSE |
| 2        | ANODE, 1 LB             |
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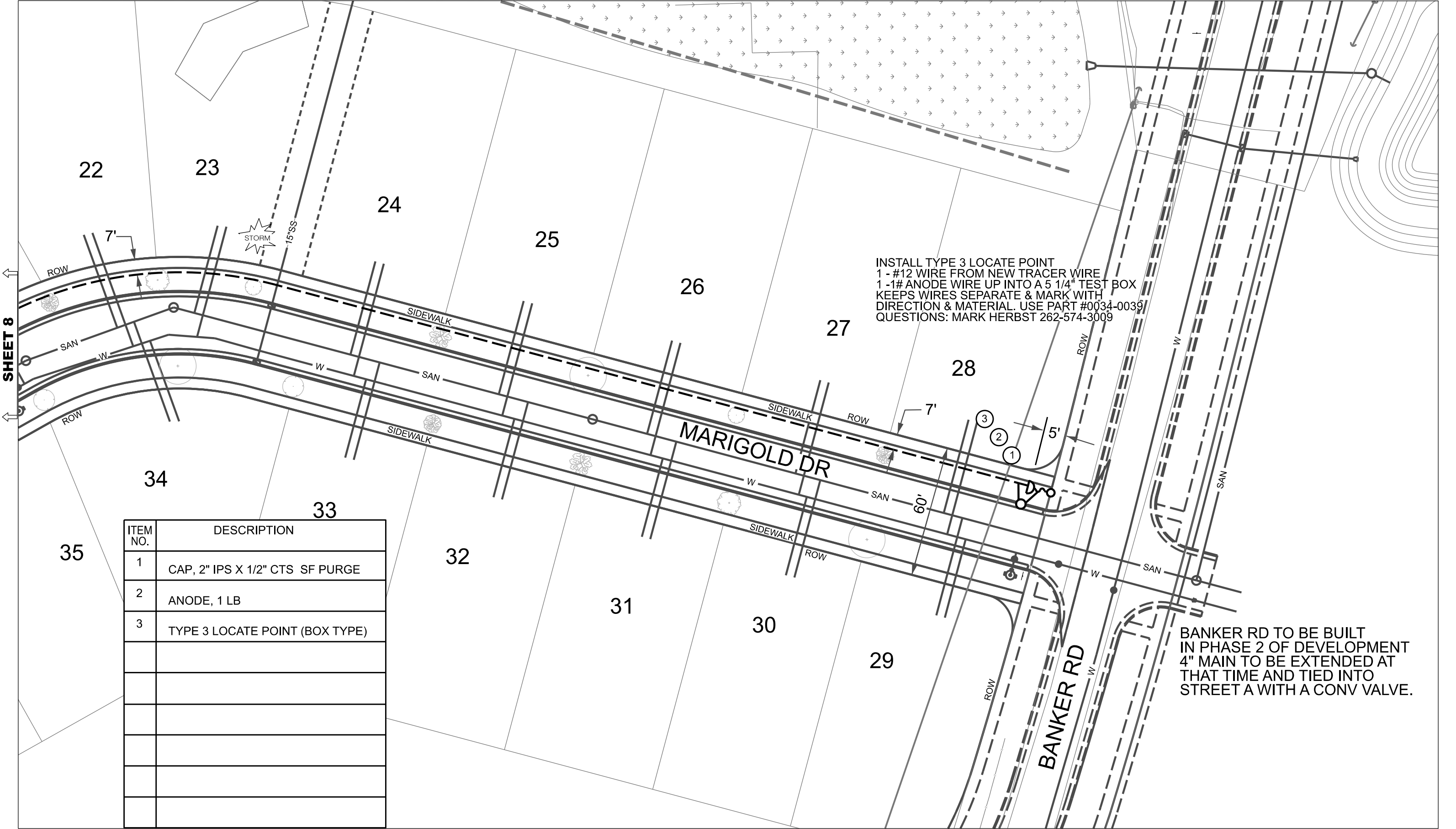


SHEET 7

SHEET 7

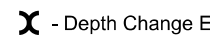
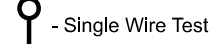
SCALE 1" = 40'

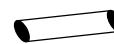
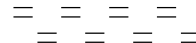
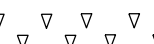
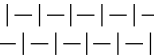
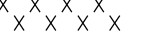
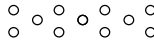
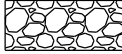
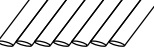
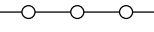
SHEET 8 OF 9



SHEET 8

| ITEM NO. | DESCRIPTION                     |
|----------|---------------------------------|
| 1        | CAP, 2" IPS X 1/2" CTS SF PURGE |
| 2        | ANODE, 1 LB                     |
| 3        | TYPE 3 LOCATE POINT (BOX TYPE)  |
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <div>WE ENERGIES - GAS OPERATIONS</div> <div>NOTES:</div> <div>Existing facilities should be field verified prior to excavation.</div> <div>Utility information shown are from plans and have not been field verified.</div> <div>Maintain 12” min vertical clearance at crossing of existing electrical facilities.</div> <div>Maintain 6” min vertical clearance at crossing of other existing facilities.</div> <div>Maintain 18” min vertical clearance at crossing of existing storm sewer pipes.</div> <div>Maintain 5' clearance from storm sewer inlets.</div> <div>Staking of route or ROW by surveyor required prior to construction.</div> <div>Clearances shown are min distances – reference permit for specific clearance requirements.</div> <div>Additional information on excavation, backfilling &amp; clearances can be found in the Gas CRS 201.</div> <div>Restore all pavement, ROW, sidewalks, and customer's private property.</div> | CONVENTIONAL SYMBOLS                                                                                                 |                                                                                                                             |                                                                                                              |                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | M - Outside Meterset                                                                                                 |  - Regulation Pit                         |  - Full Open Tee           |  - Valve Pit                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Inside Meterset                |  - Insulator                             |  - 45° Elbow              |  - Regulation Station             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Valve (Boxed)                  |  - Bottom/Side/Half Line Stopper Fitting |  - 90° Elbow              |  - Farm Tap                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Valve (Buried)                 |  - Save-A-Valve                          |  - Depth Change Elbow     |  - Blow Down                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Transition Fitting             |  - No Blow/Punch/HVTT/MVTT/EF Tee        |  - Marker Post            |  - Pressure Monitoring Device     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Reducer                        |  - Anode                                 |  - Multi Wire Test Stand  |  - Riser Used for Corrosion Reads |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Support Clamp or Squeeze Point |  - Cap with Anode                        |  - Single Wire Test Stand |  - Test Stand                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - Coupling                       |  - Cap                                   |  - Main Jump Symbol       |  - Rectifier                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  - End of Main                    |  - Retirement Symbol                     |  - River Weight           |  - Pressure Point                 |

|                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|
| EROSION CONTROL LEGEND                                                                                                                      |  |
|  APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION   |  |
|  INLET PROTECTION, TYPE A/B/C/D                             |  |
|  12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |  |
|  STONE DITCH CHECK                                          |  |
|  ROCK BAG                                                   |  |
|  MULCH                                                     |  |
|  SOIL STABILIZER, TYPE B                                  |  |
|  EROSION MAT CLASS I, TYPE A                              |  |
|  EROSION MAT CLASS I, TYPE B                              |  |
|  EROSION MAT CLASS I, TYPE A URBAN                        |  |
|  EROSION MAT CLASS I, TYPE B URBAN                        |  |
|  EROSION MAT CLASS II                                     |  |
|  EROSION MAT CLASS III                                    |  |
|  VEGETATIVE BUFFER                                        |  |
|  TRACKING PAD                                             |  |
|  TIMBER MAT                                               |  |
|  SILT FENCE                                               |  |
|  APPROXIMATE DEWATERING BASIN LOCATION                    |  |
|  SURFACE WATER FLOW                                       |  |

## WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

### General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

### Erosion Control

- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
- Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards ([http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

### Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

### Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
  - Any quantity of oil is spilled into surface water;
  - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
  - Any oil spill containing greater than 500 ppm PCB;
  - Five gallons or more of oil spilled to the ground;
  - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

### Notes 8 through 27 apply as noted at specific points within each work request:

### Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

### Wetlands

- As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

### Waterways

- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

### Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

### Invasive Species

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

### Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

### Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
  - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
  - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.



APPENDIX A

Page 340 of 434

## GRADE VERIFICATION FORM

Establishing the final grade on your property is necessary prior to the installation of We Energies underground facilities. To ensure public safety, state and national codes require us to install our facilities at certain depths. If relocation or repair of our facilities becomes necessary because of a grade change greater than 4 inches, you will be billed the full relocation or repair costs. Site must be ready and this form submitted by Nov. 1 to avoid seasonal charges for installations between Dec. 1 and March 31.

### Project Details

Development Name: Banker Road Development

Municipality: Fort Atkinson

Work Request #: 5031867 (natural gas facilities)

AUTHORIZATION: I certify that I am the owner, or authorized representative of the owner, of the aforementioned development and that the entire route in which We Energies underground facilities are to be installed is within 4 inches of final grade. I certify the grade was confirmed by a surveying/engineering firm and that lot corner stakes are installed. I agree that I, or the owner of the property, will pay for any relocation or repair costs incurred by We Energies due to grade change in excess of 4 inches.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



## MEMORANDUM

**DATE:** May 20, 2025

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman, City Manager

**RE:** Review and possible action relating to an invoice from WE Energies for gas installation at Ridge View Estates (Houseman, City Manager)

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### BACKGROUND

The City of Fort Atkinson and Intrepid Investments (Developer) entered into a Development Agreement on December 17, 2024, for the development 35 acres of the City-owned property along Banker Road. The Agreement outlines the roles, responsibilities, and financial obligations of each party for the public and private infrastructure associated with the Ridge View Estates Subdivision (formerly referred to as the Banker Road property). One of the designated public improvements for which the City is responsible is gas facility installation to serve the subdivision, as outlined in section 1.03.c. of the attached Development Agreement.

### DISCUSSION

On November 19, 2024, the City Council approved the Ridge View Estates road construction budget and awarded the contract to Forest Landscaping in the amount of \$4,013,561.50. That memo and information are attached to this report for reference. The cost of the construction was just one of the project costs outlined in that memo. Other costs included the estimate from WE Energies to provide gas and electric service to the subdivision. The estimate provided by WE Energies at the time for gas installation was \$75,000, with the understanding that the City would receive credits from the service connection fees for each building constructed.

### FINANCIAL ANALYSIS

Per the attached invoice from WE Energies, the total cost for this gas installation project will be \$71,708.35. Additional charges may apply if WE Energies encounters unusual conditions or there are delays in the construction schedule or other changes the City may request.

As new residential customers connect to the gas main for individual services, payments will be made to the City to refund this cost of the infrastructure. Such refunds are available for up to five years after the main installation for each customer connected to the main, but the number may not exceed the amount of the original cost of the project. Most connection charges will be \$4,091, with the amounts for multifamily customers calculated based on their estimated average annual consumption.



The City intends to use funds from TID #9 to make the initial infrastructure payment, and all customer connection refund payments will be returned to TID #9. As the invoice notes, the total amount of \$71,708.35 may not be completely refunded.

#### **RECOMMENDATION**

City staff recommends that the City Council approve the invoice from WE Energies for the gas installation at the Ridge View Estates Subdivision in the amount of \$71,708.35 per the approved Development Agreement.

#### **ATTACHMENTS**

1. 11.19.24 Council Memo - Ridge View Infrastructure
2. Ridge View Estates DA Executed 1.7.25
3. 5031867 Cost Letter\_May 2025
4. 5031867 Sketch



## MEMORANDUM

**DATE:** November 19, 2024

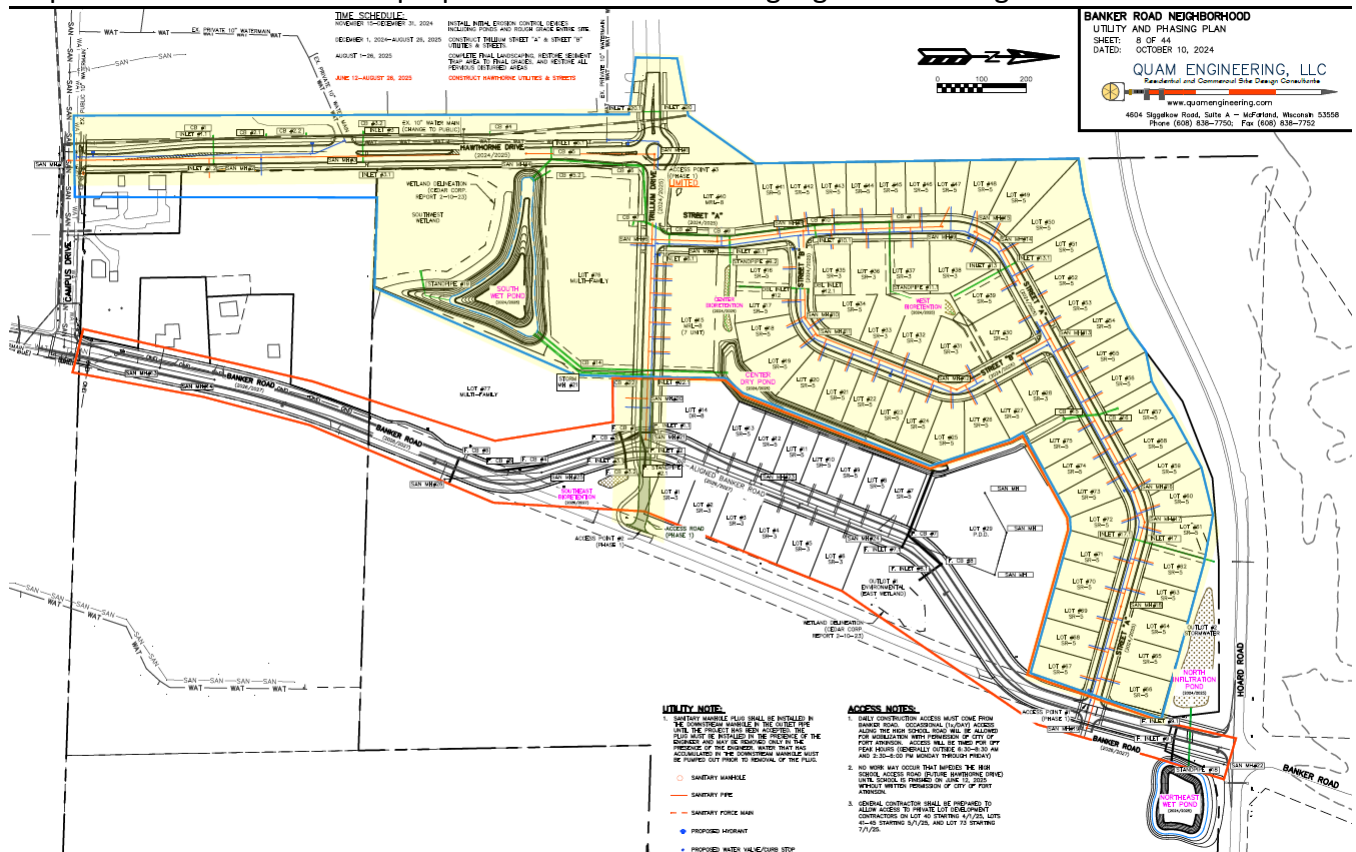
**TO:** Fort Atkinson City Council

**FROM:** Andy Selle, Director of Public Works

**RE:** Review and possible action on a contract for the Banker Road public infrastructure installation with Forest Landscaping and Construction in an amount not to exceed \$4,013,561.50 (Selle, Director of Public Works)

### BACKGROUND

The City solicited bids for the construction of the public improvements and extended grading of the proposed Banker Road Development. A total of eight firms responded (attached), an unprecedented response. An overview of the proposed infrastructure is highlighted in the figure below.



## DISCUSSION

The low bid was \$4,013,561.50 from Forest Landscaping and Construction. The high bid was \$4,573,445.59 from Michels Road and Stone. The spread of the low and high was \$559,884 or about 14%. Construction is slated to begin yet in 2024, weather permitting, and contracts will be prepared following Council approval. The deadline for substantial completion is September 1, 2025. Forest Landscaping and Construction has performed work for the City for a number of years, and has met the required qualifications of the low bidder.

## FINANCIAL ANALYSIS

The project will be funded from three sources; proceeds from the 2024 borrowing \$3,200,000, a loan to TID #9 from fund balance in the General Fund \$625,000, and a loan to TID #9 from fund balance in the Wastewater Utility, \$1,000,000. The total, \$4,825,000 is in excess of the construction contract, but includes other costs associated with the project which will come before Council for approval at later dates. This financing "basket," approved by Council earlier this evening, represents the funding source for the Banker Road infrastructure project, of which this construction contract at \$4,013,561.50 is the largest.

The proposed use of the total funds for the project are outlined in the table below.

| CONSTRUCTION EXPENSES        | GRAND TOTALS           |
|------------------------------|------------------------|
| BASE CONSTRUCTION TOTAL      | \$ 4,013,561.50        |
| CONTINGENCY 5%               | \$ 200,678.08          |
| DESIGN                       | \$ 146,000.00          |
| CONSTRUCTION OVERSIGHT (EST) | \$ 125,000.00          |
| WE Gas Install (EST)         | \$ 75,000.00           |
| WE Electric Install (EST)    | \$ 250,000.00          |
| <b>TOTAL</b>                 | <b>\$ 4,810,239.58</b> |

## RECOMMENDATION

Staff recommends the Council approve the award to Forest Landscaping and Construction in an amount not to exceed \$4,013,561.50 under the financing terms noted above.

## ATTACHMENTS

1. Bid Summary

| RESULTS OF 10/24/24 BID FOR BANKER RD PUBLIC IMPROVEMENTS |  |                |              |     |
|-----------------------------------------------------------|--|----------------|--------------|-----|
| Forest Landscaping & Construction, Inc                    |  | \$4,013,561.50 |              |     |
| Wondra Construction, Inc.                                 |  | \$4,117,146.61 |              |     |
| Mashuda Contractors                                       |  | \$4,117,445.90 |              |     |
| Globe Contractors, Inc.                                   |  | \$4,181,189.75 |              |     |
| Kopplin & Kinas Co., Inc.                                 |  | \$4,185,210.72 |              |     |
| Kartechner Brothers LLC                                   |  | \$4,286,590.60 |              |     |
| Rock Road Companies, Inc.                                 |  | \$4,295,646.55 |              |     |
| R.G. Huston Company, Inc.                                 |  | \$4,330,940.00 |              |     |
| Willkomm Excavating                                       |  | \$4,372,579.56 |              |     |
| Parisi Construction , LLC.                                |  | \$4,458,109.50 | low to high  |     |
| Michels Road & Stone, Inc.                                |  | \$4,573,445.59 | \$559,884.09 | 14% |

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FORT ATKINSON AND  
INTREPID INVESTMENTS, LLC FOR RIDGE VIEW SUBDIVISION**

THIS AGREEMENT is entered into by and between the City of Fort Atkinson, a municipal corporation of the State of Wisconsin located in Jefferson County (the “CITY”) and Intrepid Investments, LLC, a Wisconsin limited liability company (the “DEVELOPER”), collectively known hereinafter as the “PARTIES”.

**RECITALS:**

WHEREAS, the CITY owns approximately 35 acres of land along the west side of the current Banker Road, more particularly described as Parcel Nos. 226-0614-2232-020 and 226-0614-3322-000 (the “PROPERTY”); and

WHEREAS, the CITY intends to design and install the public improvements, including but not limited to all water, sewer, road, stormwater extensions, parks, trails, street lights, and stormwater retention facilities which may be necessary, all as more particularly set forth in Exhibit A attached hereto and incorporated herein by reference (the “PUBLIC IMPROVEMENTS”) on the PROPERTY; and

WHEREAS, DEVELOPER intends to develop the PROPERTY as mixed use residential property, in the form of up to two (2) multi-family buildings, the first of which shall be a minimum of eighty (80) units and three (3) stories with underground (enclosed) parking, and shall be referred to throughout this Agreement as the “FOR RENT MULTI-FAMILY DEVELOPMENT” and several owner-occupied developments (the “OWNER-OCCUPIED DEVELOPMENT”) (collectively, the “PRIVATE IMPROVEMENTS”); and

WHEREAS, the PUBLIC IMPROVEMENTS and PRIVATE IMPROVEMENTS shall collectively be referred to as the “PROJECT”; and

WHEREAS, the CITY has previously established a tax increment district known as Tax Incremental District No. 9 (the “DISTRICT”) and has formulated a repayment program for DEVELOPER’S development costs and the PUBLIC IMPROVEMENTS in the DISTRICT (the “TID PROJECT PLAN”); and

WHEREAS, the CITY and DEVELOPER acknowledge that their respective rights and obligations under this Agreement shall be applicable to them only in the event that (i) the DEVELOPER has access to the PROPERTY no later than April 1, 2025, (ii) that the CITY installs the public infrastructure identified in this Agreement no later than September 15, 2025, and (iii) that the PROJECT is completed; and

WHEREAS, the CITY and DEVELOPER acknowledge and agree that a high quality development is necessary in order to ensure that the DISTRICT is successful and pays its costs solely from the increment generated by development within the DISTRICT without resorting to general fund tax dollars.

NOW, THEREFORE, in consideration of these Recitals, which are hereby made a part of and incorporated into this Agreement, the mutual agreements, benefits and responsibilities outlined

herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES agree as follows:

## ARTICLE I- CITY OBLIGATIONS

1.01 GENERALLY. The CITY shall, except as herein provided, design, install, and maintain the PUBLIC IMPROVEMENTS on the PROPERTY. It is the intent of this Agreement that all PUBLIC IMPROVEMENTS included and described as “CITY Obligations” herein shall be installed on the PROPERTY in a good and workmanlike manner by the CITY.

1.02 THE PROJECT. The CITY and DEVELOPER shall generally proceed with the PROJECT as follows:

a. The DEVELOPER shall provide the CITY with DEVELOPER’S Plans for the FOR RENT MULTI-FAMILY DEVELOPMENT no later than March 1, 2025 (the “DEVELOPER’S Plans”) which shall include site plans and building elevations.

b. After reviewing the DEVELOPER’S Plans and no later than April 1, 2025, the CITY shall formulate the following:

- a. Screening plan, including platting the subdivision and establishing the proper zoning districts;
- b. Stormwater management plan and agreement;
- c. Any other requirements as set forth in the MUNICIPAL CODE of the CITY; and
- d. All of the requirements set forth in this Agreement.

c. The CITY shall be responsible for all costs of construction for the PUBLIC IMPROVEMENTS, including but not limited to hook-up of all utilities, infrastructure, gas/electric hook-up and installation, water and sewer installation and hook-up, survey costs, construction costs, site excavation costs, and all other costs associated with all of the PUBLIC IMPROVEMENTS. The DEVELOPER shall not be responsible for any costs of the PUBLIC IMPROVEMENTS, except that DEVELOPER shall be responsible for a portion of the costs associated with the stormwater detention pond. DEVELOPER’S portion of the costs associated with the stormwater detention pond shall not exceed Forty-Five Thousand Dollars (\$45,000.00).

d. The PUBLIC IMPROVEMENTS to be installed by the CITY, in addition to a timeline for installing the same, are outlined in Exhibit A.

e. The DEVELOPER’S Plans for the FOR RENT MULTI-FAMILY DEVELOPMENT are described on page 1 of this Agreement, and the building is shown in concept through Exhibit B. Site plans and building elevations will be reviewed by the City Plan Commission through the Site Plan Review Process prior to the issuance of building permits.

f. The CITY shall permit representatives of the DEVELOPER to have access to any part of the PROPERTY at all reasonable times to obtain data and to make various tests concerning the PROPERTY necessary to carry out this Agreement, with the exception of the north-south road to be named Hawthorne Drive. Hawthorne Drive is currently in use as an access driveway to the Fort Atkinson High School. DEVELOPER may access the Hawthorne Drive area at reasonable times

and with reasonable notice to the CITY, and the CITY will notify the School District, and the CITY will not unreasonably deny DEVELOPER'S access to Hawthorne Drive. No compensation shall be paid, nor shall any charges be rendered for the access provided for in this section.

g. The CITY shall permit representatives of the DEVELOPER to have direct access to and discussions with all consultants contracted by the CITY related to the PROJECT at all reasonable times necessary to carry out this Agreement. DEVELOPER may be responsible for reasonable costs relating to the CITY'S third-party contracted consultants when accessed and consulted relating to the PRIVATE IMPROVEMENTS. DEVELOPER shall not be responsible to pay any amounts for discussions or consultations with CITY staff.

h. The CITY represents that it will meet all CITY specifications for planned infrastructure associated with the PUBLIC IMPROVEMENTS, including but not limited to water, sewer, roads, and sidewalks.

1.03 PUBLIC IMPROVEMENTS. The CITY shall install all of the PUBLIC IMPROVEMENTS set forth on Exhibit A, including but not limited to the following:

a. The CITY shall design and install all of the water supply facilities, including an extension of water main of a size to be reasonably established by the CITY from the main already installed by the CITY into the PROPERTY together with necessary private water laterals to service the buildings for the complete development of the PROPERTY.

b. The CITY shall design and install all of the sanitary sewer facilities, including an extension of sanitary sewer main of a size to be reasonably established by the CITY from the CITY sanitary sewer interceptor to that which is already installed by the CITY.

c. The CITY shall be responsible for and cause electrical power, telephone and/or other similar telecommunications facilities, and natural gas facilities to be installed on the PROPERTY. All such services shall be located underground in accordance with applicable codes.

d. In order to minimize and control erosion, siltation, sedimentation and washing of soils during the period of construction, the CITY shall evaluate, initiate and undertake such measures as may be necessary for all PUBLIC IMPROVEMENTS.

e. The CITY shall design and install storm water drainage facilities adequate to accommodate expected surface water flow within and through the PROPERTY relating to the PUBLIC IMPROVEMENTS.

f. The CITY shall complete all landscaping and seeding, matting/mulching or sodding of CITY right-of-way to the extent shown on the PROPERTY Plans.

g. The CITY shall design and install all public streets and street improvements (if any) within the PROPERTY in addition to all water, sewer, and storm laterals that are necessary to service the PRIVATE IMPROVEMENTS. This shall include those improvements to streets abutting the development. The CITY agrees to work with the DEVELOPER to ensure that the water, sewer, and storm laterals are sized appropriately for the PRIVATE IMPROVEMENTS.

1.04 FINANCIAL INCENTIVE TO DEVELOPER FOR THE FOR RENT MULTI-FAMILY DEVELOPMENT. In consideration for the development and construction of the FOR RENT MULTI-FAMILY DEVELOPMENT by the DEVELOPER in the time and manner required herein, the CITY agrees to convey the fully improved multi-family lot(s) within the PROPERTY to the DEVELOPER for \$1.00. Additionally, the CITY agrees to a pay-go cash incentive to the DEVELOPER, which shall be calculated as Ninety Percent (90%) of the annual actual increment produced by tax revenue within the FOR RENT MULTI-FAMILY DEVELOPMENT for the first six (6) years, Eighty Percent (80%) of the same for the subsequent five (5) year period, and Seventy Percent (70%) of the same for the subsequent four (4) year period, or until such time that the total incentive of \$3,342,640.00 has been paid or the DISTRICT terminates under normal circumstances.

1.05 FINANCIAL INCENTIVE TO DEVELOPER FOR THE OWNER-OCCUPIED LOTS. In consideration for the development and construction of the OWNER-OCCUPIED DEVELOPMENT by the DEVELOPER in the time and manner required herein, the CITY agrees to convey fully improved lots within the PROPERTY to the DEVELOPER, such that DEVELOPER shall be able to connect to all PUBLIC IMPROVEMENTS without any expense. The DEVELOPER shall reimburse the CITY for each lot at the time that the building permit is issued for the lot in the amount of Eighteen Thousand Dollars (\$18,000.00) per unit. The DEVELOPER shall purchase lots to accommodate at least ten (10) residential owner-occupied units per year until all such lots have been purchased. The DEVELOPER guarantees that the owner-occupied units will create \$2,500,000 in assessed value in each year between 2027 and 2030, for a total of \$10,000,000 in assessed value.

1.06 GENERAL ADDITIONAL REQUIREMENTS. The CITY shall act upon the DEVELOPER submission of site plans for the PROPERTY and PRIVATE IMPROVEMENTS with all reasonable speed.

## ARTICLE II - DEVELOPER OBLIGATIONS

2.01 PAYMENT. In consideration for the installation and maintenance of the PUBLIC IMPROVEMENTS identified in Article I, above, and Exhibit A, attached, DEVELOPER shall pay to CITY installment payments in the amount of Eighteen Thousand Dollars (\$18,000.00) per unit developed, to be paid at the time of the sale of the lot(s) for the OWNER-OCCUPIED DEVELOPMENT. The DEVELOPER and the CITY understand that the DEVELOPER may purchase multiple lots at one time.

2.02 DEVELOPMENT. The DEVELOPER agrees to proceed with the development of the PROPERTY and PRIVATE IMPROVEMENTS as outlined in Section 1.02 and the site plan.

2.03 GUARANTEE INCREMENT VALUE. Absent manifest error or mistake, the DEVELOPER agrees that the actual assessed value of the FOR RENT MULTI-FAMILY DEVELOPMENT will be Seven Million Dollars (\$7,000,000.00) for tax year 2025 and an additional Seven Million Dollars (\$7,000,000.00) for tax year 2026, for a total of Fourteen Million Dollars (\$14,000,000), which will be the guaranteed value for the MULTI-FAMILY

DEVELOPMENT throughout the life of the DISTRICT. The Developer further agrees that the actual assessed value for the OWNER-OCCUPIED DEVELOPMENT will be at least Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for tax year 2027 and an additional Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for every year thereafter through tax year 2030. If the assessed value does not meet the guaranteed increment value outlined in this section in any tax year, the CITY will not pay the financial incentive outlined in Section 1.04. Payments will be withheld to ensure that the CITY can pay the debt service on the PUBLIC IMPROVEMENTS provided as part of this PROJECT. The DEVELOPER will make timely property tax payments on an annual basis, and the CITY will make the annual incentive payment by September 15<sup>th</sup> of the year in which the property tax payment is made. The sample pro forma outlining the values and payments is included as Exhibit C. For example, if the 2028 property tax bill for the MULTI-FAMILY DEVELOPMENT is \$284,480 and the DEVELOPER pays that bill by January 31, 2029; then the CITY will make a \$256,032 payment to the DEVELOPER by September 15, 2029.

2.04 INSURANCE. DEVELOPER shall at its expense, obtain and carry comprehensive general liability insurance with combined single limits of at least One Million Dollars (\$1,000,000.00) for one person and at least Five Million Dollars (\$5,000,000.00) per occurrence, and at least One Million Dollars (\$1,000,000.00) property damage (or such higher amounts as the CITY shall from time to time deem reasonable). Such policy shall cover DEVELOPER and shall name as an additional insured the CITY and its agents, employees, and officials. A certificate of DEVELOPER'S insurance shall be furnished to the CITY upon execution of this Agreement naming the CITY as an additional insured, providing 30 days written notification of cancellation, naming the DEVELOPER'S insurance as Primary and Non-Contributory and waiving any rights of subrogation as to the CITY. Such policy shall provide that no act or default of any person including the CITY or its agents shall render the policy void as to the CITY or affect the CITY'S right to recover thereon. No work on the Project may begin until the insurance is provided to the CITY in the form as approved by the City Attorney.

### ARTICLE III -PAYMENT OF FEES

3.01 IMPACT FEES. The CITY and DEVELOPER agree that the CITY does not have any utility or other impact fees, and as such, that the DEVELOPER shall not be responsible for any impact or connection fees as it relates to the PROPERTY, including any sewer and water connection fees; however, the DEVELOPER understands that DEVELOPER is obligated to connect the private infrastructure to the public infrastructure at DEVELOPER'S expense. The CITY shall be solely responsible for any impact or connection fees, if any. The DEVELOPER agrees to pay park impact fees as outlined in the annual Fee Schedule approved by the City Council in effect when this Agreement is executed, in installments to be paid at the time that the building permits are issued for each unit included in the OWNER-OCCUPIED DEVELOPMENT and the FOR RENT MULTI-FAMILY DEVELOPMENT. The DEVELOPER'S payment of park impact fees to the CITY will be for the purposes of the CITY installing and maintaining a park immediately adjacent to the PROPERTY with active amenities within 24 months of the installation of the relocated Banker Road, which is currently planned for construction in 2026. The CITY agrees to waive the requirements for the parkland dedication and payment in lieu of parkland dedication for the PROPERTY.



## ARTICLE IV - SPECIAL PROVISIONS

4.01 WETLAND AND FLOODPLAIN CONDITIONS. It shall be an explicit condition that the PARTIES shall comply with all required regulations and shall obtain all necessary approvals in writing from the appropriate agencies relative to the wetlands and floodplain areas which may be on the PROPERTY, including a wetlands delineation report. The CITY shall be responsible for all costs associated with any report that may be required.

4.02 OTHER UTILITIES. The CITY and the DEVELOPER understand that the general Fort Atkinson area, including the PROPERTY, may experience insufficient capacity in the future for gas and electric utility service as a result of existing use and new development. Both the CITY and the DEVELOPER understand that certain gas and electric service utilities may require system upgrades to service the general Fort Atkinson area (including the PROPERTY). If utility service system upgrades are necessary for the development of improvements on any of the PROPERTY parcels, the CITY shall be solely responsible for the costs associated with any such utility service system upgrades.

## ARTICLE V - INDEMNIFICATION

5.01 GENERAL INDEMNIFICATION. The DEVELOPER shall indemnify and hold the CITY harmless against and from any and all liability, judgments, costs and expenses incurred by the CITY as the result of any action by whomever or whenever brought or obtained against the CITY or the DEVELOPER, or both, which may in any manner result from or arise in the course of, out of, or as a result of the negligence of the DEVELOPER, its agents, contractors or employees (except to the extent caused by the negligence or willful misconduct of the CITY, its employees, agents or contractors), in connection with the DEVELOPER'S performance of this Agreement. The CITY shall indemnify and hold the DEVELOPER harmless against and from any and all liability, judgments, costs and expenses incurred by the DEVELOPER as the result of any action by whomever or whenever brought or obtained against the CITY or the DEVELOPER, or both, which may in any manner result from or arise in the course of, out of, or as a result of the negligence of the CITY, its agents, contractors or employees (except to the extent caused by the negligence or willful misconduct of the DEVELOPER, its employees, agents or contractors), in connection with the CITY'S performance of this Agreement.

5.02 INDEMNIFICATION FOR ENVIRONMENTAL CONTAMINATION. The CITY shall indemnify, and hold the DEVELOPER and its officers, agents and employees harmless from and against any and all losses, damages, costs, expenses, liabilities, obligations, claims or suits (including, without limitation, reasonable attorneys' fees, fines and penalties ) resulting from or relating in any way to the presence of toxic or hazardous material or substances present in or on the real property dedicated or conveyed to the DEVELOPER, pursuant to, or in connection with this Agreement. For purposes of this Agreement, "toxic or hazardous material or substances" is defined as any pollutant, contaminant, waste or toxic or hazardous chemicals, wastes or substances, including, without limitation, asbestos, urea formaldehyde insulation, petroleum, PCBs, lead, air pollutants, water pollutants, soil pollutants and other substances defined as hazardous or toxic or

words of similar import under federal, state or local statute, rule, regulation or order of any government entity having jurisdiction over the control of such wastes or substances.

5.03 INDEMNIFICATION CLAIMS. Upon either the CITY or the DEVELOPER becoming aware of the occurrence of any event or the existence of any state of facts in respect of which such party has or will have a claim for indemnification under this Agreement (“Claim”), as soon as reasonably practicable thereafter:

- a. The indemnified party shall provide the indemnifying party notice of the losses, damages, costs, expenses, liabilities, obligations, claims or suits (including, without limitation, reasonable attorney’s fees, punitive damages, fines, penalties, and consequential damages) as and when reasonably apprehended. Notwithstanding anything to the contrary contained herein, the indemnified party’s failure to timely notify the indemnifying party shall not prevent or in any way impair recovery by such party unless the indemnifying party is materially prejudiced as a result of such failure;
- b. Subject to paragraphs (c) through (f) below, the indemnifying party diligently, at its own expense, shall control and shall be responsible for the defense, negotiation and/or settlement of the Claim, including the diligent performance of any remediation associated therewith;
- c. The indemnified party may at its own expense hire counsel or consultants to monitor the Claim;
- d. The indemnifying party shall not, without the prior written consent of the indemnified party, which consent shall not be unreasonably delayed, withheld or conditioned, settle any Claim;
- e. The indemnifying party shall lose its right to defend, negotiate and settle any Claim if, in the reasonable judgment of the indemnified party, it fails to diligently defend, negotiate or settle such Claim. In the event that the indemnifying party has lost its right to defend, negotiate or settle any Claim: (i) the indemnified party shall have the right, without prejudice to its right of indemnification hereunder, at the indemnifying party’s cost and expense, to defend, negotiate and settle any Claim, and (ii) the indemnifying party shall pay such reasonable costs and expenses incurred by the indemnified party within twenty (20) days of receipt of written notice from the indemnified party;
- f. If the indemnifying party does not timely assume responsibility for any Claim, the indemnified party shall have the right, without prejudice to its right of indemnification hereunder, at the sole cost and expense of the indemnifying party, to assume control of the defense, negotiation and/or settlement of the Claim, and may engage counsel or other agents, consultants, and contractors to contest, defend, settle or otherwise dispose of such Claim, including, without limitation, hiring any environmental consultant or contractor to perform any remediation necessary to address the Property or the toxic or hazardous materials or substances at the Property.

