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, APRIL 21, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR

https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWF5bXovdz09&omn=85105919995

Meeting ID: 599 786 6403
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AGENDA

1. **Call meeting to order**

2. **Roll call**
3. **Pledge of Allegiance**

4. **Recognition of Eric Schultz for four years of dedicated service to the City of Fort Atkinson (Houseman, City Manager)**

5. **Unfinished Business**

6. **Adjournment**
    a. **The 2025-2026 City Council will adjourn — Sine Die**

7. **Oath of Office**

8. **Call meeting to order**
    a. **Call to order** the first meeting of the 2026-2027 Fort Atkinson City Council (Houseman, City Manager)
    b. **Roll Call** (Houseman, City Manager)
    c. **Election of the President of the City Council** for the term of April 21, 2026 – April

20, 2027 (Houseman, City Manager)

d. **Election of the President Pro Tem of the City Council** for the term of April 21, 2026 – April 20, 2027 (Council President)

e. Review and possible action to designate the **Daily Jefferson County Union as the Official City Newspaper** for purposes of publishing required legal notices (Ebbert, Clerk/Treasurer/Finance Director)

9. **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 8, 2026 Loan Review Committee** (Ebbert, Clerk/Treasurer/Finance Director)

   b. Review and possible action relating to the **minutes of the April 9, 2026 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)

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

   d. Review and possible action relating to **building, plumbing, and electrical permit report for March 2026** (Draeger, Building Inspector/Zoning Administrator)

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

   f. Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements** as of March 2026 (Ebbert, Clerk/Treasurer/Finance Director)

   g. Review and possible action relating to a **Temporary Alcohol Beverage License for St. Joseph Catholic Church** for their event Light Up the Night on Saturday April 25, 2026.(Thom, Deputy Clerk)

   h. Review and possible action relating to **Dwight Foster Public Library's Automated Material Handling replacement** project (Lippert, Library Director)

10. **Public Hearings**

11. **Public Comment for Matters on the Agenda:** *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, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*

12. **Petitions, Requests, and Communications**

a. Review and possible action on a proclamation recognizing **National Library Week, April 19-25, 2026,** in the City of Fort Atkinson (Houseman, City Manager)

b. Review and possible action relating to the proclamation declaring the month of **May as Building Safety Month** in the City of Fort Atkinson (Houseman, City Manager)

c. Review and possible action relating to a proclamation recognizing the **57th Annual Professional Municipal Clerks Week** May 3-May 9, 2026 (Houseman, City Manager)

d. Presentation: **Annual Stormwater Report** (Navin, Director of Public Works)

13. Resolutions and Ordinances

a. First reading of a proposed **Annexation Ordinance** relating to the annexation of a portion of the property located at 744 Jones Avenue (parcel number 226-0514-0434-004) to the City of Fort Atkinson from the Town of Koshkonong (PFA-2026-01) (Draeger, Director of Neighborhood and Building Services)

14. Reports of Officers, Boards, and Committees

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

15. New Business

a. Review and possible action related to the repair of the City of Fort Atkinson **Municipal Building Entrance Ramps, Stairs, and Pocket Park** (Dayton, Director of Parks and Recreation)

b. Review and possible action relating to **disallowance of a claim** against the City of Fort Atkinson, Burnette (Ebbert, City Clerk/Treasurer/Finance Director)

c. Review and possible action related to the **replacement of the Main Building Chiller and the Solids Handling Building Air Conditioning Unit** at the City's Wastewater Treatment Facility (Sweeney, Wastewater Utility Superintendent)

d. Review and possible action relating to a one-lot **Certified Survey Map** for the properties known as Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (CSM-2026-06) (Draeger, Director of Neighborhood and Building Services)

e. Review and possible action relating to **Electrical Service upgrades** at the Municipal Airport (Dreager, Director of Neighborhood and Building Services)

f. Review and possible action related to the purchase of a **Single Axle Plow Truck** for the Department of Public Works Operations (Williamson, Superintendent of Public Works Operations)

g. Review and possible action related to the **Purchase of a Wheeled Excavator with Attachments** for the Department of Public Works Operations (Williamson, Superintendent of Public Works Operations)

h. Review and possible action relating to the **purchase of grant-funded Thermal Imaging Devices at a cost not to exceed $9,570** (Bump, Police Chief)

16. **Miscellaneous**

17. **Public Comment for Matters Not on the Agenda:** *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.*

18. **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)

19. **Adjournment**

Date Posted: April 17, 2026

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce
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City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

LOAN REVIEW COMMITTEE
IN PERSON
WEDNESDAY, APRIL 8, 2026 – 1:30 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

Robert Cassiday called the meeting to order at 1:36 pm.

2. Roll call

Present: Robert Cassiday and Peggy Huckabee in person. Jim Bowers present via Zoom. Also present: City Manager, Public Relations Executive Assistant, Emily Clavette of ThriveED and Pat Thomy, underwriting. Absent Mark McGlynn

3. Approval of Minutes

*a. Review and possible action relating to the **Minutes** of the Loan Review Committee meeting on July 30, 2024*

Review and possible action relating to the **Minutes** of the Loan Review Committee meeting on July 30, 2024.

Committee member Huckabee made a motion seconded by Bowers. Motion approved.

Manager Houseman updated the Committee on the status of the Capital Catalist Revolving Loan Fund. The City of Fort Atkinson received a $300,000 Capital Catalyst Grant on September 17, 2020, from the Wisconsin Economic Development Corporation to capitalize and manage an Investment Seed Fund to make awards to high-growth startups and emerging growth companies in the City of Fort Atkinson. The City matched the grant amount, for a total of $600,000. The City created the Capital Catalyst Loan Fund (Fund 21) to provide revolving loans to new businesses and those less than five years old of up to $100,000 with as low as a 2% interest rate. The Grant Agreement required all funds be awarded within 18 months of the date of disbursement (10/7/21) of the grant funds to the City. A contract amendment executed on September 12, 2024, revised that deadline to be 40 months from the date of disbursement, effectively extending the deadline to 2/7/2025.

A total of $447,000 has been awarded to eligible businesses through 8/19/2024, leaving an initial deposit balance of $153,000 in the Investment Seed Fund. One-half of the fund's

remaining balance, or $76,500, was returned to the WEDC. The remaining funds are available for potential loans and remain under City control.

4. New Business

*a. The Loan Review Committee will adjourn into **closed session** per Wis. Stat. §19.85(1)(f) to consider financial and personal information of an applicant for the City of Fort Atkinson's Capital Catalyst Revolving Loan Fund (CCRFL)*

Emily Clavette of ThriveED/JCEDC introduced Ms. Dena Tullis. Tullis, owner of Tattooed Tree Books, an independent bookstore, presented her business plan to the Committee. Tullis has built a strong following by offering original and distinctive artwork at pop-up markets, conventions, and local events. Over time, the business has seen steady growth and increasing interest in locally made art. As a lifelong reader, owner Dena Tullis recognized a need for more independent bookstores in the southern Wisconsin region—an area underserved in terms of literary retail. The location will be 112 N Main St, Fort Atkinson, WI, 53538. Premier Bank is the primary lender for the project covering 30 percent of the project costs.

Manager Houseman said she was impressed with the business plan with Committee member Cassiday agreeing the plan was good and asking about Tullis' career and background. She stated she is a data systems analyst by day and a part-time artist. Manager Houseman asked about the date of the lease signing date. Tullis stated it was March 1, 2026.

Tullis stated she has other revenue streams as a backup plan, and she has had a soft opening already. She also mentioned that she has partnered with Chroma, an art studio owned by Jessie Turner, to help fill the space.

Manager Houseman told the committee that Tullis is a recipient of Boost Fort Atkinson funds.

Huckabee asked what the total sale projection for 2026 was based on. Tullis stated the American Booksellers Association has a tool that assists booksellers with projections, based on many factors.

Cassiday asked about the breakdown of art and books for 2025. Tullis stated sales in 2025 were about half art and half books at the pop-up events she attended. She feels the bookstore will have more book sales than art. Huckabee asked if the numbers were conservative. Tullis stated she believed they were more conservative or down the middle.

Bowers asked about the name of the business, referencing tattoos, and about the first weekend's soft opening. Tullis said the name came from a meme online. She said she would like to explore the idea of pop-up tattoo artists if that is allowed and approved in

the future. She stated the soft opening was a decent sales day for not advertising.

Huckabee moved, seconded by Cassiday, to move into closed session pursuant to Wis. Stat 19.85(1)(f) to consider financial and personal information of an applicant for the City of Fort Atkinson's Capital Catalyst Revolving Loan Fund. Motion carried unanimously.

b. The Loan Review Committee may reconvene in open session and may make a recommendation to the Economic Development Commission relating to an application from Tattooed Tree Books LLC for the CCRLF

Huckabee moved, seconded by Bowers, to reconvene into open session. Motion carried unanimously.

Cassiday moved, seconded by Bowers, to make a recommendation approving the loan for Tattooed Tree Books, doing business as **"The Art of Dena Tullis,"** in the amount of $23,000 at a fixed rate of 2% for a 4-year term, General Business Security Agreement with a personal guarantee. Motion carried unanimously.

5. Adjournment

Huckabee moved, seconded by Bowers to adjourn. Meeting adjourned at 2:41 pm.

Respectfully submitted,
Sarah Weihert
Public Relations Executive Assistant

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

CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
THURSDAY, APRIL 9, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Cm. Huckabee, Lescohier, Johnson, Schultz and President Jaeckel. Also present: City Manager, City Attorney, City Clerk/Treasurer/Finance Director, Director of Neighborhood Services, Public Works Superintendent, Fire Chief, Police Chief, Captain and Director of Parks & Recreation.

3. Pledge of Allegiance

President Jaeckel led the Pledge of Allegiance.

4. Consent Agenda

Huckabee moved, seconded by Johnson to approve the Consent Agenda as presented items 4.a. through 4.l. Motion carried.

*a. Review and possible action relating to the **minutes of the March 11, 2026, Parks and Recreation Advisory Committee** meeting **(Ebbert, Clerk/Treasurer/Finance Director)***

*b. Review and possible action relating to the **minutes of the March 17, 2026, City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

*c. Review and possible action relating to the **minutes of the March 24, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

*d. Review and possible action relating to the **minutes of the March 25, 2026, License Committee meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

*e. Review and possible action relating to the **minutes of the March 26, 2026, Transportation and Traffic Review Committee meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

*f. Review and possible action on a **Special Event: Hagerty Scott Spoerl Agency – Client Appreciation Car Show May 30, 2026, 9 am - 3 pm** (Ebbert, Clerk/Treasurer/Finance Director)*

*g. Review and possible action on a **Special Event: Chamber of Commerce Cheese Crawl, Saturday, June, 13, 2026, 2:00-5:00 pm** (Ebbert, Clerk/Treasurer/Finance Director)*

h. *Review and possible action on a **Special Event: Parks & Recreation Paint The Sky Festival, Saturday, May 30, 2026, 12:00 - 2:00 pm at Ralph Park** (Ebbert, Clerk/Treasurer/Finance Director)*

i. *Review and possible action relating to **Renewal Alcohol Beverage License Application** for Fort Atkinson Generals Baseball Team, for use at Jones Park for a Class "B" Fermented Malt Beverage license (Ebbert, Clerk/Treasurer/Finance Director)*

j. *Review and possible action on a **Special Event: Farmers Market Holiday Shop Hop,** Saturday, December 5, 2026, 9:00 am - 3:00 pm (Ebbert, Clerk/Treasurer/Finance Director)*

k. *Review and possible action on a **Special Event: Fort Farmers Market,** Saturdays from May 2, 2026, until October 31, 2026, 8:00 a.m. - 12:00 p.m. (Ebbert, Clerk/Treasurer/Finance Director)*

l. *Review and possible action on a **Special Event: Trinity Worship in the Park,** Thusday, June 11, 2026, from 5:00 to 8:00 pm at Barrie Park (Ebbert, Clerk, Treasurer, Finance Director)*

5. Public Hearings

None.

6. Public Comment for Matters on the Agenda

None.

7. Petitions, Requests, and Communications

a. *Review and possible action to proclaim **April 24, 2026, as Arbor Day** in the City of Fort Atkinson (Williamson, Superintendent of Public Works)*
Lescohier moved, seconded by Schultz to proclaim April 24, 2026 as Arbor Day in the City of Fort Atkinson. Motion carried.

b. *Review and possible action on a proclamation recognizing **Telecommunicators Week April 12-18, 2026,** in the City of Fort Atkinson (Bump, Police Chief)*
Huckabee moved, seconded by Schultz to approve the proclamation recognizing Telecommunicators Week April 12-18, 2026 in the City of Fort Atkinson. Motion carried.

c. *Review and possible action relating to a Proclamation **Recognizing Municipal Treasurers Week** April 19-25, 2026 (Houseman, City Manager)*
Huckabee moved, seconded by Johnson to approve the proclamation recognizing Municipal Treasurers Week April 19-25, 2026 in the City of Fort Atkinson. Motion carried.

8. Resolutions and Ordinances

a. *Review and Possible action on a resolution relating to **"Less Mow May,"** a temporary exception to Section 102-121(b)(1) of the City of Fort Atkinson Municipal Code (Houseman, City Manager)*

Manager Houseman stated that Heart of the City has proposed a temporary exception to Section 102-121(b)(1) of the City of Fort Atkinson Municipal Code, which would allow for grass to exceed the stated eight-inch maximum, to facilitate the promotion and education of habitat necessary for the successful emergence and survival of pollinators in the month of May. This effort, previously known as "No Mow May" has been successfully implemented in the City since 2021. However, research in the last several years has shown that mowing every 2-3 weeks is better for pollinators. As such, Heart of the City has requested that the City provide the same exception as in previous years, but call the month "Less Mow May."

Lescohier moved, seconded by Schultz to approve the Resolution relating to Less Mow May, a temporary exception to Section 102-121(b)(1) of the City of Fort Atkinson Municipal Code from May 1, 2026 to May 31, 2026. Motion carried.

b. *Second and possible third/final reading of an ordinance relating to a **Zoning Map Amendment** to change the zoning district for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) from Suburban Mixed Use (SMU) to Multi-Family Residential-12 (MRM-12) (Draeger, Director of Neighborhood and Building Services)*
Director Draeger stated the applicant is proposing a Zoning Map Amendment (ZMA) to rezone two vacant parcels in Fort Atkinson from Suburban Mixed Use (SMU) to Multi-Family Residential (MRM-12) to allow development of six apartment buildings with 12 units each (72 total units). The properties are located at the west end of Mehta Lane on the northwest side of Fort Atkinson near the USH 26 bypass and are currently vacant.

Lescohier moved, seconded by Huckabee to suspend the rules and offer a third/final reading of the 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 property located on Mehta Lane (parcels 226-0614-3231-000 and 226- 0614-3242-001) from Suburban Mixed Use (SMU) to Multi-Family Residential-12 (MRM-12). Motion carried.

c. *Second and possible third/final reading of an ordinance relating to a **Zoning Map Amendment for the property located at 23 N. Water St. E.** and the westerly adjacent vacant lot (parcels 226-0514-0322-008 and 226-0514-0322-009), to change the zoning from Downtown Historic Mixed Use (DHMU) to Downtown Historic Mixed Use with a Planned Unit Development Overlay (Draeger, Director of Neighborhood and Building Services)*
Director Draeger provided that Premier Bank owns two parcels between Main Street and Edward Street with frontage on N. Water Street East in the City of Fort Atkinson. One parcel is a gravel parking lot, and the other contains a vacant former auto alignment shop. The applicant proposes demolishing the existing building and combining the parcels to develop a paved, 15-stall off-site parking lot to support Premier Bank staff and customers.

Huckabee moved, seconded by Johnson to suspend the rules and offer a third/final

reading of the Ordinance. Motion carried.

Schultz moved, seconded by Lescohier to approve the Zoning Map Amendment for the property located at 23 N. Water St. E. and the westerly adjacent vacant lot (parcels 226-0514-0322-008 and 226-0514- 0322-009), to change the zoning from Downtown Historic Mixed Use (DHMU) to Downtown Historic Mixed Use with a Planned Unit Development (PUD) Overlay. Motion carried.

d. *Second and possible third/final reading of an ordinance relating to amendments to various sections of the **Zoning Ordinance, Chapter 15** of the City of Fort Atkinson Code of General Ordinances, relating to the review and approval of Signs (Draeger, Director of Neighborhood and Building Services)*
Director Draeger introduced the City of Fort Atkinson Zoning Ordinance Section 15.10.30 outlines the process for Zoning Text Amendments that reflects Wisconsin State Statutes Section 62.23(7)(d). The proposed changes are based on the recognition that Plan Commission review of many sign types is an additional step, which may delay a property or business owner's sign project. Before Plan Commission consideration, staff have already worked with applicants to ensure full compliance with ordinance standards.