## ARTICLE VI - DEFAULT

### 6.01 DEFAULT.

a. The occurrence of any one or more of the following events shall constitute a default by the DEVELOPER:

- (i) the DEVELOPER fails to pay any amounts when due under this Agreement and further fails to pay such amounts on or before fifteen (15) days following written notice of such failure; or
- (ii) the DEVELOPER materially breaches or fails to perform timely or observe timely any of its covenants or obligations under this Agreement (other than relating to the payment of money), and such failure shall continue for thirty (30) days following notice thereof from the CITY (or such longer period of time as is otherwise expressly set forth herein or as is reasonably necessary to cure the default as long as the DEVELOPER has commenced the cure of the default within the thirty (30) day period, is diligently pursuing the cure of the default and as long as the default is cured not later than one hundred twenty (120) days following the notice thereof from the CITY or such longer period of time as is reasonably agreed to by the CITY); or
- (iii) The DEVELOPER makes a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets; or
- (iv) The DEVELOPER becomes the subject of an “order for relief” within the meaning of the United States Bankruptcy Code, or files a petition in bankruptcy, for reorganization or to effect a plan or other arrangement with creditors; or
- (v) The DEVELOPER has a petition or application filed against it in bankruptcy or any similar proceeding, or has such a proceeding commenced against it and such petition, application or proceeding shall remain undismissed for a period of ninety (90) days or the DEVELOPER shall file an answer to such a petition or application, admitting the material allegations thereof; or
- (vi) The DEVELOPER applies to a court for the appointment of a receiver or custodian for any of its assets or properties, with or without consent, and such receiver shall not be discharged within ninety (90) days after his appointment; or
- (vii) The DEVELOPER adopts a plan of complete liquidation of its assets.

b. The occurrence of one or more of the following events shall constitute a default by the CITY:

- (i) The CITY fails to install the PUBLIC IMPROVEMENTS; or
- (ii) The CITY shall be deemed to be in default in the event it materially breaches or fails to perform timely or observe timely any of its covenants or obligations under this Agreement, and such failure shall continue for thirty (30) days following notice thereof from the DEVELOPER (or such longer period of time as is otherwise expressly set forth herein or as is reasonably necessary to cure the default as long as the CITY has commenced the cure of the default within the thirty (30) day period, is diligently pursuing the cure of the default and as long as the default is cured not later than one hundred twenty (120) days following the notice thereof from the DEVELOPER or such longer period of time as is reasonably agreed to by the DEVELOPER).

c. Upon the occurrence of any default by either party and following the notice requirements set forth above, without further demand or action of any kind by the non-defaulting party and except as expressly set forth below, the non-defaulting party may, at its option, pursue any or all rights and remedies available at law or in equity.

d. No remedy shall be exclusive of any other remedy and each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement, and/or now or hereafter existing at law or in equity. No failure or delay on the part of any party in exercising any right or remedy shall operate as a waiver thereof nor shall any single or partial exercise of any right preclude other or further exercise thereof or the exercise of any other right or remedy.

e. In the event of the default by either party, all reasonable fees, cost and expenses incurred by the non-defaulting party, including reasonable attorney's fees, in connection with the enforcement of this Agreement shall be paid by the defaulting party, including without limitation the enforcement of the non-defaulting party's rights in any bankruptcy, reorganization or insolvency proceeding.

6.02 FORCE MAJEURE. Notwithstanding anything herein to the contrary, in the event that the DEVELOPER is delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental regulations, orders or decrees, riots, insurrection, war, acts of God, inclement weather, or other reasons beyond the DEVELOPER'S reasonable control, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for the period of such delay.

## ARTICLE VII - NOTICES

All notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given (i) upon delivery to an officer or designated representative of the person entitled to such notice, if hand delivered, or (ii) two business days following deposit in the United States mail, postage prepaid, or (iii) two business days following deposit with a nationally recognized overnight commercial carrier that will certify as to the date and time of delivery, or (iv) upon transmission if by facsimile or email, and each such communication or notice shall be addressed as follows, unless and until any of such parties notifies the other in accordance with this Article of a change of address:

If to the CITY:

City of Fort Atkinson  
Attn: Rebecca Houseman  
101 N. Main Street  
Fort Atkinson, WI 53538

AND a copy to:

City Attorney David Westrick

Rogers & Westrick  
93 N. Main Street  
Fort Atkinson, WI 53538

If to DEVELOPER:

Intrepid Investments, LLC  
Attn: Randy Schmiedel and Kraig Sadownikow  
230 Ohio Street, Suite 200  
Oshkosh, WI 54902

AND a copy to:

Schloemer Law Firm, S.C.  
Attn: James Danaher and Jack Rettler  
143 S. Main Street, Third Floor  
West Bend, WI 53095

#### ARTICLE VIII – GENERAL PROVISIONS

8.01 ORDINANCES AND REGULATIONS. All provisions of the CITY’S zoning, subdivision, and platting code which are not inconsistent with or in conflict with any of the provisions of this Agreement are incorporated herein by reference and all such provisions shall bind the PARTIES hereto and be a part of this Agreement as fully as if set forth herein. In the event any provision set forth in this Agreement is in conflict with any provision set forth in any other CITY code or ordinance, this Agreement shall control.

8.02 ENTIRE AGREEMENT. This written Agreement and written amendments and any referenced attachments thereto shall constitute the entire agreement between the DEVELOPER and the CITY.

8.03 AMENDMENTS. This Agreement may be amended or modified only by an instrument in writing executed by all of the PARTIES to this Agreement.

8.04 AUTHORITY. The DEVELOPER, by the undersigned, represents, certifies and warrants that the undersigned has the authority to bind the DEVELOPER as an authorized officer of the same.

8.05 NO VESTED RIGHTS GRANTED. Except as expressly provided by law or as expressly provided by this Agreement, no vested rights in connection with this PROJECT shall inure to the DEVELOPER, its heirs, successors or assigns.

8.06 NO WAIVER. No waiver of any provision of this Agreement shall be deemed to constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a duly signed and executed, written amendment by all parties to

this Agreement. The CITY'S failure to act or exercise any right under this Agreement shall not constitute the approval or a waiver of its right to act or exercise any right under this Agreement or a ratification of any wrongful or negligent act by the DEVELOPER or the acceptance of any improvement or performance on the part of the DEVELOPER.

8.07 SEVERABILITY. If any part, term or provision of this Agreement is held by a court to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term or provision; and the right of the PARTIES will be construed as if the part, term or provision was never part of the Agreement.

8.08 TERMINATION. This Agreement and all rights and obligations hereunder shall terminate upon the earlier to occur of (i) full performance by the DEVELOPER and the CITY of all of their respective obligations under this Agreement; and (ii) upon termination of the DISTRICT. Upon such termination, the PARTIES shall execute and record a termination of the Agreement.

8.09 TIME. Time is of the essence as to completion by the PARTIES of their respective obligations and is a critical component in success of the PROJECT and the DISTRICT.

The PARTIES agree that all actions, approvals, and consents required herein, shall be acted upon promptly and with diligence, and shall not be unreasonably withheld, conditioned, or delayed.

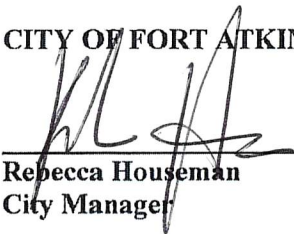
8.10 ASSIGNMENT. This Agreement may not be assigned by the DEVELOPER without the CITY's consent, which shall not be unreasonably withheld.

8.11 EFFECTIVE DATE. This Agreement shall be binding on the PARTIES as of the date written below.

[Signature Page Follows]

IN WITNESS WHEREOF, DEVELOPER, and the CITY have caused this Agreement to be signed in duplicate originals this 1<sup>st</sup> day of January, 2024~~5~~

CITY OF FORT ATKINSON

  
\_\_\_\_\_  
Rebecca Houseman  
City Manager

1/1/2025  
Date

Date approved by the City Council:

December 17, 2024

INTREPID INVESTMENTS, LLC

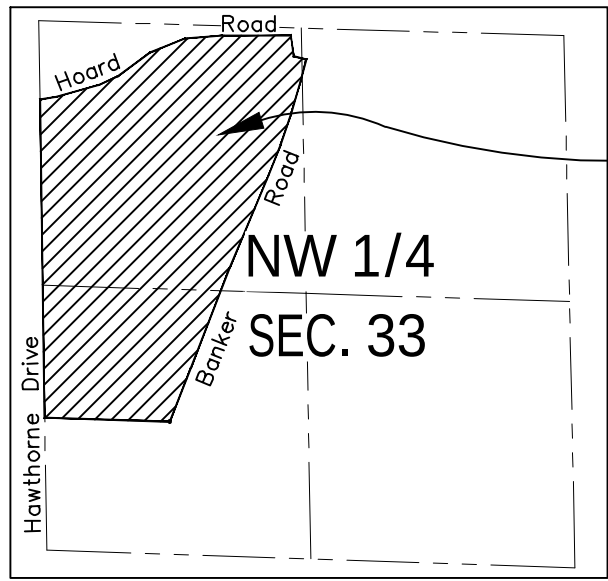
  
\_\_\_\_\_  
Randy Schmiedel, Authorized Member

1-7-25  
Date

K. K. St  
\_\_\_\_\_  
KRAIG K. SADOWNIKOW  
AUTHORIZED MEMBER

1-7-2025

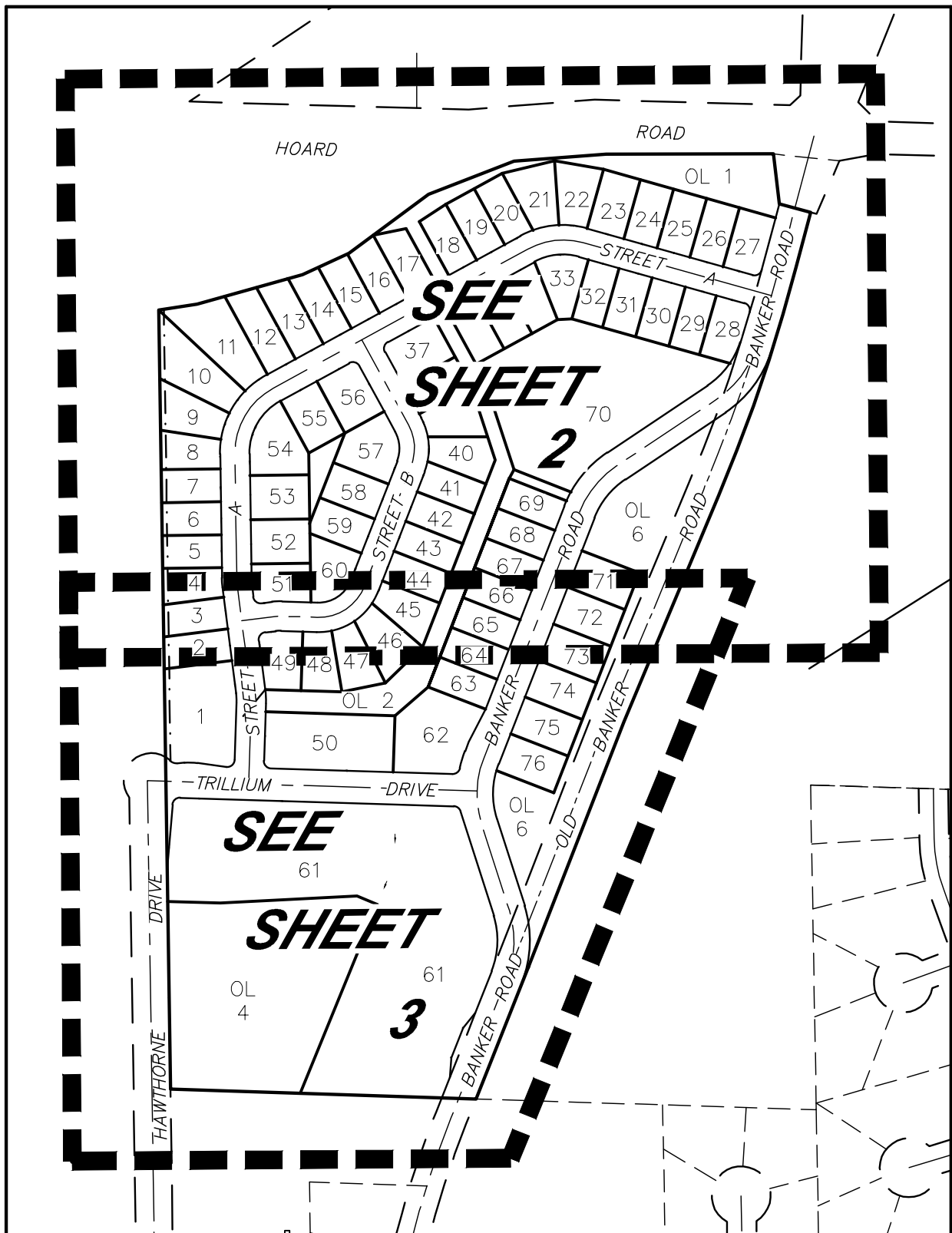




**SITE**

**Vicinity Map**

Not to Scale



**Sheet Index Map**

Not to Scale

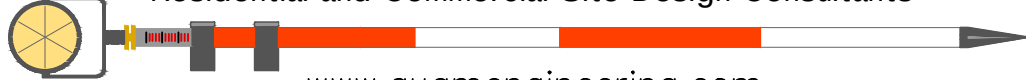
REVISIONS

PRELIMINARY PLAT  
RIDGE VIEW ESTATES

SHEET 1 OF 3

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

**NOTES:**

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
- Dates of boundary field survey: XXXXXXXX.
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- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Proposed zoning of the Multi-Family Residential within this plat (Lots 1, 50, 61, 62, 63 and 71) is MRL-8.

**Principal Structure Setbacks:**

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 15' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRL-8 District.

Proposed zoning of the Single Family Residential within this plat (All other Lots) is SR-5.

**Principal Structure Setbacks:**

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
| Front (all other streets)    | = 30' |
| Rear                         | = 25' |
| Side                         | = 8'  |
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See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

**LEGEND**

|         |                                                                  |
|---------|------------------------------------------------------------------|
| ●       | Found 3/4" Rebar                                                 |
| ○       | Found 1-1/4" Rebar                                               |
| ○       | Found 1" Iron Pipe                                               |
| ⊙       | Soil Boring Location                                             |
| (88')   | Record Data (if different)                                       |
| ---     | Boundary Lines per this Survey                                   |
| ---     | Deed/Survey/Lot Line of Record                                   |
| ---     | R/W Line                                                         |
| ---     | Principal Building Setback line (See Note 7)                     |
| ---     | Existing Easement Line                                           |
| ---     | Public Utility Easement Dedicated Hereon (10' Wide Unless Noted) |
| ---     | Public Stormwater Management Easement Dedicated Hereon           |
| ---     | Sectional Subdivision Line                                       |
| ---     | Soil Classification Zones                                        |
| ---     | Wetland Line                                                     |
| ---     | 75' Wetland Buffer                                               |
| ---     | Approx. 100-Year Floodplain Line                                 |
| ---     | Centerline                                                       |
| ---     | Woods Line                                                       |
| HSG B   | Hydrologic Soil Group B                                          |
| HSG B/D | Hydrologic Soil Group B/D                                        |
| HSG C   | Hydrologic Soil Group C                                          |

**CITY APPROVAL CERTIFICATE:**

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

Date: \_\_\_\_\_

Rebecca Houseman, City Manager  
City of Fort Atkinson

**SURVEYOR'S CERTIFICATE:**

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 19th day of December, 2024.

By: Matthew E. Hoglund  
P.L.S. S-1910

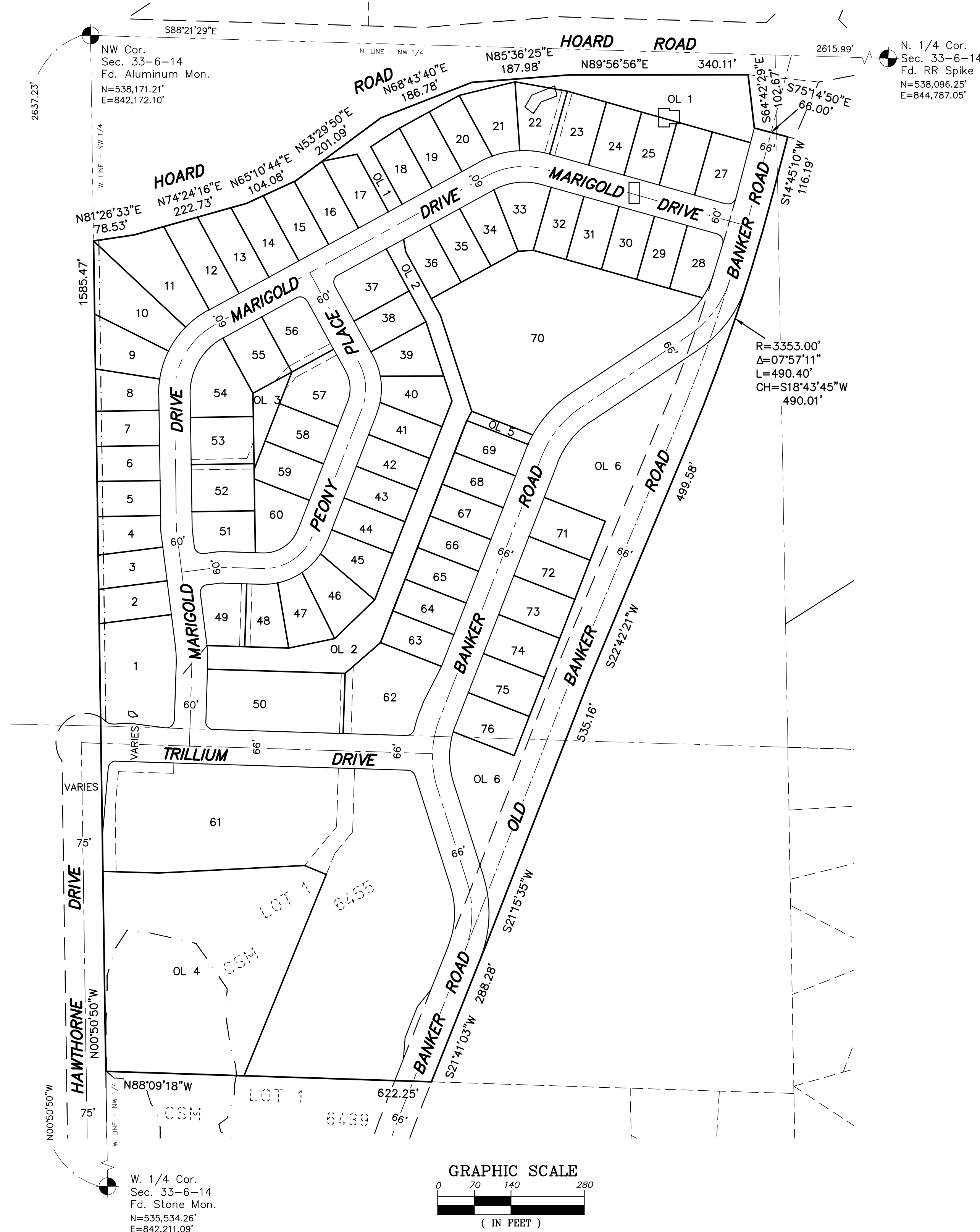
**OWNER/SUBDIVIDER:**  
City of Fort Atkinson  
Rebecca Houseman - City Manager  
Andy Selle - City Engineer  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901

**ENGINEER/SURVEYOR:**  
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road - Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

# EXHIBIT A **RIDGE VIEW ESTATES**

**Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

## PRELIMINARY PLAT





# RIDGE VIEW ESTATES

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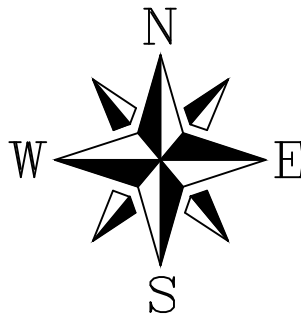
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**OWNER/SUBDIVIDER:**  
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Rebecca Houseman – City Manager  
Andy Selle – City Engineer  
101 N. Main Street  
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Ph: (920) 397-9901

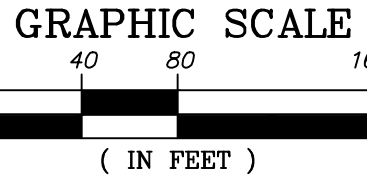
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Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).

### LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Soil Boring Location
- Record Data (if different)
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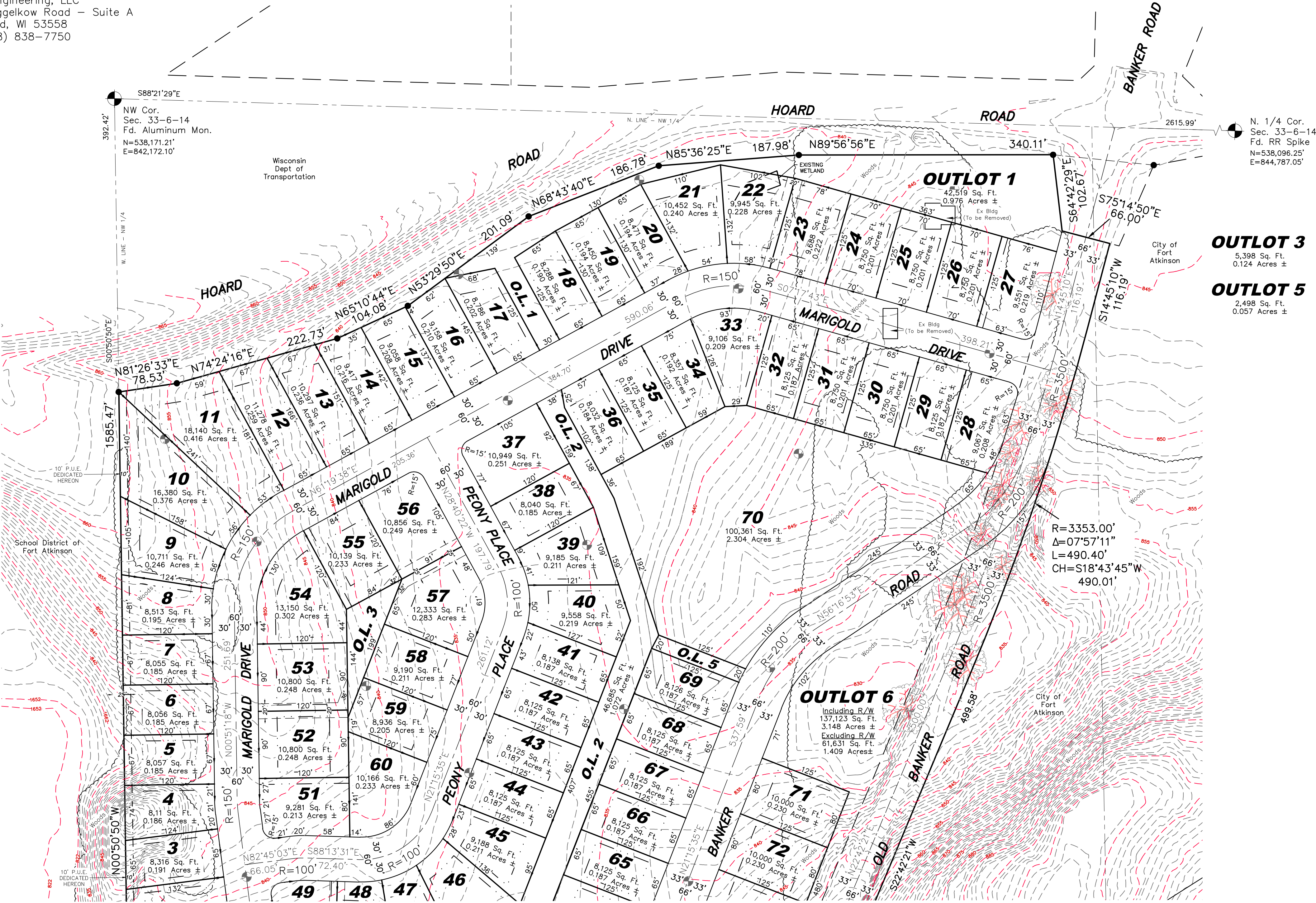
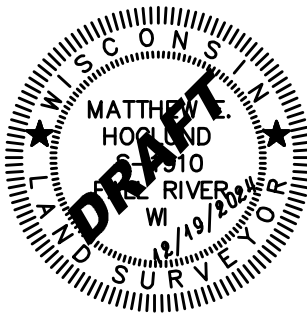


PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 2 OF 3  
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**OUTLOT 3**

5,398 Sq. Ft.  
0.124 Acres ±

**OUTLOT 5**

2,498 Sq. Ft.  
0.057 Acres ±

N. 1/4 Cor.  
Sec. 33-6-14  
Fd. RR Spike  
N=538,096.25'  
E=844,787.05'

R=3353.00'  
Δ=07°57'11"  
L=490.40'  
CH=S18°43'45"W  
490.01'

**OUTLOT 6**

Including R/W  
137,123 Sq. Ft.  
3.148 Acres ±  
Excluding R/W  
61,631 Sq. Ft.  
1.409 Acres ±



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PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 3 OF 3  
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# RIDGE VIEW ESTATES

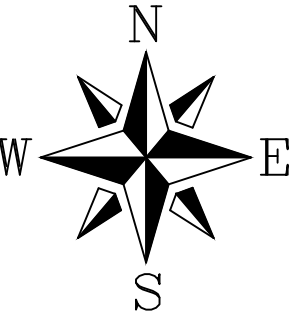
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## PRELIMINARY PLAT



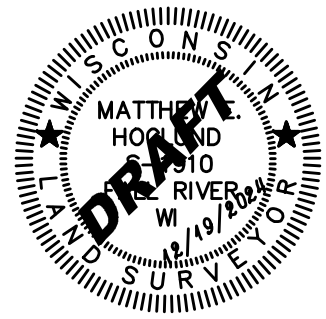
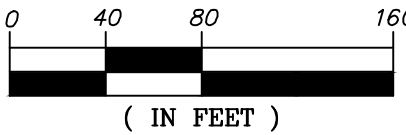
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Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).

GRAPHIC SCALE



LEGAL DESCRIPTION:

XXX







Current Status 1% Inflation

City of Fort Atkinson  
Tax Increment District No. 9  
Current Status 1% Inflation Model

| Assumptions                                           |         |
|-------------------------------------------------------|---------|
| Annual Inflation During Life of TID.....              | 1.00%   |
| 2023 Gross Tax Rate (per \$1000 Equalized Value)..... | \$20.32 |
| Annual Adjustment to tax rate.....                    | 0.00%   |
| Investment rate.....                                  | 0.00%   |
| Data above dashed line are actual                     |         |

| Background Data |                          |                     |                        |                         | Revenues |             |                            |                           |                     | Expenditures   |                     |                                    |                |                             |                        | TID Status            |                |                             | Year                   |      |
|-----------------|--------------------------|---------------------|------------------------|-------------------------|----------|-------------|----------------------------|---------------------------|---------------------|----------------|---------------------|------------------------------------|----------------|-----------------------------|------------------------|-----------------------|----------------|-----------------------------|------------------------|------|
| (a)             | (b)                      | (c)                 | (d)                    | (e)                     | (f)      | (g)         | (h)                        | (i)                       | (j)                 | (k)            | (l)                 | (m)                                | (n)            | (o)                         | (p)                    | (q)                   | (r)            | (s)                         |                        |      |
| Year            | TIF District Valuation   | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Advance Wastewater Utility | Advance from General Fund | Owner Occupied Lots | Total Revenues | Future Debt Service | Hypothetical Payment to Developers | Admin Expenses | Future Infrastructure Costs | Transfers to Adv Funds | Combined Expenditures | Annual Balance | Year End Cumulative Balance | Cost Recovery          |      |
|                 | (January 1)              |                     |                        |                         |          |             |                            |                           |                     |                |                     |                                    |                |                             |                        |                       | (December 31)  |                             |                        |      |
|                 | Base Value               |                     | (1)                    |                         |          |             |                            | (3)                       | (3)                 |                |                     | (2)                                |                |                             |                        |                       |                |                             |                        |      |
|                 | \$23,689,600             |                     |                        |                         |          |             |                            |                           |                     |                |                     |                                    |                |                             |                        |                       |                |                             |                        |      |
| 2023            | \$23,689,600             |                     |                        | \$1,133,200             | \$20.32  |             |                            |                           |                     |                |                     |                                    |                |                             |                        |                       |                | ---                         | 2023 Audit             |      |
| 2024            | \$24,822,800             |                     |                        | \$1,133,200             | \$20.32  | \$0         | \$1,000,000                | \$625,000                 |                     | \$1,625,000    |                     |                                    | \$15,000       | \$1,625,000                 |                        | \$1,640,000           | (\$15,000)     | (\$17,751)                  | 2024                   |      |
| 2025            | \$24,822,800             | \$248,228           | \$7,000,000            | \$8,381,428             | \$20.32  | \$23,027    |                            |                           |                     | \$23,027       |                     |                                    | \$15,000       |                             |                        | \$15,000              | \$8,027        | (\$32,751)                  | 2025                   |      |
| 2026            | \$32,071,028             | \$320,710           | \$7,000,000            | \$15,702,138            | \$20.32  | \$23,027    |                            |                           | \$180,000           | \$203,027      |                     |                                    | \$15,000       |                             |                        | \$15,000              | \$188,027      | \$163,302                   | 2026                   |      |
| 2027            | \$39,391,738             | \$393,917           | \$2,500,000            | \$18,596,056            | \$20.32  | \$170,311   |                            |                           | \$180,000           | \$350,311      | \$166,250           | \$128,016                          | \$15,000       |                             |                        | \$309,266             | \$41,045       | \$204,347                   | 2027                   |      |
| 2028            | \$42,285,656             | \$422,857           | \$2,500,000            | \$21,518,912            | \$20.32  | \$319,067   |                            |                           | \$180,000           | \$499,067      | \$166,250           | \$256,032                          | \$15,000       |                             |                        | \$437,282             | \$61,785       | \$266,132                   | 2028                   |      |
| 2029            | \$45,208,512             | \$452,085           | \$2,500,000            | \$24,470,997            | \$20.32  | \$377,872   |                            |                           | \$180,000           | \$557,872      | \$166,250           | \$256,032                          | \$15,000       |                             |                        | \$437,282             | \$120,590      | \$386,722                   | 2029                   |      |
| 2030            | \$48,160,597             | \$481,606           | \$2,500,000            | \$27,452,603            | \$20.32  | \$437,264   |                            |                           | \$180,000           | \$617,264      | \$166,250           | \$256,032                          | \$15,000       |                             | \$116,072              | \$553,354             | \$63,910       | \$450,632                   | 2030                   |      |
| 2031            | \$51,142,203             | \$511,422           |                        | \$27,964,025            | \$20.32  | \$497,251   |                            |                           | \$180,000           | \$677,251      | \$166,250           | \$256,032                          | \$15,000       |                             | \$116,072              | \$553,354             | \$123,897      | \$574,529                   | 2031                   |      |
| 2032            | \$51,653,625             | \$516,536           |                        | \$28,480,562            | \$20.32  | \$557,837   |                            |                           | \$180,000           | \$737,837      | \$166,250           | \$256,032                          | \$15,000       |                             | \$116,072              | \$553,354             | \$184,483      | \$759,012                   | 2032                   |      |
| 2033            | \$52,170,162             | \$521,702           |                        | \$29,002,263            | \$20.32  | \$568,229   |                            |                           | \$180,000           | \$748,229      | \$166,250           | \$227,584                          | \$15,000       |                             | \$116,072              | \$524,906             | \$223,323      | \$982,335                   | 2033                   |      |
| 2034            | \$52,691,863             | \$526,919           |                        | \$29,529,182            | \$20.32  | \$578,725   |                            |                           | \$180,000           | \$758,725      | \$210,181           | \$227,584                          | \$15,000       |                             | \$116,072              | \$568,837             | \$189,888      | \$1,172,223                 | 2034                   |      |
| 2035            | \$53,218,782             | \$532,188           |                        | \$30,061,370            | \$20.32  | \$589,326   |                            |                           | \$180,000           | \$769,326      | \$276,381           | \$227,584                          | \$15,000       |                             | \$116,072              | \$635,037             | \$134,289      | \$1,306,512                 | 2035                   |      |
| 2036            | \$53,750,970             | \$537,510           |                        | \$30,598,879            | \$20.32  | \$600,033   |                            |                           | \$180,000           | \$780,033      | \$319,731           | \$227,584                          | \$15,000       |                             | \$116,072              | \$678,387             | \$101,646      | \$1,408,157                 | 2036                   |      |
| 2037            | \$54,288,479             | \$542,885           |                        | \$31,141,764            | \$20.32  | \$610,847   |                            |                           |                     | \$610,847      | \$360,706           | \$227,584                          | \$15,000       |                             | \$116,072              | \$719,362             | (\$108,515)    | \$1,299,642                 | 2037                   |      |
| 2038            | \$54,831,364             | \$548,314           |                        | \$31,690,078            | \$20.32  | \$621,769   |                            |                           |                     | \$621,769      | \$404,188           | \$199,136                          | \$15,000       |                             | \$116,072              | \$734,396             | (\$112,626)    | \$1,187,016                 | 2038                   |      |
| 2039            | \$55,379,678             | \$553,797           |                        | \$32,243,875            | \$20.32  | \$632,801   |                            |                           |                     | \$632,801      | \$469,463           | \$199,136                          | \$15,000       |                             | \$116,072              | \$799,671             | (\$166,870)    | \$1,020,146                 | 2039                   |      |
| 2040            | \$55,933,475             | \$559,335           |                        | \$32,803,209            | \$20.32  | \$643,942   |                            |                           |                     | \$643,942      | \$535,819           | \$199,136                          | \$15,000       |                             | \$116,072              | \$866,027             | (\$222,084)    | \$798,062                   | 2040                   |      |
| 2041            | \$56,492,809             | \$564,928           |                        | \$33,368,137            | \$20.32  | \$655,196   |                            |                           |                     | \$655,196      | \$598,138           | \$199,136                          | \$15,000       |                             | \$116,072              | \$928,346             | (\$273,150)    | \$524,912                   | 2041                   |      |
| 2042            | \$57,057,737             | \$570,577           |                        | \$33,938,715            | \$20.32  | \$666,561   |                            |                           |                     | \$666,561      | \$666,181           |                                    | \$15,000       |                             | \$116,072              | \$797,253             | (\$130,692)    | \$394,220                   | 2042                   |      |
| 2043            |                          |                     |                        |                         | \$20.32  | \$678,041   |                            |                           |                     | \$678,041      | \$788,288           |                                    |                |                             | \$116,064              | \$904,352             | (\$226,311)    | \$167,909                   | Expenditures Recovered | 2043 |
| 2044            |                          |                     |                        |                         |          | \$689,635   |                            |                           |                     | \$689,635      |                     |                                    |                |                             |                        | \$0                   | \$689,635      | \$857,543                   | Expenditures Recovered | 2044 |
|                 | \$8,805,515 \$25,133,200 |                     |                        |                         |          | \$9,940,759 | \$1,000,000                | \$625,000                 | \$1,980,000         | \$13,545,759   | \$5,792,825         | \$3,342,640                        | \$285,000      | \$1,625,000                 | \$1,625,000            | \$12,670,465          |                |                             |                        |      |

Type of TID: Mixed-Use  
2023 TID Inception (10/18/2022)  
2038 Final Year to Incur TIF Related Costs  
2043 Maximum Legal Life of TID (20 Years)  
2044 Final Tax Collection Year

(1) Increment per City Estimates.  
(2) Hypothetical 90% PAYGO Payment 27-31, 80% 32-36, 70% 37-41  
(3) Per City Estimate

# City of Fort Atkinson

## Tax Increment District No. 9

### Multi-Family/Owner Occupied Development Profroma

| Assumptions                                           |         |
|-------------------------------------------------------|---------|
| Annual Inflation During Life of TID.....              | 0.00%   |
| 2023 Gross Tax Rate (per \$1000 Equalized Value)..... | \$20.32 |
| Annual Adjustment to tax rate.....                    | 0.00%   |
| Investment rate.....                                  | 0.00%   |
| Data above dashed line are actual                     |         |

| Background Data        |                     |                        |                         |          | Revenues    |                     |                | Expenditures        |                                    |                       | TID Status     |                             |                        | Year |
|------------------------|---------------------|------------------------|-------------------------|----------|-------------|---------------------|----------------|---------------------|------------------------------------|-----------------------|----------------|-----------------------------|------------------------|------|
| (a)                    | (b)                 | (c)                    | (d)                     | (e)      | (f)         | (g)                 | (h)            | (i)                 | (j)                                | (k)                   | (l)            | (m)                         | (n)                    |      |
| TIF District Valuation | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Owner Occupied Lots | Total Revenues | Future Debt Service | Hypothetical Payment to Developers | Combined Expenditures | Annual Balance | Year End Cumulative Balance | Cost Recovery          |      |
| (January 1)            | (1)                 |                        |                         |          | (3)         |                     |                | (2)                 |                                    |                       | (December 31)  |                             |                        |      |
| Base Value             |                     |                        |                         |          |             |                     |                |                     |                                    |                       |                |                             |                        |      |
| \$0                    |                     |                        |                         |          |             |                     |                |                     |                                    |                       |                |                             |                        |      |
| 2024                   | \$0                 | \$0                    | \$0                     | \$20.32  | \$0         |                     | \$0            |                     |                                    | \$0                   | \$0            | \$0                         |                        | 2024 |
| 2025                   | \$0                 | \$0                    | \$7,000,000             | \$20.32  | \$0         |                     | \$0            |                     |                                    | \$0                   | \$0            | \$0                         |                        | 2025 |
| 2026                   | \$7,000,000         | \$0                    | \$7,000,000             | \$20.32  | \$0         | \$180,000           | \$180,000      |                     |                                    | \$0                   | \$180,000      | \$180,000                   |                        | 2026 |
| 2027                   | \$14,000,000        | \$0                    | \$2,500,000             | \$20.32  | \$142,240   | \$180,000           | \$322,240      |                     | \$128,016                          | \$128,016             | \$194,224      | \$374,224                   |                        | 2027 |
| 2028                   | \$16,500,000        | \$0                    | \$2,500,000             | \$20.32  | \$284,480   | \$180,000           | \$464,480      |                     | \$256,032                          | \$256,032             | \$208,448      | \$582,672                   |                        | 2028 |
| 2029                   | \$19,000,000        | \$0                    | \$2,500,000             | \$20.32  | \$335,280   | \$180,000           | \$515,280      |                     | \$256,032                          | \$256,032             | \$259,248      | \$841,920                   |                        | 2029 |
| 2030                   | \$21,500,000        | \$0                    | \$2,500,000             | \$20.32  | \$386,080   | \$180,000           | \$566,080      |                     | \$256,032                          | \$256,032             | \$310,048      | \$1,151,968                 |                        | 2030 |
| 2031                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$436,880   | \$180,000           | \$616,880      |                     | \$256,032                          | \$256,032             | \$360,848      | \$1,512,816                 |                        | 2031 |
| 2032                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   | \$180,000           | \$667,680      |                     | \$256,032                          | \$256,032             | \$411,648      | \$1,924,464                 |                        | 2032 |
| 2033                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   | \$180,000           | \$667,680      |                     | \$227,584                          | \$227,584             | \$440,096      | \$2,364,560                 |                        | 2033 |
| 2034                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   | \$180,000           | \$667,680      |                     | \$227,584                          | \$227,584             | \$440,096      | \$2,804,656                 |                        | 2034 |
| 2035                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   | \$180,000           | \$667,680      |                     | \$227,584                          | \$227,584             | \$440,096      | \$3,244,752                 |                        | 2035 |
| 2036                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   | \$180,000           | \$667,680      |                     | \$227,584                          | \$227,584             | \$440,096      | \$3,684,848                 |                        | 2036 |
| 2037                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     | \$227,584                          | \$227,584             | \$260,096      | \$3,944,944                 | Expenditures Recovered | 2037 |
| 2038                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     | \$199,136                          | \$199,136             | \$288,544      | \$4,233,488                 | Expenditures Recovered | 2038 |
| 2039                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     | \$199,136                          | \$199,136             | \$288,544      | \$4,522,032                 | Expenditures Recovered | 2039 |
| 2040                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     | \$199,136                          | \$199,136             | \$288,544      | \$4,810,576                 | Expenditures Recovered | 2040 |
| 2041                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     | \$199,136                          | \$199,136             | \$288,544      | \$5,099,120                 | Expenditures Recovered | 2041 |
| 2042                   | \$24,000,000        | \$0                    |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     |                                    | \$0                   | \$487,680      | \$5,586,800                 | Expenditures Recovered | 2042 |
| 2043                   |                     |                        |                         | \$20.32  | \$487,680   |                     | \$487,680      |                     |                                    | \$0                   | \$487,680      | \$6,074,480                 | Expenditures Recovered | 2043 |
| 2044                   |                     |                        |                         |          | \$487,680   |                     | \$487,680      |                     |                                    | \$0                   | \$487,680      | \$6,562,160                 | Expenditures Recovered | 2044 |
|                        |                     |                        |                         |          | \$7,924,800 | \$1,980,000         | \$9,904,800    | \$0                 | \$3,342,640                        | \$3,342,640           |                |                             |                        |      |

Type of TID: Mixed-Use

2023 TID Inception (10/18/2022)

2038 Final Year to Incur TIF Related Costs

2043 Maximum Legal Life of TID (20 Years)

2044 Final Tax Collection Year

(1) Increment per City Estimates.

(2) Hypothetical 90% PAYGO Payment 27-31, 80% 32-36, 70% 37-41

(3) Per City Estimate

**City of Fort Atkinson**  
**Tax Increment District No. 9**  
 Multi-Family Development Proforma ONLY

[illegible]

|      |                                       |
|------|---------------------------------------|
| 2023 | TID Inception (10/18/2022)            |
| 2038 | Final Year to Incur TIF Related Costs |
| 2043 | Maximum Legal Life of TID (20 Years)  |
| 2044 | Final Tax Collection Year             |

- Expenditures Recovered
- Expenditures Recovered
- Expenditures Recovered



May 15, 2025

City of Fort Atkinson  
Rebecca Houseman  
101 N Main St  
Fort Atkinson, WI 53538

Subject: Invoice for Ridge View Estates; Work Request 5031867

Dear Rebecca Houseman:

Thank you for your application for natural gas facilities. Please review the following information.

**Cost details:**

- The total cost for this project will be \$71,708.35. Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- The cost has been reduced by \$0.00 as credit for 0 meter(s) being set at the time of installation.
- Additional charges will apply if installation is requested Dec. 1 through March 31.
- Installation cost must be paid in advance of construction.
- This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready, and all other requirements are met.

**Payment remittance:**

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check
- Online at [www.we-energies.com/payconstructionbill](http://www.we-energies.com/payconstructionbill)
- Phone at 855-570-0998

**Refund details:**

- Refunds are available for up to five years after the main installation and will not exceed the amount of the original cost.
- Refunds in the amount of \$4,091.00 (permit fees are not refundable) may be made for each residential space heating customer connected to this main.
- Refund amounts for multifamily and commercial customers will be individually calculated based on their estimated average annual consumption.

**Facility location:**

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.
- If you are unable to locate and mark your privately owned buried facilities, you can hire a contractor to do it for you.
- For your safety, we will coordinate with Diggers Hotline to have technicians visit the site to locate underground utilities (such as natural gas, electric, phone, cable, sewer and water). The technicians will mark the facilities with flags and spray paint that will fade after a few weeks.

**Construction:**

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three week lead time for scheduling the installation of natural gas facilities.
- To ensure minimal disturbance to your site, it is best to install our facilities prior to road base, paving, topsoil, and erosion control, but after the installation of sewer, water and right-of-way subgrading.
- The site must be within four inches of final grade and we must be made aware of any changes that have been made since we received preliminary, approved plats.

Surface restoration:

- Surface restoration in the public right-of-way, for main installed beyond your project limits, will be completed according to municipal guidelines.
- Restoration within your development will include backfilling and compacting using existing soil.

**As a reminder, you need to sign and return a copy of this letter and enclosed drawing along with your payment, if paying by check.** If you have any questions, please call me. I look forward to working with you to make your project a success.

Sincerely,

*Nicole Warwick*

Nicole Warwick  
Energy Services Consultant  
414-944-5645  
nicole.warwick@we-energies.com

Work Request #: 5031867

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

Estimated date site will be ready for natural gas: \_\_\_\_\_

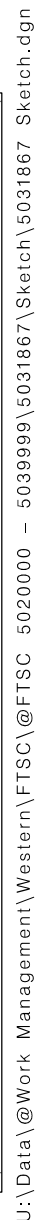
Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

P.S. For more information on the application and construction process for new developments, visit [www.we-energies.com/contractors/builderdeveloper](http://www.we-energies.com/contractors/builderdeveloper).

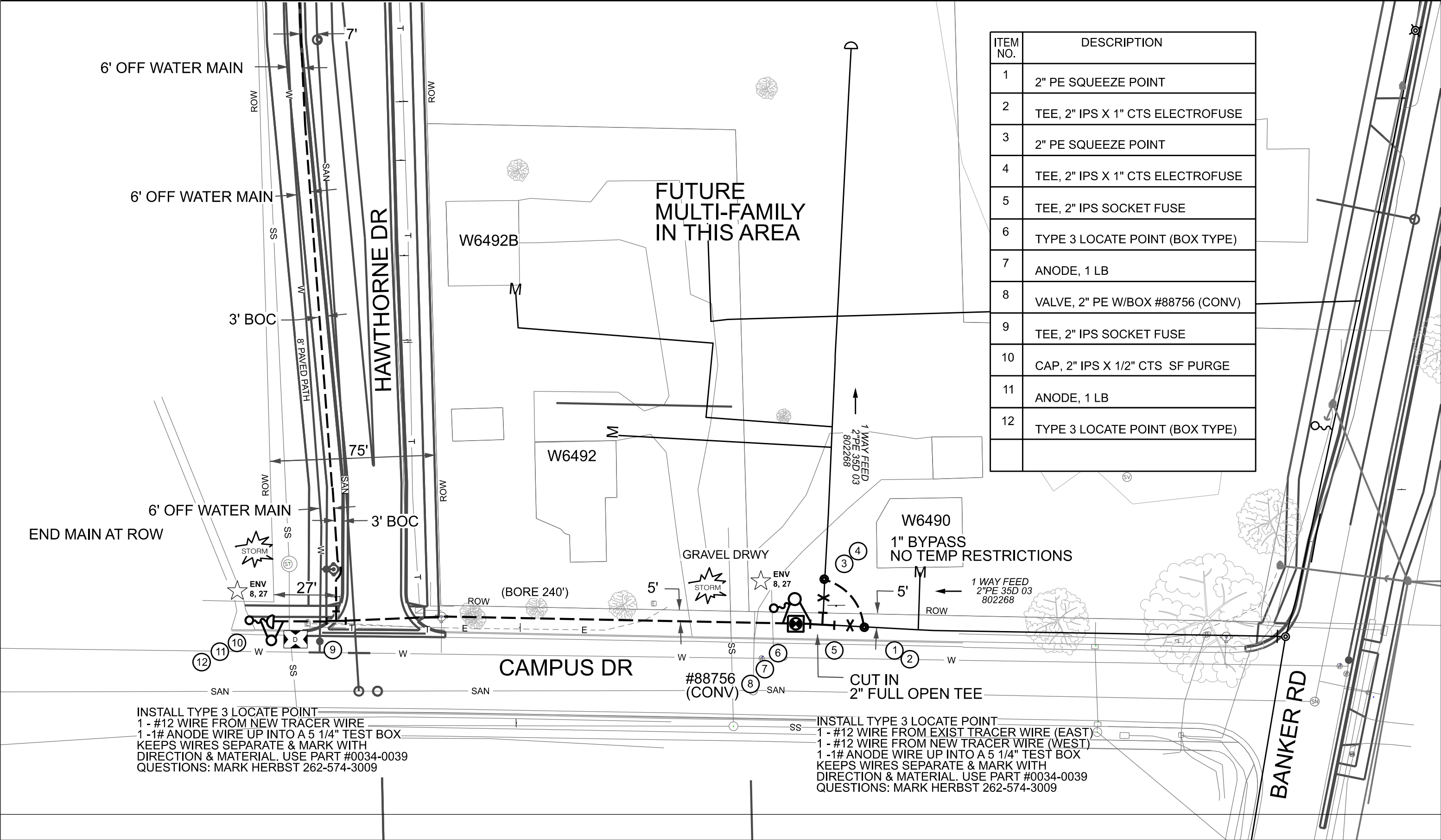
Enclosures







SHEET 3



INSTALL TYPE 3 LOCATE POINT  
1 - #12 WIRE FROM NEW TRACER WIRE  
1 - 1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009

INSTALL TYPE 3 LOCATE POINT  
1 - #12 WIRE FROM EXIST TRACER WIRE (EAST)  
1 - #12 WIRE FROM NEW TRACER WIRE (WEST)  
1 - 1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009

| ITEM NO. | DESCRIPTION                      |
|----------|----------------------------------|
| 1        | 2" PE SQUEEZE POINT              |
| 2        | TEE, 2" IPS X 1" CTS ELECTROFUSE |
| 3        | 2" PE SQUEEZE POINT              |
| 4        | TEE, 2" IPS X 1" CTS ELECTROFUSE |
| 5        | TEE, 2" IPS SOCKET FUSE          |
| 6        | TYPE 3 LOCATE POINT (BOX TYPE)   |
| 7        | ANODE, 1 LB                      |
| 8        | VALVE, 2" PE W/BOX #88756 (CONV) |
| 9        | TEE, 2" IPS SOCKET FUSE          |
| 10       | CAP, 2" IPS X 1/2" CTS SF PURGE  |
| 11       | ANODE, 1 LB                      |
| 12       | TYPE 3 LOCATE POINT (BOX TYPE)   |



**5031867**



6' OFF WATER MAIN

6' OFF WATER MAIN

6' OFF WATER MAIN

**SHEET 4**

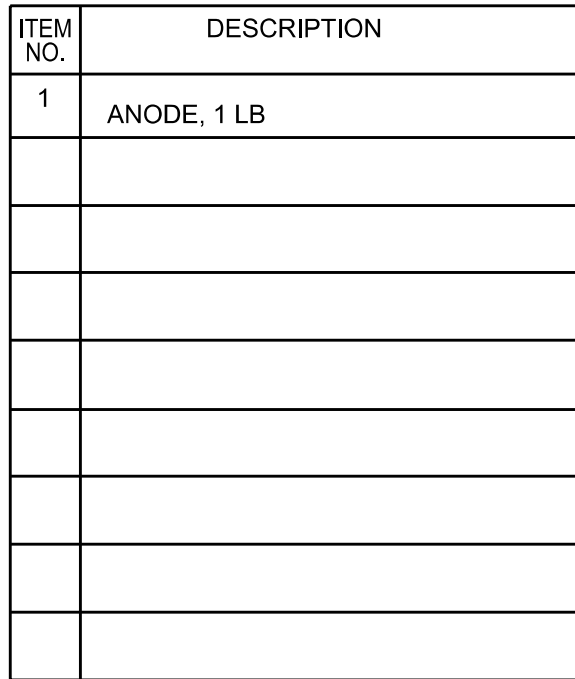
**SHEET 2**

SCALE 1" - 40'

SHEET 3 OF 9  
Page 370 of 434



**5031867**



IMPORTANT GAS IS INSTALLED  
ANY CURBS AND PAVEMENT.

**SHEET 5**

**SHEET 3**

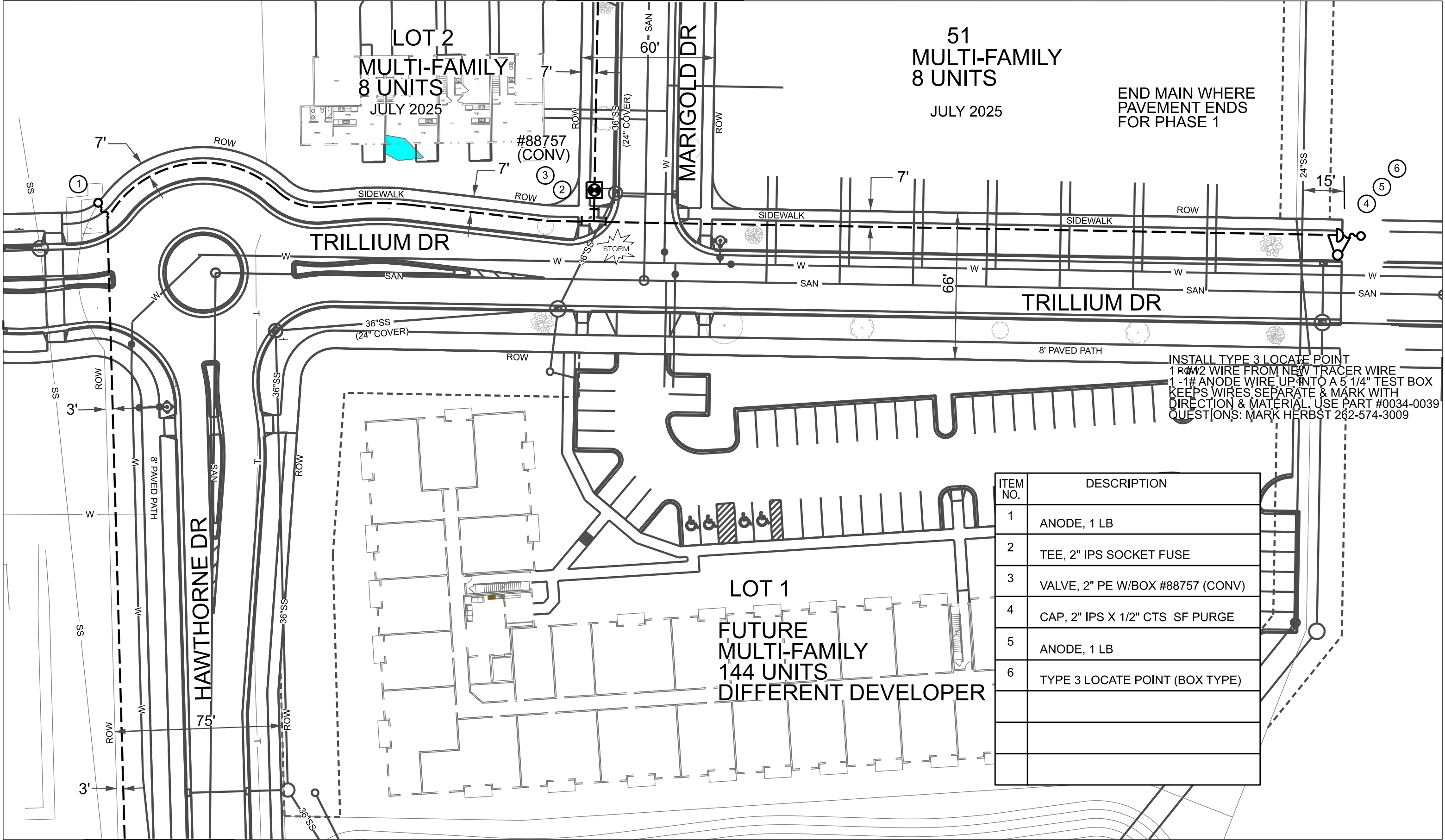
SCALE 1" - 40'

SHEET 4 OF 9  
Page 371 of 434



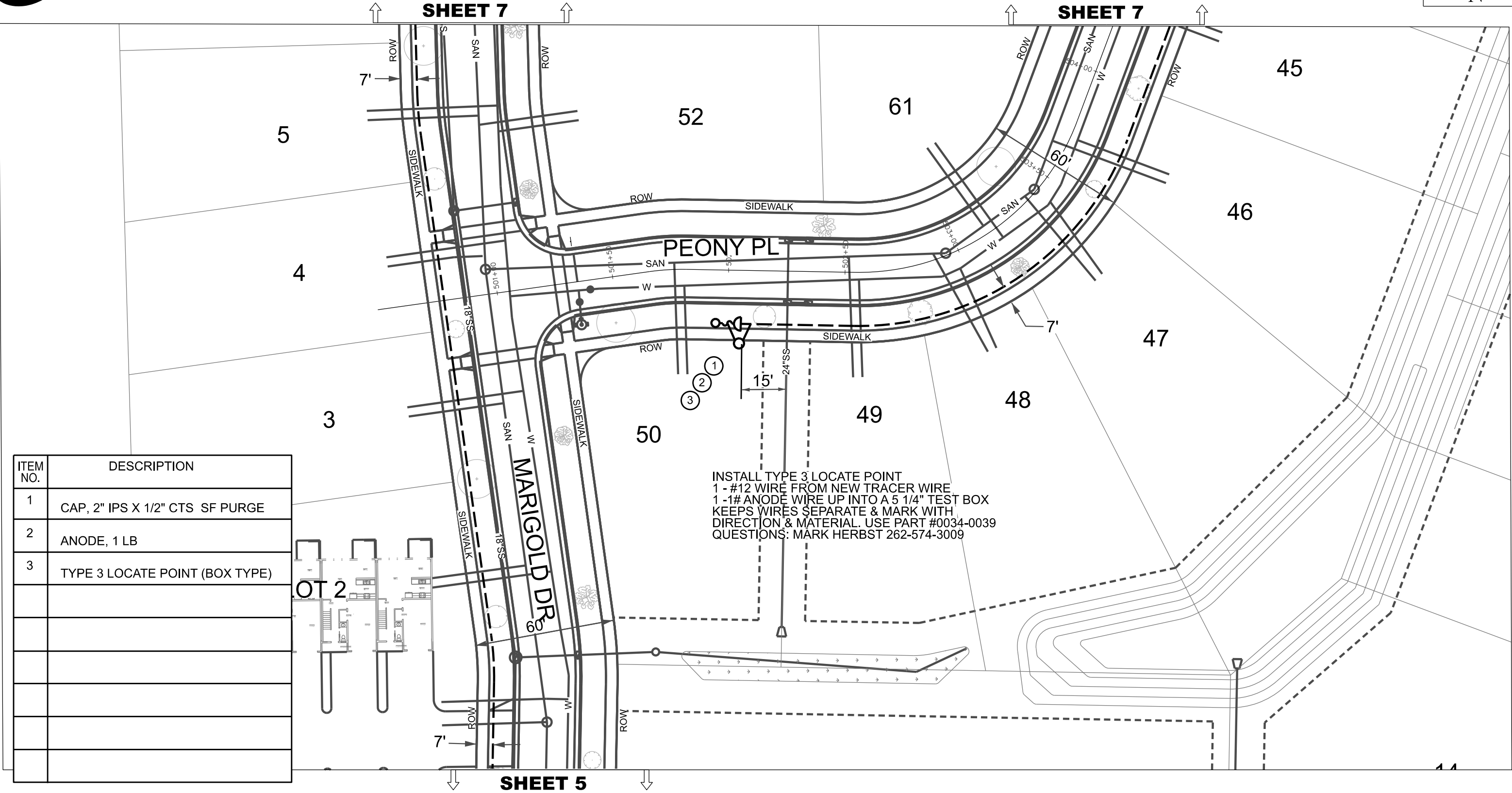


SHEET 6

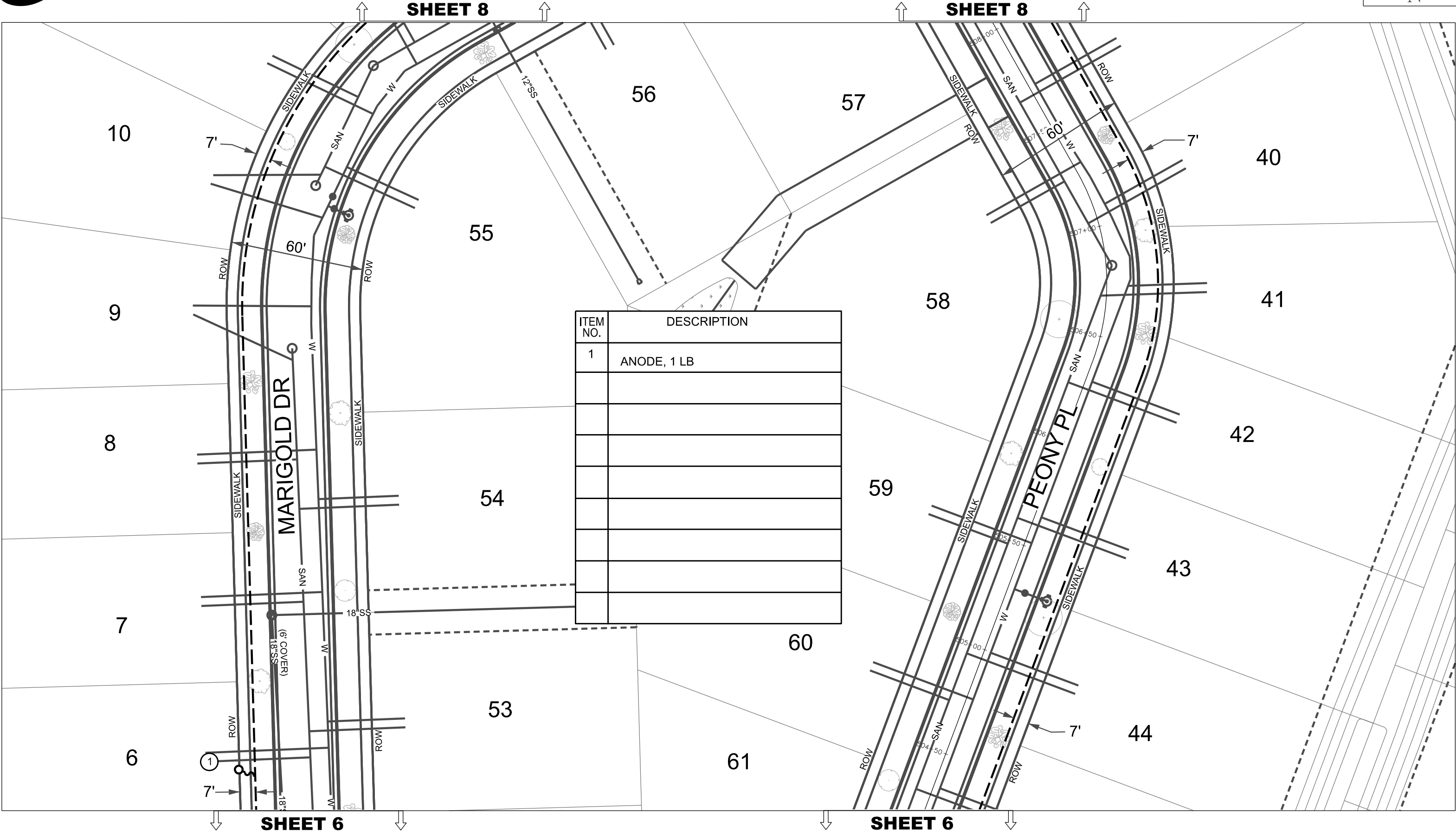


INSTALL TYPE 3 LOCATE POINT  
1 #12 WIRE FROM NEW TRACER WIRE  
1 -1# ANODE WIRE UP INTO A 5 1/4" TEST BOX  
KEEPS WIRES SEPARATE & MARK WITH  
DIRECTION & MATERIAL. USE PART #0034-0039  
QUESTIONS: MARK HERBST 262-574-3009

| ITEM NO. | DESCRIPTION                      |
|----------|----------------------------------|
| 1        | ANODE, 1 LB                      |
| 2        | TEE, 2" IPS SOCKET FUSE          |
| 3        | VALVE, 2" PE W/BOX #88757 (CONV) |
| 4        | CAP, 2" IPS X 1/2" CTS SF PURGE  |
| 5        | ANODE, 1 LB                      |
| 6        | TYPE 3 LOCATE POINT (BOX TYPE)   |
|          |                                  |
|          |                                  |
|          |                                  |

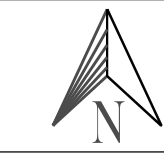


| ITEM NO. | DESCRIPTION                     |
|----------|---------------------------------|
| 1        | CAP, 2" IPS X 1/2" CTS SF PURGE |
| 2        | ANODE, 1 LB                     |
| 3        | TYPE 3 LOCATE POINT (BOX TYPE)  |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |

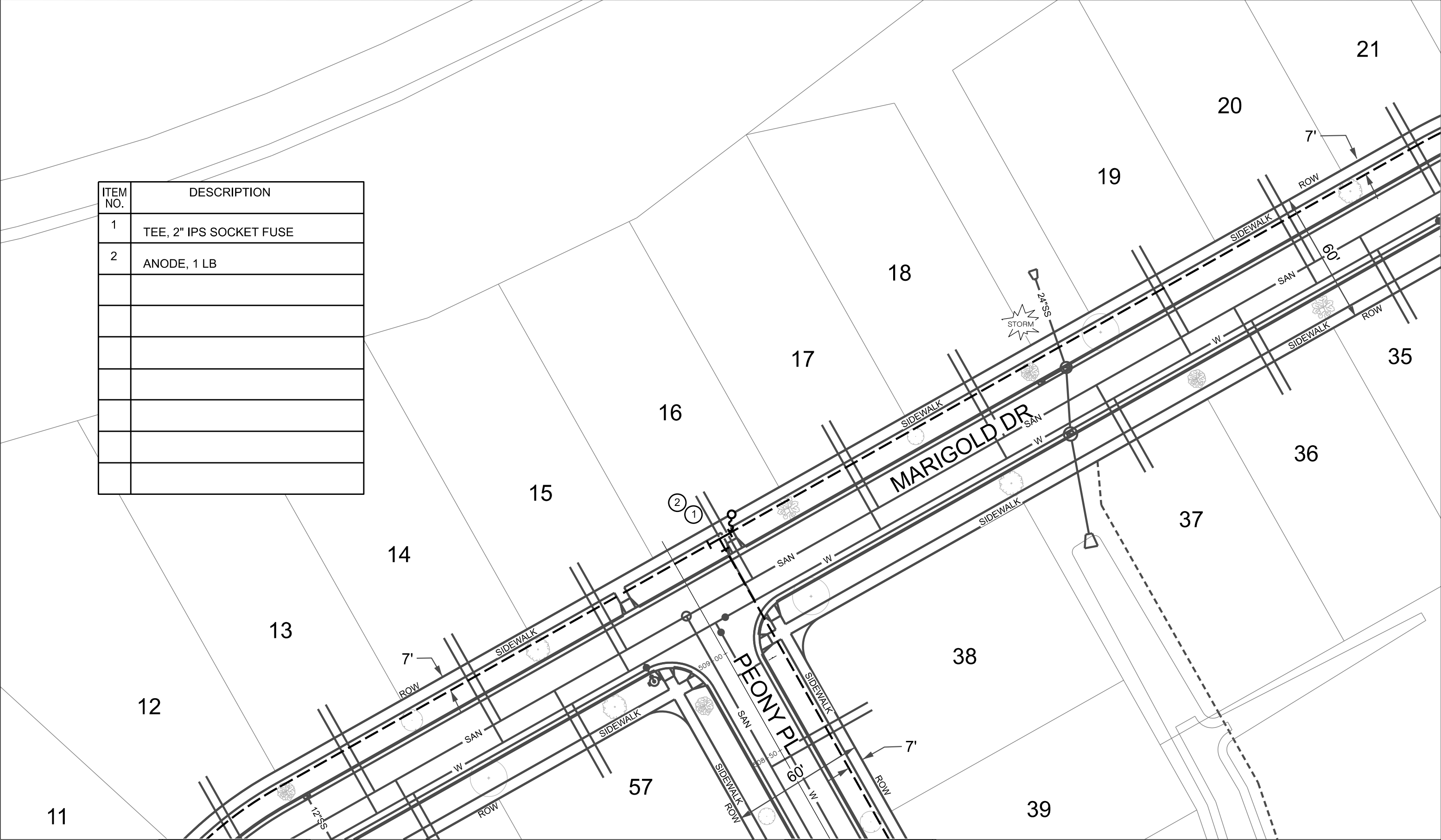


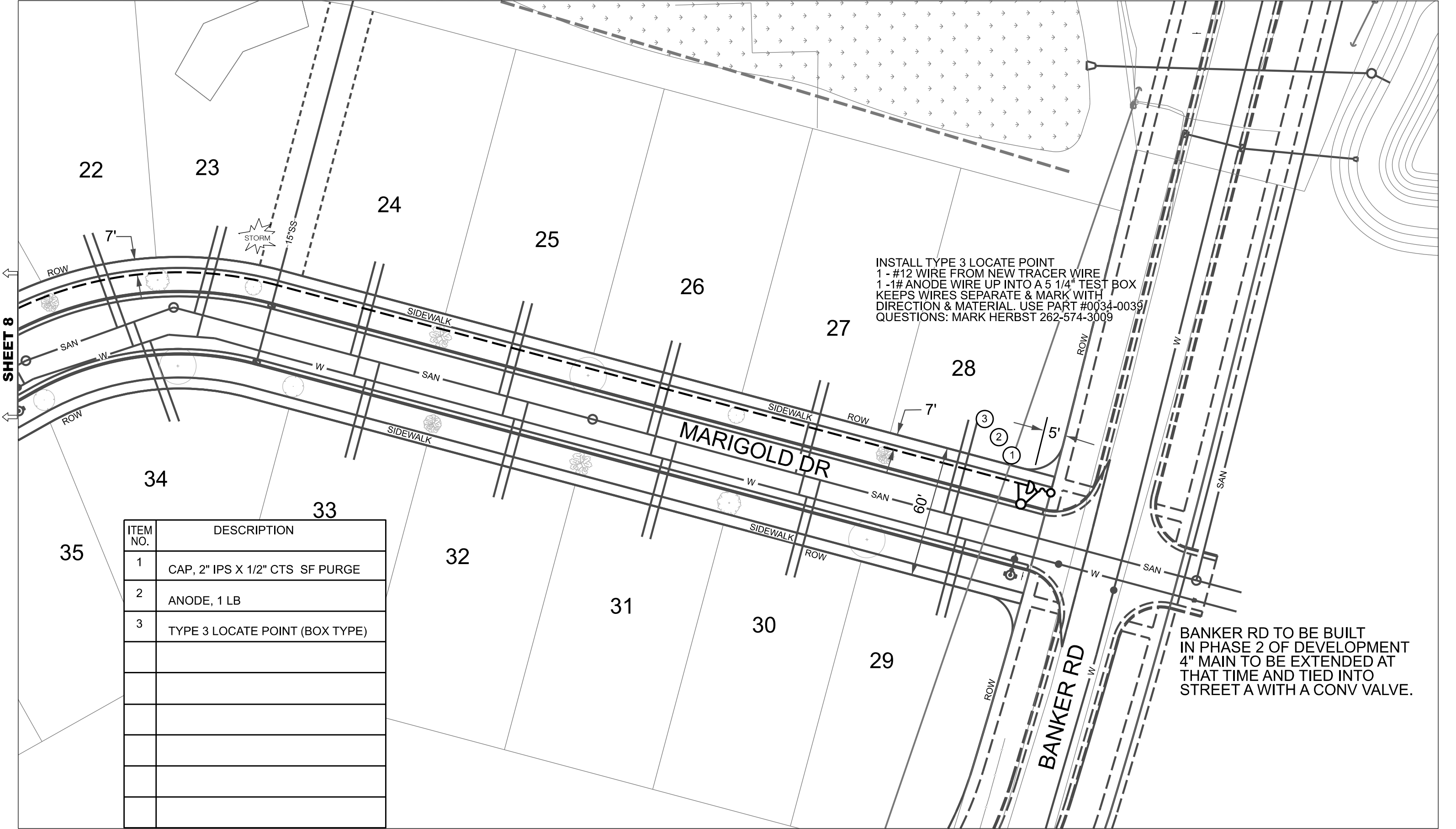
| ITEM NO. | DESCRIPTION |
|----------|-------------|
| 1        | ANODE, 1 LB |
|          |             |
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| ITEM NO. | DESCRIPTION             |
|----------|-------------------------|
| 1        | TEE, 2" IPS SOCKET FUSE |
| 2        | ANODE, 1 LB             |
|          |                         |
|          |                         |
|          |                         |
|          |                         |
|          |                         |
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|          |                         |

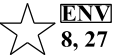
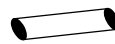
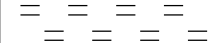
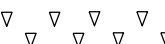
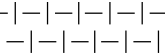
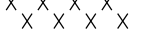
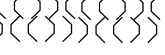
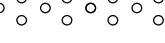
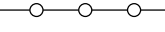




| ITEM NO. | DESCRIPTION                     |
|----------|---------------------------------|
| 1        | CAP, 2" IPS X 1/2" CTS SF PURGE |
| 2        | ANODE, 1 LB                     |
| 3        | TYPE 3 LOCATE POINT (BOX TYPE)  |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |
|          |                                 |

BANKER RD TO BE BUILT  
IN PHASE 2 OF DEVELOPMENT  
4" MAIN TO BE EXTENDED AT  
THAT TIME AND TIED INTO  
STREET A WITH A CONV VALVE.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                      |                                                                                                                             |                                                                                                              |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <div>WE ENERGIES - GAS OPERATIONS</div> <div>NOTES:<br/>Existing facilities should be field verified prior to excavation.<br/>Utility information shown are from plans and have not been field verified.<br/>Maintain 12” min vertical clearance at crossing of existing electrical facilities.<br/>Maintain 6” min vertical clearance at crossing of other existing facilities.<br/>Maintain 18” min vertical clearance at crossing of existing storm sewer pipes.<br/>Maintain 5' clearance from storm sewer inlets.<br/>Staking of route or ROW by surveyor required prior to construction.<br/>Clearances shown are min distances – reference permit for specific clearance requirements.<br/>Additional information on excavation, backfilling &amp; clearances can be found in the Gas CRS 201.<br/>Restore all pavement, ROW, sidewalks, and customer's private property.</div> | CONVENTIONAL SYMBOLS                                                                                                 |                                                                                                                             |                                                                                                              |                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | M - Outside Meterset                                                                                                 |  - Regulation Pit                         |  - Full Open Tee           |  - Valve Pit                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Inside Meterset                |  - Insulator                             |  - 45° Elbow              |  - Regulation Station             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Valve (Boxed)                  |  - Bottom/Side/Half Line Stopper Fitting |  - 90° Elbow              |  - Farm Tap                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Valve (Buried)                 |  - Save-A-Valve                          |  - Depth Change Elbow     |  - Blow Down                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Transition Fitting             |  - No Blow/Punch/HVTT/MVTT/EF Tee        |  - Marker Post            |  - Pressure Monitoring Device     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Reducer                        |  - Anode                                 |  - Multi Wire Test Stand  |  - Riser Used for Corrosion Reads |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Support Clamp or Squeeze Point |  - Cap with Anode                        |  - Single Wire Test Stand |  - Test Stand                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - Coupling                       |  - Cap                                   |  - Main Jump Symbol       |  - Rectifier                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  - End of Main                    |  - Retirement Symbol                     |  - River Weight           |  - Pressure Point                 |

|                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| EROSION CONTROL LEGEND                                                                                                                      |  | WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|  APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION   |  | <b>General</b> <ol style="list-style-type: none"><li>If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.</li></ol> <b>Erosion Control</b> <ol style="list-style-type: none"><li>If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.</li><li>Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards (<a href="http://dnr.wi.gov/topic/stormwater/standards/const_standards.html">http://dnr.wi.gov/topic/stormwater/standards/const_standards.html</a>). Refer to We Energies Construction Site Sediment and Erosion Control Standards.</li><li>Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.</li><li>When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.</li></ol> |  |
|  INLET PROTECTION, TYPE A/B/C/D                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |  | <b>Contaminated Soils</b> <ol style="list-style-type: none"><li>Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|  STONE DITCH CHECK                                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  ROCK BAG                                                   |  | <b>Spills</b> <ol style="list-style-type: none"><li>If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:<ol style="list-style-type: none"><li>Any quantity of oil is spilled into surface water;</li><li>Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;</li><li>Any oil spill containing greater than 500 ppm PCB;</li><li>Five gallons or more of oil spilled to the ground;</li><li>Any oil spill involving a police department, fire department, DNR, or concerned property owner.</li></ol></li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|  MULCH                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  SOIL STABILIZER, TYPE B                                  |  | <b>Notes 8 through 27 apply as noted at specific points within each work request:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|  EROSION MAT CLASS I, TYPE A                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  EROSION MAT CLASS I, TYPE B                              |  | <b>Dewatering</b> <ol style="list-style-type: none"><li>Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|  EROSION MAT CLASS I, TYPE A URBAN                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  EROSION MAT CLASS I, TYPE B URBAN                        |  | <b>Wetlands</b> <ol style="list-style-type: none"><li>As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.</li><li>All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.</li><li>If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.</li><li>Excavated soils cannot be stockpiled in wetlands.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|  EROSION MAT CLASS II                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  EROSION MAT CLASS III                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|  VEGETATIVE BUFFER                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  TRACKING PAD                                             |  | <b>Frac-out Contingency Plan</b> <ol style="list-style-type: none"><li>A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.<ol style="list-style-type: none"><li>Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.</li><li>Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.</li></ol></li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|  TIMBER MAT                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  SILT FENCE                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|  APPROXIMATE DEWATERING BASIN LOCATION                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  SURFACE WATER FLOW                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |



July 1, 2025

City of Fort Atkinson  
Rebecca Houseman  
101 N Main St  
Fort Atkinson, WI 53538

Subject: Invoice for Ridge View Estates, Work Request 5031866

Dear Rebecca Houseman :

Thank you for your application for electric facilities. Please review the following information.