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

Lescohier moved, seconded by Schultz to adopt the ordinance amendments to various sections of the Zoning Ordinance, Chapter 15 of the City of Fort Atkinson Code of General Ordinances, relating to the review and approval of Signs. Motion carried.

e. *Review and possible action relating to a **Resolution amending the Covenants of the Klement Business Park** (Draeger, Director of Neighborhood and Building Services)*
Director Draeger shared the Klement Business Park covenants that have been in place since the creation of TID #6 in 1999. The City Council adopted the current Zoning Ordinance, Chapter 15 of the City of Fort Atkinson Municipal Code, on October 20, 2020, with amendments on October 17, 2023, and August 1, 2024. On March 17, 2026, the City Council closed TID #6, which included the land in the Klement Business Park, and intends to create a new Mixed Use TID in its place to allow development to be incentivized for the first time in over 15 years. The proposed amendments outlined in the attached redlined version of the Covenants document would enhance the park's development potential while preserving consistent, high quality aesthetic standards in line with the rest of the City of Fort Atkinson. Aligning the covenant requirements with the Chapter 15 Zoning Ordinance would also promote greater continuity in design standards across the City.

Schultz moved, seconded by Huckabee to adopt the resolution amending the covenants of the Klement Business Park and direct staff to mail a copy of the amended covenants to all property owners within the Klement Business Park. Motion carried.

9. Reports of Officers, Boards, and Committees

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

10. Unfinished Business
None.

11. New Business

*a. Review and possible action relating to **2025 Year-End Financial Information** (Houseman, City Manager)*
Manager Houseman stated that starting with the 2021 Year-End Financials, she has presented highlights of the year-end financial information that encompasses the following goals:
1. Provide the actual number and percentage of 2025 property taxes collected;
2. Provide a listing of general fund revenue accounts 15 percent over or under the 2025 budgeted amount in accounts with $5,000 or more (Table 1);
3. Provide a listing of general fund expenditure accounts 15 percent over or under the 2025 budgeted amount in accounts with $5,000 or more (Table 2);
4. Provide an estimated net increase (or decrease) to the City's General Fund balance (Table 3);
5. Provide an estimated summary of the ending balance in all funds, along with any necessary explanation of changes (Table 4); 6. Request the City Council authorize the carry-over of outstanding positive balances from certain accounts to 2026 (Table 5).

Schultz moved, seconded by Huckabee to approve the 2025 funds requested to be carried over to 2026 as listed in Table 5, for a total of $412,571.49. Motion carried.

*b. Review and possible action related to the **Water Management Assistance Program for the Fort Atkinson Aquatics Center at Rock River Park** (Dayton, Parks and Recreation Director)*
Director Dayton shared that the Fort Atkinson Aquatic Center at Rock River Park is a roughly 350,000-gallon facility that regularly hosts over 40,000 visitors during its 11-week season. In accordance with state pool code, Parks Department Aquatic Specialist, Mat Thomson, CPO, must check chemical levels daily and make necessary adjustments. Proper chemical management is vital for our operations' success and the safety of our patrons. The Parks and Recreation Department has maintained a long-standing partnership with Carrico Aquatic Resources, Inc., which has been the primary pool service provider for over 18 years.

Lescohier moved, seconded by Johnson to authorize staff to enter into the Water Management Assistance Program with Carrico Aquatic Resources, Inc., for the 2026 pool season at a cost not to exceed $18,400.00 as outlined in the contract. Motion carried.

*c. Review and possible action relating to a proposal from MRA for **Performance***

Management Program Development Services *(Houseman, City Manager)*
Manager Houseman updated that in 2025, the City commissioned a Classification and Compensation study that resulted in a recommendation for a new performance-based pay plan for full-time non-represented City employees. In 2026, the City transitioned from a three-step pay plan to an open-range merit pay plan. City staff has asked the City's human resources consulting company to provide a proposal for a performance management program to assist in implementing the merit-based pay plan. The City does not employ any staff trained in Human Resources or performance management. Therefore, staff sought a proposal from the City's HR consultant for such assistance.

Huckabee moved, seconded by Johnson to approve the proposal for Performance Management Development Services from MRA at a cost of $14,000 using contingency funds and authorize the City Manager to execute. Motion carried.

d. Review and possible action relating to the ***2025 Department of Natural Resources annual Recycling Report*** *(Navin, Director of Public Works)*
Manager Houseman discussed how the City is required to submit an Annual Report to the Department of Natural Resources on the City's recycling activities for the year.The report documents that the City recycled 820.31 tons of materials listed on DNR's Table #1: newspaper, cardboard, magazines, etc. in 2025, compared to 920.12 tons in 2024. The City recycled 131.72 pounds per capita. The City has met the collection standard for the annual grant.

Lescohier moved, seconded by Johnson to approve the 2025 Department of Natural Resources annual recycling report and authorize Staff to execute on behalf of the City. Motion carried.

e. Review and possible action relating to an increase in ***Court Costs for the Fort Atkinson Municipal Court*** *as permitted by 2025 Wisconsin Act 113 (Houseman, City Manager)*
Manager Houseman stated that 2025 Wisconsin Act 133 (AB 443) has been signed into law by Gov. Tony Evers. The law allows municipalities to increase municipal court fees by up to $10 per matter. This is the first allowable increase in court costs since 2013. Each citation payment is distributed among several designated funds and entities: Forfeiture, Court Costs, Penalty Surcharge, Jail Surcharge, State Crime Laboratory Fee and Parking Only.

Schultz moved, seconded by Johnson to approve the increase in Municipal Court fees by $10 per 2025 Wisconsin Act 113, as shown in the attached Table 2 with an effective date of May 1, 2026. Motion carried.

f. Review and possible action relating to the ***2026 CIP Boiler Replacement Project for the Police Department*** *(Bump, Police Chief)*
Chief Bump discussed that the Police Department is set to replace the boilers within the Police Department building in 2026. Funds are established in the 2026 CIP Budget under the Police Outlay Account in the amount of $90,000.00 for this project. These funds were budgeted for the replacement of the 2-boiler system and software updates to the

thermostat that operates the Boiler/HVAC system. The 2026 CIP Budget for the Boiler Replacement Project for the Police Department was set at $90,000.00. The quotes and planning for this project were completed in mid-2025 and placed in the 2026 CIP. Staff recommends the City Council approve the proposal from Total Mechanical for the replacement of the Boiler System at $86,500 and thermostat at the Police Department. Total Mechanical provided the lowest proposal for the project and has done previous work in City facilities. The company is a trusted service provider. Staff is also requesting approval to move forward with the software upgrade on the thermostat system with Masters Building Solutions at $12,100 to ensure seamless control with the newly added system within the computer-based thermostat control system. The total cost is $8,600 over the approved budget amount; however, there are funds available in Fund 16 (CIP) to cover the difference.

Lescohier moved, seconded by Huckabee to approve the 2026 CIP boiler replacement project for the Police Department building at a cost not to exceed $98,600. Motion carried.

g. *Review and possible action relating to **Alcohol Beverage License Application** for K&S Restaurants, LLC for use at 88, 90, 96 S Main Street for a "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license (Ebbert, Clerk/Treasurer/Finance Director)*
Clerk Ebbert stated that the location of 88, 90, 96 S. Main Street had been operated by Bridge @ River & Main, LLC dba Bridge with adjacent businesses Proof and Good to Go. A "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license was used at Bridge and Proof as the properties were contiguous internally and owned/operated by the same LLC and Agent. Good-to-Go is also contiguous however did not sell or allow consumption of alcohol. K&S Restaurants, LLC has an offer to purchase and operate at 88, 90 and 96 S. Main Street and submitted an Alcohol Beverage License Application for a "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License. Documentation was properly completed and submitted for review. License Committee met and reviewed the submission recommending approval to the City Council.

Schultz moved, seconded by Lescohier to approve the Alcohol Beverage License Application for a "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License for K&S Restaurants, LLC dba Proof Speakeasy & The Bridge @ River and Main for use at 88, 90 & 96 S. Main Street for the licensing period of April 10, 2026 to June 30, 2026 contingent upon payment of licensing fees. Motion carried.

h. *Review and possible action relating to **Alcohol Beverage License Application** for Chroma Art Studio, LLC for use at 112 N. Main Street for a "Class C" Wine License (Ebbert, Clerk/Treasurer/Finance Director)*
Clerk Ebbert provided that Jessica Turner, owner of Chroma Art Studio, LLC provided an Alcohol Beverage License Application for a "Class C" wine license for use at 112 N. Main Street. A "Class C" wine license allows for consumption by the glass on site or in one unopened original container for consumption on premise where it is sold. The open container may be taken for consumption off the premises only in compliance with Wis.

Stat. 125.51(3r) (i.e., "recorked" bottle). The premise includes the east end of the first floor of the building, two event spaces and a small office space. The wine can be stored, sold and consumed in the areas described in the premise. Note that effective May 1, 2024, Act 73 eliminated previous limitations on eligibility for "Class C" wine licenses (i.e., no longer has to be a restaurant). License Committee met and reviewed the submission recommending approval to the City Council.

Huckabee moved, second by Johnson to approve the Alcohol Beverage License application for a "Class C" Wine License for Chroma Art Studio, LLC for use at 112 N. Main Street from April 10, 2026 through June 30, 2026, contingent upon payment of license fees. Motion carried.

*i. Review and possible action relating to **Alcohol Beverage License Application** for Tipsy Trail Liquors, for use at 313 Madison Avenue for a "Class A" Intoxicating Liquor license (Ebbert, Clerk/Treasurer/Finance Director)*

Clerk Ebbert provided information that in September 2025, Stop-N-Go / Kwik Trip #1502 operating at 313 Madison Avenue closed their business. Upon closure, a "Class A" Intoxicating Liquor and Class "A" Fermented Malt Beverage license was surrendered to the City. At that time, there were no interested parties in the license. In February 2026, two inquires were made within the same week for the "Class A" Intoxicating Liquor license. Both parties were provided required applications and the City of Fort Atkinson Alcohol License Questionnaire. The two applicants for the available license were • Honey Be A Flower, LLC d/b/a Honey Be A Flower for use at 126 N. Main Street • Tipsy Trail Liquors, Inc d/b/a Tipsy Trail Liquors for use at 313 Madison Avenue. The City does not have criteria outlined in ordinance relating to choosing between multiple applications for a single available license. The License Committee and the City Council have discretion in choosing the application that is most in line with the goals of the City. The License Committee met on March 25, 2026 and reviewed the submissions by both applicants. Applicants were present and provided backgrounds of their business and business plans should they be issued the "Class A" license. The Committee discussed the questionnaire responses and thanked applicants for their interest in doing business in Fort Atkinson. Ultimately, the Committee recommended the City Council approve the license for Tipsy Trail Liquors, due the facts that it is a new business occupying a vacant building and that the license is integral to business operations.

Huckabee moved, seconded by Lescohier to approve the application for a "Class A" Intoxicating Liquor License to Tipsy Trail Liquors for use at 313 Madison Avenue for the licensing period of April 10, 2026, through June 30, 2026, contingent upon payment of license fees. Motion carried.

*j. Review and possible action relating to **Alcohol Beverage License Application** for Tipsy Trail Liquors, for use at 313 Madison Avenue for a Class "A" Fermented Malt Beverage license (Ebbert, Clerk/Treasurer/Finance Director)*

Clerk Ebbert stated that Tipsy Trail Liquors, Inc has an offer to purchase property located at 313 Madison Avenue to operate a retail store. This location was the former Stop-N-Go /

Kwik Trip #1502 that closed in September 2025. License Committee met and reviewed the submission recommending approval to the City Council.

Lescohier moved, seconded by Johnson to approve the Alcohol Beverage License application for a Class "A" Fermented Malt Beverage for Tipsy Trail Liquors Inc for use at 313 Madison Avenue from April 10, 2026, through June 30, 2026, contingent upon payment of license fees. Motion carried.

*k. Review and possible action relating to **Cigarette, Tobacco and Electronic Vaping Device Retail License Applications** for Tipsy Trail Liquors, for use at 313 Madison Avenue (Ebbert, Clerk/Treasurer/Finance Director)*

Clerk Ebbert stated that Tipsy Trail Liquors, Inc has an offer to purchase property located at 313 Madison Avenue to operate a retail store. This location was the former Stop-N-Go / Kwik Trip #1502 that closed in September 2025. The premise description was provided that reflects the applicants' application submissions for Alcohol and Cigarette Licensees. License Committee met and reviewed the submission recommending approval to the City Council.

Huckabee moved, seconded by Johnson to approve the Cigarette and Tobacco Products Retail License Application for Tipsy Trail Liquors Inc for use at 313 Madison Avenue for the licensing period of April 10, 2026, to June 30, 2026, contingent upon payment of license fees. Motion carried.

12. Miscellaneous

None.

13. Public Comment for Matters Not on the Agenda

None.

14. 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 and authorize payment. Motion carried.

15. Adjournment

Huckabee moved, seconded by Schultz to adjourn. Meeting adjourned at 8:24 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer/Finance Director

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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, APRIL 14, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

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

3. New Business

a. *Review and possible action relating to the **minutes of the March 24, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
Schultz moved, seconded by Ciccarelli to approve the minutes of the March 24, 2026 Plan Commission meeting. Motion carried.

b. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the properties known as Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)*
Director Draeger presented the Site Plan and Certified Survey Map. The proposed development includes the construction of two 45,236 square-foot light industrial buildings located at the corner of Janesville Avenue and Commerce Parkway within the Klement Business Park on the far south side of Fort Atkinson.The project also includes a Certified Survey Map (CSM) to combine two existing parcels together to create one new 10.8-acre parcel.

This type of project is consistent with adopted plans and the intended purpose of the BP zoning district. The project works well within the confines of the existing property and surrounding land uses to offer new light industrial space within Fort Atkinson. Overall, the

proposed development meets the requirements of the City's ordinances, is aligned with adopted City plans, and provides new tax base and jobs in the community. The City's Management Team has reviewed the application, and all comments have been included in this document.

The subject property is also shown as Light Industrial/Business Park on the Future Land Use Map. This designation includes high-quality indoor manufacturing, warehousing and distribution, and office uses. Staff believe the proposal is in concert with the Comprehensive Plan.

Kessenich questioned the materials or color of the canopies on the exterior of the building. Director Draeger indicated that it was not clear from the plan and would bring it back to the applicant.

Ciccarelli noted that this building will be a flagship building and at the gateway to the business park. He suggested enhancing the side façade to better resemble the front. While mindful of project costs, he felt it was worthwhile to raise this consideration early in the planning process. He also inquired about the roof plans and whether a skylight is planned, noting its potential to improve employee satisfaction. Director Draeger indicated that we do not typically see roof plans unless there would be mechanical or other items needing review. Finally, Ciccarelli proposed keeping the roof plans open to potential future solar development and listed several local businesses utilizing solar.

Schultz moved, seconded by Kessenich to approve the Certified Survey Map, subject to the following conditions:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code: s. 236.20(2)(i) Bearing Basis: Should the North Reference in Note 2. Be changed from "Dane" to "Jefferson" County s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:
s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

s. 70.06.01(1)(d) Inset Map. An inset map of the area showing the general location of the proposed subdivision in relation to U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways. The inset map shall be oriented on the sheet in the same direction as the main drawing. An inset map shall be added to the final CSM. In Note 1. verify the field work completion date. It is shown as August 12th and 14th, 2026. In line 2 remove the phrase "in accordance with the

information provided" in lines 3 and 4.

Motion carries.

c. *Review and possible action relating to a Site Plan Review for two Industrial Buildings located on Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)*

Ciccarelli recommends utilizing native plants within the landscaping plan to aid in ecosystem health. He also recommends the possibility of adding sidewalks for future walkability of Janesville Avenue, creating sidewalk paths between the two buildings, and the side entrance to the parking lot.

Schultz stated that on the facade of the building, he would like to be mindful of cost. He likes that the current red wraps around the building and the landscaping plan. He is ok with the plan as is, and would make any comments made suggestions and not requirements. He is excited to move this project forward.

Schultz moved, Ciccarelli seconded to approve the Site Plan, subject to the following conditions:

- Waive the requirement to reduce the driveway access point to Mielke Drive and permit the 40-foot requested width.
- Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:
    1. Photometrics plan and lighting fixture cut sheets.
    2. Mechanical locations and proposed screening.
    3. Location, materials, and height of the dumpster enclosure, if applicable.
- Waive the required 15% Class I material requirement and follow the percentage approach described in the Staff memo.
- Require curbing along the East parking lot and approach along Mielke Dr. while allowing for storm water sheet draining to the North and South.
- All utility connection designs are to be approved by the Director of Public Works.
- Any other recommendations from City staff and the Plan Commission:

1. Details relating to the material and color of the canopies
2. City Council approval CSM
3. Minor changes to the site plan and facade can be City Staff can be approved administratively, but major changes come back to this body for approval.