Cost details:

- **The cost for this project will be \$269,984.03.** Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- Additional charges will apply if installation is requested from Dec. 1 through March 31.
- The cost does not include electric service to sewer lift stations, community well pumps, lighting, etc.
- Installation cost must be paid in advance of construction.
- If an additional cost estimate is needed within 12 months, there will be a charge for preparing the new estimate.
- **This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready and all other requirements are met.**

Payment remittance:

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check
- Online at [www.we-energies.com/payconstructionbill](http://www.we-energies.com/payconstructionbill)
- Phone at 855-570-0998

Facility location:

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.

Construction:

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three-week lead time for scheduling electric facility installation.

- The area along the route of our facilities must be graded to within four inches of final grade. Fill, if deeper than three feet, must be compacted prior to the installation of our facilities. If relocation or repair of our facilities becomes necessary because of a grade change greater than four inches, you will be billed the full relocation or repair costs.
- Easements to install and maintain all We Energies facilities, including the right to cut out brush, shrubs and trees must be provided.
- Lot corner pipes are required to be clearly and visibly marked and must be identifiable along the entire installation route. These markings will be field verified by We Energies personnel and installation will not proceed if we determine this requirement is not complete.

**Lawn and pavement repair:**

- Repair in the public right-of-way, for facilities installed beyond your project limits, will be completed according to municipal guidelines.
- Repair within your development will include backfilling and compacting using existing soil.
- All cut brush, shrubs and trees will be left at the site along our trench route.

**Refund details:**

- Refunds may be available for up to five years after the energization date and will not exceed the amount of the original cost.
- Refunds in the amount of \$1,757.00 may be made for each single-phase residential/farm customer connecting to this extension.
- Additional refunds for larger services also may be available up to the original cost. The refund amounts vary based on size of the meter set.
- Refunds will not exceed the amount of the original refundable cost of 269,588.97 as some distribution costs and permits are not refundable.

**Your next step is to sign this letter and return it, along with a signed drawing and your payment.** You may wish to make a copy of the letter for your records. Sign and return the enclosed Grade Verification Form **only after its provisions have been met.** Please call me with any questions. I look forward to working with you to make your project a success.

Sincerely,

*Nicole Warwick*

Nicole Warwick  
Energy Services Consultant  
414-944-5645  
nicole.warwick@we-energies.com

Work Request #: 5031866

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

P.S. For more information on the application and construction process for new developments, visit [www.we-energies.com/contractors](http://www.we-energies.com/contractors).

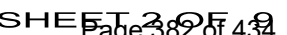
Enclosure





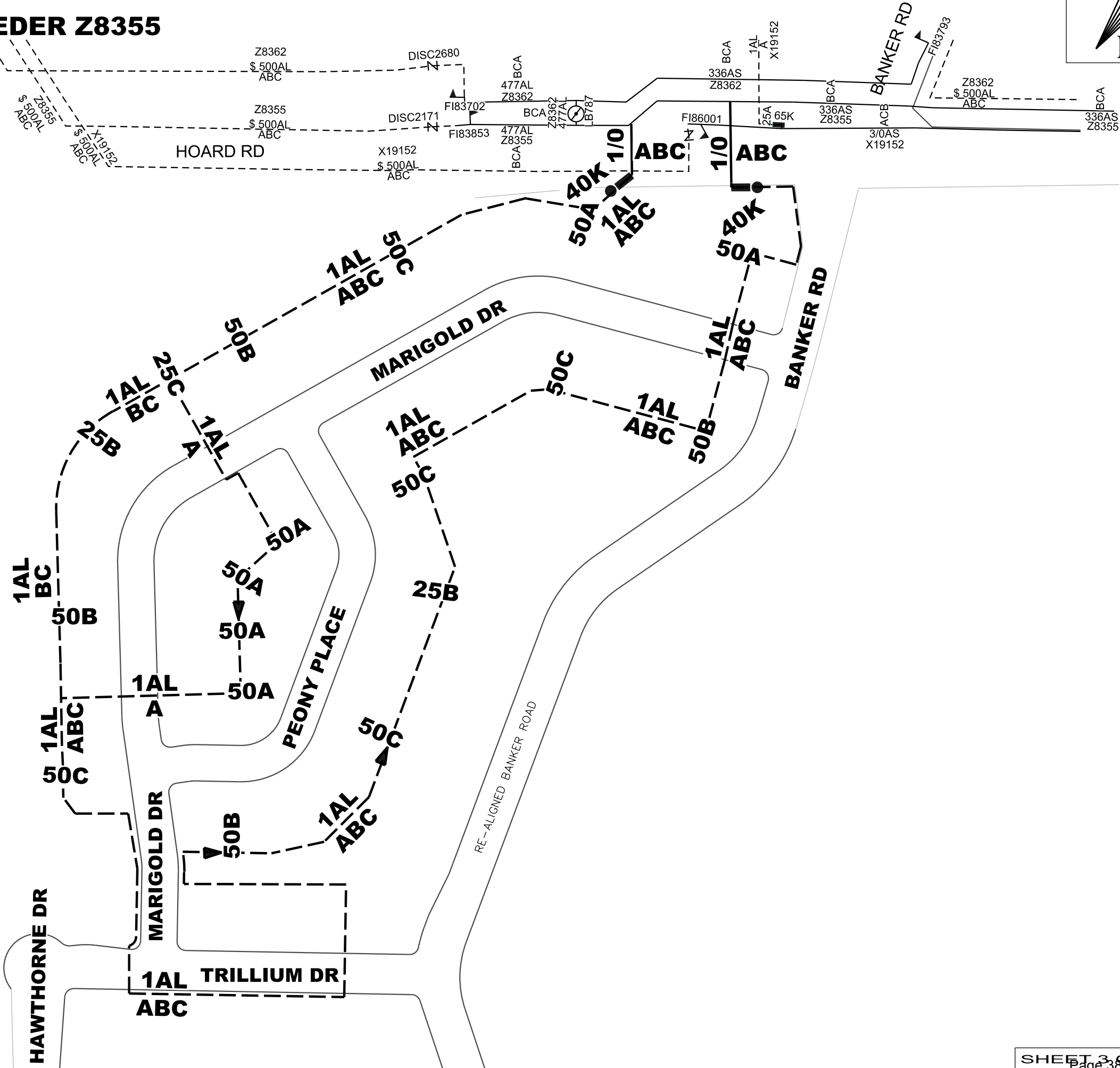


## EXISTING FEEDER Z8355





PROPOSED FEEDER Z8355



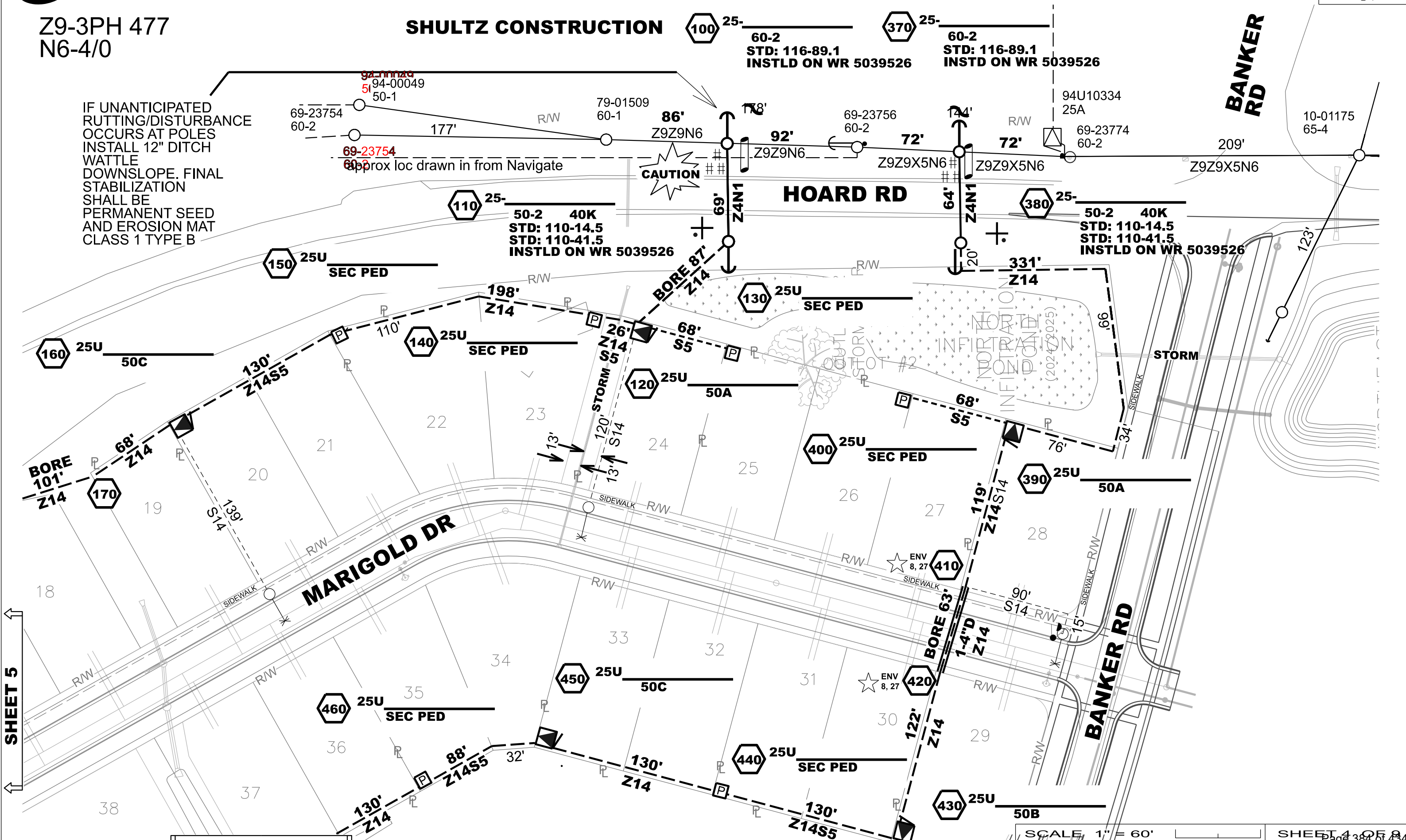


Z9-3PH 477  
N6-4/0



# SHULTZ CONSTRUCTION

IF UNANTICIPATED  
RUTTING/DISTURBANCE  
OCCURS AT POLES  
INSTALL 12" DITCH  
WATTLE  
DOWNSLOPE. FINAL  
STABILIZATION  
SHALL BE  
PERMANENT SEED  
AND EROSION MAT  
CLASS 1 TYPE B



**SHEET 5**

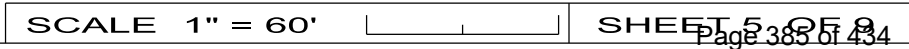
# SHEET 5

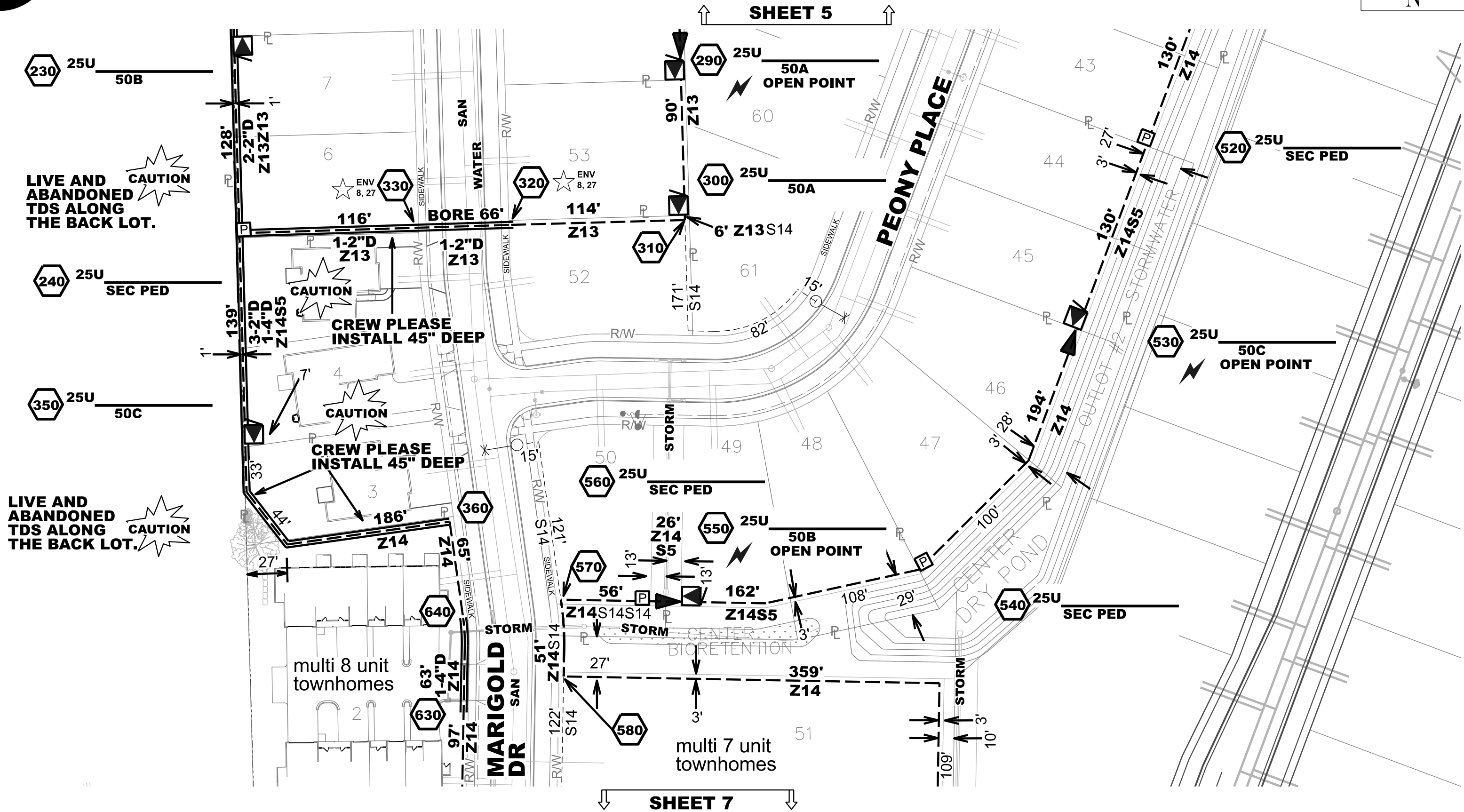
SCALE 1" = 60'

SHEET 4 OF 9



**5031866**

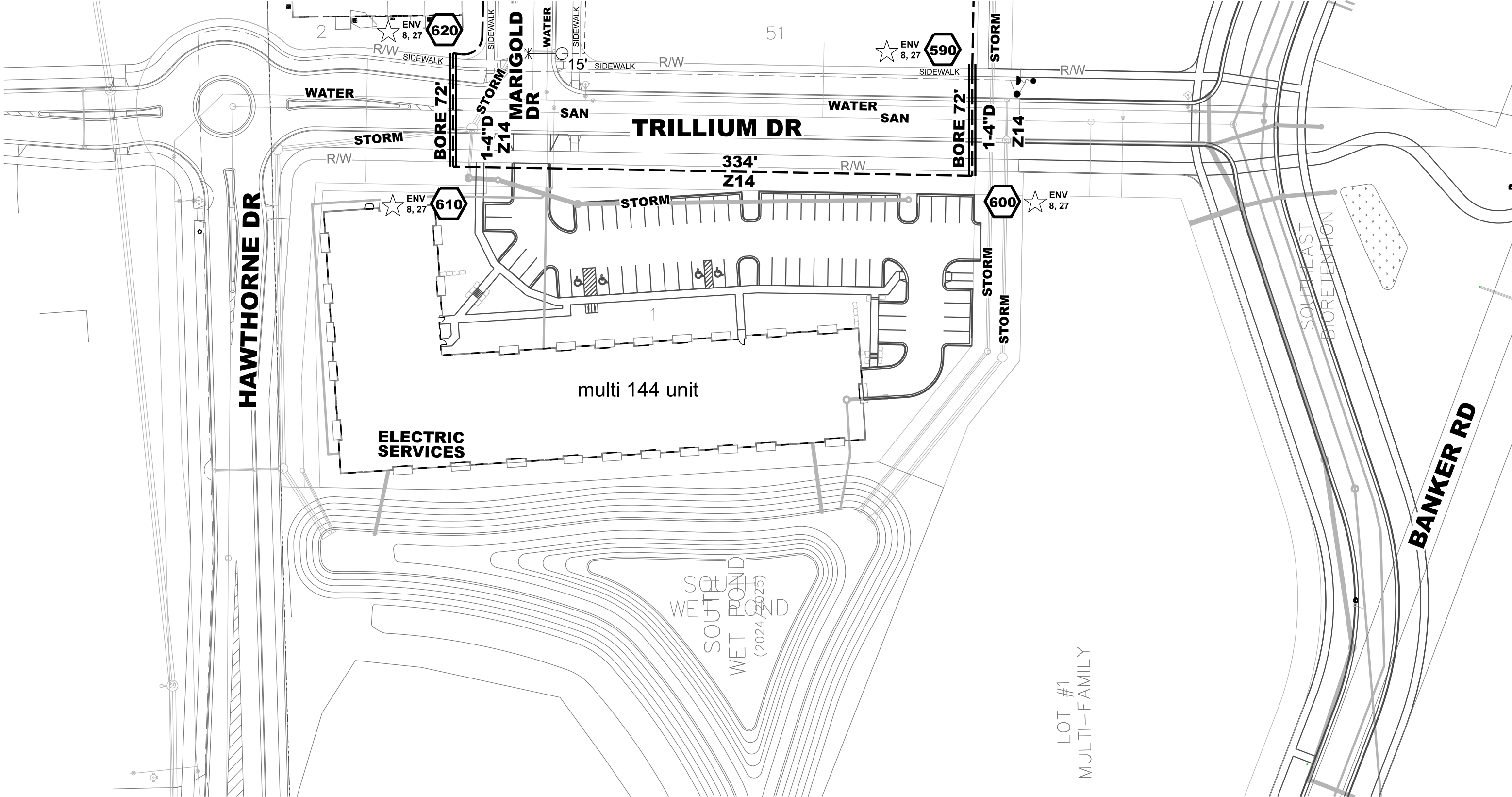


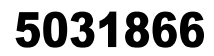






↑ SHEET 6 ↑





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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER:                                                                                 | _____                  |
|                                                                                                | KVA:                                                                                          | _____ 50 _____         |
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|                                                                                                | PHASE:                                                                                        | _____ A _____          |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |                        |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |                        |
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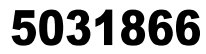
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |





50A



50B



25B

|                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 25                                                                                            |
| VOLTAGE:                                                                                       | 120/240                                                                                       |
| LOCATION ID:                                                                                   | 25U                                                                                           |
| PHASE:                                                                                         | B                                                                                             |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |



50C



50C



50C

|                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 50                                                                                            |
| VOLTAGE:                                                                                       | 120/240                                                                                       |
| LOCATION ID:                                                                                   | 25U                                                                                           |
| PHASE:                                                                                         | C                                                                                             |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
|                                                                                                | SWITCHED BY: _____ DATE/TIME: _____                                                           |



50A



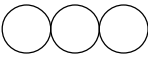
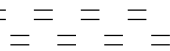
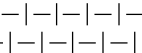
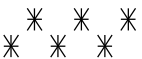
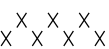
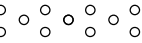
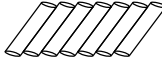
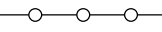
50C



50B

|                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | _____ 50 _____                                                                                |
| VOLTAGE:                                                                                       | _____ 120/240 _____                                                                           |
| LOCATION ID:                                                                                   | _____ 25U _____                                                                               |
| PHASE:                                                                                         | _____ B _____                                                                                 |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |  |                                                |                              |                   |                    |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--|------------------------------------------------|------------------------------|-------------------|--------------------|---------------------|
| <div><div>WE ENERGIES - ELECTRIC OPERATIONS</div><div>CLEARANCE NOTES:</div><div>-LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.</div><div>-MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE &amp; BELL OF PIPE.</div><div>-THIS APPLIES TO GAS AND WATER MAINS.</div><div>-MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.</div><div>-MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.</div><div>-MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.</div><div>NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.</div></div> | OVERHEAD PRIMARY         |  | STANDARD WIRE KEY                              |                              | NEUTRAL           | SECONDARY - 1PHASE | SECONDARY - 3PHASE  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | E, F, H, Q, R, W, X or Z |  | DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z |                              | N 1-#2 ACSR       | S 6DX              | \$ 1/0 TXF          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Z 1 #2 ACSR              |  | Z13 1 #1 AL 25KV                               | X22 1 #2 Cu 15kV             | N1 1-#1/0 ACSR    | S1 4 TX            | \$1 4/0 TXF         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Z1 1 #1/0 ACSR           |  | Z14 3 #1 AL 25KV                               | X23 3 #2 Cu 15kV             | N2 1-#3/0 ACSR    | S2 2 TX            | \$2 336 TXF         |
| Z2 1 #3/0 ACSR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |  | Z15 3 #500 AL 28KV                             | Z24 1 #2 Cu 25kV             | N3 1-#4/0 AL      | S3 1/0 TXR         | \$3 3/0 TX          |
| Z3 3 #2 ACSR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |  | X16 1 #2 AL 15KV                               | Z25 3 #2 Cu 25kV             | N4 1-#336 ACSR    | S4 3/0 TXR         | \$4 350 TX          |
| Z4 3 #1/0 ACSR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |  | X17 3 #2 AL 15KV                               | X26 3 #500 Cu 15kV           | N5 REMOVAL        | S5 350 TXR         | \$5 750 TX          |
| Z5 3 #3/0 ACSR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |  | X18 3 #500 AL 15KV                             | Z27 3 #500 Cu 28kV           | GUYING            | S6 750 TXR         | \$6 1/0 QXF         |
| Z7 3 #336 ACSR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |  | R19 3 #1/0 AL 35KV                             | Z28 3 #750 Cu 28kV           | G 1/4" ARM GUY    | S7 1/0 TXF         | \$7 3/0 QXF         |
| Z9 SPECIAL LIST ON SKETCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |  | R20 3 #750 AL 35KV                             | Z29 SPECIAL - LIST ON SKETCH | G1 5/16" ARM GUY  | S8 4/0 TXF         | \$8 350 QXR         |
| Z10 1 WIRE REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |  | Z21 3 #750 AL 28KV                             |                              | G2 3/8" ARM GUY   | S9 336 TXR         | \$9 750 QXR         |
| Z11 2 WIRE REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |  |                                                |                              | G3 5/16" POLE GUY | S10 750 TXF        | \$10 3 WIRE REMOVAL |
| Z12 3WIRE REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |  |                                                |                              | G4 3/8" POLE GUY  | S11 3 WIRE REMOVAL | \$11 3/0 QXR        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |  |                                                |                              | G5 7/16" POLE GUY | S12 3 WIRE MAIN    | \$12 4 WIRE REMOVAL |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |  |                                                |                              |                   | S14 6DX CIC        |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |  |                                                |                              |                   | S15 1/0TX CIC      |                     |

| EROSION CONTROL LEGEND                                                                                                                      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|
|  APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION   |  |
|  INLET PROTECTION, TYPE A/B/C/D                             |  |
|  12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |  |
|  STONE DITCH CHECK                                          |  |
|  ROCK BAG                                                   |  |
|  MULCH                                                     |  |
|  SOIL STABILIZER, TYPE B                                  |  |
|  EROSION MAT CLASS I, TYPE A                              |  |
|  EROSION MAT CLASS I, TYPE B                              |  |
|  EROSION MAT CLASS I, TYPE A URBAN                        |  |
|  EROSION MAT CLASS I, TYPE B URBAN                        |  |
|  EROSION MAT CLASS II                                     |  |
|  EROSION MAT CLASS III                                    |  |
|  VEGETATIVE BUFFER                                        |  |
|  TRACKING PAD                                             |  |
|  TIMBER MAT                                               |  |
|  SILT FENCE                                               |  |
|  APPROXIMATE DEWATERING BASIN LOCATION                    |  |
|  SURFACE WATER FLOW                                       |  |

## WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

### General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

### Erosion Control

- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
- Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards ([http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

### Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

### Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
  - Any quantity of oil is spilled into surface water;
  - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
  - Any oil spill containing greater than 500 ppm PCB;
  - Five gallons or more of oil spilled to the ground;
  - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

### Notes 8 through 27 apply as noted at specifc points withln each work request:

### Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

### Wetlands

- As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

### Waterways

- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

### Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

### Invasive Species

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

### Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

### Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
  - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
  - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
  - A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



## GRADE VERIFICATION FORM

Establishing the final grade on your property is necessary prior to the installation of We Energies underground facilities. To ensure public safety, state and national codes require us to install our facilities at certain depths. If relocation or repair of our facilities becomes necessary because of a grade change greater than 4 inches, you will be billed the full relocation or repair costs. Site must be ready and this form submitted by Nov. 1 to avoid seasonal charges for installations between Dec. 1 and March 31.

### Project Details

Development Name: Ridge View Estates

Municipality: Fort Atkinson

Work Request #: 5031866 (electric facilities)

AUTHORIZATION: I certify that I am the owner, or authorized representative of the owner, of the aforementioned development and that the entire route in which We Energies underground facilities are to be installed is within 4 inches of final grade. I certify the grade was confirmed by a surveying/engineering firm and that lot corner stakes are installed. I agree that I, or the owner of the property, will pay for any relocation or repair costs incurred by We Energies due to grade change in excess of 4 inches.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



## MEMORANDUM

**DATE:** May 20, 2025

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman, City Manager

**RE:** Review and possible action relating to an invoice from WE Energies for electric facilities installation at Ridge View Estates (Houseman, City Manager)

---

### BACKGROUND

The City of Fort Atkinson and Intrepid Investments (Developer) entered into a Development Agreement on December 17, 2024, for the development of the City-owned property along Banker Road. The Agreement outlines the roles, responsibilities, and financial obligations of each party for the public and private infrastructure associated with the Ridge View Estates Subdivision (formerly referred to as the Banker Road property). One of the designated public improvements for which the City is responsible is electric facility installation to serve the subdivision, as outlined in section 1.03.c. of the Development Agreement attached to this memorandum.

### DISCUSSION

On November 19, 2024, the City Council approved the Ridge View Estates road construction budget and awarded the contract to Forest Landscaping in the amount of \$4,013,561.50. The cost of the construction was just one of the project costs outlined in that memo. Other costs included the estimated from WE Energies to provide gas and electric service to the subdivision. The estimate provided by WE Energies at the time for electrical facility installation was \$250,000, with the understanding that the City would receive credits from the service connection fees for each building constructed.

### FINANCIAL ANALYSIS

Per the attached invoice from WE Energies, the cost of the project will be \$260,603.21. Additional charges may apply if WE Energies encounters unusual conditions or there are delays in the construction schedule, or other changes the City may request. The cost does not include electric service to sewer lift stations, community well pumps and lighting. There are no sewer lift stations or wells proposed for this phase of the project.

Refunds may be available for up to five years after the energization date and will not exceed the amount of the original cost. Refunds in the amount of \$1,757.00 may be made for each single-phase residential customer connecting to this extension. Additional refunds for larger

services may also be available up to the original cost. The refund amounts vary based on size of the meter set. Refunds will not exceed the amount of the original refundable cost of \$260,603.21.

The City intends to use funds from TID #9 to make the initial infrastructure payment, and all customer connection refund payments will be returned to TID #9. As the invoice notes, the total amount of \$260,603.21 may not be completely refunded.

#### **RECOMMENDATION**

City staff recommends that the City Council approve payment of the invoice from WE Energies for the electric installation at the Ridge View Estates Subdivision in the amount of \$260,603.21 per the approved Development Agreement.

#### **ATTACHMENTS**

1. 5031866 Cost Letter
2. 5031866 Drawing



May 15, 2025

City of Fort Atkinson  
Rebecca Houseman  
101 N Main St  
Fort Atkinson, WI 53538

Subject: Invoice for Ridge View Estates, Work Request 5031866

Dear Rebecca Houseman :

Thank you for your application for electric facilities. Please review the following information.

Cost details:

- **The cost for this project will be \$260,603.21.** Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- Additional charges will apply if installation is requested from Dec. 1 through March 31.
- The cost does not include electric service to sewer lift stations, community well pumps, lighting, etc.
- Installation cost must be paid in advance of construction.
- If an additional cost estimate is needed within 12 months, there will be a charge for preparing the new estimate.
- **This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready and all other requirements are met.**

Payment remittance:

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check
- Online at [www.we-energies.com/payconstructionbill](http://www.we-energies.com/payconstructionbill)
- Phone at 855-570-0998

Facility location:

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.

Construction:

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three-week lead time for scheduling electric facility installation.

- The area along the route of our facilities must be graded to within four inches of final grade. Fill, if deeper than three feet, must be compacted prior to the installation of our facilities. If relocation or repair of our facilities becomes necessary because of a grade change greater than four inches, you will be billed the full relocation or repair costs.
- Easements to install and maintain all We Energies facilities, including the right to cut out brush, shrubs and trees must be provided.
- Lot corner pipes are required to be clearly and visibly marked and must be identifiable along the entire installation route. These markings will be field verified by We Energies personnel and installation will not proceed if we determine this requirement is not complete.

**Lawn and pavement repair:**

- Repair in the public right-of-way, for facilities installed beyond your project limits, will be completed according to municipal guidelines.
- Repair within your development will include backfilling and compacting using existing soil.
- All cut brush, shrubs and trees will be left at the site along our trench route.

**Refund details:**

- Refunds may be available for up to five years after the energization date and will not exceed the amount of the original cost.
- Refunds in the amount of \$1,757.00 may be made for each single-phase residential/farm customer connecting to this extension.
- Additional refunds for larger services also may be available up to the original cost. The refund amounts vary based on size of the meter set.
- Refunds will not exceed the amount of the original refundable cost of 260,208.15 as some distribution costs and permits are not refundable.

**Your next step is to sign this letter and return it, along with a signed drawing and your payment.** You may wish to make a copy of the letter for your records. Sign and return the enclosed Grade Verification Form **only after its provisions have been met.** Please call me with any questions. I look forward to working with you to make your project a success.

Sincerely,

*Nicole Warwick*

Nicole Warwick  
Energy Services Consultant  
414-944-5645  
nicole.warwick@we-energies.com

Work Request #: 5031866

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

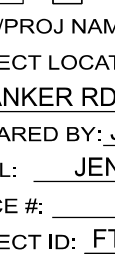
Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

P.S. For more information on the application and construction process for new developments, visit [www.we-energies.com/contractors](http://www.we-energies.com/contractors).



Enclosure

|                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"></div><div style="border: 1px solid black; padding: 5px; text-align: center;"><b>ELECTRIC WORK REQUEST</b><br/><b>5031866</b></div></div>                                                                                |                                                                                                                          |
| <input checked="" type="checkbox"/> C <input type="checkbox"/> T <input type="checkbox"/> V: <u>FORT ATKINSON</u>                                                                                                                                                                                                                                                                                                          |                                                                                                                          |
| CUST/PROJ NAME: <u>RIDGE VIEW ESTATES</u>                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |
| PROJECT LOCATION: <u>SW CORNER OF HOARD RD &amp; BANKER RD</u>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                          |
| PREPARED BY: <u>JENNIFER BIEL (U)</u>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                          |
| E-MAIL: <u>JENNIFER.BIEL@WE-ENERGIES.COM</u>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |
| OFFICE #: _____                                                                                                                                                                                                                                                                                                                                                                                                            | CELL #: <u>618-407-8185</u>                                                                                              |
| PROJECT ID: <u>FT5031866</u>                                                                                                                                                                                                                                                                                                                                                                                               | IO #: <u>16699</u>                                                                                                       |
| OPERATING MAPS: <u>3456-7544-04</u>                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |
| EXISTING FEEDER: <u>Z8355 FORT ATKINSON 25KV</u>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          |
| PROPOSED FEEDER: <u>Z8355 FORT ATKINSON 25KV</u>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          |
| T-R-S - ¼Q: <u>T6N R14E SEC 33NW</u> CGS#: _____                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          |
| <b>TYPE OF WORK:</b><br><input checked="" type="checkbox"/> SUBDIVISION-UNDERGROUND FACILITIES<br><input type="checkbox"/> SUBDIVISION-OVERHEAD FACILITIES<br><input type="checkbox"/> SUBDIVISION STREET LIGHT - UNDERGROUND FACILITIES<br><input type="checkbox"/> SUBDIVISION STREET LIGHT - OVERHEAD FACILITIES<br><input type="checkbox"/> SUBDIVISION - RELOCATE FACILITIES<br><input type="checkbox"/> OTHER: _____ |                                                                                                                          |
| <b>STAKING REQUIREMENTS:</b><br><input checked="" type="checkbox"/> SURVEYOR <input type="checkbox"/> STAKED<br><input type="checkbox"/> DESIGNER <input type="checkbox"/> NOT NEEDED                                                                                                                                                                                                                                      | <b>RESTORE PRIVATE PROPERTY:</b><br><input type="checkbox"/> YES <input type="checkbox"/> NO                             |
| <b>JU COMPANY:</b> _____ <b>JOB #</b> _____                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                          |
| ENGINEERING CONTACT: _____                                                                                                                                                                                                                                                                                                                                                                                                 | CONSTRUCTION CONTACT: _____                                                                                              |
| PHONE # _____                                                                                                                                                                                                                                                                                                                                                                                                              | PHONE # _____                                                                                                            |
| CONSTRUCTION EMAIL: _____                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |
| EXCEPTIONS/ JU SIGNATURES: _____                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          |
| <b>JU COMPANY:</b> _____ <b>JOB #</b> _____                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                          |
| ENGINEERING CONTACT: _____                                                                                                                                                                                                                                                                                                                                                                                                 | CONSTRUCTION CONTACT: _____                                                                                              |
| PHONE # _____                                                                                                                                                                                                                                                                                                                                                                                                              | PHONE # _____                                                                                                            |
| CONSTRUCTION EMAIL: _____                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |
| EXCEPTIONS/ JU SIGNATURES: _____                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          |
| <b>CONTACT JU PARTNERS 3-5 DAYS PRIOR TO CONSTRUCTION.</b>                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                          |
| <b>JOINT USE KEY:</b><br>____ = _____<br>____ = _____<br>____ = _____<br>____ = _____                                                                                                                                                                                                                                                                                                                                      | <b>RELATED WORK REQUESTS:</b><br>OH: <u>5039526</u><br>DB: <u>5031866</u><br>SLDB <u>5039324</u><br>SLOH: <u>5039325</u> |
| <input type="checkbox"/> ROW TO OBTAIN EASEMENT / ADD EASEMENT. SURVEYOR TO STAKE C/L AND MARK WIDTH OF EASEMENT ON STAKE.                                                                                                                                                                                                                                                                                                 |                                                                                                                          |
| <input checked="" type="checkbox"/> ROW TO CONTACT CST/DESIGNER FOR EASEMENT REQ'S.                                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |
| <input type="checkbox"/> NO NEW EASEMENTS REQUIRED                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                          |                                                                                                                             |                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| DEVELOPER:                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                          |                                                                                                                             |                                                                                          |
| COMPANY NAME                                                                                                                                                                                                                                                                                                                                                                                                                           | CITY OF FORT ATKINSON                                                                    |                                                                                                                             |                                                                                          |
| ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                                                | 101 N MAIN ST                                                                            |                                                                                                                             |                                                                                          |
| CITY, STATE                                                                                                                                                                                                                                                                                                                                                                                                                            | FORT ATKINSON WI 53538                                                                   |                                                                                                                             |                                                                                          |
| CONTACT NAME                                                                                                                                                                                                                                                                                                                                                                                                                           | REBECCA HOUSEMAN                                                                         |                                                                                                                             |                                                                                          |
| PHONE                                                                                                                                                                                                                                                                                                                                                                                                                                  | 920-397-9901                                                                             |                                                                                                                             |                                                                                          |
| EMAIL                                                                                                                                                                                                                                                                                                                                                                                                                                  | RHOUSEMAN@FORTATKINSONWI.GOV                                                             |                                                                                                                             |                                                                                          |
| ENGINEERING:                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |                                                                                                                             |                                                                                          |
| COMPANY NAME                                                                                                                                                                                                                                                                                                                                                                                                                           | QUAM ENGINEERING                                                                         |                                                                                                                             |                                                                                          |
| CONTACT NAME                                                                                                                                                                                                                                                                                                                                                                                                                           | RYAN QUAM                                                                                |                                                                                                                             |                                                                                          |
| PHONE                                                                                                                                                                                                                                                                                                                                                                                                                                  | 608-838-7750                                                                             |                                                                                                                             |                                                                                          |
| EMAIL                                                                                                                                                                                                                                                                                                                                                                                                                                  | RQUAM@QUAMENGINEERING.COM                                                                |                                                                                                                             |                                                                                          |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> TOTAL TRENCH LENGTH: 4,837'<br/> TOTAL BORE LENGTH: 383'<br/> TOTAL NUMBER OF TRANSFORMERS: 18<br/> TOTAL NUMBER OF PEDESTALS: 14 </td> <td style="width: 40%; padding: 5px; vertical-align: top;"> DIMENSIONING NOTES:<br/> ALL CABLES TO BE<br/> INSTALLED 3' OFF PL<br/> UNLESS OTHERWISE NOTED </td> </tr> </table> |                                                                                          | TOTAL TRENCH LENGTH: 4,837'<br>TOTAL BORE LENGTH: 383'<br>TOTAL NUMBER OF TRANSFORMERS: 18<br>TOTAL NUMBER OF PEDESTALS: 14 | DIMENSIONING NOTES:<br>ALL CABLES TO BE<br>INSTALLED 3' OFF PL<br>UNLESS OTHERWISE NOTED |
| TOTAL TRENCH LENGTH: 4,837'<br>TOTAL BORE LENGTH: 383'<br>TOTAL NUMBER OF TRANSFORMERS: 18<br>TOTAL NUMBER OF PEDESTALS: 14                                                                                                                                                                                                                                                                                                            | DIMENSIONING NOTES:<br>ALL CABLES TO BE<br>INSTALLED 3' OFF PL<br>UNLESS OTHERWISE NOTED |                                                                                                                             |                                                                                          |

NOTES:

\* WE ENERGIES WILL NOT RESTORE OR HAUL SPOIL UNLESS OTHERWISE NOTED ON SKETCH

\* CUSTOMER/DEVELOPER IS RESPONSIBLE FOR LOCATING ANY/ALL PRIVATE UNDERGROUND FACILITIES AND/OR OBSTRUCTIONS INCLUDING THOSE THAT HAVE NOT YET BEEN TURNED OVER TO THE MUNICIPALITY

\* WE ENERGIES AND/OR ITS CONTRACTORS ARE NOT RESPONSIBLE FOR DAMAGE TO UNMARKED FACILITIES

\* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB-CONTRACTORS MUST KEEP WE ENERGIES EASEMENT AREAS FREE AND CLEAR OF OBSTRUCTIONS AND ENSURE ACCESS TO EASEMENT AREAS IS PROVIDED INCLUDING, BUT NOT LIMITED TO: DUMPSTERS, SPOIL, BACKFILL MATERIAL, ETC.

\* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB-CONTRACTORS MUST ENSURE THAT GRADE AT TIME OF WE ENERGIES INSTALLATION IS WITHIN 4" OF FINAL GRADE INCLUDING ANY PLANS FOR FUTURE LANDSCAPING

\* ANY FIELD ADJUSTMENTS TO SIGNED/APPROVED SKETCH MAY RESULT IN ADDITIONAL COSTS INCURRED BY THE DEVELOPER

\* WE ENERGIES IS NOT RESPONSIBLE FOR DAMAGE TO TREES AND/OR ROOTS LOCATED ALONG TRENCH ROUTE

\* WE ENERGIES AND/OR ITS CONTRACTORS WILL CLEAN ANY MUD/DEBRIS THAT IS TRACKED ONTO EXISTING ROADS AS A RESULT OF THEIR CONSTRUCTION DAILY

\* WE ENERGIES AND ITS CONTRACTORS ARE NOT RESPONSIBLE FOR COMPACTION ISSUES OR DAMAGES TO GRAVELED ROADS

\* ANY ADDITIONAL SPECIAL NOTES OR PROVISIONS

CUSTOMER'S SIGNATURE OF APPROVAL

DATE

IF BURIED OBSTRUCTIONS ARE ENCOUNTERED ADDITIONAL COSTS MAY BE INCURRED.

SHEET 4

SHEET 5

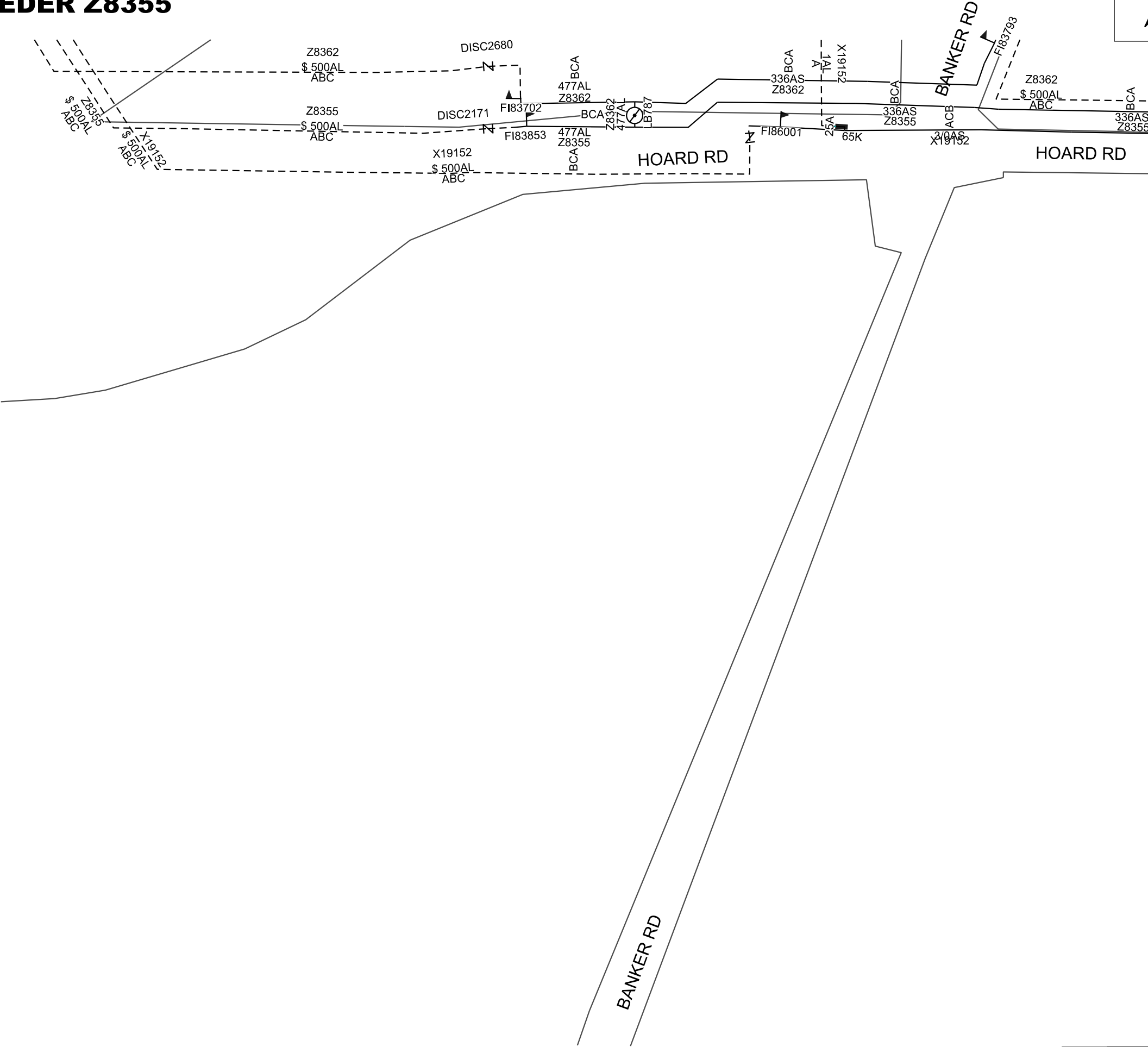
SHEET 6

.\\Data\\@Work Management\\Western\\FTSC\\@FTSC\_5020000 - 5039999\\5031866\\Design\\5031866 (3.24.25) more\_peds.dgn

| EROSION CONTROL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | REV.                                                                                                                               | DESCRIPTION                      | BY | DATE   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----|--------|
| <input checked="" type="checkbox"/> IF DISTURBANCE OCCURS IN SUMMER, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED. IF DISTURBANCE OCCURS IN WINTER, TEMPORARY STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. FINAL STABILIZATION IS REQUIRED IN SPRING.<br><input type="checkbox"/> IF DISTURBANCE OCCURS WITHIN THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. IF DISTURBANCE OCCURS OUTSIDE THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED.<br><input type="checkbox"/> IF DISTURBANCE OCCURS IN AGRICULTURAL FIELDS, SOIL SEGREGATION WILL NEED TO TAKE PLACE TO RETURN FIELDS TO PRE-CONSTRUCTION SOIL STRATIFICATION AND TO PRE-CONSTRUCTION ELEVATIONS.<br><input type="checkbox"/> DEPENDING ON THE TIME OF YEAR AND WEATHER CONDITIONS, CONSIDER USING PLATES/MATS IN WETLANDS OR CROSSING DITCHES.<br><input type="checkbox"/> STOCKPILE MATERIALS SHALL BE PLACED UPSLOPE FROM EXCAVATION. IF STOCKPILE MATERIALS MUST BE PLACED DOWNSLOPE OF EXCAVATION, PROTECT STOCKPILES WITH 12" WATTLES.<br><input type="checkbox"/> PROJECT SPECIFIC EROSION CONTROL NOTES: |  | 0                                                                                                                                  | DESIGN APPROVED FOR CONSTRUCTION | JB | 5/7/25 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                    |                                  |    |        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Printed 5/7/2025 1:41:26 PM <div style="float: right;">             SHEET 1 OF 8<br/>             Page 397 of 434           </div> |                                  |    |        |

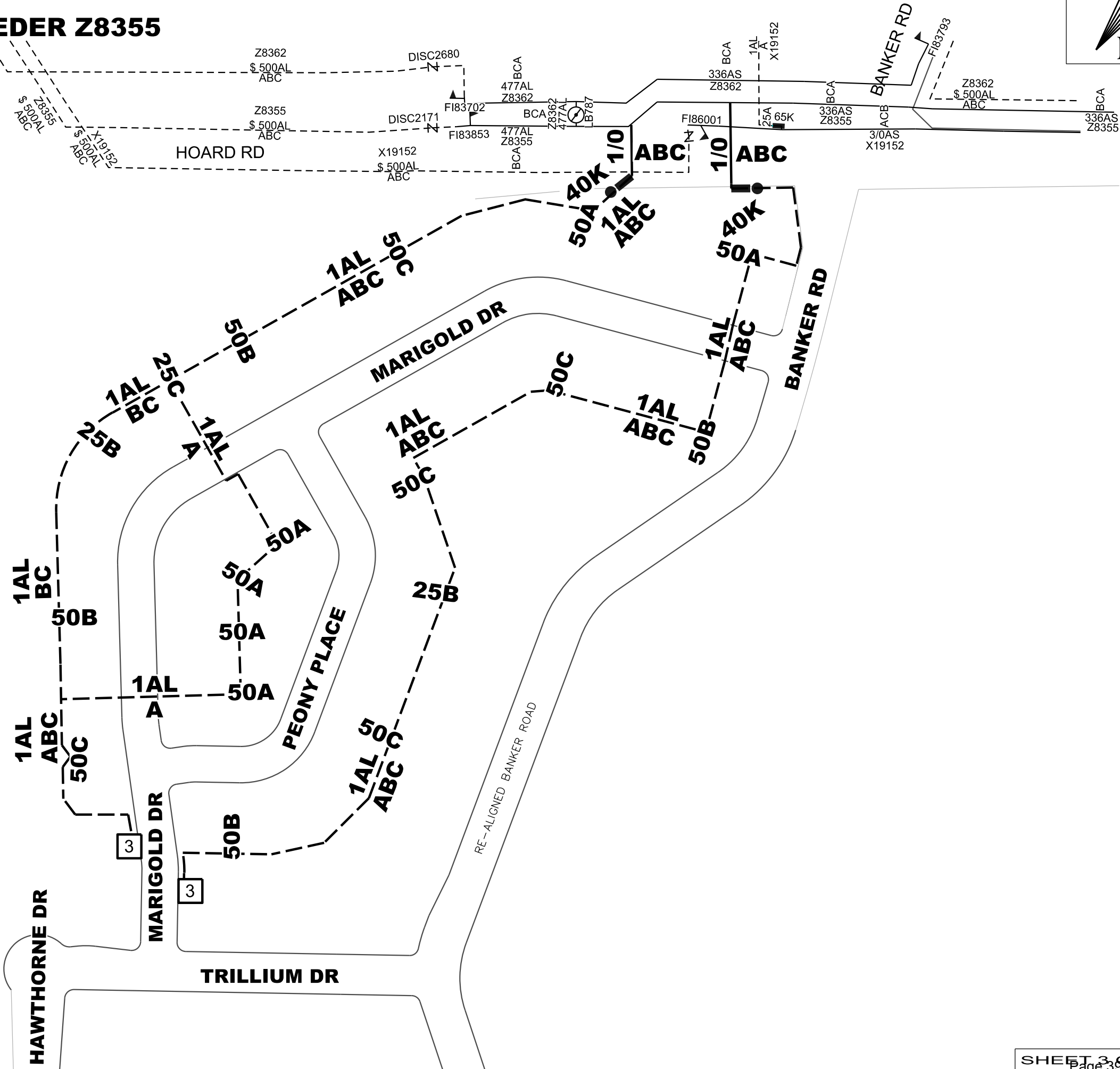


EXISTING FEEDER Z8355





PROPOSED FEEDER Z8355



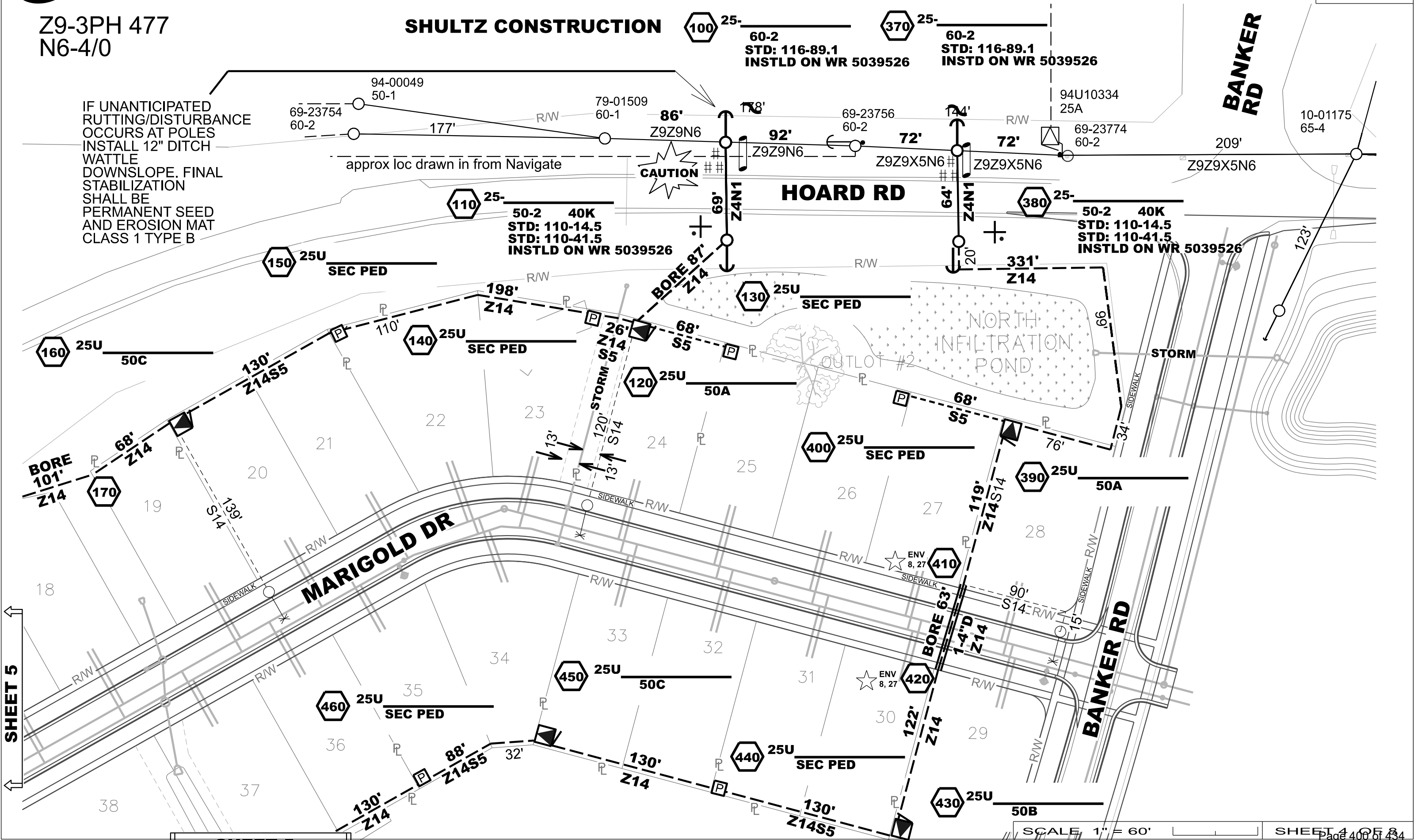
**5031866**



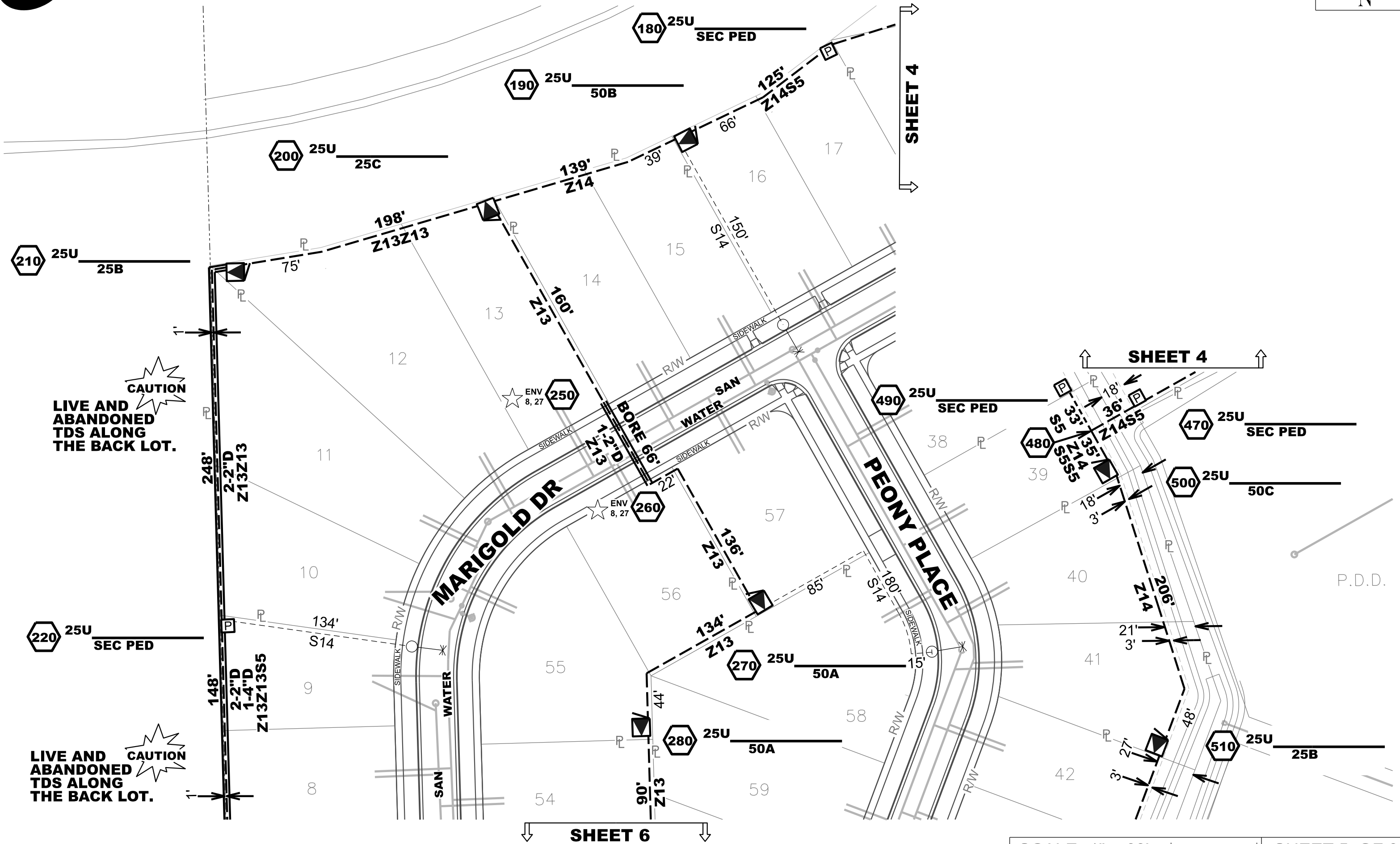
Z9-3PH 477  
N6-4/0

# SHULTZ CONSTRUCTION

IF UNANTICIPATED  
RUTTING/DISTURBANCE  
OCCURS AT POLES  
INSTALL 12" DITCH  
WATTLE  
DOWNSLOPE. FINAL  
STABILIZATION  
SHALL BE  
PERMANENT SEED  
AND EROSION MAT  
CLASS 1 TYPE B



**SHEET 5**

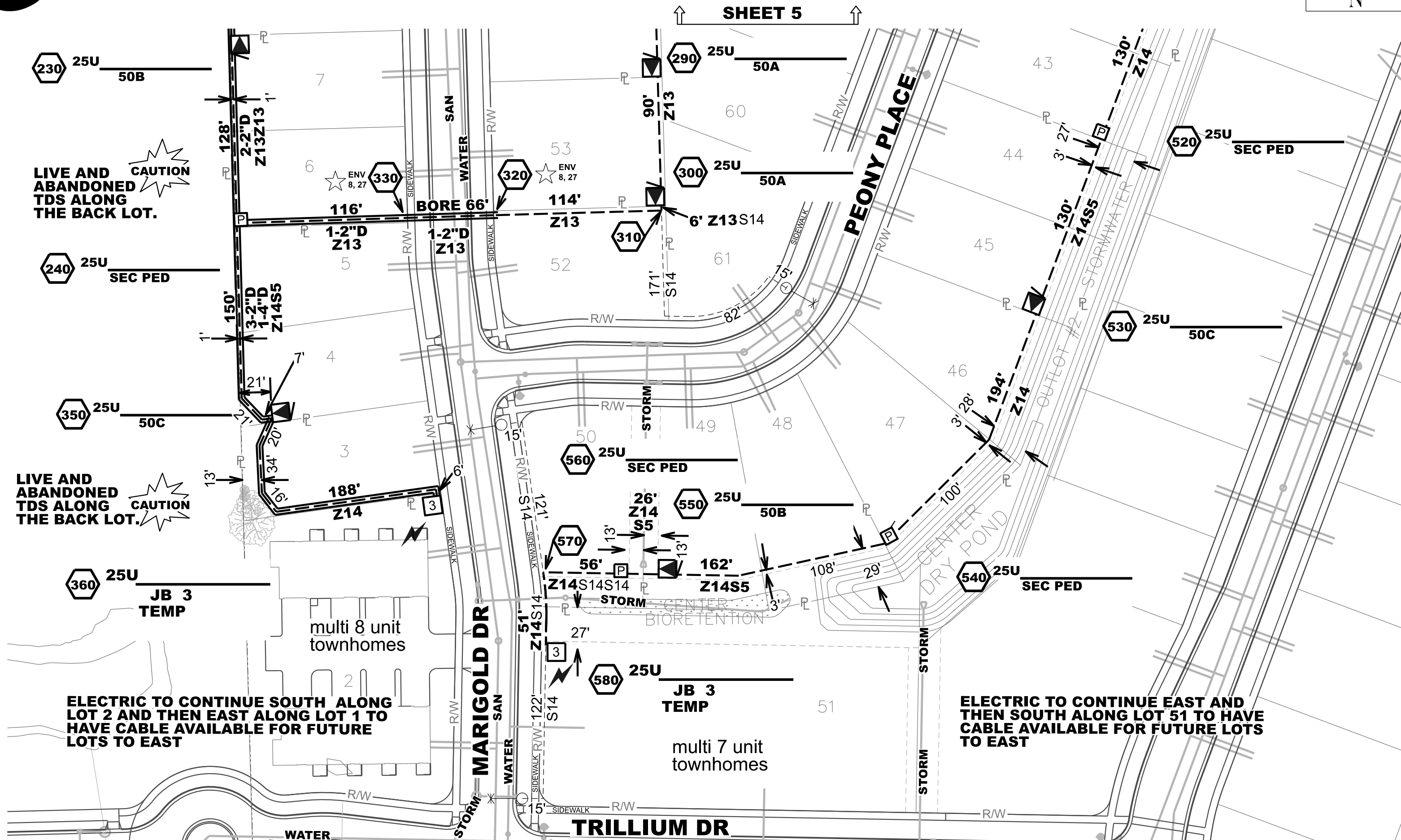


CAUTION  
LIVE AND  
ABANDONED  
TDS ALONG  
THE BACK LOT.

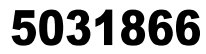
CAUTION  
LIVE AND  
ABANDONED  
TDS ALONG  
THE BACK LOT.



**5031866**







50A



25C



50A

|                                                                                                |               |                        |
|------------------------------------------------------------------------------------------------|---------------|------------------------|
| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER: | _____                  |
|                                                                                                | KVA:          | 50                     |
|                                                                                                | VOLTAGE:      | 120/240                |
|                                                                                                | LOCATION ID:  | 25U                    |
|                                                                                                | PHASE:        | A                      |
|                                                                                                | FLUID TYPE:   | _____ DESIGN IZ: _____ |
|                                                                                                | SERIAL:       | _____                  |
|                                                                                                | MATERIAL #:   | _____                  |
| ASSET ID #:                                                                                    |               | _____                  |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |               |                        |
| WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N          |               |                        |
| Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____  |               |                        |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |               |                        |

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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER:                                                                                 | _____                  |
|                                                                                                | KVA:                                                                                          | 25 _____               |
|                                                                                                | VOLTAGE:                                                                                      | 120/240 _____          |
|                                                                                                | LOCATION ID:                                                                                  | 25U _____              |
|                                                                                                | PHASE:                                                                                        | C _____                |
|                                                                                                | FLUID TYPE:                                                                                   | _____ DESIGN IZ: _____ |
|                                                                                                | SERIAL:                                                                                       | _____                  |
| MATERIAL #:                                                                                    | _____                                                                                         |                        |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |                        |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |                        |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |                        |
|                                                                                                | SWITCHED BY:                                                                                  | _____ DATE/TIME: _____ |

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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER:                                                                                 | _____                  |
|                                                                                                | KVA:                                                                                          | _____ 50 _____         |
|                                                                                                | VOLTAGE:                                                                                      | _____ 120/240 _____    |
|                                                                                                | LOCATION ID:                                                                                  | _____ 25U _____        |
|                                                                                                | PHASE:                                                                                        | _____ A _____          |
|                                                                                                | FLUID TYPE:                                                                                   | _____ DESIGN IZ: _____ |
|                                                                                                | SERIAL:                                                                                       | _____                  |
|                                                                                                | MATERIAL #:                                                                                   | _____                  |
| ASSET ID #:                                                                                    |                                                                                               | _____                  |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |                        |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |                        |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |                        |
| SWITCHED BY:                                                                                   |                                                                                               | _____ DATE/TIME: _____ |



50C

A black and white photograph of a hexagonal traffic sign with a thick black border and the number '210' in the center.

25B



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|                                                                                                |                                                                                               |                        |
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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER:                                                                                 | _____                  |
|                                                                                                | KVA:                                                                                          | _____ 50 _____         |
|                                                                                                | VOLTAGE:                                                                                      | _____ 120/240 _____    |
|                                                                                                | LOCATION ID:                                                                                  | _____ 25U _____        |
|                                                                                                | PHASE:                                                                                        | _____ C _____          |
|                                                                                                | FLUID TYPE:                                                                                   | _____ DESIGN IZ: _____ |
|                                                                                                | SERIAL:                                                                                       | _____                  |
| MATERIAL #:                                                                                    | _____                                                                                         |                        |
| ASSET ID #:                                                                                    | _____                                                                                         |                        |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |                        |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |                        |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |                        |
|                                                                                                | SWITCHED BY: _____ DATE/TIME: _____                                                           |                        |

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| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 25                                                                                            |
| VOLTAGE:                                                                                       | 120/240                                                                                       |
| LOCATION ID:                                                                                   | 25U                                                                                           |
| PHASE:                                                                                         | B                                                                                             |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
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| MATERIAL #:                                                                                    | _____                                                                                         |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
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| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 50                                                                                            |
| VOLTAGE:                                                                                       | 120/240                                                                                       |
| LOCATION ID:                                                                                   | 25U                                                                                           |
| PHASE:                                                                                         | A                                                                                             |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
|                                                                                                | SWITCHED BY: _____ DATE/TIME: _____                                                           |



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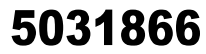


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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER:                                         | _____                  |
|                                                                                                | KVA:                                                  | 50                     |
|                                                                                                | VOLTAGE:                                              | 120/240                |
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|                                                                                                | SERIAL:                                               | _____                  |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                       |                        |
| WE ENERGIES EQUIPMENT ENERGIZED                                                                | <input type="checkbox"/> Y <input type="checkbox"/> N |                        |
| Customer EQUIPMENT ENERGIZED                                                                   | <input type="checkbox"/> Y <input type="checkbox"/> N | EDC: _____             |
| SWITCHED BY:                                                                                   | _____                                                 | DATE/TIME: _____       |

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| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | _____ 50                                                                                      |
| VOLTAGE:                                                                                       | _____ 120/240                                                                                 |
| LOCATION ID:                                                                                   | _____ 25U                                                                                     |
| PHASE:                                                                                         | _____ B                                                                                       |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |

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| FOR SOC<br>USE ONLY                                                                            | MANUFACTURER: | _____                  |
|                                                                                                | KVA:          | 50                     |
|                                                                                                | VOLTAGE:      | 120/240                |
|                                                                                                | LOCATION ID:  | 25U                    |
|                                                                                                | PHASE:        | A                      |
|                                                                                                | FLUID TYPE:   | _____ DESIGN IZ: _____ |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |               |                        |
| WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N          |               |                        |
| Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____  |               |                        |
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25B

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| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 25                                                                                            |
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| MATERIAL #:                                                                                    | _____                                                                                         |
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| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |



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| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | 50                                                                                            |
| VOLTAGE:                                                                                       | 120/240                                                                                       |
| LOCATION ID:                                                                                   | 25U                                                                                           |
| PHASE:                                                                                         | C                                                                                             |
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| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
|                                                                                                | SWITCHED BY: _____ DATE/TIME: _____                                                           |



50A



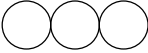
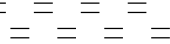
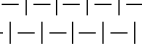
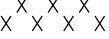
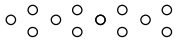
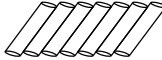
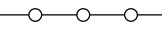
50C



50B

|                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| MANUFACTURER:                                                                                  | _____                                                                                         |
| KVA:                                                                                           | _____ 50 _____                                                                                |
| VOLTAGE:                                                                                       | _____ 120/240 _____                                                                           |
| LOCATION ID:                                                                                   | _____ 25U _____                                                                               |
| PHASE:                                                                                         | _____ B _____                                                                                 |
| FLUID TYPE:                                                                                    | _____ DESIGN IZ: _____                                                                        |
| SERIAL:                                                                                        | _____                                                                                         |
| MATERIAL #:                                                                                    | _____                                                                                         |
| ASSET ID #:                                                                                    | _____                                                                                         |
| 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? <input type="checkbox"/> Y <input type="checkbox"/> N |                                                                                               |
| FOR SOC<br>USE ONLY                                                                            | WE ENERGIES EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N         |
|                                                                                                | Customer EQUIPMENT ENERGIZED <input type="checkbox"/> Y <input type="checkbox"/> N EDC: _____ |
| SWITCHED BY: _____ DATE/TIME: _____                                                            |                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>WE ENERGIES - ELECTRIC OPERATIONS</div><div>CLEARANCE NOTES:</div><div>-LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.</div><div>-MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE &amp; BELL OF PIPE.</div><div>-THIS APPLIES TO GAS AND WATER MAINS.</div><div>-MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.</div><div>-MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.</div><div>-MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.</div><div>NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.</div></div> | <div><div>OVERHEAD PRIMARY</div><div>E, F, H, Q, R, W, X or Z</div><div><div>Z1#2 ACSR</div><div>Z1#1/0 ACSR</div><div>Z2#3/0 ACSR</div><div>Z3#2 ACSR</div><div>Z4#1/0 ACSR</div><div>Z5#3/0 ACSR</div><div>Z7#336 ACSR</div><div>Z9SPECIAL LIST ON SKETCH</div><div>Z101 WIRE REMOVAL</div><div>Z112 WIRE REMOVAL</div><div>Z123WIRE REMOVAL</div></div></div> | <div><div>STANDARD WIRE KEY</div><div>DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z</div><div><div>Z13#1 AL 25KV</div><div>Z14#3 #1 AL 25KV</div><div>Z15#3 #500 AL 28KV</div><div>X16#2 AL 15KV</div><div>X17#3 #2 AL 15KV</div><div>X18#3 #500 AL 15KV</div><div>R19#3 #1/0 AL 35KV</div><div>R20#3 #750 AL 35KV</div><div>Z21#3 #750 AL 28KV</div><div>X22#2 Cu 15kV</div><div>X23#3 #2 Cu 15kV</div><div>Z24#1 #2 Cu 25kV</div><div>Z25#3 #2 Cu 25kV</div><div>X26#3 #500 Cu 15kV</div><div>Z27#3 #500 Cu 28kV</div><div>Z28#3 #750 Cu 28kV</div><div>Z29SPECIAL - LIST ON SKETCH</div></div></div> | <div><div>NEUTRAL</div><div>N1#2 ACSR</div><div>N1#1/0 ACSR</div><div>N2#1-#3/0 ACSR</div><div>N3#1-#4/0 AL</div><div>N4#1-#336 ACSR</div><div>N5REMOVAL</div><div>GUYING</div><div>G11/4" ARM GUY</div><div>G15/16" ARM GUY</div><div>G23/8" ARM GUY</div><div>G35/16" POLE GUY</div><div>G43/8" POLE GUY</div><div>G57/16" POLE GUY</div></div> | <div><div>SECONDARY - 1PHASE</div><div>S6DX</div><div>S14TX</div><div>S22TX</div><div>S31/0 TXR</div><div>S43/0 TXR</div><div>S5350 TXR</div><div>S6750 TXR</div><div>S71/0 TXF</div><div>S84/0 TXF</div><div>S9336 TXR</div><div>S10750 TXF</div><div>S113 WIRE REMOVAL</div><div>S123 WIRE MAIN</div><div>S146DX CIC</div><div>S151/0TX CIC</div></div> | <div><div>SECONDARY - 3PHASE</div><div>\$1/0 TXF</div><div>\$14/0 TXF</div><div>\$2336 TXF</div><div>\$33/0 TX</div><div>\$4350 TX</div><div>\$5750 TX</div><div>\$61/0 QXF</div><div>\$73/0 QXF</div><div>\$8350 QXR</div><div>\$9750 QXR</div><div>\$103 WIRE REMOVAL</div><div>\$113/0 QXR</div><div>\$124 WIRE REMOVAL</div></div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                    |                                                            |
|------------------------------------------------------------------------------------|------------------------------------------------------------|
| EROSION CONTROL LEGEND                                                             |                                                            |
|    | APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION   |
|    | INLET PROTECTION, TYPE                                     |
|    | 12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |
|    | STONE DITCH CHECK                                          |
|    | ROCK BAG                                                   |
|   | MULCH                                                      |
|  | SOIL STABILIZER, TYPE B                                    |
|  | EROSION MAT CLASS I, TYPE A                                |
|  | EROSION MAT CLASS I, TYPE B                                |
|  | EROSION MAT CLASS I, TYPE A URBAN                          |
|  | EROSION MAT CLASS I, TYPE B URBAN                          |
|  | EROSION MAT CLASS II                                       |
|  | EROSION MAT CLASS III                                      |
|  | VEGETATIVE BUFFER                                          |
|  | TRACKING PAD                                               |
|  | TIMBER MAT                                                 |
|  | SILT FENCE                                                 |
|  | APPROXIMATE DEWATERING BASIN LOCATION                      |
|  | SURFACE WATER FLOW                                         |

## WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

### General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

### Erosion Control

- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
- Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards ([http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

### Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

### Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
  - Any quantity of oil is spilled into surface water;
  - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
  - Any oil spill containing greater than 500 ppm PCB;
  - Five gallons or more of oil spilled to the ground;
  - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

### Notes 8 through 27 apply as noted at specifc points withln each work request:

### Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

### Wetlands

- As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

### Waterways

- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

### Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

### Invasive Species

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

### Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

### Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
  - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
  - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
  - A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.





## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Jedidiah Draeger, Building/Zoning Administrator

**RE:** Review and possible action relating to the Final Plat for Ridge View Estates Phase 1 (Draeger, Director of Neighborhood and Building Services)

---

### BACKGROUND

Sections 70.05.03 and 70.06.02 of the City of Fort Atkinson Land Division and Development Ordinance outline the requirements for Final Plat review and approval by the Plan Commission and City Council for conformance with all ordinances, plans, and document requirements. Section 70.05.03(1)(b) identifies that additional review by the Plan Commission is not required when no substantial changes have been made.

### DISCUSSION

The Fort Atkinson Plan Commission previously reviewed and recommended approval of the Ridge View Estates Preliminary Plat on January 28, 2025, and again on May 13, 2025. The overall subdivision consists of approximately 47 acres and includes the creation of 77 lots, three outlots, and associated public rights-of-way. The development is proceeding in multiple phases.

This request is for approval of the Final Plat for Phase 1 of 2 total Final Plat phases, which corresponds to Phase 2 as identified in the Preliminary Plat review memo. This phase includes:

- Lots 6 through 61
- Outlot 2
- Associated portions of Marigold Drive, Peony Place, and Banker Road

The zoning for the lots was finalized by the City Council on July 1, 2025, as follows:

- Lots 6–50 and 52–61: Zoned SR-5 (Single-Family Residential)

- Lot 51: Zoned MRM-12 (Multi-Family Residential)
- Outlot 2: Zoned CON (Conservancy)

The proposed Final Plat is consistent with the approved Preliminary Plat and includes the Plan Commissions' recommended changes from the meeting on May 13, 2025.

#### Plan Commission Recommendations:

- Requirement that Zoning Map Amendments are approved in alignment with the proposed Preliminary Plat before City Plan Commission approval of the Final Plat.
- Require all lots within the subdivision to share equal interest in stormwater outlots 2 and 3 through fractional ownership.
- Require all utility easements to be shown on the Final Plat
- Require the Final Plat to be substantially similar to the approved Preliminary Plat, outside of any requested changes by the Plan Commission or City Council.

Public improvements associated with this phase will be constructed in accordance with city standards. All required utility and drainage easements, including rear-yard utility easements, have been reviewed and incorporated into the Final Plat as recommended during Preliminary Plat approval.