Motion carries.

d. *Review and possible recommendation to the City Council relating to a petition for annexation of a property located at parcel number 226-0514-0434-004 to the City of Fort Atkinson at 744 Jones Ave. (PFA-2026-01) (Draeger, Director of Neighborhood and Building Services)*

The subject parcel is currently located in the Town of Koshkonong, and the applicants are

requesting annexation into the City. A zoning amendment is not required, as the area proposed for annexation will be combined with an existing parcel already zoned Industrial. Upon approval of the annexation, the two land areas will be consolidated into a single parcel through a Certified Survey Map (CSM), which appears later on the agenda. The Petition to Annex was submitted to the Wisconsin Department of Administration in accordance with state statute, and the proposed annexation was determined to be in the public interest. Jones Dairy is seeking to annex land it owns within the Town of Koshkonong to facilitate the construction of a wastewater treatment facility. The proposed annexation, and the associated expansion of the facility, reflects a significant investment by a long-standing community employer and demonstrates a commitment to continued growth within the City.

Kessenich moved, seconded by Schultz to recommend the City Council perform three readings and adopt an ordinance annexing the territory as depicted on the attached Boundary Exhibit and assign a zoning classification of Heavy Industrial. Motion carries.

e. *Review and possible recommendation to the City Council relating to a Certified Survey Map for the property located at 744 Jones Ave. (CSM-2026-07) (Draeger, Director of Neighborhood and Building Services)*

The applicant is proposing a Certified Survey Map (CSM) to combine a portion of land currently located in the Town of Koshkonong with an existing parcel in the City. The applicant has also petitioned for annexation of the Town property. The Wisconsin Department of Administration has reviewed the petition and determined that the proposed annexation is in the public interest.

Following approval of the annexation, the two land areas identified in the annexation exhibit will remain separate parcels until formally combined. The proposed CSM will serve as the legal mechanism to consolidate these areas into a single parcel, which is necessary to accommodate the planned wastewater treatment facility serving the Jones Dairy industrial building.

City staff find that the proposed Certified Survey Map (CSM), overall, is consistent with the City's Land Division and Development Ordinance and is in conformance with the City's Comprehensive Plan. A few minor mapping adjustments are required to achieve full compliance. The applicant has acknowledged these revisions and has agreed to incorporate them into the final CSM.

Schultz moved, seconded by Ciccarelli, to recommend the City Council approve the Certified Survey Map with the following conditions:

<u>Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:</u>
s. 236.15(1) Monuments: On the final CSM, show set/found corners at each of the lot corners.
s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

s. 236.20(3)(b) The monuments at the ends of the boundary tie line shall be described.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:
s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

1) Some of the text is cut off near the top of Sheet 1 on the quarter section line.
2) Show the total sheet numbers on the final CSM.
3) The bearing on the 56.76' long tie line is different in the Surveyor's Certificate than on the map.
4) The bearing in the Surveyor's Certificate that goes with the 112.15' length is missing an "E."
5) Towards the end of the Surveyor's Certificate, the course with the 197.38' length is repeated and the 33.22' long course is missing.
6) Add the Owner's Certificate and City of Fort Atkinson Approval Certificate on the final CSM.

Motion carried.

f. Update on previously approved projects (Houseman)
Manager Houseman shared that Metha Ln. Zoning Map, Premier Bank PUD Zoning Map and the Zoning Text Amendments relating to signage were all approved at the April 7, 2026, City Council Meeting.

4. Adjournment

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 4:35 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk

Permit Report

03/01/2026 - 03/31/2026

Permit Date	Permit #	Permit Location	Municipality	Owner Name	Permit Type	Permit Description	Estimated Project Cost	Total Fees
Group: Add/Alter Commercial								
3/24/2026	26218	101 Madison Ave. Suite A	Fort Atkinson	Peter Weston	Add/Alter Commercial	Add 8' partition walls creating individual rooms using 2x4" frame and panel finish. 36" outswing doors as is required under commercial codes.	4,000	$335.00
								$335.00
								Group Total: 1
Group: Deck								
3/1/2026	26169	522 Shah Ave.	Fort Atkinson	Maureen Millard	Deck	deck replacement	14,000	$127.00
								$127.00
								Group Total: 1
Group: Electrical								
3/31/2026	26237	1240 Elsie St.	Fort Atkinson	Robert Hoefler	Electrical	Basement bathroom and sub panel	3,700	$125.00
3/27/2026	26234	1001 A Madison Ave.	Fort Atkinson	Pete	Electrical	Add 220V 30amp outlets and breakers to power tanning beds in rooms, add dimmer switches to overhead lights, switch overhead lights and install ceiling fans	2,500	$69.50
3/27/2026	26233	23 Talcott Ct	Fort Atkinson	Russell Schmidt	Electrical	Replace load center main breaker and buss bars burnt	1,000	$60.00
3/25/2026	26227	402 Heth St.	Fort Atkinson	Dawn Behling	Electrical	Bathroom remodel	7,900	

3/24/2026	26215	311 N High St.	Fort Atkinson	Lisa & Scott Fero	Electrical	Add / remove electrical receptacles, install GFCI-protected outlets in required areas	5,000	$60.00
3/13/2026	26202	626 Short St	Fort Atkinson	Margaret Huckabee	Electrical	Remodeling existing-moving laundry, rear entrance, bathroom remodel	15,000	$60.00
3/12/2026	26201	625 Cloute St.	Fort Atkinson	Jesse	Electrical	running electrical for basement bedroom and family room area to a 100 amp sub panel	575	$95.00
3/9/2026	26193	244 N. Main St.	Fort Atkinson	Fort Atkinson Chamber of Commerce	Electrical	Adding 20 amp circuit with outlet in back office	975	$60.00
3/4/2026	26184	917 Whitewater Ave.	Fort Atkinson	Daniel Way	Electrical	Running outlets and can lights in remodeled sunroom	500	$60.00
								$589.50

Group Total: 9

Group: Fence

3/31/2026	26238	1633 Montclair Pl.	Fort Atkinson	Todd C Wileman	Fence	Install Fence, 185 Sq Ft	3,300	
3/26/2026	26230	110 Radloff St	Fort Atkinson	Melissa Hintz	Fence		20,813	$60.00
3/24/2026	26217	300 N HIGH ST.	Fort Atkinson	THOMAS TORP	Fence	NEW FENCE	1,000	$60.00
3/12/2026	26200	1233 Janesville Ave	Fort Atkinson	Badgerland After School Enrichment Program Inc	Fence	Adding a 72 X 40 fenced in playground structure	54,000	$135.00
								$255.00

Group Total: 4

Group: Foundation Repair

3/25/2026	26220	845 Messmer St.	Fort Atkinson	Michael and Angela edquist	Foundation Repair	install interior water control w/ sump and power braces final placement determined at install	5,340	$85.00
								$85.00

Group Total: 1

Group: HVAC

3/26/2026	26229	112 N Main St.	Fort Atkinson	Alex J Dogaru	HVAC	Replace old non working equipment and address humidity issues in building	20,000	$240.00
3/23/2026	26213	1123 Harriette St.	Fort Atkinson	Bixler	HVAC	complete HVAC	14,000	$371.80
3/3/2026	26181	70 N Main St.	Fort Atkinson	PREMIER BANK	HVAC	DUCTWORK	0	$110.00
3/3/2026	26180	321 Monroe St.	Fort Atkinson	Andrew Cesar	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26179	1212 Talcott St.	Fort Atkinson	Paul Redenius	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26178	1507 Raveen St.	Fort Atkinson	Dan Pundzach	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26177	1108 Laurie Dr.	Fort Atkinson	Joe Salamonie	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26176	625 Monroe St.	Fort Atkinson	Craig Ulsberger	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26175	426 Jefferson St.	Fort Atkinson	Brandon Henrichs	HVAC	Replacement Furnace	0	$70.00
3/3/2026	26174	120 Monroe St.	Fort Atkinson	Tom Schuette	HVAC	Replacement Furnace	0	$70.00
								$1,211.80

Group Total: 10

Group: New Condo

3/5/2026	26191	1704 Montclair Pl.	Fort Atkinson	Samantha Tiry & Aeryn Barry	New Condo	Zero Lot Line Condo 2 Unit	580,000	$75.00

								$75.00

Group Total: 1

Group: New Single Family

3/27/2026	26232	609 Grove St.	Fort Atkinson	LOOS CUSTOM HOMES LLC.	New Single Family	NEW SINGLE FAMILY	218,960	
3/25/2026	26223	616 MAPLE ST.	Fort Atkinson	LOOS CUSTOM HOMES LLC	New Single Family	NEW SINGLE FAMILY	244,440	$3,681.50
								$3,681.50

Group Total: 2

Group: Other

3/24/2026	26219	15 Sherman Ave. W	Fort Atkinson	Lyndsay Valia	Other	Roofing/Siding/Soffit/Fascia Replacement	39,500	$60.00
3/24/2026	26214	1008 W Sherman Ave	Fort Atkinson	Meghan Harris	Other	Roof Replacement/Gutters/Downspouts	20,300	$60.00
								$120.00

Group Total: 2

Group: Plumbing

3/25/2026	26228	402 Heth St.	Fort Atkinson	Dawn Behling	Plumbing	Bathroom remodel	7,900	
3/25/2026	26221	845 Messmer St.	Fort Atkinson	Michael and Angela Edquist	Plumbing	install sump pump	1,980	$60.00
3/13/2026	26203	626 Short St	Fort Atkinson	Margaret Huckabee	Plumbing	Remodeling existing-moving laundry, rear entrance, bathroom remodel	15,000	$60.00
3/2/2026	26172	1226 W Sherman Ave.	Fort Atkinson	Mike Spitalli	Plumbing	Kitchen remodel	1,280	$60.00
3/2/2026	26170	1125 Greene St.	Fort Atkinson	Chris ott	Plumbing	Addition/remodel	250,000	$263.70

								$443.70

Group Total: 5

Group: Private Driveway

3/30/2026	26235	112 E. Highland Avenue	Fort Atkinson	Bob Lewicki	Private Driveway	parking area	0	$50.00
								$50.00

Group Total: 1

Group: Right of Way Opening Permit

3/26/2026	26231	719 S. Main Street	Fort Atkinson	ATT / Garrett Barth	Right of Way Opening Permit	ATT will remove facilities and poles (17) along north Main St. Will create 10 (4'x4') bore pits and intercept existing underground Facilities.	0	$550.00
3/25/2026	26224	S MAIN ST (RADLOFF ST TO TALCOTT AVE)	Fort Atkinson		Right of Way Opening Permit	PAVING RELOCATION - WR 5189791	0	$350.00
3/5/2026	26188	608 MAPLE ST	Fort Atkinson		Right of Way Opening Permit	NEW ELECTRIC AND GAS SERVICE WR#5189681 & WR#5189656	0	$50.00
3/5/2026	26186	616 MAPLE ST	Fort Atkinson		Right of Way Opening Permit	NEW GAS & ELECTRIC SERVICE WR#5189669 & WR#5189667	0	$50.00
								$1,000.00

Group Total: 4

Group: Roofing/Siding

3/25/2026	26222	20 TALCOTT CT.	Fort Atkinson	THOMAS GEBHARDT	Roofing/Siding	ROOF Replacement	5,000	$60.00
3/24/2026	26216	343 W MILWAUKEE AVE.	Fort Atkinson	D & C STEDMAN TRUST	Roofing/Siding	NEW ROOF	5,000	$60.00

3/20/2026	26209	215 Clarence St.	Fort Atkinson	Matt Denoyer	Roofing/Siding	Replacing entire roof. Tear off of 1 layer and replacing windows with pocket replacements	12,000	$60.00
3/20/2026	26208	312 Jackson St	Fort Atkinson	Christine McKinney	Roofing/Siding	Replace roof	15,300	$60.00
3/9/2026	26194	704 E Sherman Ave.	Fort Atkinson	Terry Duch	Roofing/Siding	replacing house roof - and front door.	19,975	$60.00
3/6/2026	26192	501 Washington St.	Fort Atkinson	Robert Gleiter	Roofing/Siding	Siding and Gutter replacement	28,806	$60.00
3/5/2026	26189	614 Cloute St.	Fort Atkinson	Thomas B Shoenherr	Roofing/Siding	Siding Replacement and windows and doors installation	35,267	$60.00
3/3/2026	26173	1111 Grove St.	Fort Atkinson	Megan Lemberger	Roofing/Siding	roof replacement	13,000	$60.00
								$480.00

Group Total: 8

Group: Single Family Alteration/Addition

3/30/2026	26236	900 Fox Ct.	Fort Atkinson	Dion Brown	Single Family Alteration/Addition	Interior kitchen remodel including removal of existing half wall while leaving structural post in place, construction of breakfast bar with 12-inch countertop overhang supported by concealed steel brackets, installation of new countertop and undermount sink by countertop contractor, and installation of pop-up countertop outlet under separate electrical permit if required. No structural beam modifications.	18,000	$60.00
3/25/2026	26226	402 HETH ST.	Fort Atkinson	Behling	Single Family Alteration/Addition	Bathroom remodel	7,900	
3/23/2026	26212	625 Cloute St.	Fort Atkinson	Jesse Brandt	Single Family Alteration/Addition	add finished bedroom and playroom/ also add sub panel to update electrical on the finished side of the basement.	3,000	$60.00

3/23/2026	26211	1017 W Sherman Ave.	Fort Atkinson	Jonah Ralston	Single Family Alteration/Addition	Bath remodel with some framing and outlet move	10,500	$60.00
3/10/2026	26195	626 Short St	Fort Atkinson	Margaret Huckabee	Single Family Alteration/Addition	Remodeling existing-moving laundry, rear entrance, bathroom remodel	15,000	$110.00
3/4/2026	26183	311 N High St.	Fort Atkinson	Lisa & Scott Fero	Single Family Alteration/Addition	Remodel bathroom and kitchen and replace flooring - garage work - Removing a couple of interior wall to make open concept.	30,000	$110.00
								$400.00

Group Total: 6

Group: Windows/Doors

3/11/2026	26197	1113 Harriette St.	Fort Atkinson	Jeanne Vechinsky	Windows/Doors	Replacing (12) Double hung, (2) 2LS, and (1) PIC same size and location	15,113	$60.00
								$60.00

Group Total: 1

Group: Zoning

3/25/2026	26225	801 W ROCKWELL AVE.	Fort Atkinson	Will Jones	Zoning		17,500,000	
3/10/2026	26196	800 Jones Ave.	Fort Atkinson	Jones Dairy	Zoning		26,000,000	
3/2/2026	26171	626 Short St	Fort Atkinson	Margaret Huckabee	Zoning	Temporary Wood Accessibility Ramp	10,000	$50.00
								$50.00

Group Total: 3

								$8,963.50

Total Records: 59 **4/1/2026**

Permits without a Fee amount have not been issued

Jedidiah Draeger
Director of Neighborhood and Building Services

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

MEMORANDUM

DATE: **April 21, 2026**

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 March (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 March 17, 2026 through April 21, 2026 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
Kimberly	Wollin	Family Dollar	Y	$15
Lisa	Deakin	Paddy Shack, 10-62, Paddy Coughlins	Y	$15

Licensing Period – July 1, 2026 – June 30, 2028

Applicant		Place of Employment	Recommended Approval by Police Department	Cost

Brienne	Graber	Tavern on the Rock	Y	$30
Alana	Segura	Tavern on the Rock	Y	$30
Mikayla	Kind	Paddy Coughlins & Paddy Shack	Y	$30
Signe	Kind	Paddy Coughlins & Paddy Shack	Y	$30
Kelli	Hetts	Paddy Shack	Y	$30
Michelle	Gottschalk	Paddy Shack	Y	$30
Jerra	Harvey	10-62 Saloon	Y	$30
Lisa	Deakin	Paddy Coughlins, 10-62, & Paddy Shack	Y	$30
Amber	Gwaltney	Fat Boyz	Y	$30
Bailey	Behm	Salamone's	Y	$30
Tammy Lynn	Walton	Family Dollar	Y	$30
Sylvia	Heldt	Family Dollar	Y	$30
Jessica	Copsey	Family Dollar	Y	$30
Cindy	Lapp	Family Dollar	Y	$30

MOBILE MERCHANT
None

DOOR-TO-DOOR RESIDENTIAL / DIRECT SELLER

Keab	Ehiorobo	Everlight Solar	Y	$50
Chase	Guyette	Everlight Solar	Y	$50

FINANCIAL ANALYSIS
In accordance with the City's Ordinances and Fee Schedule, a total of $100 was collected for Direct Sellers Permits, and $450 was collected for Operator's licenses.