Future phases of the Final Plat (the second and final phase) will include the remaining lots (Lots 62–77), Outlot 3, and the completion and reconfiguration of Banker Road, including the vacation of the old portion of the right-of-way.

#### **FINANCIAL ANALYSIS**

Approval of the Final Plat for Phase 1 of Ridge View Estates represents a continued step toward implementing the residential development as outlined in the Development Agreement between Intrepid Investments and the City of Fort Atkinson. The financial terms of the Development Agreement remain in effect, including the requirement for per-unit payments to the City upon the sale of each residential lot. Approval of the Final Plat enables the city to begin lot sales and for the developer to continue construction within this phase, triggering the associated financial transactions identified in the Agreement.

#### **RECOMMENDATION**

Staff recommends that the City Council approve the Ridge View Estates Final Plat with the following conditions:

- Add note of compliance with Co. Ord. 16-33 to the Surveyor's Certificate on sheet 1
- Correct distance of Westerly line of Lot 19 on sheet 2
- Add distance of Easterly line of Lot 40 on sheet 2
- Any other recommendations by City Council

#### **ATTACHMENTS**

1. Ridge View Estates - Final Plat\_7-3-25
2. Plan Commission Memorandum
3. Ridge View Estates \_Preliminary Plat\_4-14-25
4. DOA Plat Review Form - Ridge View Estates \_Preliminary Plat\_4-14-25
5. Jefferson County non objection Cond Letter
6. Ridge View Estates \_Jefferson County non objection\_Preliminary Plat\_4-14-25
7. Jefferson County Plat Review\_July 9 2025

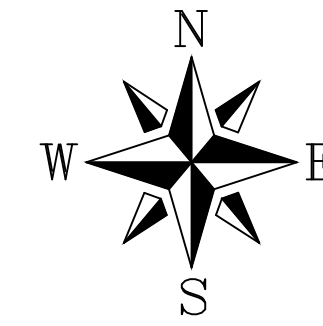
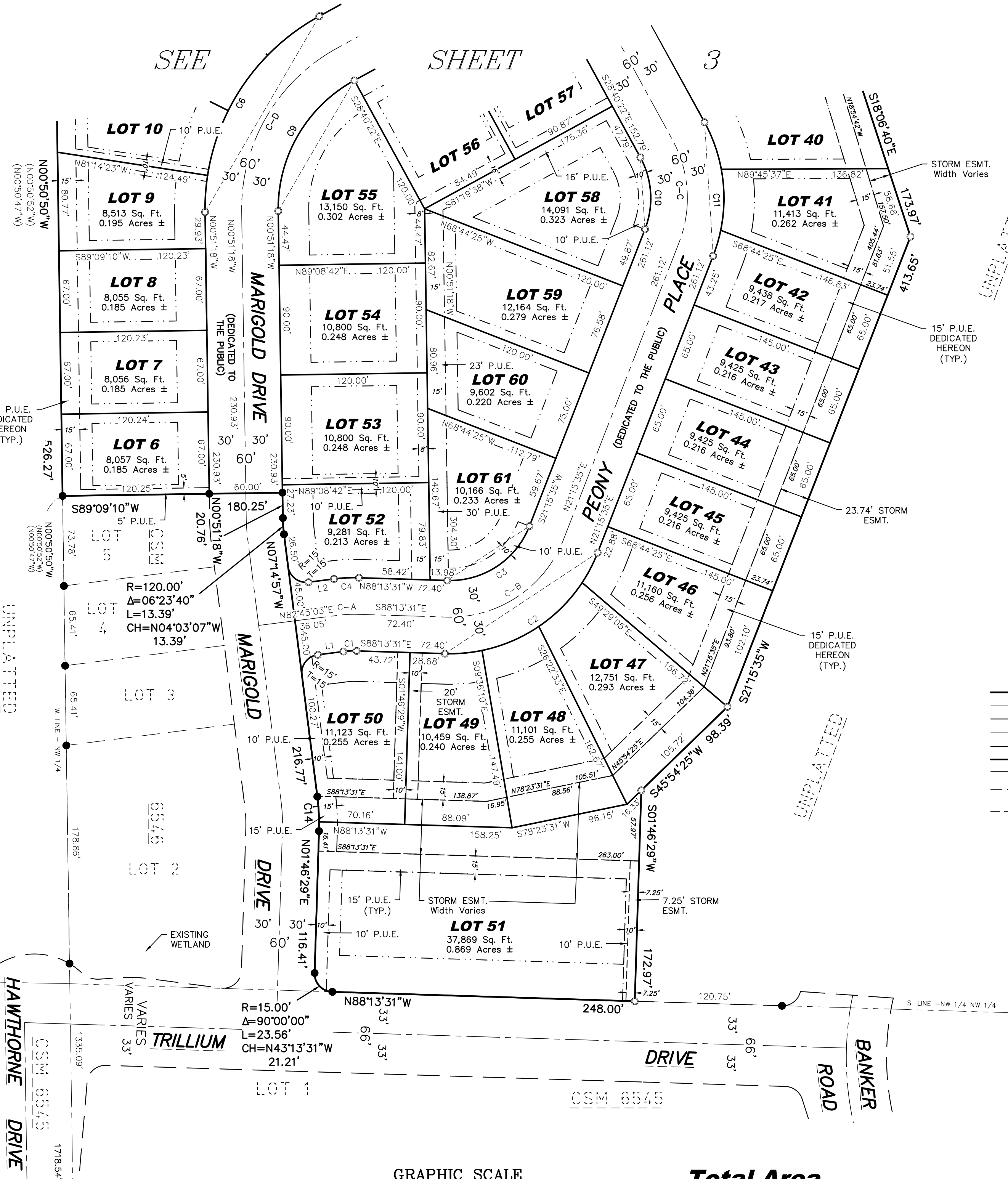






# RIDGE VIEW ESTATES

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4,  
all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin



Bearings are referenced to  
the West line of the  
Northwest 1/4 of Section 33,  
which bears N00°50'50\"/>

| R/W CURVE DATA TABLE |           |           |                      |                       |                         |
|----------------------|-----------|-----------|----------------------|-----------------------|-------------------------|
| CURVE                | RADIUS    | DELTA     | LENGTH               | CHORD                 | TANGENT BEARINGS        |
| C1                   | 70.00'    | 09°01'26" | 11.02'               | N87°15'46"E - 11.01'  | N82°45'03"E S88°13'31"E |
| C2                   | 130.00'   | 70°30'54" | 159.99'              | N56°31'02"E - 150.09' | S88°13'31"E N21°15'35"E |
| LOT 46               | 12°13'47" | 27.75'    | N27°22'28"E - 27.70' | -                     | -                       |
| LOT 47               | 22°23'58" | 50.82'    | N44°41'21"E - 50.60' | -                     | -                       |
| LOT 48               | 22°23'58" | 50.82'    | N67°05'20"E - 50.60' | -                     | -                       |
| LOT 49               | 13°29'10" | 30.60'    | N85°01'54"E - 30.63' | -                     | -                       |
| C3                   | 70.00'    | 70°30'54" | 86.15'               | S56°31'02"W - 80.82'  | S21°15'35"W N88°13'31"W |
| C4                   | 130.00'   | 09°01'26" | 20.47'               | S87°15'46"W - 20.45'  | N88°13'31"W S82°45'03"W |
| C10                  | 70.00'    | 49°55'57" | 61.00'               | S03°42'24"E - 59.09'  | S28°40'22"E S21°15'35"W |
| C11                  | 130.00'   | 49°55'57" | 113.29'              | N03°42'24"W - 109.74' | N21°15'35"E N28°40'22"W |
| LOT 40               | 18°07'32" | 41.13'    | N19°36'36"W - 40.95' | -                     | -                       |
| LOT 41               | 22°10'30" | 50.31'    | N00°32'24"E - 50.00' | -                     | -                       |
| LOT 42               | 09°37'55" | 21.85'    | N16°26'37"E - 21.83' | -                     | -                       |
| C14                  | 180.00'   | 09°01'26" | 28.35'               | N02°44'14"W - 28.32'  | N01°46'29"E N07°14'57"W |
| LOT 50               | 06°36'24" | 20.76'    | N03°56'45"W - 20.74' | -                     | -                       |
| LOT 51               | 02°25'02" | 7.59'     | N00°33'58"E - 7.59'  | -                     | -                       |

| STREET C/L CURVE DATA TABLE |         |           |         |                       |                         |
|-----------------------------|---------|-----------|---------|-----------------------|-------------------------|
| CURVE                       | RADIUS  | DELTA     | LENGTH  | CHORD                 | TANGENT BEARINGS        |
| C-A                         | 100.00' | 09°01'26" | 15.75'  | N87°15'46"E - 11.01'  | N82°45'03"E S88°13'31"E |
| C-B                         | 100.00' | 70°30'54" | 123.07' | N56°31'02"E - 115.45' | S88°13'31"E N21°15'35"E |
| C-C                         | 100.00' | 49°55'57" | 87.15'  | N03°42'24"W - 84.42'  | N21°15'35"E N28°40'22"W |

| R/W COURSE DATA TABLE |             |          |
|-----------------------|-------------|----------|
| CURVE                 | BEARING     | DISTANCE |
| L1                    | N82°45'03"E | 21.05'   |
| L2                    | S82°45'03"W | 21.05'   |

## LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Notes)
- Lot or R/W Line
- Centerline
- Public Utility Easement Dedicated Hereon (15' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement to be granted by separate instrument

SEE SHEET 1 FOR VICINITY MAP,  
SHEET INDEX MAP, OVERALL  
LAYOUT MAP AND SURVEYOR'S  
CERTIFICATE.

SEE SHEET 3 FOR ADDITIONAL  
LOT & EASEMENT LOCATION  
DETAILS.

SEE SHEET 4 FOR NOTES, PUBLIC  
UTILITY EASEMENT DEDICATION,  
OUTLOT CONVEYANCE AND  
CERTIFICATES.

SHEET 2 OF 4

## REVISIONS

OWNER/SUBDIVIDER:  
City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

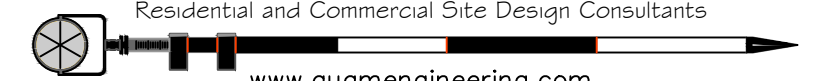


## FINAL PLAT

RIDGE VIEW ESTATES

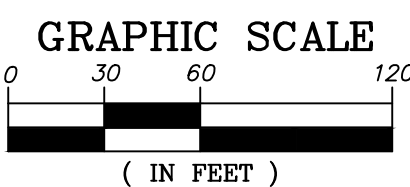
PROJECT NO: FT-02-23

QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants

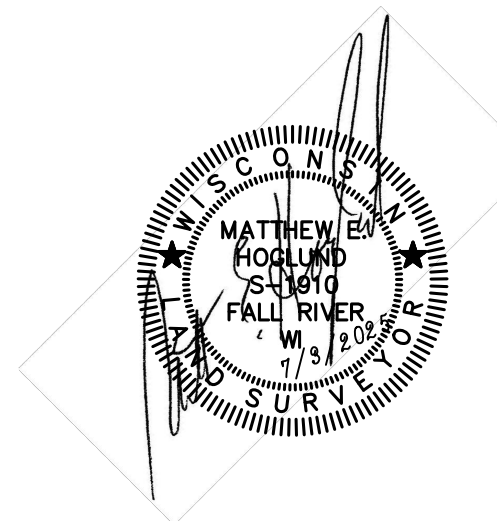


www.quamengineering.com

4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



Total Area  
786,838 Sq. Ft.±  
18.0633 Acres±

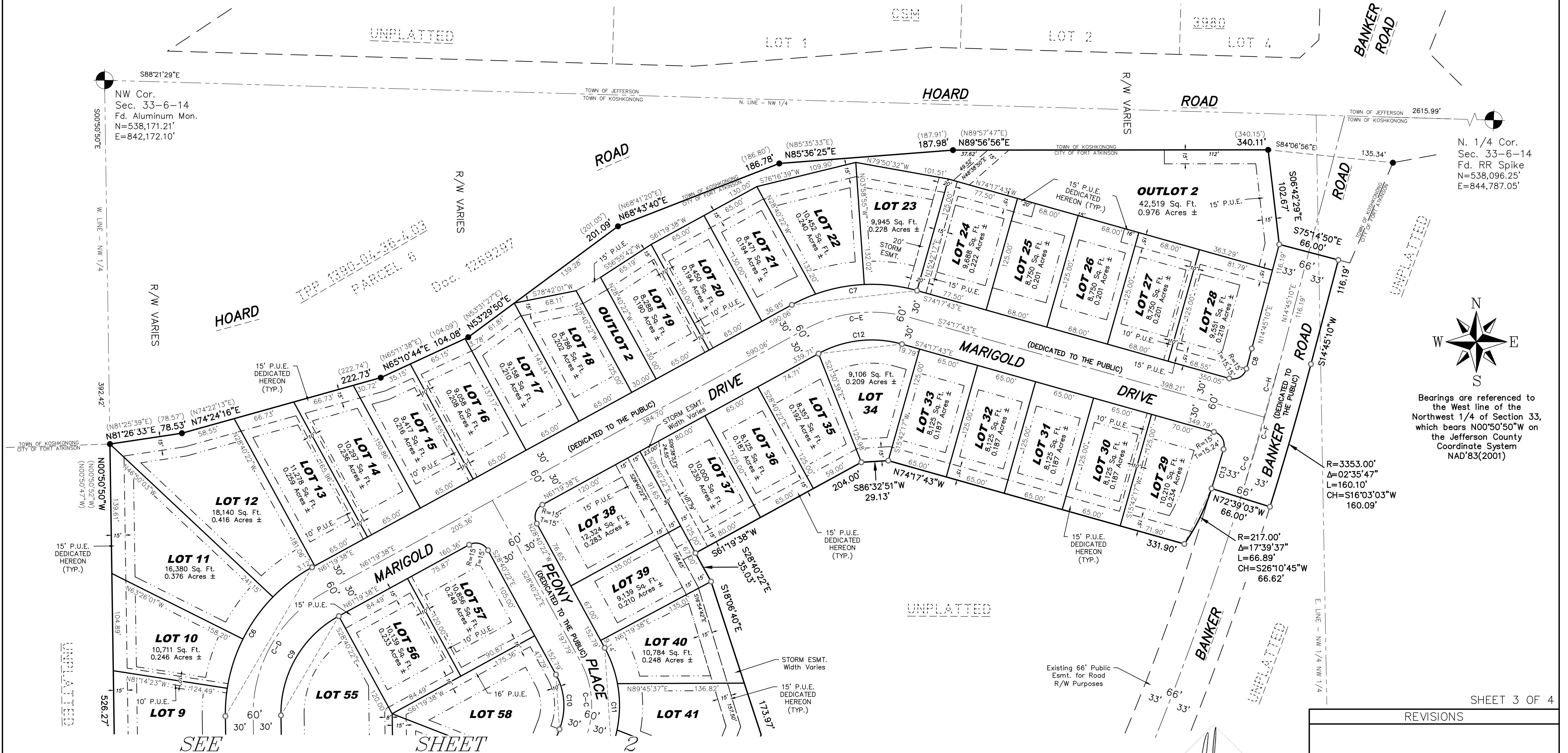


W. 1/4 Cor.  
Sec. 33-6-14  
Id. Stone Mon.  
N=535,534.26'  
E=842,211.09'



# RIDGE VIEW ESTATES

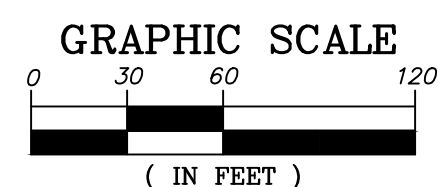
Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4,  
all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin



## LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft. (43.12")
- Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback Line (See Notes)
- Lot or R/W Line
- Centerline
- Public Utility Easement Dedicated Hereon (15' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement to be granted by separate instrument

**Total Area**  
**786,838 Sq. Ft.±**  
**18.0633 Acres±**

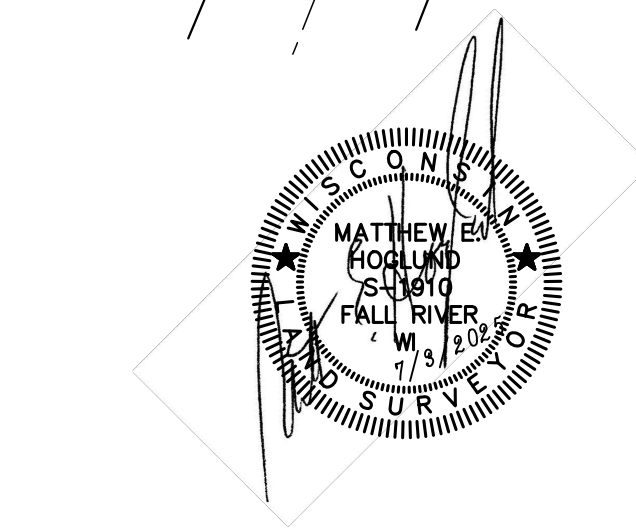


SEE SHEET 1 FOR VICINITY MAP,  
SHEET INDEX MAP, OVERALL  
LAYOUT MAP AND SURVEYOR'S  
CERTIFICATE.

SEE SHEET 2 FOR ADDITIONAL  
LOT & EASEMENT LOCATION  
DETAILS.

SEE SHEET 4 FOR NOTES, PUBLIC  
UTILITY EASEMENT DEDICATION,  
OUTLOT CONVEYANCE AND  
CERTIFICATES.

| R/W CURVE DATA TABLE       |           |           |                      |                       |                         |
|----------------------------|-----------|-----------|----------------------|-----------------------|-------------------------|
| CURVE                      | RADIUS    | DELTA     | LENGTH               | CHORD                 | TANGENT BEARINGS        |
| LOT 9                      | 180.00'   | 62°10'55" | 195.35'              | N30°14'10"E - 185.90' | N00°51'18"W N81°19'38"E |
| LOT 10                     | 09°36'55" | 30.21'    | N03°57'10"E - 30.17' | -                     | -                       |
| LOT 11                     | 17°48'22" | 55.94'    | N17°39'48"E - 55.71' | -                     | -                       |
| LOT 12                     | 17°48'22" | 55.94'    | N35°28'10"E - 55.71' | -                     | -                       |
| LOT 13                     | 16°57'17" | 53.26'    | N52°50'59"E - 53.07' | -                     | -                       |
| C7                         | 180.00'   | 44°22'40" | 139.42'              | N83°30'57"E - 135.98' | N61°19'38"E S74°17'43"E |
| LOT 21                     | 08°57'57" | 28.17'    | N65°48'38"E - 28.14' | -                     | -                       |
| LOT 22                     | 17°05'51" | 53.71'    | N78°50'30"E - 53.51' | -                     | -                       |
| LOT 23                     | 18°18'52" | 57.54'    | S83°27'09"E - 57.29' | -                     | -                       |
| C8                         | 3467.00'  | 00°22'16" | 22.45'               | N14°56'18"E - 22.45'  | N15°07'26"E N14°45'10"E |
| C9                         | 120.00'   | 62°10'55" | 130.23'              | N30°14'10"E - 123.94' | N00°51'18"W N81°19'38"E |
| C10                        | 70.00'    | 49°55'57" | 61.00'               | S03°42'24"E - 59.09'  | S28°40'22"E S21°15'35"W |
| C11                        | 130.00'   | 49°55'57" | 113.29'              | N03°42'24"W - 109.74' | N21°15'35"E N28°40'22"W |
| LOT 40                     | 18°07'32" | 41.13'    | N19°36'36"W - 40.95' | -                     | -                       |
| LOT 41                     | 22°10'30" | 50.31'    | N30°32'24"E - 50.00' | -                     | -                       |
| LOT 42                     | 09°37'55" | 21.85'    | N16°26'37"E - 21.83' | -                     | -                       |
| C12                        | 120.00'   | 44°22'40" | 92.94'               | N83°30'57"E - 135.98' | N61°19'38"E S74°17'43"E |
| C13                        | 3467.00'  | 01°02'22" | 62.89'               | S17°08'15"W - 62.89'  | S16°37'04"W S17°39'25"W |
| STREET CL CURVE DATA TABLE |           |           |                      |                       |                         |
| CURVE                      | RADIUS    | DELTA     | LENGTH               | CHORD                 | TANGENT BEARINGS        |
| C-D                        | 150.00'   | 62°10'55" | 162.79'              | N30°14'10"E - 154.92' | N00°51'18"W N81°19'38"E |
| C-E                        | 150.00'   | 44°22'40" | 116.18'              | N83°30'57"E - 113.30' | N61°19'38"E S74°17'43"E |
| C-F                        | 3500.00'  | 02°35'47" | 158.60'              | N16°03'03"E - 158.59' | N17°39'25"E N14°45'10"E |
| C-G                        | 3500.00'  | 01°28'50" | 90.45'               | N16°36'32"E - 90.45'  | N17°39'25"E N15°42'17"E |
| C-H                        | 3500.00'  | 01°06'57" | 68.15'               | N15°18'38"E - 68.15'  | N15°42'17"E N14°45'10"E |



There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

REVISIONS

**FINAL PLAT**  
RDIGE VIEW ESTATES  
PROJECT NO: FT-02-23  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



# RIDGE VIEW ESTATES

**Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

## Outlot Conveyance:

All conveyances of any lot in this subdivision shall be deemed to include, as an appurtenance, an undivided fractional interest in Outlot 2, the storm water management area, as stipulated in the Homeowner's Association Declarations and/or the Stormwater Management Agreement — document(s) to be recorded separately, and any Amendments thereto.

## Public Utility Easement Dedication:

Public Utility Easements (P.U.E.) are hereby dedicated to public bodies and private quasi-public utilities, and their successors and assigns, having the right to serve this subdivision. Said easements shall be for underground utility installations across, over, under and upon the portions of Lots and Outlots hereof, shown as Public Utility Easements (P.U.E.) on Sheets 2 and 3.

## Rights Granted:

- 1.The right to construct, inspect, maintain, and repair underground wires, cables, conduits, and appurtenant structures (transformers, pedestals, manholes, vaults, handholds, etc.) within the easement area for transmission of electricity, telephone, data, communication, and internet purposes.
- 2.The right of ingress and egress over the easement area for the purpose of construction, inspection, maintenance, and repair of said underground wires, cables, conduits and appurtenant structures.

## Restrictions:

1. No structures, buildings, trees, or other obstructions shall be placed, erected, or maintained within the easement area that would interfere with the intended use of the easement.
- 2.The grade within the easement areas shall not be altered by more than (0.5') one-half of a foot without the permission of the City of Fort Atkinson Engineer and those utilities that have facilities installed.
- 3.The owner of the property retains the right to use the easement area in any manner that does not interfere with the rights granted herein.
- 4.The utilities shall restore any lawn or landscaping disturbed within the easement area immediately after performing any inspection, maintenance, or repair of utility facilities to a comparable condition that existed prior to disturbance.

## Duration:

These easements shall run with the land and be binding upon all successors and assigns of the property.

## OWNER'S CERTIFICATE:

City of Fort Atkinson, as owner, does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat and does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) City of Fort Atkinson
- 2) Jefferson County

IN WITNESS WHEREOF, the said City of Fort Atkinson, has caused these presents to be signed by Rebecca Houseman, City Manager , at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Rebecca Housemen - City Manager

STATE OF WISCONSIN)  
COUNTY OF \_\_\_\_\_) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, Rebecca Houseman, to me known to be the person who executed the foregoing instrument, and to me known to be the City Manager of the City of Fort Atkinson and acknowledged that she executed the foregoing instrument as such officer, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

## CITY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY JEFFERSON) SS

I, Michelle Ebbert, being the duly appointed, qualified and acting City Treasurer of the City of Fort Atkinson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_(date) on any of the land included in the plat of Ridge View Estates.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Michelle Ebbert City Treasurer

## COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY JEFFERSON) SS

I, Kelly Stade , being the duly elected, qualified and acting treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_(date) affecting the lands included in the plat of Ridge View Estates.

Date: \_\_\_\_\_  
Kelly Stade - County Treasurer

## REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Staci M. Hoffman, Jefferson County Register of Deeds

SEE SHEET 1 FOR VICINITY MAP, SHEET INDEX MAP, OVERALL LAYOUT MAP AND SURVEYOR'S CERTIFICATE.

SEE SHEET 2 AND 3 FOR LOT & EASEMENT LOCATION DETAILS.

## NOTES:

1. Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlot 2 is private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by the Homeowner's Association for stormwater management purposes.
3. Access to all Storm Sewer/Stormwater Management easements and Outlot 2 will be granted to the Homeowner's Association and the City of Fort Atkinson by separate document(s).
4. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
5. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
6. Proposed zoning of the Single Family Residential within this plat, Lots 6—50 and 52—61, is Single Family Residential SR—5.

Principal Structure Setbacks:  
Front (minor street) = 25'  
Front (all other streets) = 30'  
Rear = 25'  
Side = 8'  
Street Side (on corner lots) = 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR—5 District.

Note that setback lines shown on Sheets 2 and 3 hereof were increased if easement lines were more restrictive.

7. Proposed zoning of Lot 51 is Multi-Family Residential—12 (MRM—12) and is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for this Lot shown below and on Sheet 2, may be reduced as part of the PUD approval.

Principal Structure Setbacks:  
Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM—12 District and the PUD District.

Note that setback lines shown on Sheet 2 hereof were increased if easement lines were more restrictive.

8. No direct vehicular access from Lots 28 and 29 to Banker Road is allowed.

SHEET 4 OF 4

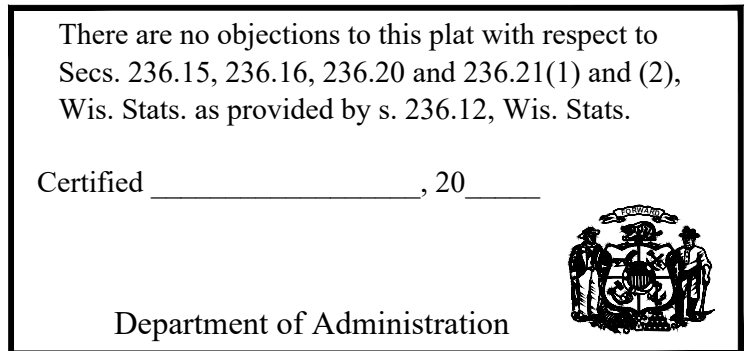
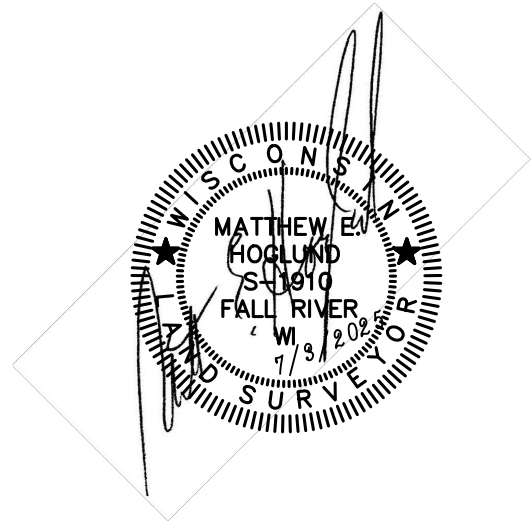
## CITY OF FORT ATKINSON APPROVAL CERTIFICATE:

Resolved, that the plat of Ridge View Estates, City of Fort Atkinson, owner, is hereby approved and the dedications accepted by the City Council.

Date: \_\_\_\_\_ Approved \_\_\_\_\_  
Kyle Jaeckel - Council President

I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Michelle Ebbert - City Clerk



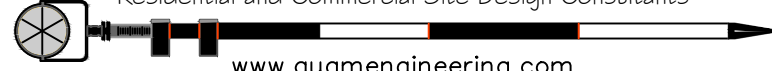
## REVISIONS

## FINAL PLAT

RDIGE VIEW ESTATES

PROJECT NO: FT-02-23

QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A — McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



## **PRELIMINARY PLAT REVIEW REPORT TO THE PLAN COMMISSION**

**DATE:** January 28, 2025

**FILE NUMBER:** PPR-2025-01 Ridge View Estates

**PROPERTY ADDRESS:** Undetermined

**EXISTING ZONING:** MRH-30 and SR-2

**PARCEL NUMBER:** 226-0614-3323-020, 226-0614-3322-000

**PROPOSED ZONING:** MRH-30, MRM-12, SR-5, CON

**OWNER:** City of Fort Atkinson

**EXISTING LAND USE:** Undeveloped

**APPLICANT:** City of Fort Atkinson

**REQUESTED USES:** Residential

---

### **BACKGROUND**

Section 70.05.02 and 70.06.01 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements a Preliminary Plat review and approval by the Plan Commission and City Council for conformance with all ordinances, plans, and document requirements.

The proposed new subdivision shown on the Preliminary Subdivision Plat is a long-anticipated residential development located between Fort Atkinson High School and Banker Road. The Plat shows 76 residential lots with several zoning designations and densities. Also seen on the Plat are six outlots, these lots are designed to accommodate additional storm waters created by the increased impervious surfaces such as streets, driveways, and buildings. The plat has five public streets shown, Hawthorne Drive, Trillium Drive, Marigold Drive, Peony Place, and Banker Road. All new public right of ways will be constructed to city standards as well as the re-routed Banker Rd.

---

### **REQUEST OVERVIEW**

The Land Division and Development Ordinance (LDDO) requires that the Preliminary Plat be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. A Preliminary Plat is required to subdivide land into five or more new parcels. Following the review and approval of the Preliminary Plat by the City, it will be reviewed by the State and County. A Final Plat, inclusive of any requested changes of any reviewing party, is then brought before the Plan Commission and City Council for action. This two-step process ensures that all requirements are met prior to the land division being recorded.

Standards for this are provided within the Land Division and Development Ordinance (LDDO).

The City Engineer has reviewed the Preliminary Plat in comparison to the applicable requirements of the LDDO and determined the following:

- Section 70.05.02 - *Preliminary Plat Review – The majority of requirements have been met - Available Utilities To Be on Final Plat*
- Section 70.08.07 – *Preparation, Dedication and Construction of Public Streets and Road* – this section requires the dedication of a minimum 60' of Right of Way for local streets, which is met.

As noted- details related to cross sections, pedestrian accommodations, utility design etc. will come before Plan Commission and City Council for approvals prior to the Final Plat approvals.

No public notice is required for Preliminary Plat review and action.

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## DISCUSSION

### Zoning:

The Ridge View Estates Preliminary Plat, formerly known as the Banker Road Development is a development plan that will provide a large number of residential units. Fort Atkinson has a high demand for additional housing of all types and this proposed subdivision will provide a large quantity and variety of those units. The majority of the lots shown on the Plat will be Zoned Single-Family Residential (SR-5) which will provide an opportunity for 71 single-family homes; these lots are numbered 2-49, 51-60, 63-69, and 71-76. There are also four lots; 1, 50, 62, and 70, that are proposed to be in the MRM-12 Zoning district, which is a medium density zoning that allows one residential unit per 2,178 square feet. The last of the lots on the Preliminary Plat is Lot 61 which is proposed to be zoned MRH-30 which is the city's highest density residential zoning, allowing for one residential unit per 871 square feet. During review of the Preliminary Plat it was determined that Lot 50 would not meet the minimum requirements for the MRM-12 Multi-Family Residential - 12 district in regards to lot depth. To note: Lots 1, 50, 61, 62, and 70 are labeled as PUD on the Preliminary Plat. Planned Unit Developments are a unique zoning designation that requires a base zoning other than the PUD district. This base zoning should be labeled on the Preliminary Plat rather than the PUD, which is only designated after a General implementation Plan and Specific Implementation Plan for those lots has been approved by the Plan Commission and the City Council. Outlots have no required maximum or minimum lot requirements.

### Zoning Requirements for lots in the SR-5 District

| Description       | Requirement       | Proposed                           |
|-------------------|-------------------|------------------------------------|
| Minimum Lot Area  | 8,000 square feet | Met - all lots 8,000 sf or greater |
| Minimum Lot Width | 65 feet           | Met - all lots 65' or greater      |

|                      |          |                                |
|----------------------|----------|--------------------------------|
| Minimum Lot Depth    | 120 feet | Met - all lots 120' or greater |
| Minimum Lot Frontage | 30 feet  | Met - all lots 30' or greater  |

#### **Zoning Requirements for lots in the MRM-12 District**

| Description          | Requirement        | Proposed                                   |
|----------------------|--------------------|--------------------------------------------|
| Minimum Lot Area     | 20,000 square feet | Met - all lots 20,000 sf or greater        |
| Minimum Lot Width    | 100 feet           | Met - all lots 100 feet or greater         |
| Minimum Lot Depth    | 120 feet           | Met - Lots 1,62,70 <b>Not met</b> - Lot 50 |
| Minimum Lot Frontage | 50 feet            | Met - all lots 50 feet or greater          |

#### **Zoning Requirements for lots in the MRH-30 District**

| Description          | Requirement         | Proposed                  |
|----------------------|---------------------|---------------------------|
| Minimum Lot Area     | 20,000 squarer feet | Met - Lot 61 = 233,958 sf |
| Minimum Lot Width    | 100 feet            | Met - Lot 61 = 557 feet   |
| Minimum Lot Depth    | 120 feet            | Met - Lot 61 = 288 feet   |
| Minimum Lot Frontage | 50 feet             | Met - Lot 61 = 557+ feet  |

#### **Land Division and Development Plan:**

There are five public roads on the Preliminary Plat. All public infrastructure substantially meets the city's road design requirements with some radius discrepancies.

1. Hawthorn Drive - which travels north and south and is currently used as a high school access roadd. A Preliminary CSM and Right of Way Dedication Request was reviewed and recommended by the Plan Commission on September 26, 2023.
2. Trillium Drive - this road has been dedicated and then vacated prior to this Preliminary Plat. Plan Commission recommended a Preliminary Plat on April 25, 2023 and then vacated on December 17, 2024, by the City Council due to a need to re-configure.
3. Marigold Drive - New Road
4. Peony Drive - New Road
5. Banker Road - Banker remains in its original location but will be moved in the future with funds from the DOT. The dedication on this Preliminary Plat is for stormwater purposes.

Utilities- Utility easements are not currently shown on the Preliminary Plat. The city is working with WE Energies to create the necessary easements to facilitate providing gas and electric to the new parcels. Cable and fiber will also share in the use of those easements.

#### **Comprehensive Land Use Plan**

The proposed Preliminary Plat is located in the Northwest Quadrant Planning Area and is shown

as Planned Neighborhood. This designation includes Single-Family residential, Two Family/Townhouse residential, Multi-Family residential, Neighborhood Commercial, Community Facilities, Parks, and Environmental Corridor Land Uses. This designation aligns with the proposed land uses shown on the Preliminary Plat. Recall that the City commissioned a Neighborhood Plan from Vandewalle in 2022 for the subject property. The proposed subdivision plat is consistent with the approved Neighborhood Plan, which can be found [here](#).

---

## **RECOMMENDATION**

City staff recommends the Plan Commission recommend the City Council approve the Preliminary Map with the conditions listed below:

1. PUD lots to be labeled with each individual lot's base Zoning
2. Outlot 2 to be eliminated and replaced with stormwater easements; bringing all proposed lots into conformity with respect to dimensions
3. Outlot 3 to be eliminated to accommodate changes in road grading per the Design Engineer
4. Utility easements to be shown on Final Plat
5. Set all collector street radius' to city standards
6. Outlots to be described or labeled as CON - Conservancy on Final Plat

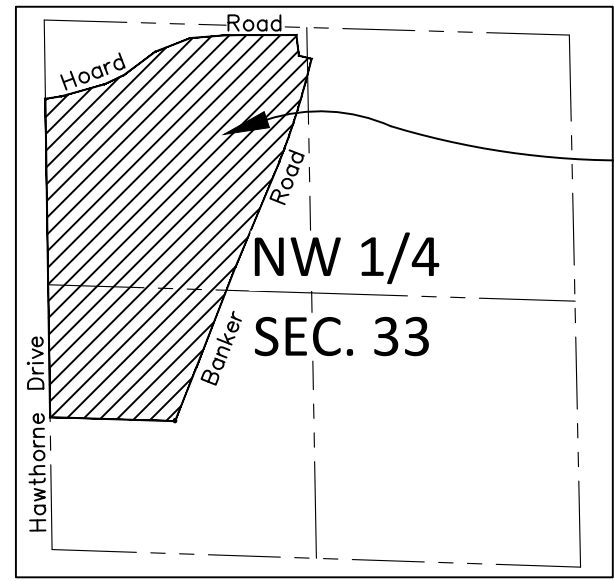
Any other recommendations by the Plan Commission

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## **ATTACHMENTS**

1. Ridge View Estates Prelim Plat 1-14-25
2. CSM\_6820003-CSM



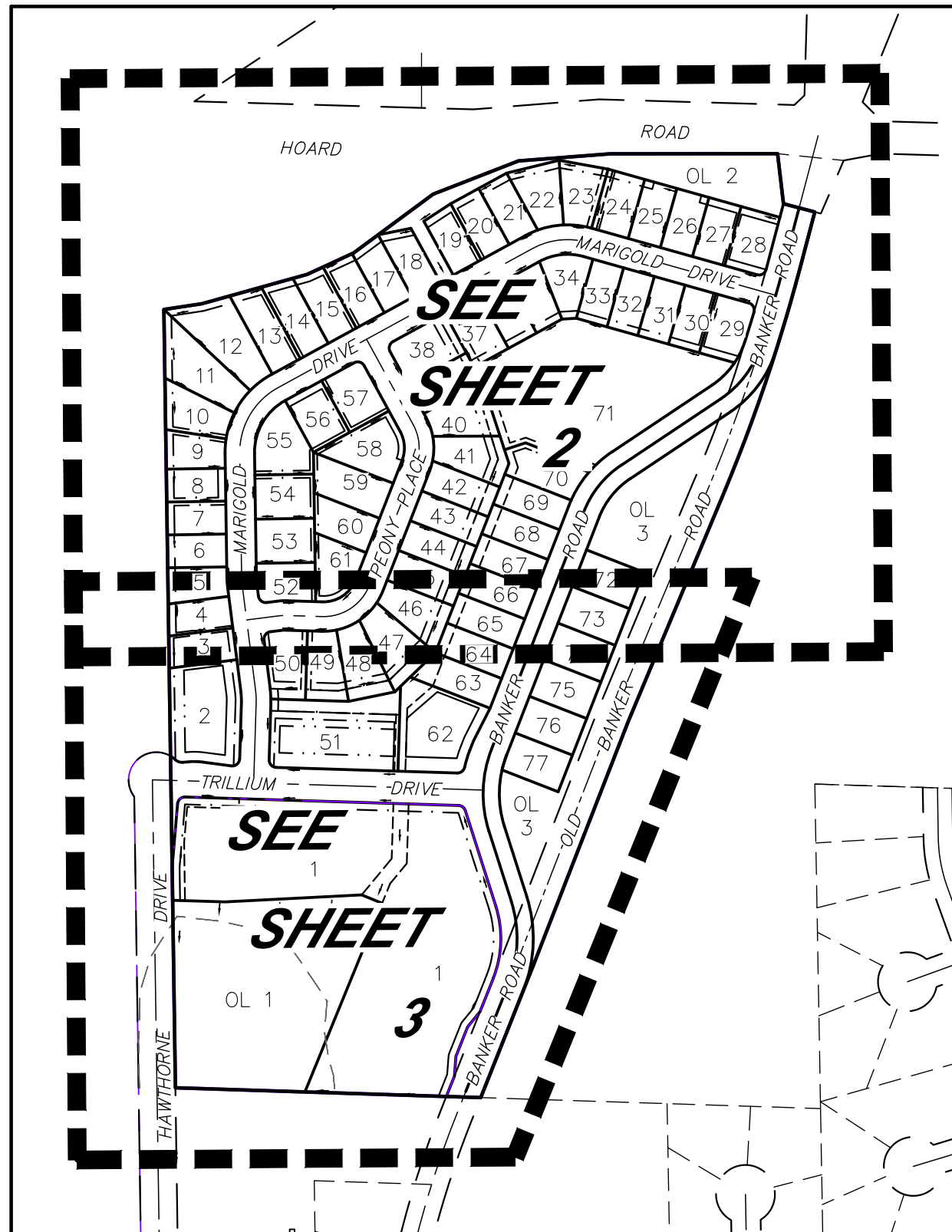


**SITE**

NW 1/4  
SEC. 33

**Vicinity Map**

Not to Scale



**Sheet Index Map**

Not to Scale

REVISIONS

PRELIMINARY PLAT  
RIDGE VIEW ESTATES

SHEET 1 OF 3

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**NOTES:**

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases - Phase 1 will consist of Lots 1-5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6-61, Outlot 2 and included streets. Phase 3 will consist of Lots 62-77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential-12 (MRM-12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:  
Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:  
Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3-50, 52-61, 63-70 and 72-77, is SR-5.