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

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

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

RE: **Review and possible action relating to a Temporary Alcohol Beverage License for St. Joseph Catholic Church for their event Light Up the Night on Saturday April 25, 2026.(Thom, Deputy Clerk)**

BACKGROUND

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. There are three classes of Licenses: Class A, Class B and Class C. "Class C" pertains strictly to wine with consumption on-site in a restaurant. The difference between Class A and B is where alcohol is authorized for sale and for consumption. Class A generally offers sale of alcohol on-site with consumption off-site (e.g. grocery or liquor store, gas station or convenience store). Class B allows for on-site sale and on-site consumption (e.g. Restaurant, Bar, Bowling Alley, Tavern). Class A can easily be remember as you consume alcohol *Away* from the premises. Likewise, Class B you consume on-site, for example *Bar.*

Alcohol licenses are further defined by the quotation marks used. For example, "Class A" refers to intoxicating liquor while Class "A" refers to fermented malt beverages. These licenses can also be issued together as a combination license, most common for grocery stores.

Temporary Class "B" (picnic) beer and/or wine licenses may sell fermented malt beverages to consumers at a picnic or similar gathering of limited duration. Such licenses may be issued only to bona fide clubs, chambers of commerce, county or local fair associations, agricultural societies, churches, lodges, societies, veteran's organizations that have been in existence for at least six months.

There is no limit to the number of Temporary Class "B" fermented malt beverage licenses that may be issued to an eligible organization in a calendar year. However, there is a limit of two Temporary "Class B" wine licenses that may be issued to an eligible organization in a 12-month period.

Temporary license holders must have licensed operators (bartenders) and they must purchase their products from a Distributor/Wholesaler.

DISCUSSION

Organization: Church
Name: St. Joseph Catholic Church
Street Location: 1660 Endl Blvd
Manager of affair: Christine Nevermann
Premises: St. Joseph Catholic Church
Name of Event: Light Up the Night
Date of Event: Saturday, April 25, 2026
The Named Organization Applied for the Following License(s): Class "B" Fermented Malt Beverage License

FINANCIAL ANALYSIS

There is a $10.00 license fee per Application for Temporary Retailer's License. Publication is not required for these licenses.

RECOMMENDATION

Staff recommends that the City Council approve the Temporary Class B Retailer's License to sell wine at St. Joseph Catholic Church Light Up the Night scheduled for April 25, 2026 at 1660 Endl Blvd contingent upon having licensed operators and purchasing products from a Wisconsin beverage distributor.

ATTACHMENTS

1. TEMP B WINE ST JOE 04252026_R

Form
AB-220

Temporary Alcohol Beverage License

Municipality

License(s) Requested	Fees	
☑ Temporary "Class B" Wine ☐ Temporary Class "B" Beer	License Fees	$ 10- (pd)
	Background Check	$
	Total Fees	$

Part A: Organization Information

1. Organization Name
St. Joseph Catholic School

2. Organization Permanent Address
1650 Endl Blvd

3. City	4. State	5. Zip Code
Ft. Atkinson	WI	53538

6. Mailing Address (if different from permanent address)

7. FEIN	8. Date of Organization/Incorporation	9. State of Organization/Incorporation
39-0813444	1884	WI

10. Phone	11. Email
[redacted]	[redacted]

12. Organization type *(check one)*

☐ Bona Fide Club ☑ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization
☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? ..... ☐ Yes ☑ No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Nevermann	Christine	Chair	[redacted]
Rollins	Maddie	Secretary	
Stiemke	Lydia	Treasurer	
Homb	Kari	Pricipal	

Continued →

Part C: Event Information

1. Name of Event (if applicable)
Light Up the Night

2. Dates of Operation	3. Hours of Operation
4/25/26	3pm - 11:30pm

4. Premises Address
1650 Endl Blvd.

5. City	6. State	7. Zip Code
Ft. Atkinson	WI	53538

8. County	9. Governing Municipality	10. Aldermanic District
Jefferson	☑ City ☐ Town ☐ Village of:	

11. Organizer of Event (if not the named applicant)	12. Email and/or Phone Number for Organizer of Event
Christine Nevermann	[redacted]
13. Organizer Website	14. Event Website

15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
School gym, hallway, and concession's stand.

Part D: Attestation

Who must sign this application?

- one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Koehler	Andrew	

Title	Email	Phone
Director of Facilities	[redacted]	

Signature	Date
[signature]	3.23.2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Minetta Lippert, Library Director**

RE: **Review and possible action relating to Dwight Foster Public Library's Automated Material Handling replacement project (Lippert, Library Director)**

BACKGROUND

During the library's renovation and expansion project, completed in 2011, the Dwight Foster Public Library installed an automated material handling (AMH) machine in the book drop room with interior and exterior induction points feeding directly into the sorting machine. This original sorting machine was built and installed by Bibliotheca and included three sorting bins.

Installing a sorting machine in 2011 was an innovative move for the Dwight Foster Public Library as AMH technology was new and rare, especially for a smaller machine in a smaller library. The book drop sorting machine was a point of pride for many years and a highlight of many library tours.

Library staff stopped paying for the maintenance contract for the sorting machine in 2016 due to budget considerations. The sorting machine began experiencing serious repair issues in late 2024, and the machine has not been sorting at all since the summer of 2025.

The AMH replacement project was included as a CIP project in 2026 with the understanding that the cost will be reimbursed by the library's trust held at Edward Jones.

DISCUSSION

Library staff think a fully functioning AMH machine will dramatically improve operations at the Dwight Foster Public Library by checking in and sorting library materials efficiently and accurately, allowing staff to focus on customer service and other tasks that humans can perform better than machines. Modern AMH machines are reported to be faster, quieter, and more accurate than older versions. AMH machines can improve patrons' library experiences by immediately removing returns from library accounts, so patrons' accounts are up-to-date immediately after they return materials. Additionally, speedier check-in procedures allow materials to be re-shelved faster, meaning that materials are available to be checked out by new patrons earlier. AMH machines can improve staff members' experiences by reducing workloads and repetitive motion tasks while also freeing up staff time for other necessary and

important library tasks. While circulation staff have been spending more time checking in materials, new book processing, book repairs, and shelving new materials have all been delayed, effectively reducing patrons' access to library materials that are in the building but awaiting staff attention.

Looking at data from the past two years, the Dwight Foster Public Library checks in between 8,000 and 12,000 items per month. The majority of these check-ins are patron returns, but some are holds or transit materials. When the current AMH was functional, about 75% of check-ins were conducted by the sorting machine. February 9, 2026, was a particularly heavy check-in day, with staff checking in 738 items. Checking in materials is only a small part of what library staff do at the circulation desk.

To begin the process of reviewing AMH vendors, library staff asked libraries across the state for vendor recommendations. Based on this information, library staff sought proposals from four companies: Bibliotheca, Envisionware, RFID Library Solutions, and Tech Logic. RFID Library Solutions ultimately decided not to submit a proposal because the book drop room is not the right size for their machine.

Library staff approached the AMH replacement project with the following priorities in mind: patron experience, accuracy, and cost. The Dwight Foster Public Library works hard to provide the best service to patrons and the community. The patron experience at induction points and the accuracy of an AMH machine will both heavily impact patrons' experiences at the library and trust in services. Library staff also recognize that replacing the AMH is a big expense. Library staff went into the review process knowing that cost, both initial and ongoing, would be an important factor in selecting the right AMH sorting machine; however, cost would not be the only determining factor behind staff members' recommendation.

Library staff had many back-and-forth conversations with the AMH vendors, working hard to end up with the best proposal from each vendor to fit the library's space, workflows, priorities, and budget.

Option 1: Bibliotheca "flexAMH"
Equipment and Installation Cost: $110,917
Features: 3 bins; single item induction; touchscreen monitors at each induction site
Maintenance Year 2: $7,684.00
Notes: Initial cost does not include disassembly and removal of the current unit or building modification costs. Building modification would involve shifting the interior induction point centerline about 9 inches.

Option 2: Envisionware/Lyngsoe "Sort Mate"
Equipment and Installation Cost: $130,666
Features: 4 bins; single item induction; touchscreen monitors at each induction site
Maintenance Year 2: $12,300
Notes: Initial cost includes disassembly and removal of the existing system, but does not include

building modification costs. The 4-bin plan would require moving the interior induction point centerline about 15 inches.

Option 3: Tech Logic “totalAMH”
Equipment and Installation Cost: $109,469.60
Features: 3 bins plus two extra bins; bulk induction; de-shingler for item separation; no technology on patron side of induction sites
Maintenance Year 2: $7,650.00
Notes: Initial cost does not include disassembly and removal of the current unit or building modification costs. The interior and exterior induction points would both need to be widened and lowered.

Library staff evaluated the proposals in the following categories: 1. Patron experience; 2. Staff experience; 3. Durability, longevity, and support; 4. Cost; 5. References; and 6. Overall impression. Library staff also contacted other libraries that currently own AMH machines from different vendors to ask about their experiences with the AMH machines and the vendors.

After evaluating the three final proposals and other collected information, library staff recommend moving forward with Tech Logic’s totalAMH machine. Tech Logic’s proposal and ongoing maintenance costs were the most affordable. Tech Logic estimates that their AMH machine will last 15-20 years, and current customers agree with this life span estimate. Tech Logic’s AMH machine is designed with the patron experience in mind while still ensuring accuracy. Tech Logic’s machine allows bulk induction. Patrons can return several items at a time, and the machine uses a “de-shingler” to separate the items so they can be checked in and sorted individually. Library staff would have the ability to change sorting parameters in order to react to volume-based needs. The totalAMH includes ergonomic bins that will be more comfortable for staff to empty. The totalAMH can automatically notify staff when bins begin to fill up, so staff know when to empty them.

Through reference checks, library staff received a lot of positive feedback from current Tech Logic totalAMH customers. Jay Gerlach, IT Manager at Brown County Library, said, “Honestly, I can’t say enough good things about Tech Logic. The AMH at East is fantastic.” Similarly, Dan Wharton, Library Manager at Hennepin County Library, said, “They are a great, solid machine with great customer support.” Jamie Dollar, Circulation Manager at Wichita Falls Public Library, said, “We’re extremely happy with our 7-bin AMH. Compared to our previous Bibliotheca/3M system, this machine is much easier to use and requires very little maintenance. The transition was worth it, especially given the excellent ongoing support we receive from Tech Logic.”

Ultimately, staff determined Tech Logic’s AMH proposal best fits the library’s priorities of providing a simple and smooth patron experience, sorting materials with high accuracy, and ensuring a cost-effective approach to replacing this important piece of library equipment.

FINANCIAL ANALYSIS

The library budgeted $150,000 in the City of Fort Atkinson's 2026 Capital Improvement Plan for the AMH replacement project. Tech Logic's proposal at $109,470 comes in $40,530 under budget. Tech Logic's proposal does not include disassembly and removal of the existing AMH machine, nor does it include the required building modifications at the interior and exterior induction points. Library staff expect that these additional costs will be less than $40,000.

On Monday, April 13, 2026, the Library Board approved purchasing a totalAMH RFID System from Tech Logic for $109,470 and reimbursing the expense with funds from the library's trust at Edward Jones. Wis. Stat. § 43.58(1) states, "The library board shall have exclusive control of the expenditure of all moneys collected, donated, or appropriated for the library fund." In general practice, this means that once revenues (levied by the City, donated, or allocated by the County) are put into the library fund, the Library Board has exclusive control over the associated expenditures. The City's Financial Stability Guidelines indicate that purchases over a certain threshold must be approved by the City Council. While library expenditures are generally outside the purview of the City Council, staff are bringing this proposal to City Council for review to follow the City's financial policy.

As has been recent practice, this item is budgeted and has been approved by the Library Board, which is why it has been placed on the Consent Agenda for final City Council approval.

RECOMMENDATION

Staff and the Library Board recommend approving the purchase of a totalAMH RFID System from Tech Logic for $109,470 with the understanding that the expense will be reimbursed with funds from the library's trust at Edward Jones.

ATTACHMENTS

1. Bibliotheca Pricing Proposal
2. Envisionware 4 Bin Quotation
3. Envisionware 4 Bin Plan
4. Tech Logic Quote

Dwight Foster Public Library, WI
Price Proposal Review

bibliotheca®



Chapter guide

- Bibliotheca value of an ecosystem
- Your Library
- Proposed Solutions
- Solution Pricing
- Next steps



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smartShelf


selfCheck Kiosks

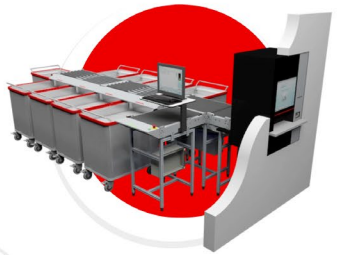

cloudCheck



remoteLocker



uniFi+
Marketing Solution


flexAMH


open+


Secutity Gates

The value of an ecosystem

- **Crafting unique library experience**

  The library experience drives everything we do.

- **Supporting the mission of libraries**

  From freeing up staff time to helping drive circulation and events.

- **Bridging the integrated library experience**

  Transforming the library experience beyond the physical building.

Our Experience makes all the difference

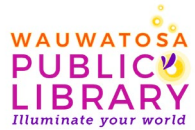
Trusted by neighboring libraries. Proven through partnerships.





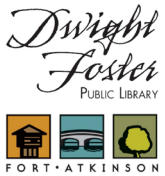


























Project Discovery Review

- Dwight Foster Public Library is looking to modernize the return automation process for library staff and patrons returning items.
- Currently, the library uses a Bibliotheca 3 bin smartsort 100 system with an interior and exterior induction.
- Current system is 14 years old installed March 2011. Due to age, needs more maintenance on a more frequent basis by local service tech.
- Patrons utilize both inductions with the exterior drop being a convenience coming from the main road and walkway drop items in before coming into the library.



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Return and sorting with flexAMH™



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FlexAMH is the maximum time saver

- Deliver efficient workflows that keep your circulation moving and allow your staff to focus on more meaningful tasks.

A solution that grows with your library's needs

- Made of interchangeable, modular components
- Highly customized to fit your library
- Our dedicated AMH team will walk you through the entire process, ensuring your solution delivers the results you need



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Return & Inductions



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Return & Inductions

What makes up an AMH system

Hardware

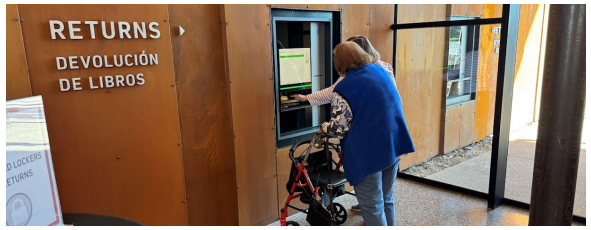
- Device that the library customers and staff use to return and check in an item to the library
- In bulk return scenarios, a series of conveyors with different speeds that pitch single items for the sorter

Software

- Manages the check-in of the item and instructs the user when and how to insert items, provides receipts and communicates key logistical information to the sorter
- In bulk return scenarios, there is no customer-facing software, but staff-facing software allows staff to return items without disrupting library user experience on the front-end of system



BOOKDROP



PATRON INDUCTION



STAFF INDUCTION

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Reinforce You Library's Brand

Customize your patron induction screen

Match your library's brand with color, logo, background and layout changes

Multiple language options available

On-screen workflow animations for patrons of all ages to return items



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Conveyance



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Conveyance

Many installations require additional conveyance to accommodate

- Multiple entry points
- Room configurations
- Building obstructions
- Serviceability and staff access

Because of this, Bibliotheca has developed a variety of modules to accommodate the most common configuration challenges



CONVEYANCE



RAMPS



LIFT GATES



CURVED CONVEYANCE BELTS

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Straight-line sortation



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Staff experience



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Software designed to streamline staff workflow

- Improve workflow with small, vital customizations
- Access real-time system health updates
- Aggregate statistics + reports



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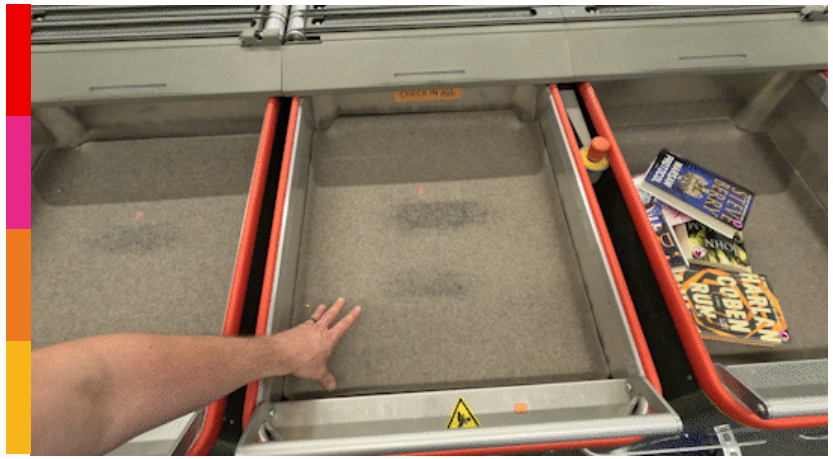
Bins and Ergonomics



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Bin springs and ergonomics





Standard small and large sizes bins

- Holds hundreds of items at a time
- Carpet ensures no items fall into sides
- Dampens sound of items falling into bin

Adjustable spring system

- Reduces the spring tension to keep lighter items (media or children's) at the top

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flexAMH™ output: flexBins

Standard small and large sizes bins

- Built to handle large numbers of items
- Easily transforms into a make-shift cart
- Fits within existing library spaces





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Bins hard rubber locking wheels

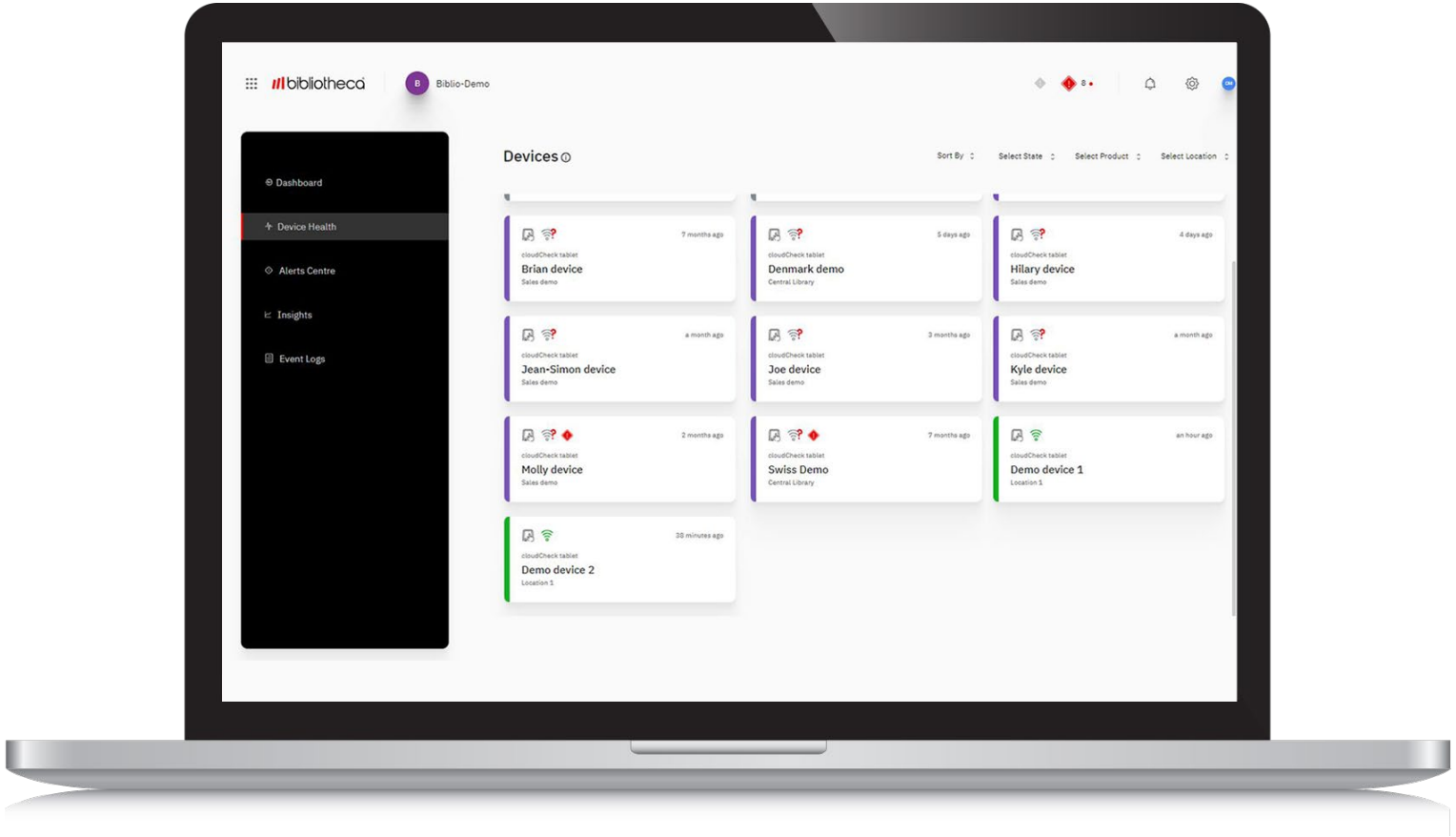


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Central Management



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CONNECT ANYTIME

Remotely customize settings, view reports and get alerts

libraryConnect LINK

Bibliotheca products are supported by a remote access product called libraryConnect LINK which offers



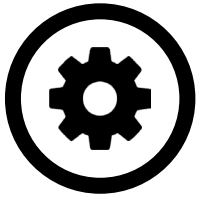
remoteAlerts

- View health status of all devices in the estate
- Receive SMS alerts of any device issues



remoteReports

- Lightning fast reporting
- Attractive pre-built graphics
- Schedule reports
- API options

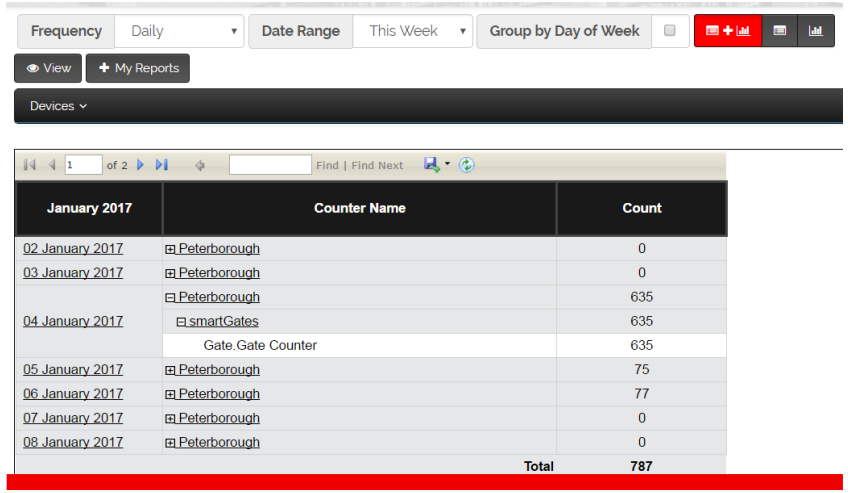


remoteServicing

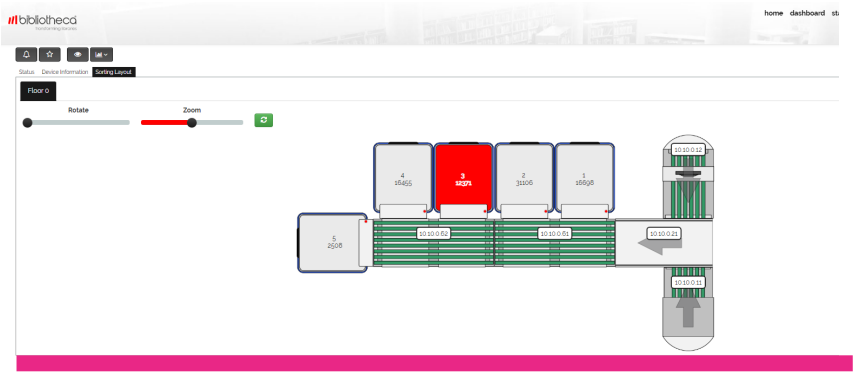
- Maximize up-time with remote access to configurations and logs
- Improve standardization by distributing across the whole estate
- Schedule updates for convenient times

Daily use	Monthly use	Occasional use

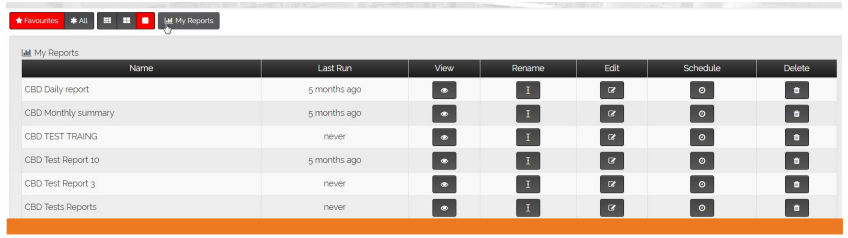
Reporting



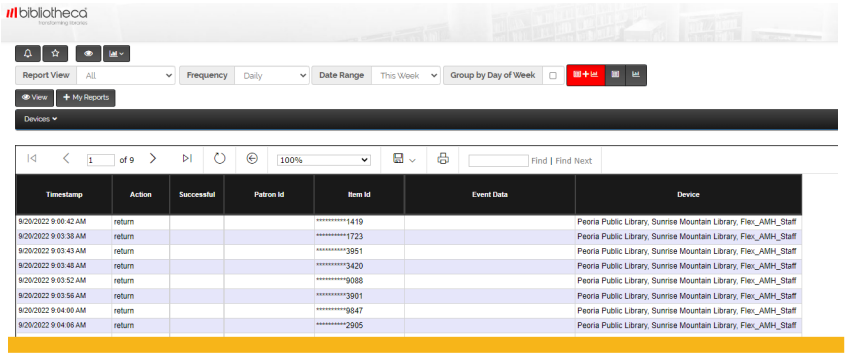
Event alerts with email and text capabilities



flexAMH usage reports



Automate report generation



Remote monitoring at component level

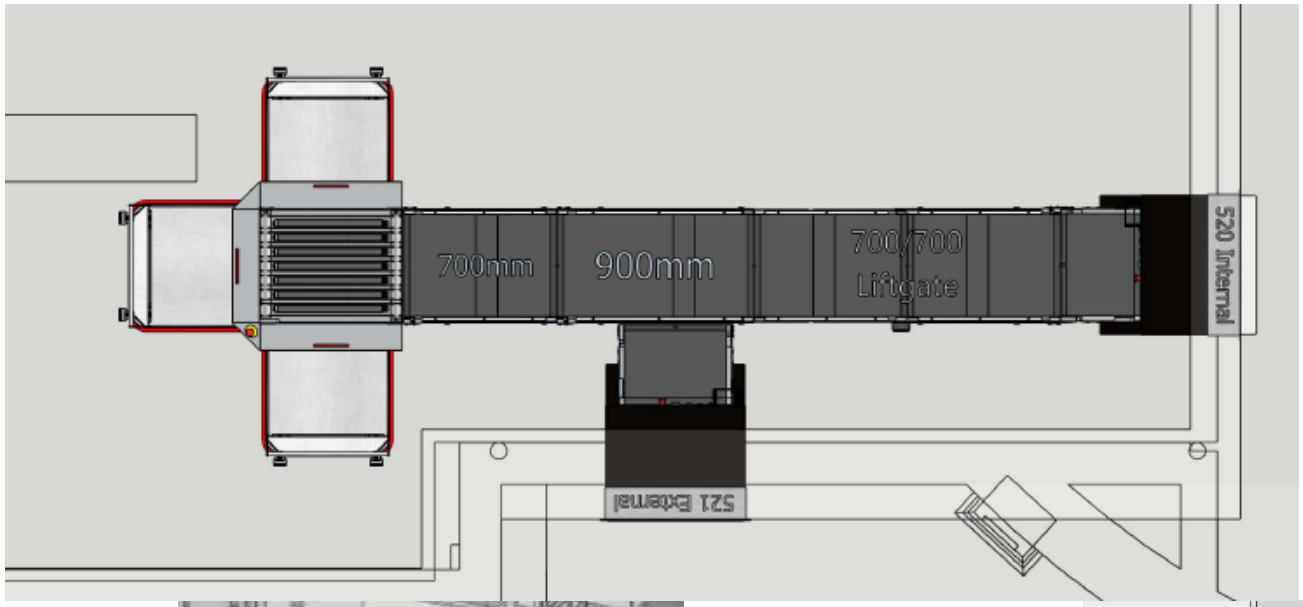
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Solution Proposal



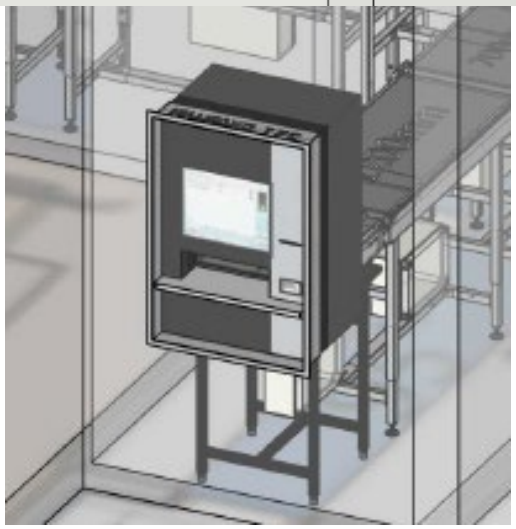
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Option 1: 3-bin system with interior and exterior inductions (existing configuration)

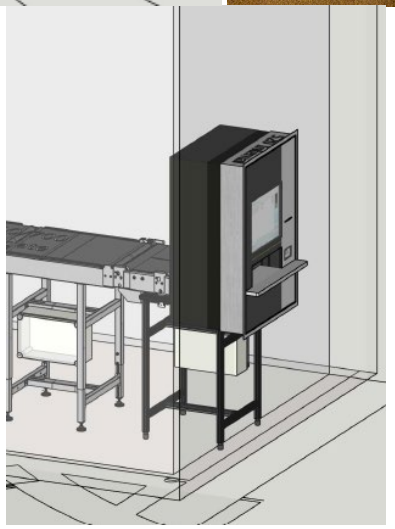




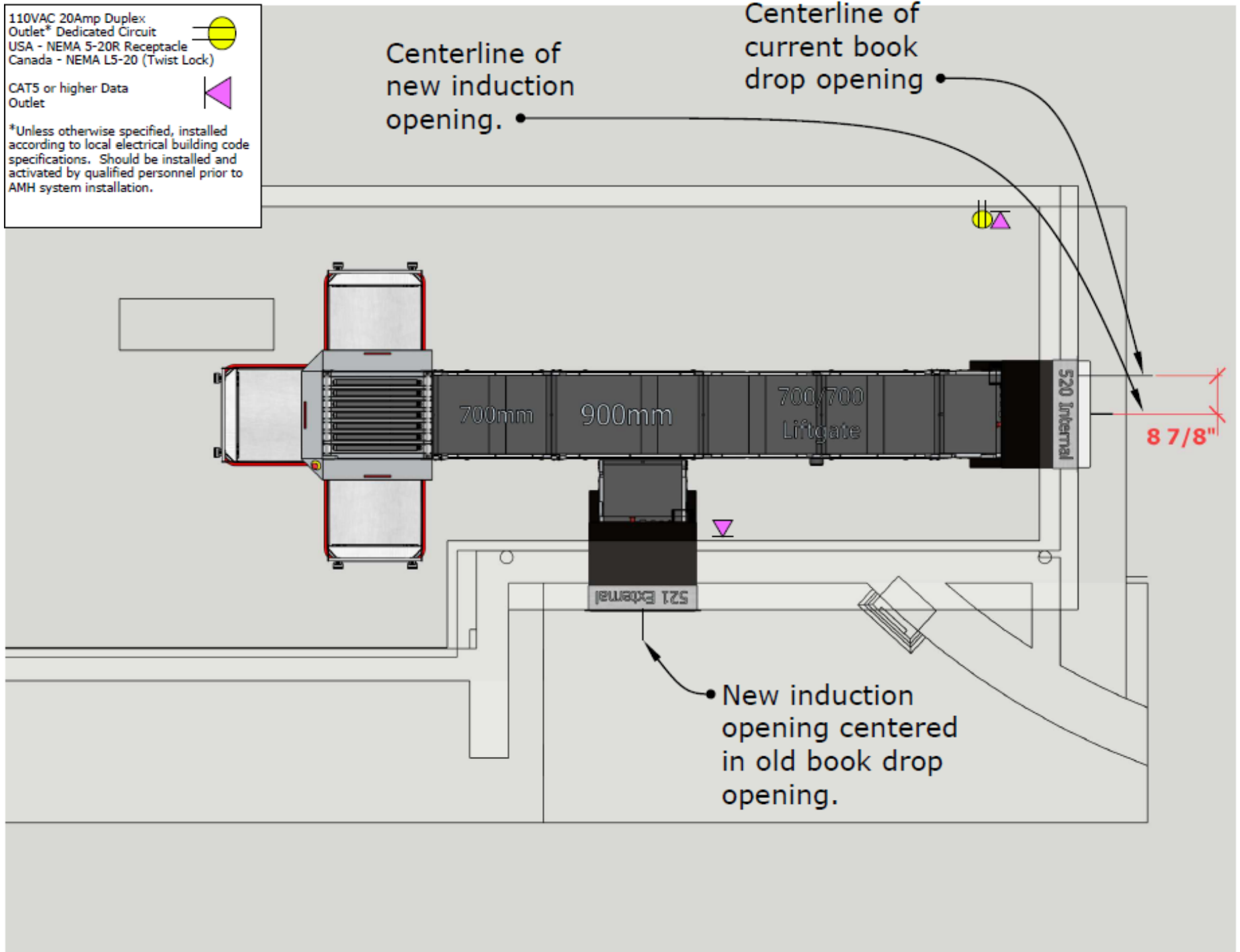
- Similar existing layout to current smartSort 100 system
- Some wall modifications to fit new patron inductions
- Added lift gate to get around system when in the space
- Smaller bins for more space flexibility