Principal Structure Setbacks:  
Front (minor street) = 25'  
Front (all other streets) = 30'  
Rear = 25'  
Side = 8'  
Street Side (on corner lots) = 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

**CITY APPROVAL CERTIFICATE:**

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

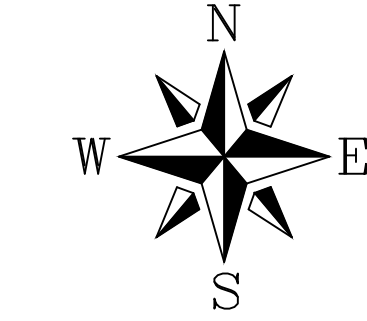
Date: \_\_\_\_\_

Rebecca Houseman, City Manager  
City of Fort Atkinson

# RIDGE VIEW ESTATES

**Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

## PRELIMINARY PLAT



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System.

**Total Area**  
**1,793,077 Sq. Ft.**  
**41.1634 Acres±**

**LEGEND**

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Sectional Subdivision Line
- Soil Classification Zones
- Wetland Line
- Final Plat Phase Line
- Lot line
- Centerline
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

**OWNER/SUBDIVIDER:**

City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901

**ENGINEER/SURVEYOR:**

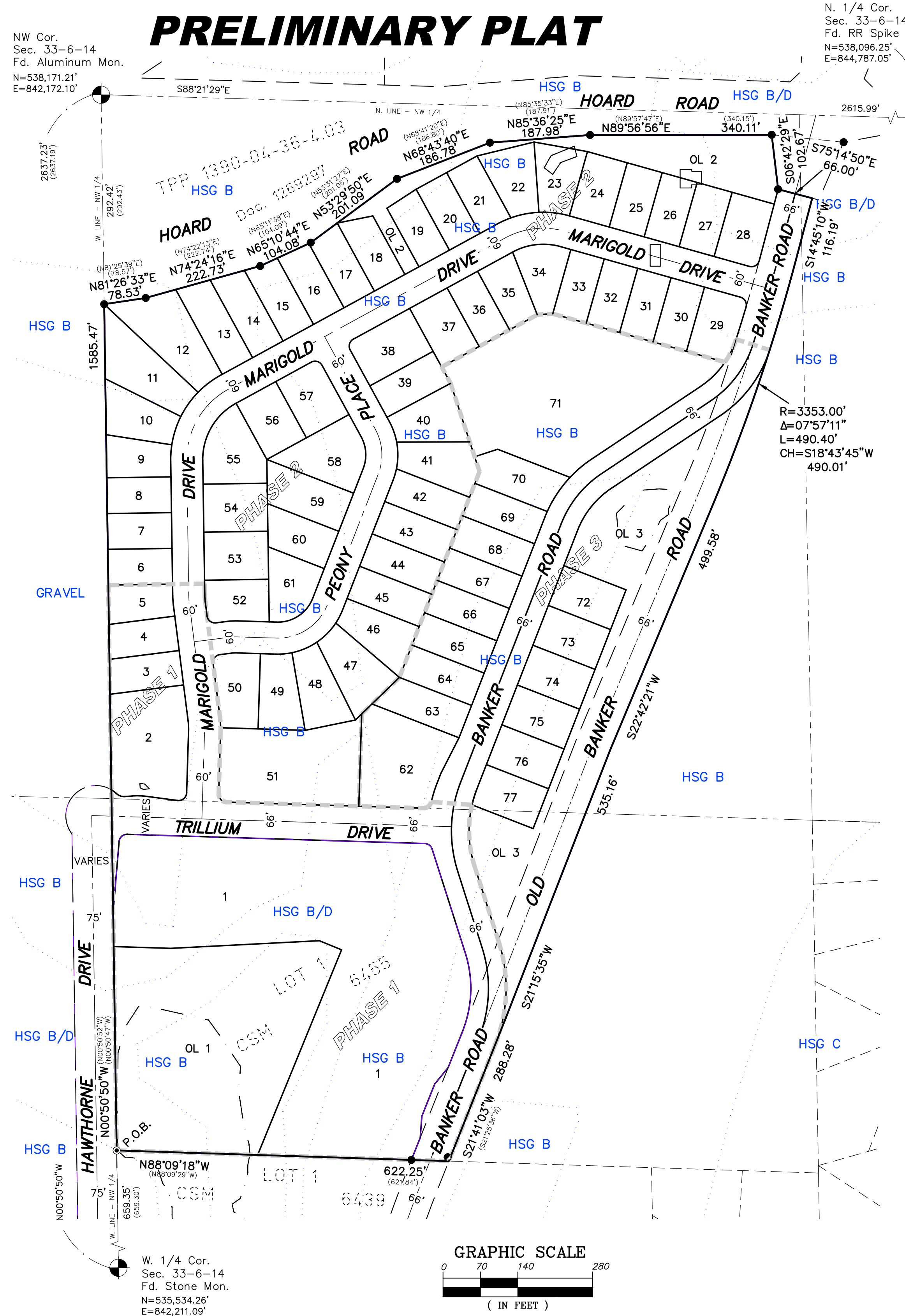
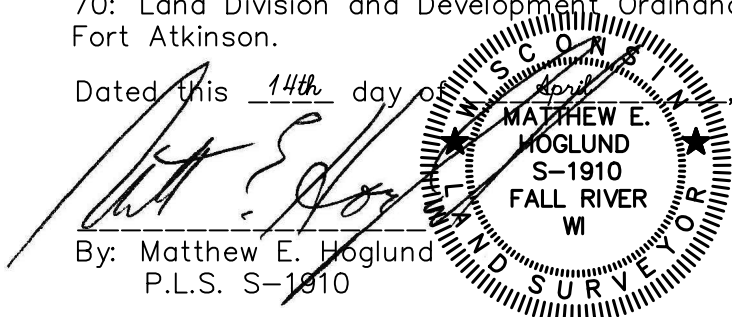
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road - Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

**SURVEYOR'S CERTIFICATE:**

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 14th day of May, 2025.

By: Matthew E. Hoglund  
P.L.S. S-1810



GRAPHIC SCALE

0 70 140 280

( IN FEET )



NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON – Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation – report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases – Phase 1 will consist of Lots 1–5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6–61, Outlot 2 and included streets. Phase 3 will consist of Lots 62–77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential-12 (MRM-12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:  
Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:  
Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3–50, 52–61, 63–70 and 72–77, is SR-5.

Principal Structure Setbacks:  
Front (minor street) = 25'  
Front (all other streets) = 30'  
Rear = 25'  
Side = 8'  
Street Side (on corner lots) = 15'

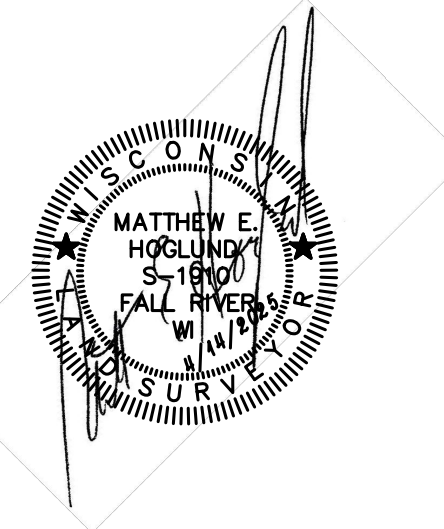
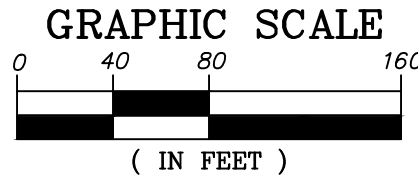
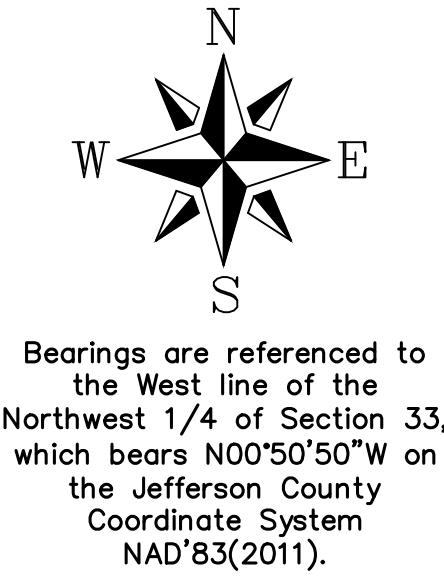
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 10)
- Existing Easement Line
- Public Stormwater Management Easement Dedicated Hereon
- Sectional Subdivision Line
- Soil Classification Zones
- Wetland Line
- 75' Wetland Buffer
- Final Plat Phase Line
- Lot line
- Centerline
- Woods Line
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

OWNER/SUBDIVIDER:  
City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901

ENGINEER/SURVEYOR:  
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road – Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

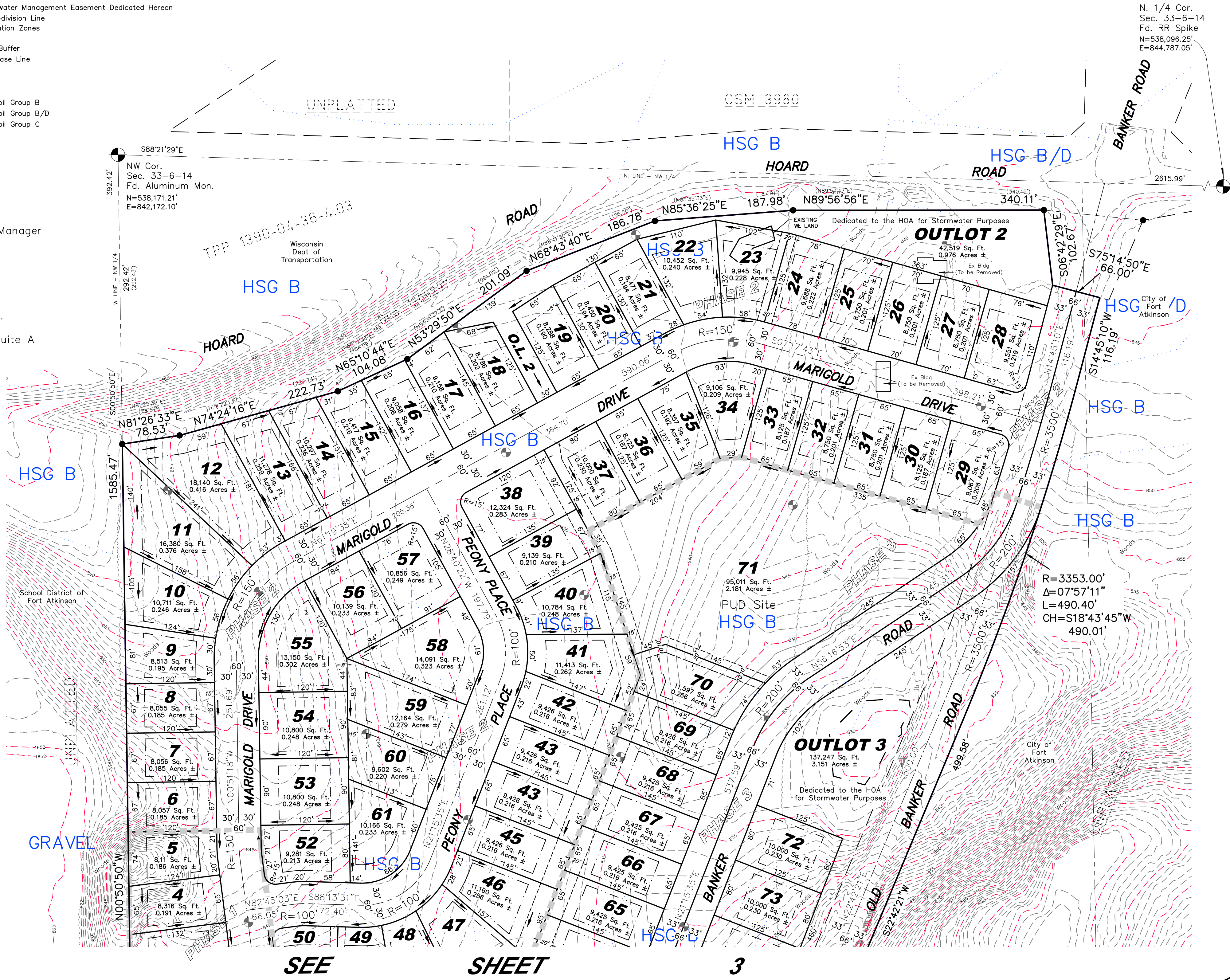


PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 2 OF 3  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

## PRELIMINARY PLAT





NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
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- Ridge View Estates will be final platted in (3) Phases – Phase 1 will consist of Lots 1–5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6–61, Outlot 2 and included streets. Phase 3 will consist of Lots 62–77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential–12 (MRM–12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 20' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM–12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential–30 (MRH–30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
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| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 25' |

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Proposed zoning of the Single Family Residential within this plat, Lots 3–50, 52–61, 63–70 and 72–77, is SR–5.

Principal Structure Setbacks:

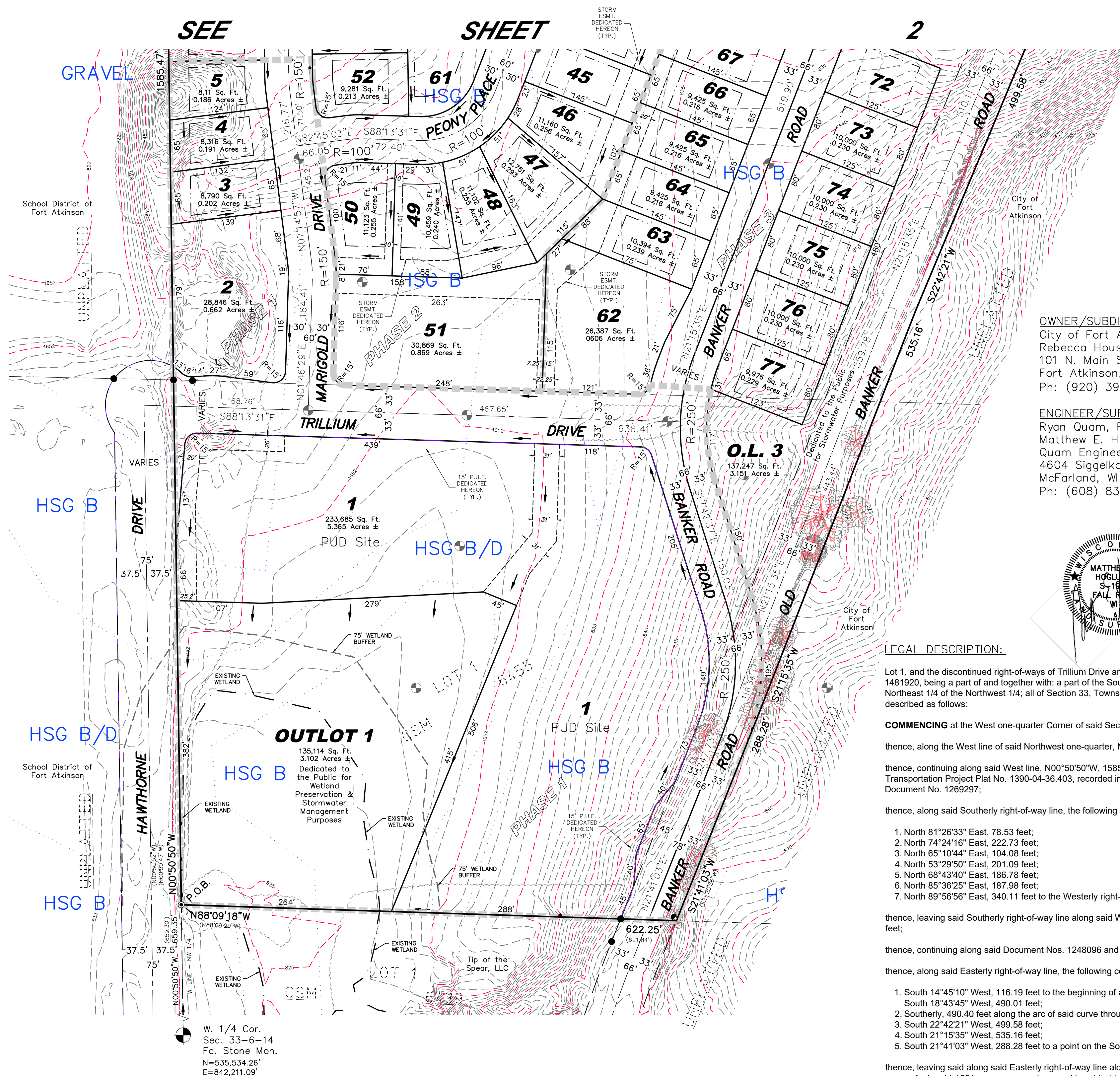
|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
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| Rear                         | = 25' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 15' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR–5 District.

# RIDGE VIEW ESTATES

**Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.**

## PRELIMINARY PLAT



**LEGEND**

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
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- Woods Line
- HSG B
- HSG B/D
- HSG C
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

**OWNER/SUBDIVIDER:**

City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397–9901

**ENGINEER/SURVEYOR:**

Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road – Suite A  
McFarland, WI 53558  
Ph: (608) 838–7750

**LEGAL DESCRIPTION:**

Lot 1, and the discontinued right-of-ways of Trillium Drive and Banker Road, of Jefferson County Certified Survey Map (CSM) 6455, recorded as Document No. 1481920, being a part of and together with: a part of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4; a part of the Northeast 1/4 of the Northwest 1/4; all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the West one-quarter Corner of said Section 33;

thence, along the West line of said Northwest one-quarter, N00°50'50"W, 659.35 feet to the **POINT OF BEGINNING**, being the Southwest corner of said Lot 1;

thence, continuing along said West line, N00°50'50"W, 1585.47 feet to the Southerly right-of-way line of Hoard Road, being the Southerly line of Parcel 6 of Transportation Project Plat No. 1390-04-36.403, recorded in Volume 2 of Transportation Project Plats on Page 39 as Document No. 1248096, and conveyed by Document No. 1269297;

thence, along said Southerly right-of-way line, the following courses:

- North 81°26'33" East, 78.53 feet;
- North 74°24'16" East, 222.73 feet;
- North 65°10'44" East, 104.08 feet;
- North 53°29'50" East, 201.09 feet;
- North 68°43'40" East, 186.78 feet;
- North 85°36'25" East, 187.98 feet;
- North 89°56'56" East, 340.11 feet to the Westerly right-of-way line of Banker Road;

thence, leaving said Southerly right-of-way line along said Westerly right-of-way line per said Document Nos. 1248096 and 1269297, South 06°42'29" East, 102.67 feet;

thence, continuing along said Document Nos. 1248096 and 1269297, South 75°14'50" East, 66.00 feet to the Easterly right-of-way line of Banker Road;

thence, along said Easterly right-of-way line, the following courses:

- South 14°45'10" West, 116.19 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 3353.00 feet and a chord which bears South 18°43'45" West, 490.01 feet;
- Southerly, 490.40 feet along the arc of said curve through a central angle of 07°57'11" to the Point of Tangency thereof;
- South 22°42'21" West, 499.58 feet;
- South 21°15'35" West, 535.16 feet;
- South 21°41'03" West, 288.28 feet to a point on the South line of said CSM No. 6455;

thence, leaving said along said Easterly right-of-way line along said South line, North 88°09'18"W, 622.25 feet to the **POINT OF BEGINNING**, containing 1,793,077 square feet or 41.1634 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 3 OF 3  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558  
Phone (608) 838–7750; Fax (608) 838–7752



# Request for Land Subdivision Plat Review

Department of Administration

Plat Review – DOA  
 Mailing Address: PO Box 1645  
 Madison WI 53701  
 Phone: 608-266-3200  
 Email: [plat.review@wi.gov](mailto:plat.review@wi.gov)  
 Web: <https://doa.wi.gov/platreview>

**Online Submittal and Payment: Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/dir-platreview/>**  
 Mailing a check adds about a week to the process.

|                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subdivision Name: Ridge View Estates                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                  |
| <p style="text-align: center;"><b>Surveyor, Company &amp; Street Address:</b></p> <p>License #: 1910</p> <p>Name: <u>Matthew E. Hoglund</u></p> <p>Company: <u>Quam Engineering, LLC</u></p> <p>Street address: <u>4604 Siggelkow Road - Suite A</u></p> <p>(no PO boxes): <u>McFarland, WI 53558</u></p> <p>Phone: <u>(608) 838-7750</u></p> <p>Email: <u>mhoglund@quamengineering.com</u></p> | <p><b>Surveyor's Seal</b></p>  <p style="font-size: small;">4-14-25</p> <p style="font-size: small;">Date</p> |
| <p style="text-align: center;">Surveyor's Signature</p>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                  |

**Complete: 1-7 for FINAL Plats; 3-7 for PRELIMINARY Plats; 4 & 6 for ASSESSOR'S Plats; or 3-4 & 6 for CSMs**

I certify that, as the Wisc. Professional Land Surveyor responsible for the field survey & preparation of this plat:

1. ☐ All monuments have been set per s. 236.15 (1), Wis. Stats.  
 OR  
☐ All exterior boundary monuments have been set, but the town, village or city has temporarily waived placing interior monuments per s. 236.15 (1)(h), Wis. Stats.

2. Preliminary plat name:

3. Subdivider's name, City of Fort Atkinson - Rebecca Houseman, City Manager  
 and email: rhouseman@fortatkinsonwi.gov

4. ☒ Email plat PDF (not scanned) and this form to [plat.review@wi.gov](mailto:plat.review@wi.gov). Number of sheets 3

5. Is this plat served by public sewer? ☒ Yes ☐ No

6. ☒ Mail a check or money order covering the Department of Administration, Plat Review fee with this form.

7. DOT: ☒ Not abutting a S.T.H., U.S.H. or I.H., OR ☐ DOT form enclosed.

| Surveyor's Receipt & Transmittal Record                |                          | Shaded Area for Office Use Only |
|--------------------------------------------------------|--------------------------|---------------------------------|
| Date Received:                                         | Date Time Limit Expires: | Preliminary                     |
| DOT: _____<br>Date Copies Sent: _____<br>County: _____ |                          | Final                           |
| By: _____                                              | Plat Review Officer      | Assessor _____ CSM              |

## A Guide for Calculating the Fee Required by Adm 49, Wis. Admin. Code

|               |                                                                                     |
|---------------|-------------------------------------------------------------------------------------|
| \$ <u>125</u> | \$125 Filing Fee                                                                    |
| \$ <u>100</u> | \$100 Review Fee                                                                    |
| \$ <u>120</u> | Reprographics & Postage Fee - \$40/sheet x <u>3</u> sheets (required for all plats) |

\$ \_\_\_\_\_ \$125 Filing Fee \*\*\*  
 \*\*\* (Required unless a preliminary plat has been previously submitted. Also required for subsequent additions or phases of a plat.)  
 \$ \_\_\_\_\_ Parcel Fee - \$30/parcel x \_\_\_\_\_ parcels (outlots + lots) (\$120 minimum) (required for all plats)  
 \$ \_\_\_\_\_ Reprographics & Postage Fee - \$40/sheet x \_\_\_\_\_ sheets (required for all plats)

\$ \_\_\_\_\_ \$125 Filing Fee  
\$ \_\_\_\_\_ Parcel Fee - \$30/parcel x \_\_\_\_\_ parcels (outlots + lots) (\$120 minimum) (required for all plats)  
\$ \_\_\_\_\_ Reprographics & Postage Fee - \$40/sheet x \_\_\_\_\_ sheets (required for all plats)

\$ \_\_\_\_\_ \$120 Review Fee  
\$ \_\_\_\_\_ Reconfiguration Fee (add/remove lots/outlots or move streets)-\$30/parcel x \_\_\_\_\_ parcels

\$ \_\_\_\_\_ \$120 Review Fee. Includes 2 sheets, additional sheets \$40/sheet x \_\_\_\_\_ sheets  
\$ \_\_\_\_\_ Reconfiguration Fee (add/remove lots/outlots or move streets)-\$30/parcel x \_\_\_\_\_ parcels

\$ \_\_\_\_\_ \$100 **Certified Survey Map**  
\$ \_\_\_\_\_ \$ 50 Written pre-submission consultation request.

**\$ 345 TOTAL FEE DUE**

**Mail** this form with check or money order, payable to: **Department of Administration**

**DON'T** use staples or tape on the check.

Shaded Area for Office Use Only

Date fee received:

Payer: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date:

Amount:



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7524  
Fax 920-674-7525

DATE: April 24, 2025

TO: Plat Review - WI Department of Administration  
Matt Hoglund, Quam Engineering

RE: Ridge View Estates Preliminary Plat

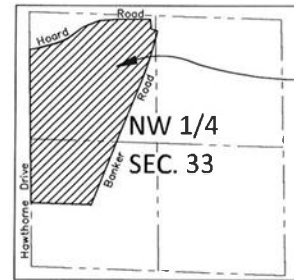
Jefferson County conditionally certifies the Ridge View Estates preliminary subdivision plat with the following condition:

- Note 4 shall be updated. All lots within the subdivision shall share an equal interest in all stormwater outlots. The Homeowner's Association cannot own or be dedicated the outlots. Example language can be provided upon request.

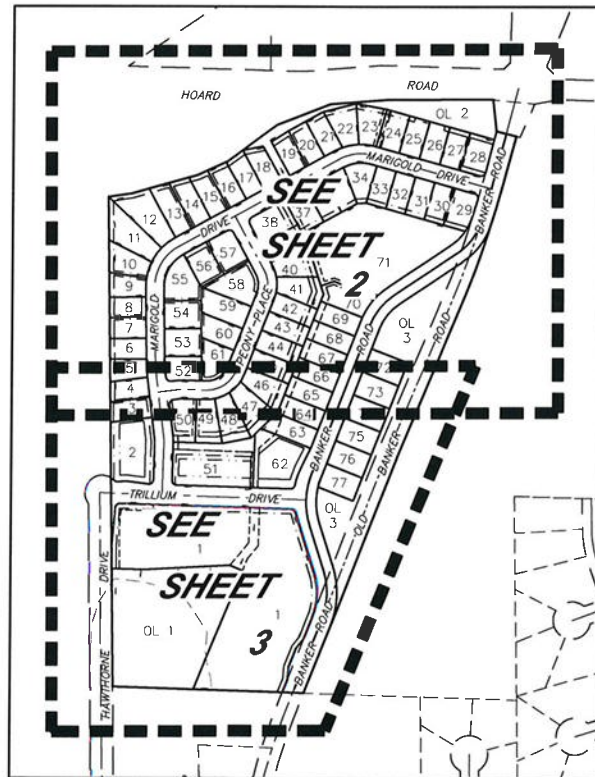
Thank you

Matt Zangl  
Director of Planning and Development  
Jefferson County  
920-674-8638





**Vicinity Map**  
Not to Scale



**Sheet Index Map**  
Not to Scale

**NO OBJECTION TO SUBDIVISION  
PLAT BY THE JEFFERSON COUNTY  
PLANNING AND ZONING DEPT  
with conditions 4/24/25**

**NOTES:**

1. See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
2. Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
3. Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
4. Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
5. Dates of boundary field survey, 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
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|                               |       |
|-------------------------------|-------|
| Principal Structure Setbacks: |       |
| Front (minor street)          | = 30' |
| Front (all other streets)     | = 30' |
| Rear                          | = 30' |
| Side                          | = 8'  |
| Street Side (on corner lots)  | = 20' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

|                               |       |
|-------------------------------|-------|
| Principal Structure Setbacks: |       |
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| Rear                          | = 30' |
| Side                          | = 8'  |
| Street Side (on corner lots)  | = 25' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 31-39, 52-61, 63-70 and 72-77, is SR-5.

|                               |       |
|-------------------------------|-------|
| Principal Structure Setbacks: |       |
| Front (minor street)          | = 25' |
| Front (all other streets)     | = 30' |
| Rear                          | = 25' |
| Side                          | = 8'  |
| Street Side (on corner lots)  | = 15' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

**CITY APPROVAL CERTIFICATE:**

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

Date: \_\_\_\_\_

Rebecca Houseman, City Manager  
City of Fort Atkinson

# RIDGE VIEW ESTATES

**Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

## PRELIMINARY PLAT



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System.

**Total Area**  
**1,793,077 Sq. Ft.**  
**41.1634 Acres±**

**LEGEND**

|         |                                |
|---------|--------------------------------|
| ○       | Found 3/4" Rebar               |
| ●       | Found 1" Iron Pipe             |
| ●       | Found 1-1/4" Iron Pipe         |
| ●       | Soil Boring Location           |
| (BB)    | Record Data (if different)     |
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| ---     | Deed/Survey/Lot Line of Record |
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| ---     | Soil Classification Zones      |
| ---     | Wetland Line                   |
| ---     | Final Plat Phase Line          |
| ---     | Lot line                       |
| ---     | Centerline                     |
| HSG B   | Hydrologic Soil Group B        |
| HSG B/D | Hydrologic Soil Group B/D      |
| HSG C   | Hydrologic Soil Group C        |

**OWNER/SUBDIVIDER:**  
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Ph: (920) 397-9901

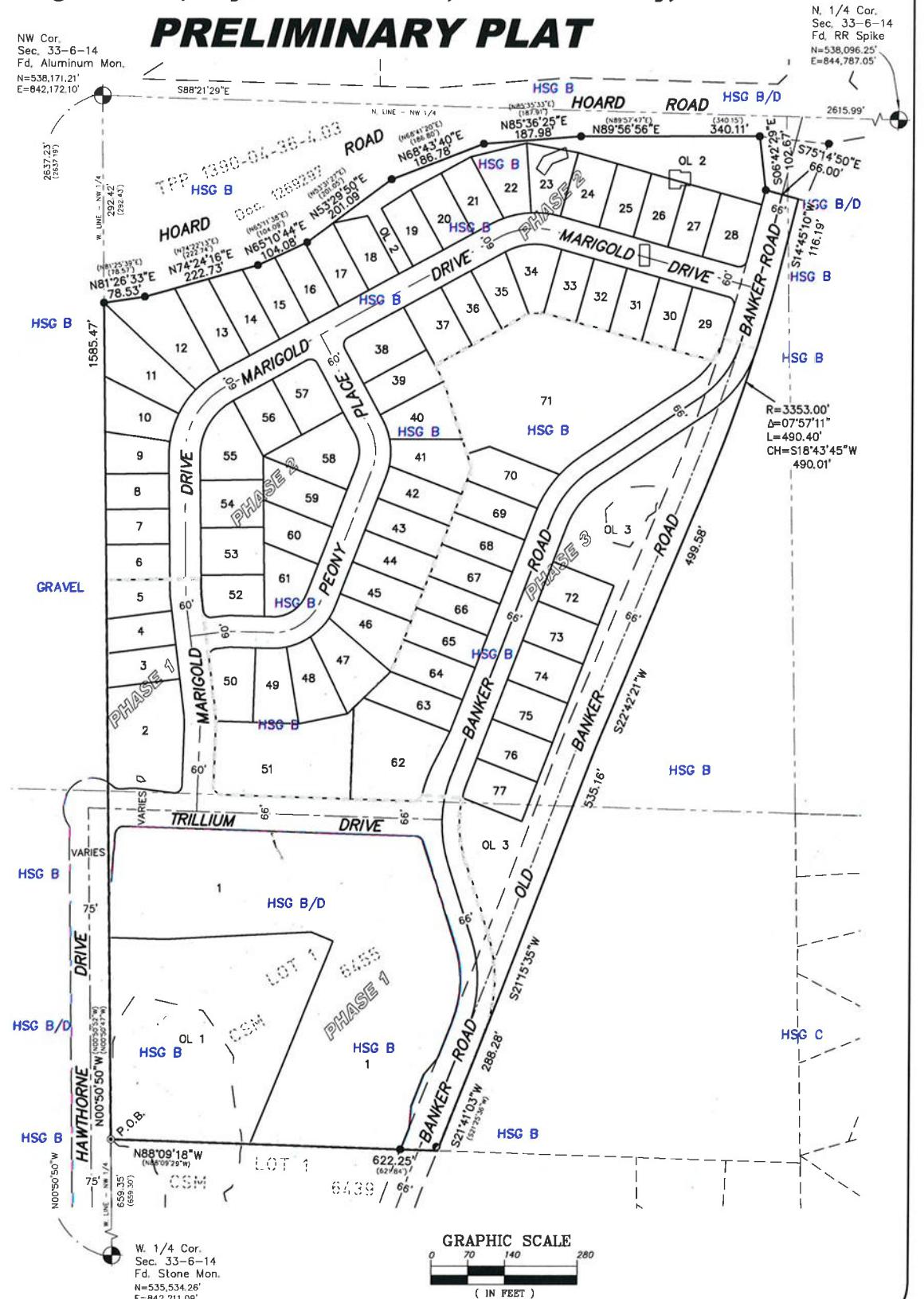
**ENGINEER/SURVEYOR:**  
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Sigelkow Road - Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

**SURVEYOR'S CERTIFICATE:**

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 14th day of May, 2025.