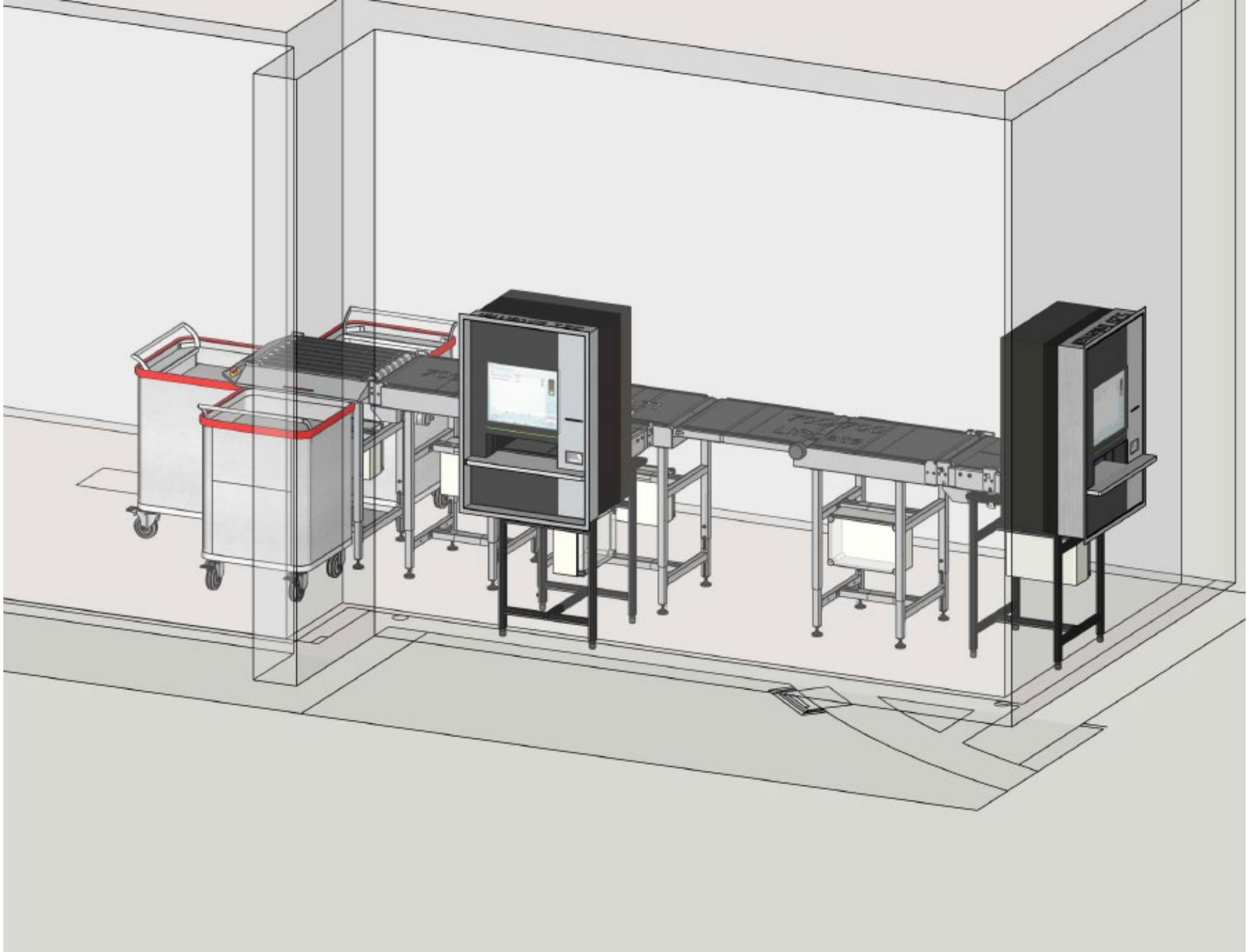


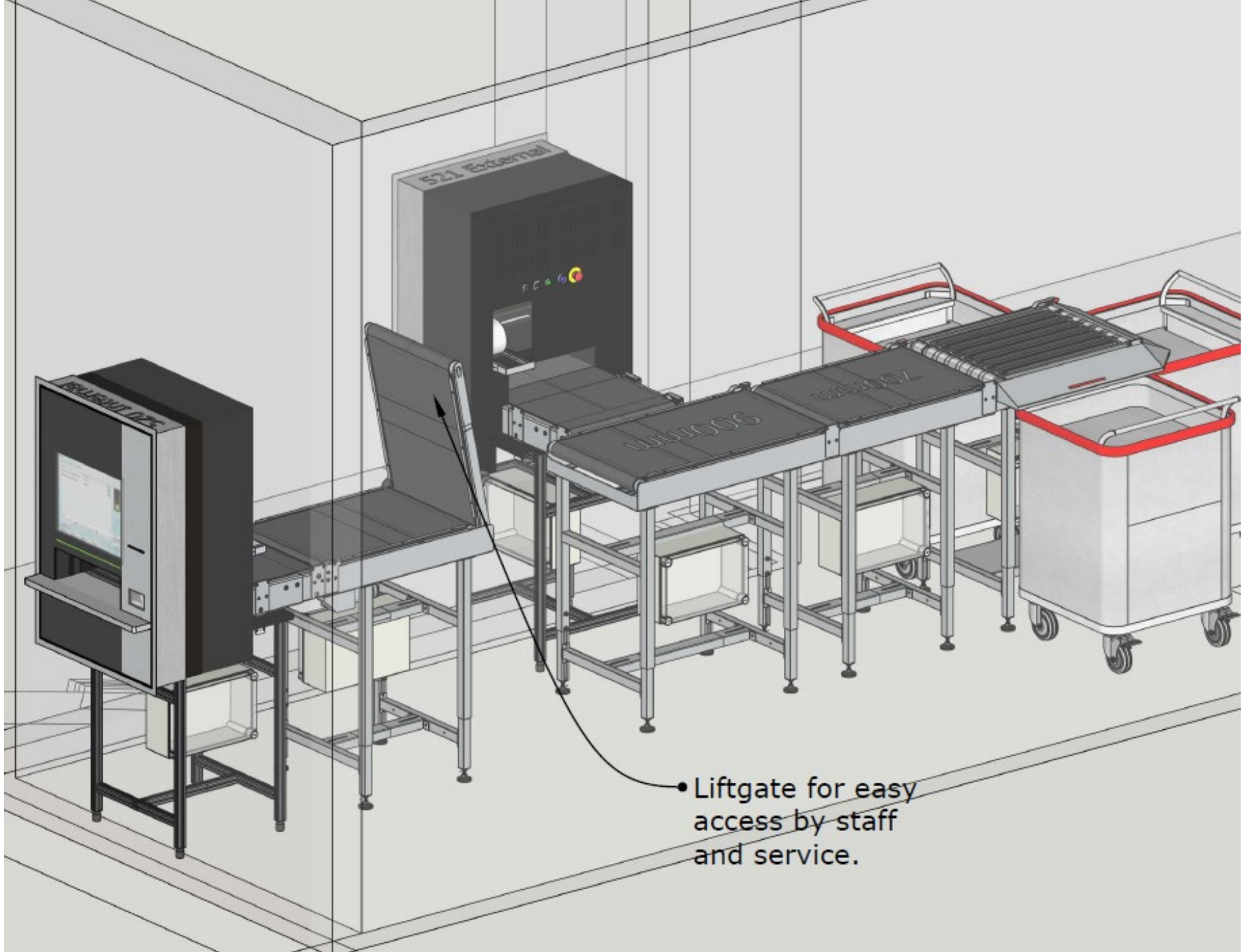
- New Exterior Patron Facing induction
- Fully weather tested
- Customized touchscreen
- Receipts
- Enclosed so patrons can't touch core components of the induction



- New interior Patron Facing induction
- Customized touchscreen
- Receipts
- Enclosed so patrons can't touch core components of the induction

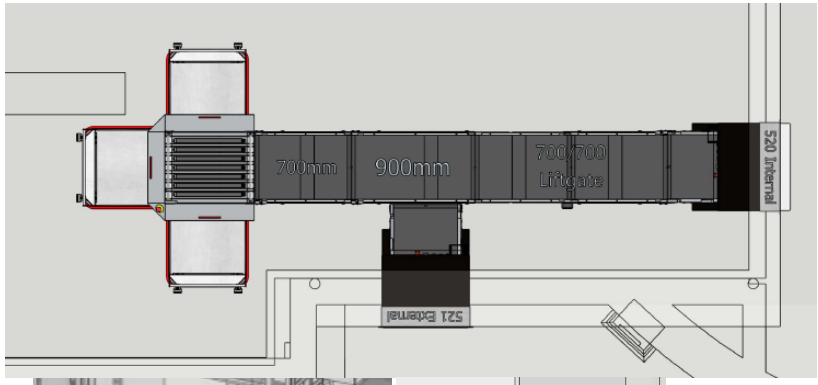

110VAC 20Amp Duplex Outlet* Dedicated Circuit
USA - NEMA 5-20R Receptacle
Canada - NEMA L5-20 (Twist Lock)
CAT5 or higher Data Outlet
*Unless otherwise specified, installed according to local electrical building code specifications. Should be installed and activated by qualified personnel prior to AMH system installation.
Centerline of new induction opening.
Centerline of current book drop opening
700mm
900mm
700/700 Liftgate
520 Internal
8 7/8"
521 External
New induction opening centered in old book drop opening.

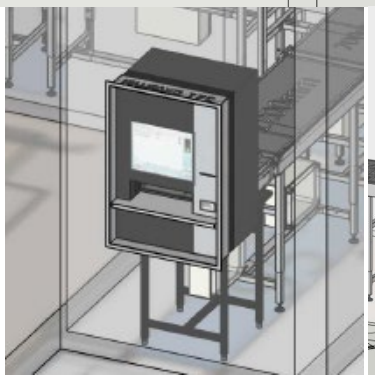


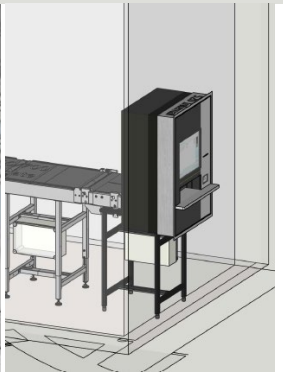

Liftgate for easy
access by staff
and service.

3-bin system with interior and exterior standard inductions (existing configuration)

Equipment Description	Quantity	Unit Price	Extended Price
3-Bin flex AMH system with exterior and interior patron induction – both standard enclosed inductions	1	$92,175.00	$92,175.00
Flex AMH Small Bin	3	$750.00	$2,250.00
LibraryConnect Link – Central Management Software (annual subscription)	1	$100.00	$100.00
Onsite set-up and configuration		Included	Included
One Year Warranty: Onsite Maintenance + parts and remote software support		Included	Included
Shipping and Administration		$16,392.00	$16,392.00
Total			**$110,917.00**







Comprehensive Support Plan Includes on-site visits with our certified, local technicians, parts and parts shipping, and remote software support for all Lead Solutions (AMH & libraryConnect Link)	
Year 1	**Warranty**
Year 2	$7,684.00
Year 3	$8,068.00
Year 4	$8,471.00
Year 5	$8,894.00

- Pricing does not include removal & disposal of existing smartsort system. separate pricing can be provided from field services team.

Dwight Foster Public Library
Fort Atkinson

Thank You



k.kigin@bibliotheca.com

651-983-2490

bibliotheca.com

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ENVISIONWARE®
Enriching Public Library Service Inside and Out
EnvisionWare, Inc.
3820 Mansell Road, Suite 350, Alpharetta, GA 30022
Toll Free 800.216.8370 International+1 678.382.6500

Quotation

US-100373

3/24/2026

Bill To

Dwight Foster Public Library
209 Merchants Avenue
Fort Atkinson WI 53538
United States

TOTAL

$130,666.00

Quote Expires: 6/22/2026

Federal EIN	Currency	Terms	Sales Rep
58-2424595	US Dollar	Net 30 Days	Terranova, Chris

Quotation Title	Memo
AMH | Replacement of Bib Sorter	Sortation System – Interior/Exterior System (4-bin)

This information is confidential and proprietary to EnvisionWare, Inc.

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Quotation

US-100373

3/24/2026

Qty	Item / Description	Ship To	Unit Price	Amount
1	**SOI-AMH-2K Forecast** *Sortation System – Interior/Exterior System (4-bin)* *Lyngsoe Dwg: B25912-000-8-0* *Sortation System* *· Qty (1) Library Mate™ LM1200 Interior check in station (RFID) with* *touchscreen interface, patron shelf, and patron receipt printer* *· Qty (1) Library Mate™ LM2100 Exterior check in station (RFID) with* *touchscreen interface, patron shelf, and patron receipt printer* *§ Qty (1) Hold Slip Printer* *· Qty (1) Sort Mate™ SM2000 High-Speed Sorter with 4-destinations* *§ LSC – Lyngsoe Sort Controller advanced software* *§ (3) Sort destinations with chute full capability* *§ (1) Sort destination exceptions bin with chute full capability* *· Conveyance* *· System Delivery and Set up (non-union)* *· Shipping* *· Parts Warranty (Standard 12 month)* *· Hotline (24/7) (Standard 12 month)* *· Spare Parts (on-site kit)* *Sort Bins* *· Qty (4) Ergo Trolleys™ Medium* *Existing System Removal · Disassembly, removal and recycling of existing system *must be performed on same trip as installation*	2 0 9 Merchants Avenue	$130,166.00	$130,166.00
1	**AMH-2K PS** *AMH Gen2000 Project Management*		$250.00	$250.00

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Toll Free 800.216.8370 International+1 678.382.6500

Quotation

US-100373

3/24/2026

Subtotal	$130,416.00
Discount	
Freight	$250.00
Tax	$0.00
PST-CA	
Total	**$130,666.00**

Freight charges are estimated; actual charges will be billed.