By: Matthew E. Hoglund  
P.L.S. S-1910

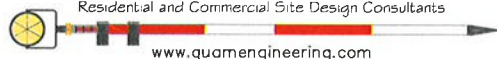


PRELIMINARY PLAT  
RIDGE VIEW ESTATES

SHEET 1 OF 3

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com  
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Phone (608) 838-7750; Fax (608) 838-7752



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- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases - Phase 1 will consist of Lots 1-5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6-61, Outlot 2 and included streets. Phase 3 will consist of Lots 62-77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential-12 (MRM-12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 20' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 25' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3-50, 52-61, 63-70 and 72-77, is SR-5.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
| Front (all other streets)    | = 30' |
| Rear                         | = 25' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 15' |

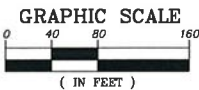
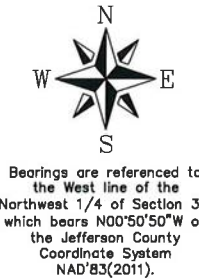
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

LEGEND

|         |                                                        |
|---------|--------------------------------------------------------|
| ●       | Found 3/4" Rebar                                       |
| ○       | Found 1" Iron Pipe                                     |
| ○       | Found 1-1/4" Iron Pipe                                 |
| ○       | Soil Boring Location                                   |
| ○       | Record Data (if different)                             |
| →       | Drainage Arrow (Proposed)                              |
| ---     | Boundary Lines per this Survey                         |
| ---     | Deed/Survey/Lot Line of Record                         |
| ---     | R/W Line                                               |
| ---     | Principal Building Setback line (See Note 10)          |
| ---     | Existing Easement Line                                 |
| ---     | Public Stormwater Management Easement Dedicated Hereon |
| ---     | Sectional Subdivision Line                             |
| ---     | Soil Classification Zones                              |
| ---     | Wetland Line                                           |
| ---     | 75' Wetland Buffer                                     |
| ---     | Final Plat Phase Line                                  |
| ---     | Lot line                                               |
| ---     | Centerline                                             |
| ---     | Woods Line                                             |
| HSG B   | Hydrologic Soil Group B                                |
| HSG B/D | Hydrologic Soil Group B/D                              |
| HSG C   | Hydrologic Soil Group C                                |

**OWNER/SUBDIVIDER:**  
City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901

**ENGINEER/SURVEYOR:**  
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road - Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

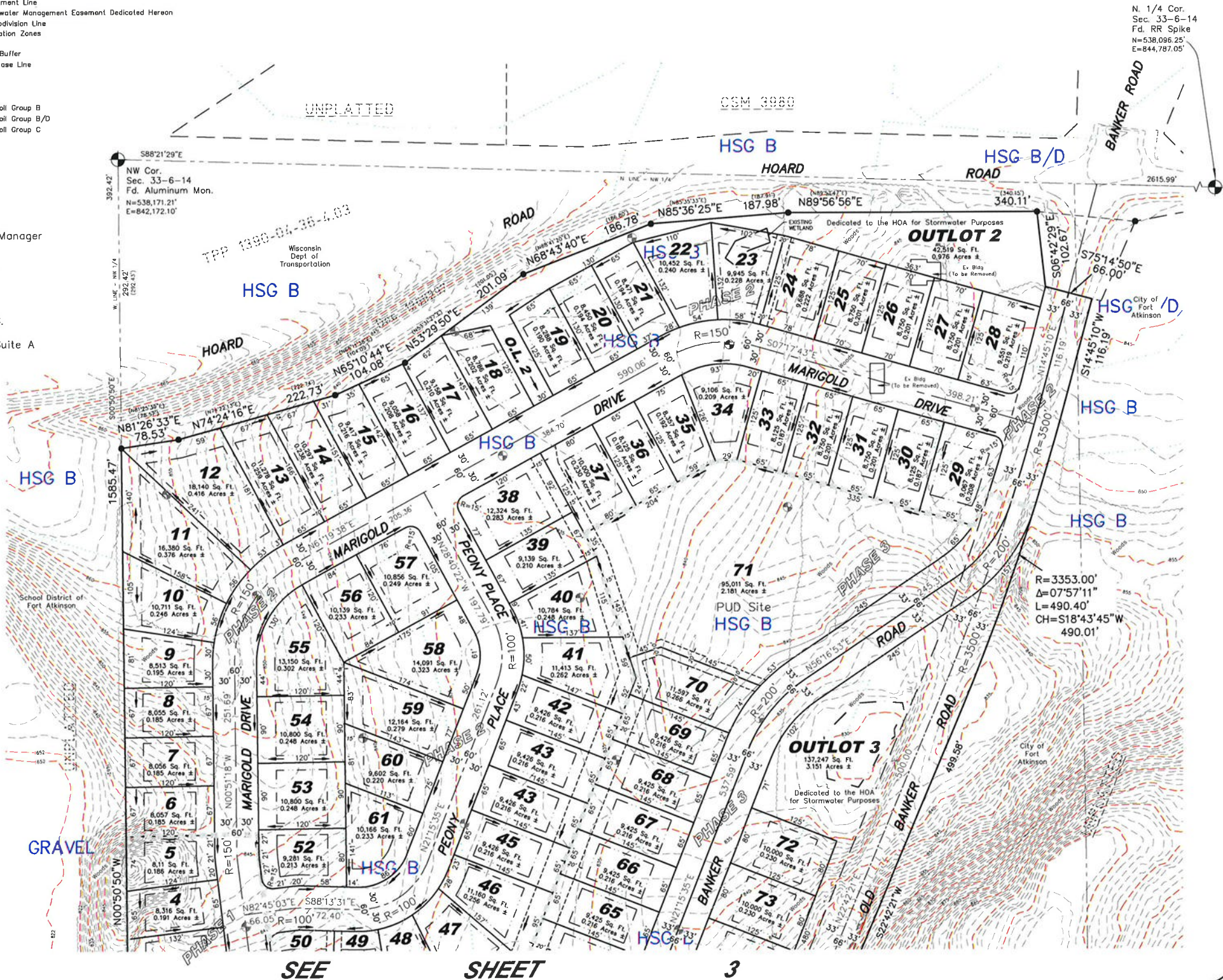


PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 2 OF 3  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT





NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
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- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases - Phase 1 will consist of Lots 1-5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6-61, Outlot 2 and included streets. Phase 3 will consist of Lots 62-77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential-12 (MRM-12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 20' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 30' |
| Front (all other streets)    | = 30' |
| Rear                         | = 30' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 25' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3-50, 52-61, 63-70 and 72-77, is SR-5.

Principal Structure Setbacks:

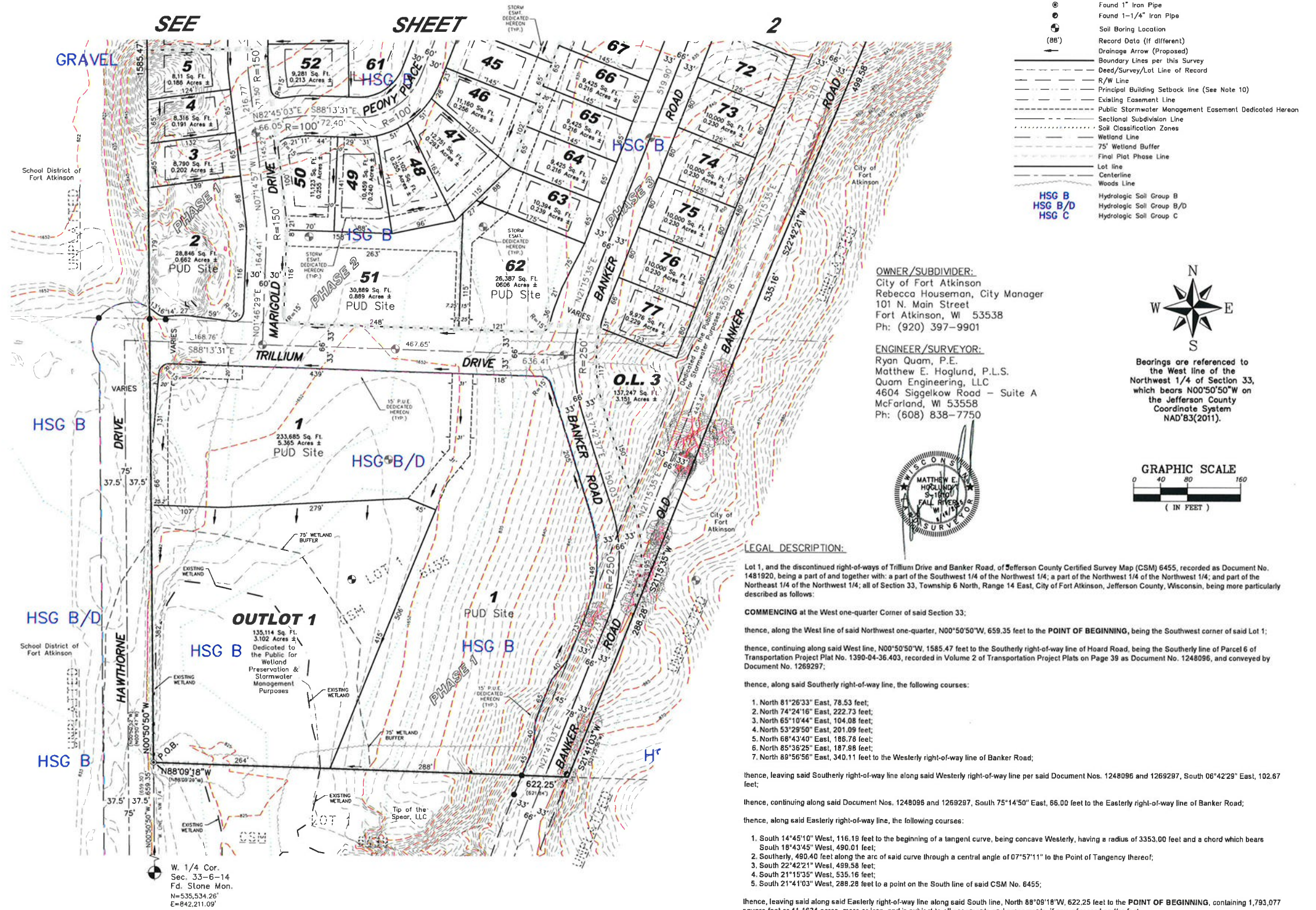
|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
| Front (all other streets)    | = 30' |
| Rear                         | = 25' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 15' |

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

# RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

## PRELIMINARY PLAT







JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7524  
Fax 920-674-7525

DATE: July 9, 2025

TO: Plat Review - WI Department of Administration

RE: Ridgeview Estates Final Plat

Jefferson County does not object to Ridgeview Estates subdivision plat.

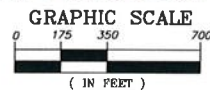
The County does have the following comments regarding the plat:

- On sheet 1, the Surveyor's Certificate needs a note of compliance with Co. Ord. 16-33.
- On Sheet 2, the Westerly line of Lot 19 shows a wrong distance.
- On Sheet 2, the Easterly line of Lot 40 is missing a distance.
- On Sheet 4, in Note 2, it mentions Outlot 1. It should probably clarify Outlot 1 of CSM 6545.

Thank you

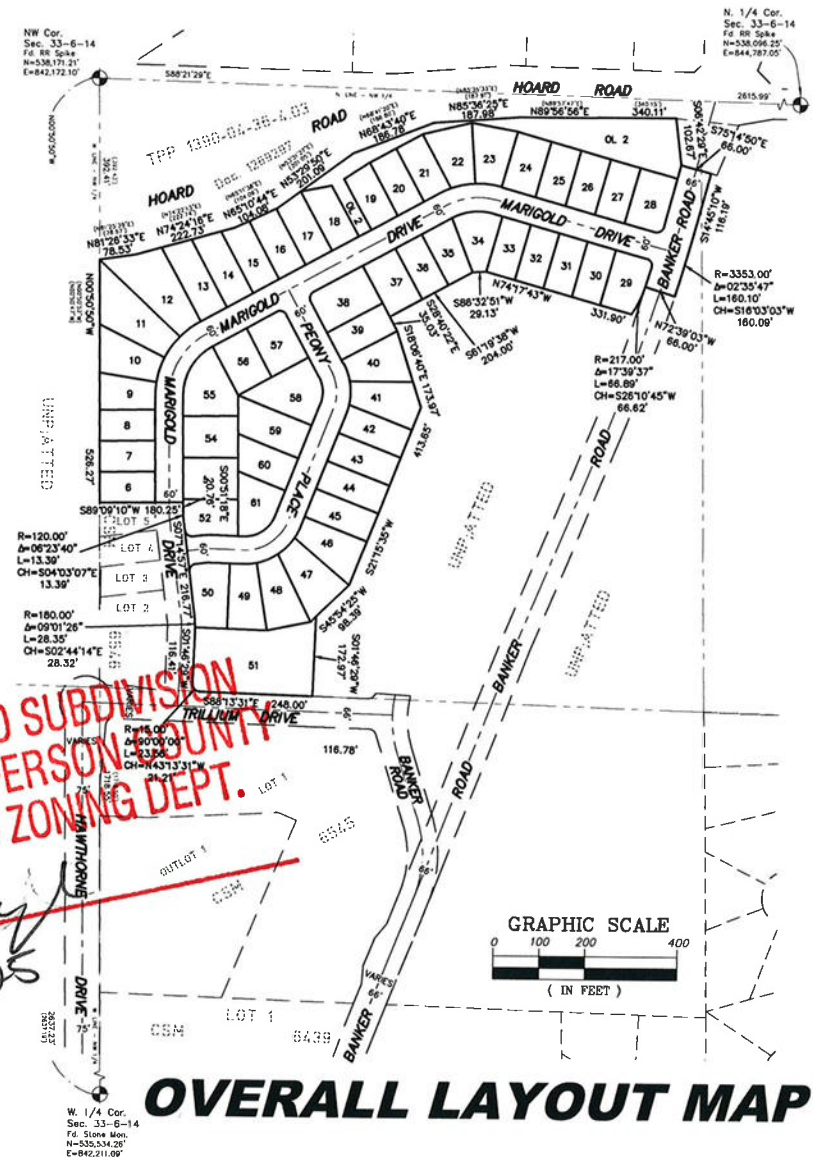
Matt Zangl  
Director of Planning and Development  
Jefferson County  
920-674-8638

***Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin***



Department of Administration

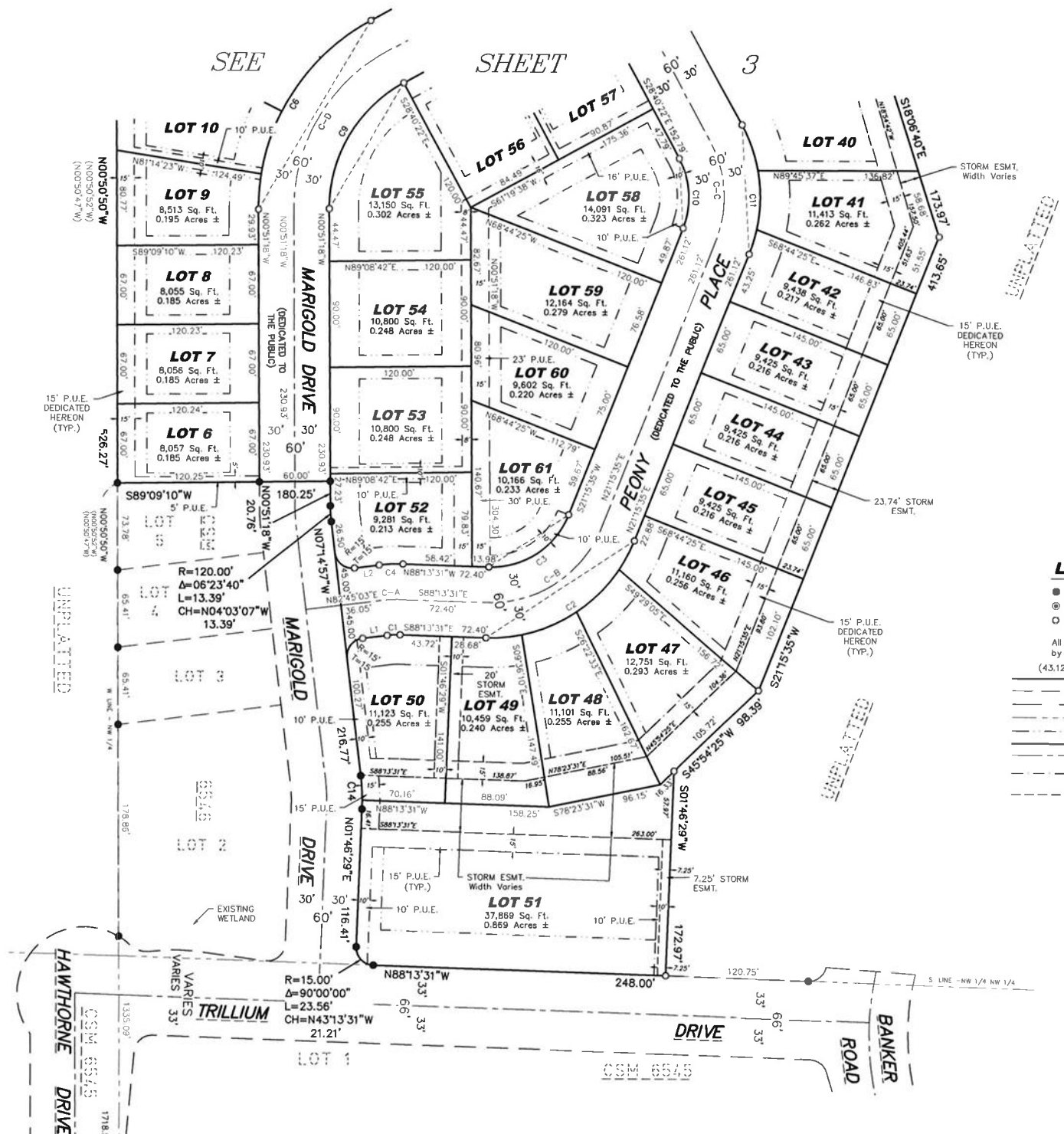
Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# RIDGE VIEW ESTATES

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD 83(2011)

| R/W CURVE DATA TABLE |           |           |                      |                       |                         |
|----------------------|-----------|-----------|----------------------|-----------------------|-------------------------|
| CURVE                | RADIUS    | DELTA     | LENGTH               | CHORD                 | TANGENT BEARINGS        |
| C1                   | 70.00'    | 09°01'26" | 11.02'               | N87°15'46"E - 11.01'  | N82°45'03"E S88°13'31"E |
| C2                   | 130.00'   | 70°30'54" | 159.99'              | N56°31'02"E - 150.09' | S88°13'31"E N21°15'35"E |
| LOT 46               | 12°13'47" | 27.75'    | N27°22'28"E - 27.70' | -                     | -                       |
| LOT 47               | 22°23'58" | 50.82'    | N44°41'21"E - 50.50' | -                     | -                       |
| LOT 48               | 22°23'58" | 50.82'    | N67°05'20"E - 50.50' | -                     | -                       |
| LOT 49               | 13°29'10" | 30.60'    | N85°01'54"E - 30.53' | -                     | -                       |
| C3                   | 70.00'    | 70°30'54" | 86.15'               | S56°31'02"W - 80.82'  | S21°15'35"W N88°13'31"W |
| C4                   | 130.00'   | 09°01'26" | 20.47'               | S87°15'46"W - 20.45'  | N88°13'31"W S82°45'03"W |
| C10                  | 70.00'    | 49°55'57" | 61.00'               | S03°42'24"E - 59.09'  | S28°40'22"E S21°15'35"W |
| C11                  | 130.00'   | 49°55'57" | 113.29'              | N03°42'24"W - 109.74' | N21°15'35"E N28°40'22"W |
| LOT 40               | 18°07'32" | 41.13'    | N19°36'36"W - 40.95' | -                     | -                       |
| LOT 41               | 22°10'30" | 50.31'    | N00°32'24"E - 50.00' | -                     | -                       |
| LOT 42               | 09°37'55" | 21.85'    | N16°26'37"E - 21.83' | -                     | -                       |
| C14                  | 180.00'   | 09°01'26" | 28.35'               | N02°44'14"W - 28.32'  | N01°46'29"E N07°14'57"W |
| LOT 50               | 06°36'24" | 20.76'    | N03°56'45"W - 20.74' | -                     | -                       |
| LOT 51               | 02°25'02" | 7.59'     | N00°33'58"E - 7.59'  | -                     | -                       |

| STREET C/L CURVE DATA TABLE |         |           |         |                       |                         |
|-----------------------------|---------|-----------|---------|-----------------------|-------------------------|
| CURVE                       | RADIUS  | DELTA     | LENGTH  | CHORD                 | TANGENT BEARINGS        |
| C-A                         | 100.00' | 09°01'26" | 15.75'  | N87°15'46"E - 11.01'  | N82°45'03"E S88°13'31"E |
| C-B                         | 100.00' | 70°30'54" | 123.07' | N56°31'02"E - 115.45' | S88°13'31"E N21°15'35"E |
| C-C                         | 100.00' | 49°55'57" | 87.15'  | N03°42'24"W - 84.42'  | N21°15'35"E N28°40'22"W |

| R/W COURSE DATA TABLE |             |          |
|-----------------------|-------------|----------|
| CURVE                 | BEARING     | DISTANCE |
| L1                    | N82°45'03"E | 21.05'   |
| L2                    | S82°45'03"W | 21.05'   |

- LEGEND**
- 3/4" Rebar Found
  - ⊙ 1" Iron Pipe Found (unless noted)
  - 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
  - All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
  - (43.12') Record Dimensions (if different)
  - Boundary Lines per this Survey
  - Deed/Survey Line of Record
  - Existing R/W Line
  - Sectional Subdivision Line
  - Building Setback line (See Notes)
  - Lot or R/W Line
  - Centerline
  - Public Utility Easement Dedicated Hereon (15' Wide Unless Noted)
  - Storm Sewer/Stormwater Management Easement to be granted by separate instrument

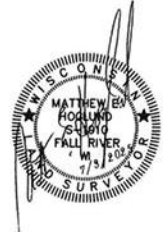
SEE SHEET 1 FOR VICINITY MAP, SHEET INDEX MAP, OVERALL LAYOUT MAP AND SURVEYOR'S CERTIFICATE.

SEE SHEET 3 FOR ADDITIONAL LOT & EASEMENT LOCATION DETAILS.

SEE SHEET 4 FOR NOTES, PUBLIC UTILITY EASEMENT DEDICATION, OUTLOT CONVEYANCE AND CERTIFICATES.

SHEET 2 OF 4

**OWNER/SUBDIVIDER:**  
City of Fort Atkinson  
Rebecca Houseman, City Manager  
101 N. Main Street  
Fort Atkinson, WI 53538  
Ph: (920) 397-9901



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

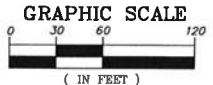
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

REVISIONS

**FINAL PLAT**  
RIDGE VIEW ESTATES  
PROJECT NO: FT-02-23  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkew Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**Total Area**  
**786,838 Sq. Ft.±**  
**18.0633 Acres±**

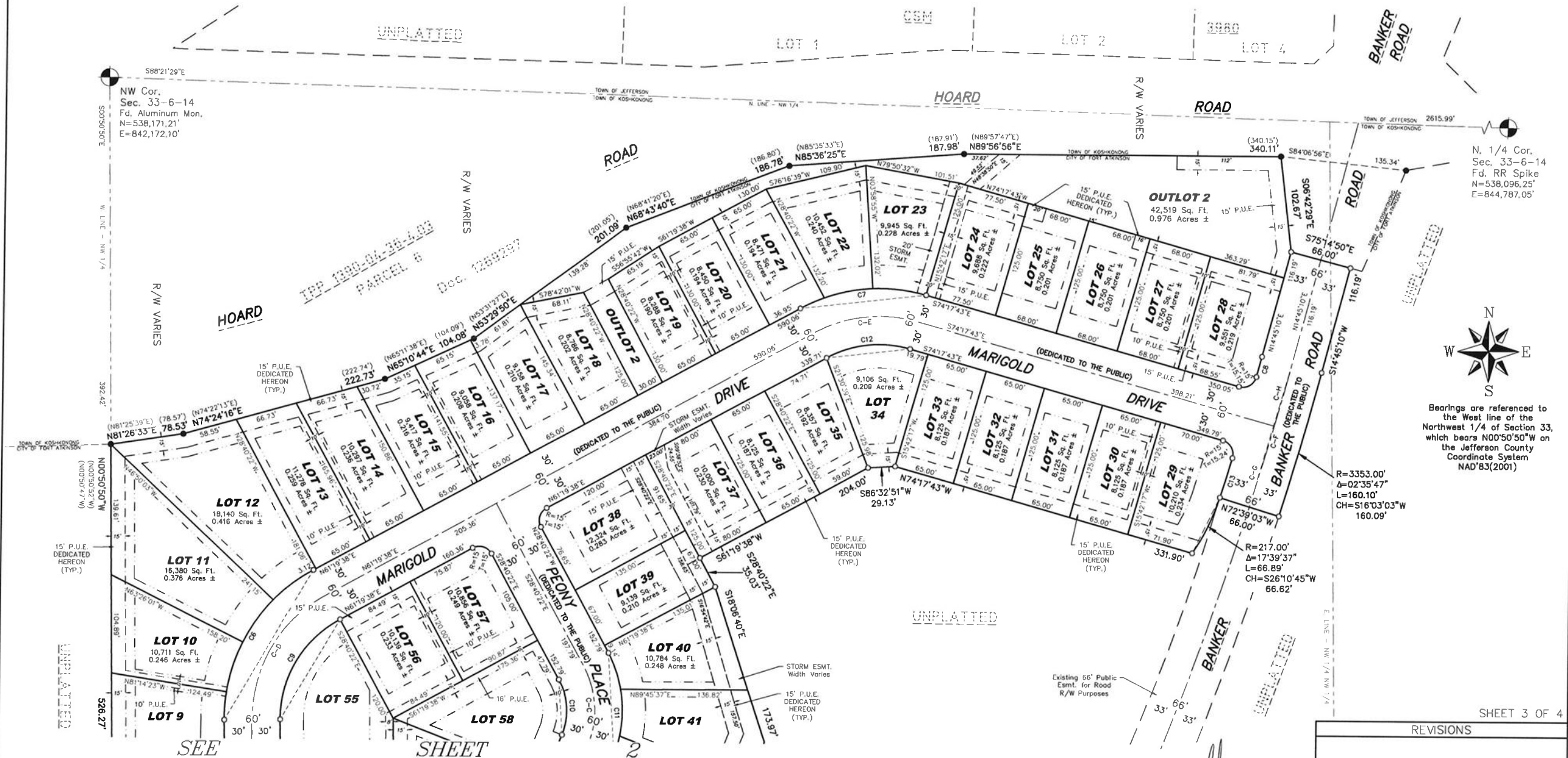


W. 1/4 Cor.  
Sec. 33-6-14  
Ft. Stone Mon.  
N=535,534.26'  
E=842,211.09'



# RIDGE VIEW ESTATES

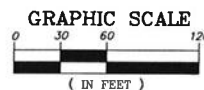
Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4,  
all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin



## LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12") Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Notes)
- Lot or R/W Line
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- Public Utility Easement Dedicated Hereon (15' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement to be granted by separate instrument

**Total Area**  
**786,838 Sq. Ft.±**  
**18.0633 Acres±**



SEE SHEET 1 FOR VICINITY MAP,  
SHEET INDEX MAP, OVERALL  
LAYOUT MAP AND SURVEYOR'S  
CERTIFICATE.

SEE SHEET 2 FOR ADDITIONAL  
LOT & EASEMENT LOCATION  
DETAILS.

SEE SHEET 4 FOR NOTES, PUBLIC  
UTILITY EASEMENT DEDICATION,  
OUTLOT CONVEYANCE AND  
CERTIFICATES.

| RW CURVE DATA TABLE        |           |           |                     |                      |                           |
|----------------------------|-----------|-----------|---------------------|----------------------|---------------------------|
| CURVE                      | RADIUS    | DELTA     | LENGTH              | CHORD                | TANGENT BEARINGS          |
| C6                         | 180.00    | 62°10'55" | 195.35              | N30°14'10"E - 165.90 | N00°51'18"W - N61°19'38"E |
| LOT 9                      | 09°36'55" | 30.21     | N03°57'10"E - 30.17 | -                    | -                         |
| LOT 10                     | 17°48'22" | 55.94     | N17°39'48"E - 55.71 | -                    | -                         |
| LOT 11                     | 17°48'22" | 55.94     | N05°28'10"E - 55.71 | -                    | -                         |
| LOT 12                     | 16°57'17" | 53.26     | N62°50'59"E - 53.07 | -                    | -                         |
| C7                         | 180.00    | 44°22'40" | 139.42              | N83°30'57"E - 135.96 | N61°19'38"E - S74°17'43"E |
| LOT 21                     | 08°57'57" | 28.17     | N65°48'36"E - 28.14 | -                    | -                         |
| LOT 22                     | 17°06'51" | 53.71     | N08°50'30"E - 53.51 | -                    | -                         |
| LOT 23                     | 16°16'52" | 57.54     | S83°27'09"E - 57.29 | -                    | -                         |
| C8                         | 3467.00   | 00°22'16" | 22.45               | N14°56'18"E - 22.45  | N15°07'26"E - N14°45'10"E |
| C9                         | 120.00    | 62°10'55" | 130.23              | N30°14'10"E - 123.94 | N00°51'18"W - N61°19'38"E |
| C10                        | 70.00     | 49°55'57" | 61.00               | S03°42'24"E - 59.09  | S28°40'22"E - S21°15'35"W |
| C11                        | 130.00    | 49°55'57" | 113.29              | N03°42'24"W - 109.74 | N21°15'35"E - N08°40'22"W |
| LOT 40                     | 16°07'32" | 41.13     | N16°36'32"E - 40.95 | -                    | -                         |
| LOT 41                     | 22°10'30" | 50.31     | N00°32'24"E - 50.00 | -                    | -                         |
| LOT 42                     | 09°37'55" | 21.85     | N16°26'37"E - 21.83 | -                    | -                         |
| C12                        | 120.00    | 44°22'40" | 92.94               | N83°30'57"E - 135.96 | N61°19'38"E - S74°17'43"E |
| C13                        | 3467.00   | 01°02'22" | 62.89               | S17°08'15"W - 62.89  | S16°37'04"W - S17°39'25"W |
| STREET CL CURVE DATA TABLE |           |           |                     |                      |                           |
| CURVE                      | RADIUS    | DELTA     | LENGTH              | CHORD                | TANGENT BEARINGS          |
| C-D                        | 150.00    | 62°10'55" | 152.79              | N30°14'10"E - 154.92 | N00°51'18"W - N61°19'38"E |
| C-E                        | 150.00    | 44°22'40" | 116.18              | N83°30'57"E - 113.30 | N61°19'38"E - S74°17'43"E |
| C-F                        | 3500.00   | 02°35'47" | 158.60              | N16°03'03"E - 158.59 | N17°39'25"E - N14°45'10"E |
| C-G                        | 3500.00   | 01°28'50" | 90.45               | N16°36'32"E - 90.45  | N17°39'25"E - N15°42'17"E |
| C-H                        | 3500.00   | 01°06'57" | 68.15               | N15°18'38"E - 68.15  | N15°42'17"E - N14°45'10"E |

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



## REVISIONS

## FINAL PLAT

RIDGE VIEW ESTATES

PROJECT NO: FT-02-23

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



# RIDGE VIEW ESTATES

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4,  
all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

## Outlot Conveyance:

All conveyances of any lot in this subdivision shall be deemed to include, as an appurtenance, an undivided fractional interest in Outlot 2, the storm water management area, as stipulated in the Homeowner's Association Declarations and/or the Stormwater Management Agreement - document(s) to be recorded separately, and any Amendments thereto.

## Public Utility Easement Dedication:

Public Utility Easements (P.U.E.) are hereby dedicated to public bodies and private quasi-public utilities, and their successors and assigns, having the right to serve this subdivision. Said easements shall be for underground utility installations across, over, under and upon the portions of Lots and Outlots hereof, shown as Public Utility Easements (P.U.E.) on Sheets 2 and 3.

## Rights Granted:

1. The right to construct, inspect, maintain, and repair underground wires, cables, conduits, and appurtenant structures (transformers, pedestals, manholes, vaults, handholds, etc.) within the easement area for transmission of electricity, telephone, data, communication, and internet purposes.
2. The right of ingress and egress over the easement area for the purpose of construction, inspection, maintenance, and repair of said underground wires, cables, conduits and appurtenant structures.

## Restrictions:

1. No structures, buildings, trees, or other obstructions shall be placed, erected, or maintained within the easement area that would interfere with the intended use of the easement.
2. The grade within the easement areas shall not be altered by more than (0.5') one-half of a foot without the permission of the City of Fort Atkinson Engineer and those utilities that have facilities installed.
3. The owner of the property retains the right to use the easement area in any manner that does not interfere with the rights granted herein.
4. The utilities shall restore any lawn or landscaping disturbed within the easement area immediately after performing any inspection, maintenance, or repair of utility facilities to a comparable condition that existed prior to disturbance.

## Duration:

These easements shall run with the land and be binding upon all successors and assigns of the property.

## CITY OF FORT ATKINSON APPROVAL CERTIFICATE:

Resolved, that the plat of Ridge View Estates, City of Fort Atkinson, owner, is hereby approved and the dedications accepted by the City Council.

Date: \_\_\_\_\_ Approved \_\_\_\_\_  
Davin Lescohier - Council President

I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Michelle Ebbert - City Clerk

## OWNER'S CERTIFICATE:

City of Fort Atkinson, as owner, does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat and does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) City of Fort Atkinson
- 2) Jefferson County

IN WITNESS WHEREOF, the said City of Fort Atkinson, has caused these presents to be signed by Rebecca Houseman, City Manager, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Rebecca Houseman - City Manager

STATE OF WISCONSIN)  
COUNTY OF \_\_\_\_\_) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Rebecca Houseman, to me known to be the person who executed the foregoing instrument, and to me known to be the City Manager of the City of Fort Atkinson and acknowledged that she executed the foregoing instrument as such officer, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

## CITY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY JEFFERSON) SS

I, Michelle Ebbert, being the duly appointed, qualified and acting City Treasurer of the City of Fort Atkinson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ (date) on any of the land included in the plat of Ridge View Estates.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Michelle Ebbert City Treasurer

## COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY JEFFERSON) SS

I, Kelly Stade, being the duly elected, qualified and acting Treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ (date) affecting the lands included in the plat of Ridge View Estates.

Date: \_\_\_\_\_  
Kelly Stade - County Treasurer

## REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on \_\_\_\_\_ Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_ Staci M. Hoffman, Jefferson County Register of Deeds

SEE SHEET 1 FOR VICINITY MAP, SHEET INDEX MAP, OVERALL LAYOUT MAP AND SURVEYOR'S CERTIFICATE.

SEE SHEET 2 AND 3 FOR LOT & EASEMENT LOCATION DETAILS.

## NOTES:

1. Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlot 1 is private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by the Homeowner's Association for stormwater management purposes.
3. Access to all Storm Sewer/Stormwater Management easements and Outlot 2 will be granted to the Homeowner's Association and the City of Fort Atkinson by separate document(s).
4. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
5. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
6. Proposed zoning of the Single Family Residential within this plat, Lots 6-50 and 52-61, is Single Family Residential SR-5.

## Principal Structure Setbacks:

Front (minor street) = 25'  
Front (all other streets) = 30'  
Rear = 25'  
Side = 8'  
Street Side (on corner lots) = 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

Note that setback lines shown on Sheets 2 and 3 hereof were increased if easement lines were more restrictive.

7. Proposed zoning of Lot 51 is Multi-Family Residential-12 (MRM-12) and is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for this Lot shown below and on Sheet 2, may be reduced as part of the PUD approval.

## Principal Structure Setbacks:

Front (minor street) = 30'  
Front (all other streets) = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 20'

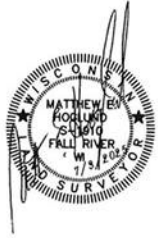
See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Note that setback lines shown on Sheet 2 hereof were increased if easement lines were more restrictive.

8. No direct vehicular access from Lots 28 and 29 to Banker Road is allowed.

SHEET 4 OF 4

## REVISIONS



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



## FINAL PLAT

RDIGE VIEW ESTATES

PROJECT NO: FT-02-23

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



## MEMORANDUM

**DATE:** July 15, 2025

**TO:** Fort Atkinson City Council

**FROM:** Adrian Bump, Police Chief

**RE:** Review and possible action on the sewage pumps emergency repair at the Police Department (Bump, Police Chief)

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### BACKGROUND

On June 5, 2025 the Police Department facility was overcome with the smell of raw sewage. The smell reached all areas of the building. Further investigation led staff to the basement sump pump room where there are two large crocks. One sump crock and one sewage crock. Each crock contains two pumps that service the building needs. The sewage pumps were inoperable, and it was apparent the crock was full of sewage.

Staff sought assistance from the Wastewater Utility Department, which confirmed the issue was in the sewage pumps that remove wastewater from the facility. Wastewater personnel informed staff that immediate assistance from a plumber was needed.

Staff got an emergency response from Dunkleberger Plumbing, a local plumber commonly used by City Departments for plumbing needs. The plumbing company was able to confirm that the crock was backed up with raw sewage, and the primary pump was completely dead. The secondary pump was barely working and unable to keep up with the sewage coming into the crock. The plumbers were able to clear out the crock but indicated that it would fill up again soon as the remaining pump was at the end of its useful life.

### DISCUSSION

While the initial crock clean out was being conducted, Dunkleberger Plumbing was able to identify the availability of replacement pumps that were of similar specs. A verbal estimate of \$6,000-\$7,000 per pump was provided. While waiting for an official estimate/quote, I updated the City Manager on the issue. The City Manager confirmed this incident did qualify under the City Policy for emergency repairs.

The official quote was obtained later that day for \$6,000 per pump for a total project cost of \$12,000.00. I directed Dunkleberger Plumbing to move forward and complete the project as quickly as possible. Pumps were set to arrive for installation on June 10 or 11, 2025. During that time, the sump room was continuously monitored 24/7 to prevent another sewage back-up.

The installation was completed to the satisfaction of staff after the pumps arrived that week.

#### **FINANCIAL ANALYSIS**

With the quote for \$12,000.00 known, staff identified a plan for repair coverage within the current agency budget. The Building Supply & Repairs Account under 5211-1200 can support this repair in 2025. However, any unforeseen building repairs or 2025 projects would need to be postponed.

#### **RECOMMENDATION**

Staff recommends acknowledgement of the qualifying emergency repair needed and that payment of the repair/replacement by Dunkleberger Plumbing for the quoted and billed amount of \$12,000.00 be applied to the Police Department Budget under account 5211-1200 Building Supply & Repairs.

#### **ATTACHMENTS**

1. EST0185 Sump Pump Quote
2. INV1479 Dunkleberger Plumbing



Dunkleberger plumbing

Dan Dunkleberger  
Business Number 920-728-2199  
PO Box 356, Fort Atkinson, Wisconsin  
(920)728-2199  
dunklebergerdan@gmail.com

ESTIMATE  
EST0185  
  
DATE  
06/05/2025  
  
TOTAL  
USD \$6,500.00

TO  
  
Fort Atkinson Police Station

| DESCRIPTION                                                        | RATE       | QTY | AMOUNT     |
|--------------------------------------------------------------------|------------|-----|------------|
| Replace existing sanitary ejector pump for the basement bathrooms. | \$6,500.00 | 1   | \$6,500.00 |

(the cost below is per Pump)

- includes:
- 1-weir ejector pump
  - All material and labor
  - electrical

|            |                |
|------------|----------------|
| SUBTOTAL   | \$6,500.00     |
| TAX (5.5%) | \$0.00         |
| TOTAL      | USD \$6,500.00 |



Dunkleberger plumbing

Dan Dunkleberger  
Business Number 920-728-2199  
PO Box 356, Fort Atkinson, Wisconsin  
(920)728-2199  
dunklebergerdan@gmail.com

INVOICE  
INV1479  
  
DATE  
06/23/2025  
  
DUE DATE  
07/23/2025  
  
BALANCE DUE  
USD \$12,000.00

BILL TO  
  
Fort Atkinson Police Station

| DESCRIPTION                                                        | RATE        | QTY | AMOUNT      |
|--------------------------------------------------------------------|-------------|-----|-------------|
| Replace existing sanitary ejector pump for the basement bathrooms. | \$12,000.00 | 1   | \$12,000.00 |

includes:  
2-weir ejector pump  
-All material and labor  
-electrical

Payment Info

BY CHECK  
Dunkleberger Plumbing

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | \$12,000.00     |
| TAX (5.5%)  | \$0.00          |
| TOTAL       | \$12,000.00     |
| BALANCE DUE | USD \$12,000.00 |

Please feel free to leave us a review on our Google Business Page and thank you for using Dunkleberger Plumbing!