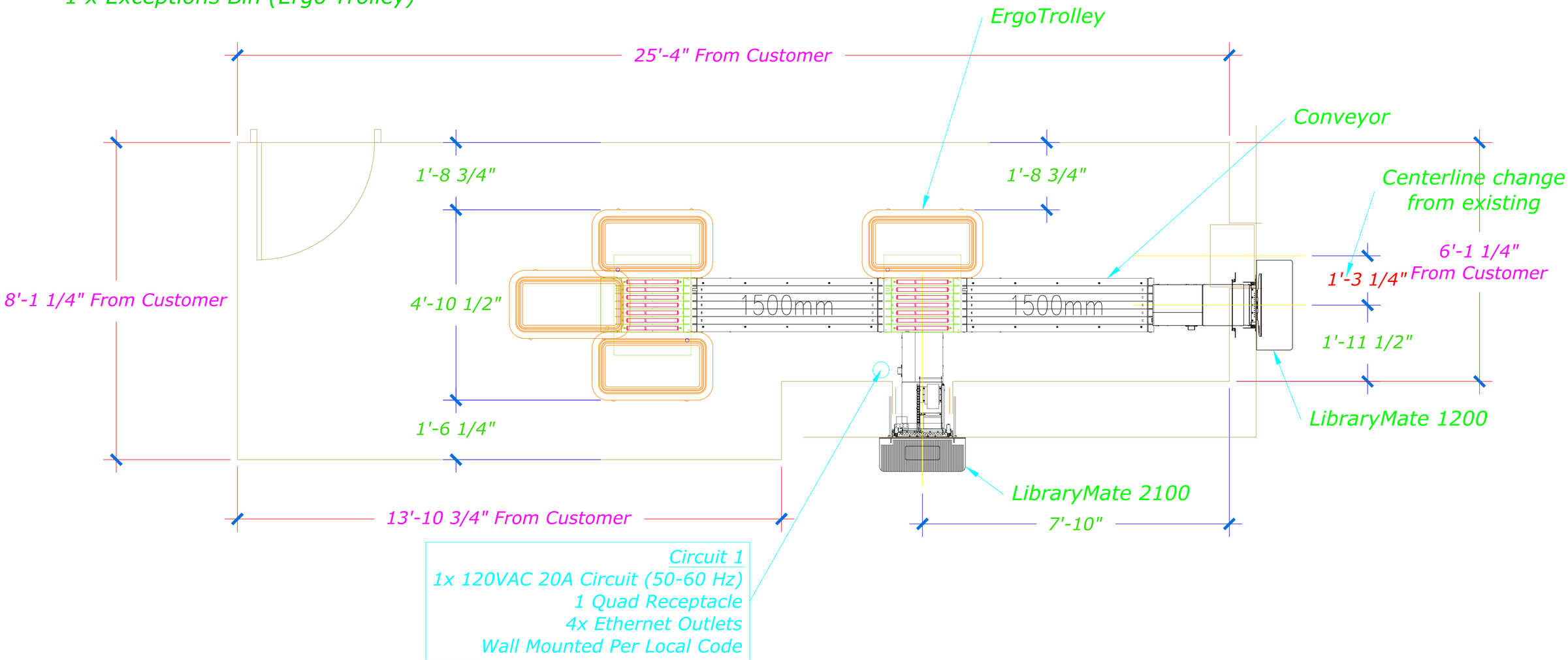
This quotation excludes any tariffs and/or import duties unless otherwise specified.

Send your purchase order or email confirmation to:
EMAIL : orders@envisionware.com | **FAX** : +1 678.382.6501

Use of EnvisionWare, Inc. Products is subject to the terms and conditions in the end user license agreement found at: http://system.envisionware.com/terms. By signing this quote or issuing a purchase order, you indicate your approval of EnvisionWare's terms and conditions.

Signature: _____ Date: _____

Option
1 x LM1200 Internal Patron Return
1 x LM2100 External Patron Return
3 x Ergo Trolley Destinations
1 x Exceptions Bin (Ergo Trolley)



Circuit 1
1x 120VAC 20A Circuit (50-60 Hz)
1 Quad Receptacle
4x Ethernet Outlets
Wall Mounted Per Local Code

-	-	-	-
1/17/2020	THA	1	Initial Sales Drawing
DATE	REV. BY	REV.#	DESCRIPTION

REVISIONS

PLAN VIEW
-
-
-

GENERAL NOTES

Lyngsoe Systems
elevating logistics

THE INFORMATION CONTAINED HEREON IS CONFIDENTIAL, IS SUBMITTED IN CONFIDENCE AND IS PROPRIETARY INFORMATION OF LYNGSOE SYSTEMS, AND SHALL BE USED ONLY IN THE FURTHERANCE OF AND IN PERFORMANCE OF, THE CONTRACT OF WHICH THIS DRAWING FORMS A PART, AND SHALL NOT, WITHOUT LYNGSOE SYSTEMS PRIOR WRITTEN APPROVAL, BE REPRODUCED OR IN ANY OTHER WAY USED IN WHOLE OR IN PART IN CONNECTION WITH SERVICES AND EQUIPMENT OFFERED FOR SALE OR FURNISHED BY OTHERS.

DRAWN	HKI		PRODUCT INFO - LxWxH			PRODUCT WEIGHT	REV.
APPR'D	NTG	MAXIMUM	-	-	-	-	SHEET SIZE ARCH D
DATE	3/20/2026	AVERAGE	-	-	-	-	FILENAME B25912-000-8-0
SCALE		MINIMUM	-	-	-	-	DOC # 185.457.001

TITLE Dwight Foster Public Library WI Main Branch

DRAWING NUMBER B25912-000-8-0

SHEET

X:\DWIGHT FOSTER PUBLIC LIBRARY WI\SALES\B25912-000_MAIN BRANCH\DRAWINGS\DWIGHT FOSTER PUBLIC LIBRARY WI MAIN BRANCH B25912-000 REV2.DWG

Tech Logic

835
Hale Avenue North
Oakdale, Minnesota 55128
(800) 494-9330
www.tech-logic.com

totalAMH RFID System

Dwight Foster – Fort Atkinson Public Library

Quote Submitted:

03/24/2026

Quote Valid Until:
45 days from quote date

Tech Logic is pleased to submit this proposal for our totalAMH RFID system. We appreciate the opportunity to be considered for this project and believe that Tech Logic will provide the very best solution available.

Why Choose a Tech Logic AMH Solution?

Tech Logic has been in the automated material handling (AMH) business for over 28 years. We invented and developed the concept of automated material handling in libraries and have more automated material handling systems installed than any of our competitors. We design, develop, manufacture, install and service every AMH product and solution we sell. Our products are designed to be modular, flexible and turnkey because we understand that every library has different needs.

Most alternative library AMH systems were originally designed for use in warehouse settings or use generic components cobbled together to "work" for libraries. In these scenarios, the systems and components were built to handle uniform shapes, rather than the varied shapes and sizes of library materials. Many of these systems were converted from manufacturing to accommodate library materials. Tech Logic systems were designed from the ground up specifically for library materials so you can be assured that items are handled gently and accurately.

Tech Logic's patented SMARTBIN (used for loading, sorting and transporting items) includes a photoelectric eye that tells the bin to adjust its floor according to the level of materials. Even if you only have one book in a SMARTBIN, that book will still be at the top of the bin. If you've ever had to reach down into a bin as you empty it, you know how difficult this motion becomes when repeated over and over. Consider how much physical labor and repetitive motion injuries will be avoided over the 20+ years a SMARTBIN is expected to be in use.

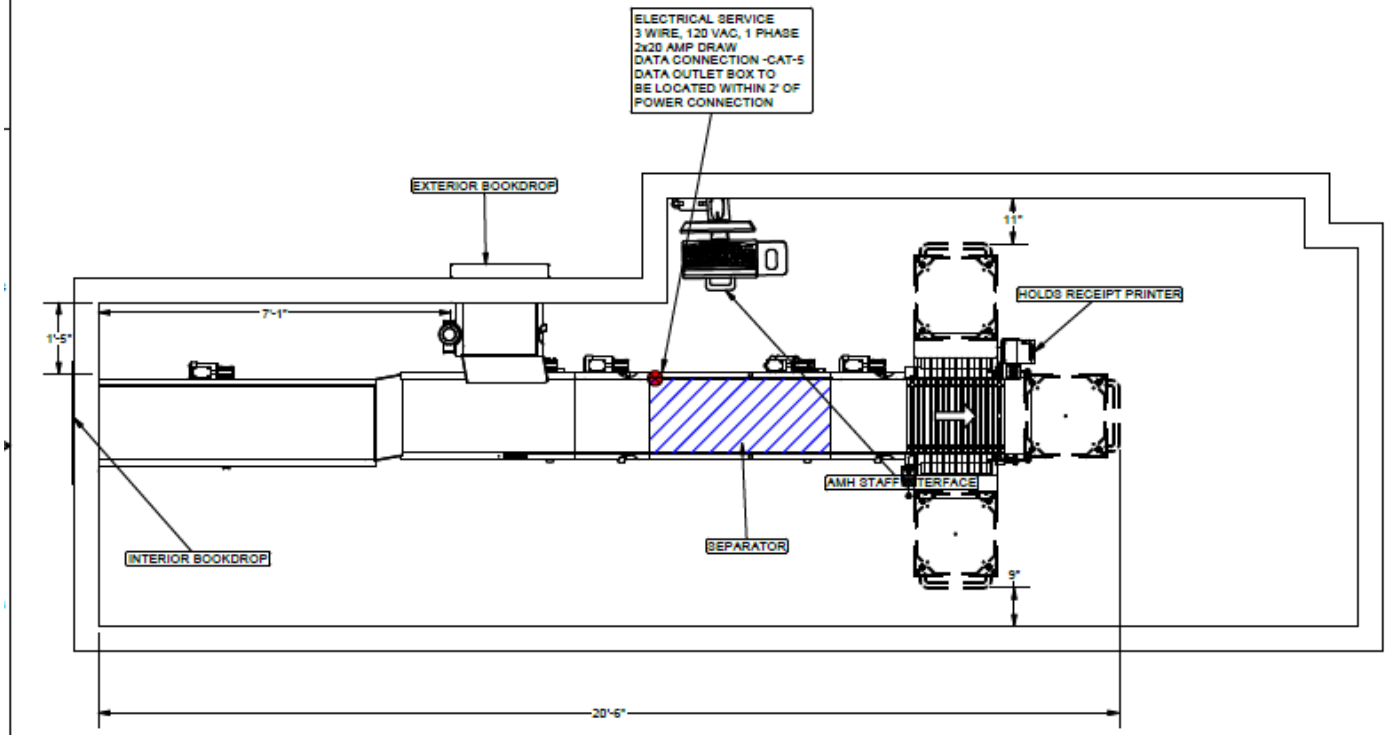
Tech Logic's totalAMH SEPARATOR can actually separate material as they are moved from the patron's hands to the sorter. This means that patrons can return stacks of items (something they are already accustomed to) while the system separates them gently so they can then easily be checked in and sorted. Systems that force patrons to feed books into the return one by one basically force patrons to separate materials for the system. This process also forces patrons to perform check-in as well! We all have less time these days. Why invest in a system that *takes* more of it? Tech Logic's system design recognizes that patrons cannot be counted on to follow directions—so we design systems that assume they will not.

A Tech Logic totalAMH system will introduce greater efficiency, safer work environments and less physical work for both library staff and patrons. These time and labor savings are cumulative and will be part of the daily workflow, resulting in a significantly higher degree of patron satisfaction in the following ways:

- ✓ Our "Throw & Go" drops are weather-proof and can be located such that the AMH system sorts 100% of item returns.
- ✓ Returns are fast, easy and anticipate the least possible patron involvement as part of the core design.
- ✓ The totalAMH system is designed to allow patrons to return multiple items in a stack so that current patron behavior will not need to be modified.
- ✓ Checking in and sorting 100% of returns means a greater return on investment than any other vendor can deliver.
- ✓ SMARTBINS and chutes from Tech Logic handle library items with the care so that they last longer.
- ✓ Sorting parameters can be changed whenever necessary so that the library can react to changing volume-based needs and an eclectic patron base.
- ✓ Deliveries to and from regional and branch libraries can be done in containers that best meet the space and time constraints defined by those individual libraries and your delivery vehicles. This means that you can utilize existing totes or our SMARTBINS depending on materials volume and available space.
- ✓ Staff will not need to print hold slips at the circulation desk.
- ✓ When necessary or desirable, holds can be segregated from simple returns. Daily statistics can be gathered and viewed by appropriate staff from any PC.
- ✓ Our patented SMARTBIN) will improve efficiencies and reduce physical labor at any library. These bins include a photoelectric eye that tells the bin to adjust its floor according to the level of materials.

Any AMH solution that requires touch screens or receipts at the book return is **by design** establishing a lengthy one-at-a-time returns process. With this in mind, our totalAMH solutions deliver a simple Throw & Go returns process that your patrons already know how to use. No receipt printing, no touch screens and no barcode scanners. We know from many years of real-world experience that the most successful system is the one that allows your patrons to "Throw

REVISION HISTORY				
REV	ECO#	DESCRIPTION	DATE	BY
2		RELEASE TO PROPOSAL	3/24/2026	



PROPOSAL DRAWING

DO NOT BUILD TO THIS PRINT

DRAWING FOR REFERENCE ONLY
SYSTEM LAYOUT MAY VARY ONCE CAD DRAWINGS ARE PROVIDED FOR VERIFICATION OF ELEVATIONS AND ROOM DIMENSIONS.

NOTES:

1. ELECTRICAL REQUIREMENTS: 120 VAC, 1 PHASE, 3 WIRE SERVICE. SEE PRINT FOR LOCATION AND AMP DRAW.
2. CUSTOMER RESPONSIBLE FOR BOOK DROP OPENING ROUGH IN.
3. OWNER'S ELECTRICAL CONTRACTOR WILL ROUGH IN POWER AT THE APPROXIMATE LOCATION SHOWN ON PRINT.
4. AT INSTALLATION, OWNER'S ELECTRICAL CONTRACTOR WILL CONNECT THE LIBRARY'S POWER TO THE POWER DISTRIBUTION CABINET (SUPPLIED BY TECH LOGIC).
5. IF ELECTRICAL BOX IS MOUNTED TO LIBRARY WALL THEN CONTRACTOR WILL NEED TO PULL CONVEYOR MOTOR WIRES FROM CONTROL BOX TO EACH CONVEYOR MOTOR (INDIVIDUAL RUNS) AND CONNECT POWER TO THE AMH SYSTEM. ONCE CONNECTIONS ARE MADE TECH LOGIC WILL VERIFY CONNECTIONS AND POWER UP SYSTEM.
6. CABINETS WITHIN THE SORTING SYSTEM WILL BE FACTORY MOUNTED TO MACHINES. POWER CONNECTION BETWEEN CABINETS ON MACHINE WILL BE COMPLETED BY TECH LOGIC OR LOCAL CONTRACTOR AS REQUIRED.
7. OWNER'S CONTRACTOR TO PROVIDE ONE (1) CAT5 CONNECTION TO LIBRARY'S WAN FOR SIP CONNECTION AND REMOTE TROUBLESHOOTING.
8. TECH LOGIC CONFORMS TO ADA (AMERICANS WITH DISABILITIES ACT) 2010 STANDARDS SECTION 228 (DEPOSITORIES, VENDING MACHINES, CHANGE MACHINES, MAIL BOXES AND FUEL DISPENSERS) AND SECTION 308 (REACH RANGES) SUBSECTIONS 308.2.1, 308.3 AND 308.1, WHICH DICTATE A 15" MINIMUM TO 48" MAXIMUM UNOBSTRUCTED REACH RANGE.
9. THREE FEET (3'-0") MINIMUM CLEARANCE SUGGESTED FOR MANEUVERABILITY AROUND AUTOMATED MATERIAL HANDLING SYSTEM.
10. RECOMMENDED OPERATING TEMPERATURE RANGE: 65°F TO 78°F OPERATING TEMPERATURE LIMITS: 40°F TO 100°F.

PROPRIETARY NOTICE:
ALL DRAWINGS AND IDEAS HEREIN CONSTITUTE A CONFIDENTIAL DISCLOSURE OF TECH LOGIC CORPORATION AND ARE ITS EXCLUSIVE PROPERTY AND MUST NOT WITHOUT WRITTEN AUTHORIZATION BE DIVULGED, REPRODUCED, COPIED, OR APPROPRIATED IN WHOLE OR IN PART FOR ANY PURPOSE

Tech Logic

STATE:
COUNTY:
ENGINEER: cblazek
BRANCH:
DRAWN ON:
DESC:
DWG SIZE: B
REV: SHT: 1 OF 1
SYSTEM NO:
DwightFoster

Qty	Part Number	Description	Unit Price	1st Yr. Extended price
1	913XXXXX	3 BIN AMH with Int and Ext Returns	$83,013.06	$83,013.06
1	ASTSOFT	Multi-Bin System Control Software	$7,918.62	$7,918.62
1	LABOR1	Installation and Training	$5,067.92	$5,067.92
5	25016614	Tech Logic EZ Bin	$1,695.00	$8,475.00
			Shipping	**$4,995.00**
			Total Contract Pricing	**$109,469.60**

Note: Due to an unusual level of volatility in the price and availability of some raw materials used in our manufacturing process, Tech Logic may find it necessary to increase some of the above prices should there be a delay between purchase order and delivery of these products. Tech Logic will do everything in our power to avoid this but these market-price changes are well outside of our control.

More information about these challenges can be found here: https://www.reuters.com/article/us-usa-economy-steel-insight/u-s-manufacturers-grapple-with-steel-shortages-soaring-prices-idUSKBN2AN0YQ

Please feel free to reach out to your Tech Logic Solutions Specialist if you have questions or concerns—we are committed to working closely and transparently with our libraries during these unique times.

AMH Payment Terms and Support:

I. A first payment, in the amount of forty percent (40%) of the Contract Price, shall be due within ten (10) days after the Effective Date. Work pursuant to this Agreement shall not begin until such payment is received and verified by Tech Logic.

II. A second payment, in an amount of fifty percent (50%) of the Contract Price, shall be due within ten (10) days after a Notice of Completion of Manufacturing Design is submitted to Library.

III. A third payment, in the amount of (5%) of the Contract Price, shall be due within ten (10) days of the date on which notification is made by Tech Logic to Library that manufacturing, final testing and pre-shipment inspection of the TLS is complete and ready to be shipped to Library. The library has the right and may elect to inspect the TLS (at the Library's expense) prior to actual shipment to Library. Failure of the Library to inspect the TLS prior to shipment to the Library shall not cause a delay of the third payment to Tech Logic.

IV. Final payment, in an amount of five percent (5%) of the Contract Price, plus all additional payments required under executed Change Orders, if any, shall be paid within ten (10) days of Tech Logic's delivery to the Library of the Notice of Completion.

Further, if a delay occurs then the final 5% payment hereunder shall be paid by Library within sixty (60) days of shipment from Tech Logic. In any event, the final 5% payment hereunder shall be paid by the Library within ninety (90) days from the date on which notification is made by Tech Logic to Library that the TLS is ready for shipment to Library.

Performance Bond & Payment Bond:
Costs associated with Performance & Payment bond requirements are the sole responsibility of the library.

Payment Schedule for Change Orders:
The payment of any Change Order shall be made in installments, with the first installment being due ten (10) days after the execution of the Change Order. The amount and payment terms of the Change Order shall be as set forth as above.

Interest Charges:
If any payments due from Library to Tech Logic are deemed to be, in the sole discretion of Tech Logic, overdue, then interest charges thereon shall be paid by Library to Tech Logic at a rate of one and one-half percent (1.5%) per month

Software and Hardware Support

- Annual Support/Software License and Maintenance program costs are in addition to the item(s) quoted above. The Support/Software License(s) are required for the duration that the equipment is in use and is billed annually.

- Annual Support/Software and Maintenance Programs automatically increase 2% per year after the initial first year of paid annual support. Customer may qualify for savings with a multi-year pre-payment plan.

Notes:
1) SIP or SIP2 is required and needs to be acquired. Please ensure that the SIP & ILS implementations are of the latest versions.
2) The SIP interface which integrates AMH systems with ILS software is provided by the ILS vendor.

AMH Maintenance Programs

After the factory warranty, Tech Logic offers comprehensive maintenance and technical support programs to maximize system reliability and performance in accordance with the level of service that meets the library's specific business needs. Our full-service warranty continuation plan applies the system's first-year warranty to subsequent years purchased by the library. For every year that the library purchases the warranty continuation plan, they will enjoy the same coverage and benefits that they enjoyed through the first-year warranty.
Please note: Tech Logic encourages the library to thoroughly compare both the explicit and the potentially unforeseen maintenance costs associated with each program offered by all AMH vendors. Various vendors may offer maintenance plans that initially appear to be less expensive however, but those plans might or might not include the coverage that the library needs (e.g. software support, onsite preventative maintenance, parts, travel, etc.). For details regarding Tech Logic's maintenance programs, please see below. Please feel free to contact Tech Logic about any questions—we would be glad to speak with you.

AMH Software Support—Included with ALL Maintenance Programs

- Remote technical support for your Tech Logic AMH software, including the following:
- Toll-free phone support, available as a standard service during normal business hours with a response time of 3 hours during prime shift for voice and electronic problem submissions
- A web-based ticket entry system that provides 24/7 online access, saving you time on the phone.
- Email support via customercare@tech-logic.com
- Support for mission-critical emergencies during off-shift hours
- Support for routine installation and usage questions

Preventative Maintenance (PM1) Program

Tech Logic's PM1 Program, which resembles a typical library industry service plan, includes one annual scheduled preventative maintenance visit conducted onsite by a certified Tech Logic technician or our certified service provider. The program also includes remote software and hardware support and discounts on replacement parts. Additional onsite service calls (beyond the included preventative maintenance visits) are quoted under this program.

Included with a Tech Logic Level PM1 (Required)

- Annual onsite system review, maintenance, and performance adjustments. Labor is included for up to 8 hours onsite per maintenance visit, if necessary.
- Remote technical support for hardware and software including:
- Toll-free phone support, available as a standard service during normal business hours with a response time of 3 hours during prime shift for voice and electronic problem submissions
- A web-based ticket entry system that provides 24/7 online access, saving you time on the phone.
- Email support via customercare@tech-logic.com
- 5% discount from Tech Logic published prices on normal-wear parts.

	PM1 (Required) & Software Support
Cost per year, beginning year two	**$7,650.00**
Item #	**29000008**
Software License and Support	Included
Preventative Maintenance Visits (up to eight hours *onsite*)	Included Annually
Onsite Service Calls (M-F 7am-6pm)	$225/Hr.**
Onsite Service Calls (Nights/Weekends)	$350/Hr.**
Onsite Response Time for Critical Calls	Scheduled
Non-Normal-Wear Parts	Not Included
Normal-Wear Parts†	5% Discount
S&H on normal wear parts	Not Included
Software Customizations/ILS Migrations Software Customizations/ILS Migrations (Refer to Software License and Terms)	Quoted Per Project

*Annual Support/Software and Maintenance Programs automatically increase 2% per year after year two.
**Based on technician availability, best effort will be made for quickest dispatch based on issue severity.
† Normal-wear parts include the following: Bearings; Belts; Chains; Elastic Drive Bands; Fuses; Rollers; Sprockets; VFD Valves/Hoses (Pneumatic)

Lease Financing Option

Available Upon Request.

https://apply.peacsolutions.com/auth/EF?partnerid=6128031GVLEXAAR

The Value of Municipal Financing
Horizon Keystone Financials' initial emphasis in every sale is to identify and meet customer requirements. We structure lease terms that match your individual needs and budget. We will stay with you through the entire leasing process, from need identification through approval, documentation, and funding. We will work with you through every step of acquiring and financing equipment.

Who qualifies for a municipal finance agreement?
The government of states, counties, cities, towns, villages, boroughs, school districts, and state universities.

What kind of equipment can be financed?
All Tech Logic products and services.

How can a municipal finance agreement help our organization? A municipal finance agreement can improve your organization's financial situation by:

Reducing Monthly Outlays Because municipal interest payments are exempt from federal income taxes, Horizon Keystone Financial passes its tax savings on to you in the form of lower rates that keep your monthly payments affordable.
Leveraging Cash Position If your balance sheet is healthy, keep those cash reserves fully invested and use the income to off set the interest on your lease payments. Horizon Keystone Financials tax-exempt finance rates may even be lower than the rate you can earn on your invested funds.
Preserving Cash With no up-front cash required, you can use your available capital for operating requirements rather than down payments.
Simplifying Financial Transactions A master finance agreement line can eliminate the hassles of negotiating and bidding multiple purchases. Horizon Keystone Financial will fund your entire lease, eliminating the need for underwriting by investment bankers and the need to prepare lengthy documents.
Funding Immediate Needs You'll get the equipment you need now, without waiting for next year's budget cycle and without the costs and delays of a voter referendum.
Pooling Financial Needs for Discounts Consolidate the equipment needs of all your departments into a single finance agreement line and reap the rewards of lower interest rates.
Increasing Financial Control Coordinate the purchasing activities of multiple departments with a master finance agreement line that guarantees the same favorable terms for every transaction.
Non Appropriation Agreement - A municipal lease characterized by a non-appropriation clause specifies that the lease can be terminated in the event funds are not made available in subsequent fiscal years.
Early Buyout Options - Government body would be given an option to prepay the finance agreement at a *discounted buyout price* negotiated at the inception of the lease.
Variable Payments - Finance agreements could be structured with monthly, semi-annual, or annual payment structures to accommodate the government body financing.

Program Options Provided By:
PEAC Solutions
Robbie DeGaris: 856-505-4490 rdegaris@peacsolutions.com

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action on a proclamation recognizing National Library Week, April 19-25, 2026, in the City of Fort Atkinson (Houseman, City Manager)**

BACKGROUND

National Library Week, April 19-25, 2026, is an annual celebration highlighting the valuable role libraries and library workers play in transforming the lives of the people in their communities.

DISCUSSION

Libraries are full of stories in various formats, from picture books to large print, audiobooks to ebooks, puzzles and more. But there's so much more to the story. Libraries of Things lend items like museum passes, games, musical instruments, and tools. Library programming brings communities together for entertainment, education, and connection through book clubs, storytimes, movie nights, crafting classes, and lectures. Library infrastructure advances communities, providing internet and technology access, literacy skills, and support for businesses, job seekers, and entrepreneurs.

Libraries provide a literal world of opportunities for their users.

FINANCIAL ANALYSIS

This proclamation is not expected to have a financial impact on the City.

RECOMMENDATION

Staff recommends that the City Council President sign the Proclamation and declare April 19-25, 2026, as National Library Week in the City of Fort Atkinson.

ATTACHMENTS

1. National Library Week Proclamation 1

PROCLAMATION RECOGNIZING
NATIONAL LIBRARY WEEK

WHEREAS, National Library Week is an annual celebration highlighting the valuable role libraries and library workers play in transforming lives and strengthening our communities; and

WHEREAS, the City of Fort Atkinson, Wisconsin, is home to the Dwight Foster Public Library; and

WHEREAS, on October 12, 1883, fourteen women met in the vestry of the Methodist Church in Fort Atkinson; organized a local chapter of the Women's Christian Temperance Union; and held monthly meetings endeavoring to do their part to improve the quality of life in the City of Fort Atkinson; and

WHEREAS, in 1890, Twenty-one ladies pledged to raise $100 to help fund a new library; and

WHEREAS, on December 7, 1891, Mrs. W. H. Rogers, president of the Women's Christian Temperance Union, acted as chairman and appointed a committee to petition the City Council to ask the voters to appropriate $500 for a free public library; and

WHEREAS, on January 4, 1892, the City Council voted to authorize an expenditure of $500 for library purposes, but later the City Council discovered they could not release the funds because there was no money left in the city treasury. The City Council then said that local citizens would have to raise $500 to match the amount voted by the electorate, and a committee of men was appointed to do so but nothing was done; and

WHEREAS, the women went to work themselves. By May 21, 1892, they had raised $80 by putting on cost suppers, $20 by donations and $400 by pledges they collected. They then deposited the funds in the Citizens State Bank payable to the Businessmen's Association because they had promised to sponsor the library project; and

WHEREAS, the Businessmen's Association and the City Council met as a joint library committee on May 25, 1892. The city agreed to donate the money for equipment and maintenance. Also that year the committee secured a loan of books from the Congregational and Methodist Sunday Schools. Many German books were purchased or donated since many residents could read German but not English; and

WHEREAS, the first Fort Atkinson library was located at 115 S. Main St. at the northeast corner of Main Street and East Milwaukee on the second floor of the Wigdale building (now J M Carpets). On October 6, 1892, Miss Sue Nichols was hired as librarian for $100 a year and $10 was appropriated for Miss Cornelia Petit to assist in getting the library started and cataloged; and

WHEREAS, in May 1893, the City Council appointed a nine member library board and maintained a budget of $350; and

WHEREAS, in 1910 the library moved to the Frank W. Hoard lot at East Milwaukee and Merchants Avenue; and

WHEREAS, in 1912, Henry E. Southwell of Chicago, son-in-law of Dwight Foster, who in 1836 became the City's first settler, offered to give the City $10,000 for the purchase of a new library building with the only stipulation being it be of good design and named in honor of Dwight Foster; and

WHEREAS, the new library was dedicated October 13, 1916, at a total cost of $16,695.23; and

WHEREAS, the library continues to be an accessible and inclusive place that fosters a sense of connection and builds community; and

WHEREAS, libraries connect people and technology, providing access to internet, computers and training that is critical for accessing education and employment opportunities; and

WHEREAS, libraries offer opportunities for everyone to connect with new ideas and become their best selves through access to multimedia content, programs and classes in addition to books; and

WHEREAS, today's libraries and their services extend far beyond the four walls of a building and everyone is welcome to use their resources; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries have long served as trusted and treasured institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status.

NOW, THEREFORE, I, as City Council President of the City of Fort Atkinson and my council colleagues, do hereby proclaim April 19-25, 2026, as National Library Week in the City of Fort Atkinson, and encourage all residents to spend time at the Dwight Foster Public Library either in person or by using online materials.

Proclaimed and signed this 21st day of April 2026

_____

City Council President

Attest:

_____

Michelle Ebbert, City Clerk/Treasurer/Finance Director

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to the proclamation declaring the month of May as Building Safety Month in the City of Fort Atkinson (Houseman, City Manager)**

BACKGROUND

Building Safety Month is an international campaign in May to raise awareness about building safety. This campaign reinforces the need for modern, regularly updated building codes and helps individuals, families, and businesses understand what it takes to create safe and sustainable structures.

The Council recently established the Affordable Housing Fund and partnered with Habitat for Humanity to administer part of that program, noting that building safety in the City is more important now than ever before.

DISCUSSION

The City of Fort Atkinson has a proactive Director of Neighborhood and Building Services, Jedidiah Draeger, who also serves as the Building Inspector and Zoning Administrator. Director Draeger works to communicate and educate contractors and residents about the importance of the City's building and zoning codes. The City appreciates Director Draeger's important work to make the City of Fort Atkinson a safe place to live, work and visit.

FINANCIAL ANALYSIS

This proclamation is not expected to impact the City financially.

RECOMMENDATION

Staff recommends the City Council approve the proclamation recognizing May as Building Safety Month in the City of Fort Atkinson.

ATTACHMENTS

1. 2026 Proclamation Building Safety Month

PROCLAMATION
RECOGNIZING BUILDING SAFETY MONTH

WHEREAS, the City of Fort Atkinson is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike; and

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians are dedicated members of the International Code Council, a non-profit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play; and,

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity; and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property; and

WHEREAS, the City thanks its talented and hardworking Director of Neighborhood and Building Services Jedidiah Draeger for his tireless work to learn and enforce the codes and ordinances of the City of Fort Atkinson; and

NOW, THEREFORE, I, as City Council President of the City of Fort Atkinson, and my Council colleagues, do hereby proclaim May 2026, as Building Safety Month.

Proclaimed this 21st day of April 2026

CITY OF FORT ATKINSON

_____
Council President

ATTEST:

_____
Michelle Ebbert, City Clerk/Treasurer/Finance Director

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to a proclamation recognizing the 57th Annual Professional Municipal Clerks Week May 3-May 9, 2026 (Houseman, City Manager)**

BACKGROUND

The 57th Professional Municipal Clerks Week will be celebrated May 3-9, 2026. It was initiated in 1969 by the International Institute of Municipal Clerks (IIMC) and is endorsed by all of its members throughout the United States, Canada, and 15 other countries.

DISCUSSION

It is important to recognize the contributions of the staff and the vital role they play in the community. The City's Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels. The staff in the Clerk's office have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all residents through transparency and accountable government practices. They continually strive to improve through participation in education programs, seminars, workshops, and annual conferences across Wisconsin.

FINANCIAL ANALYSIS

This proclamation is not expected to impact the City financially

RECOMMENDATION

Staff recommends the Council approve the proclamation recognizing the 57th annual Professional Municipal Clerks Week and recognize the City's Professional Municipal Clerk, Michelle Ebbert, and her staff: Deputy Clerk Courtney Thom, Utility Billing Specialist Kara Mroz and Deputy Treasurer Lance Lembitz.

ATTACHMENTS

1. Proclamation Municipal Clerks Week 2026

PROCLAMATION
RECOGNIZING THE 57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

WHEREAS, the office of the Professional Municipal Clerk, a time honored and vital part of local government, exists throughout the world as the oldest profession among public servants; and

WHEREAS, the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels; and,

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all residents through transparency and accountable government practices; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, It is appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, City Council President of the City of Fort Atkinson and my Council colleagues, do here by recognize May 3 through May 9, 2026 as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Michelle Ebbert, her staff: Deputy Clerk Courtney Thom, Utility Billing Specialist Kara Mroz and Deputy Treasurer Lance Lembitz, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Proclaimed this 21st day of April, 2026

CITY OF FORT ATKINSON

_____
Council President

ATTEST:

_____
Michelle Ebbert, City Clerk/Treasurer/Finance Director

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Zach Navin, Director of Public Works**

RE: **Presentation: Annual Stormwater Report (Navin, Director of Public Works)**

BACKGROUND

As part of the City's Municipal Separate Storm Sewer System (MS4) Permit through the Wisconsin Department of Natural Resources (DNR), the City is required to submit an Annual Report including activities and accomplishments pursuant to the management of stormwater within the municipal boundaries of Fort Atkinson. The Report covers the City's activities in seven critical areas:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollution Control
- Post-construction Stormwater Management
- Pollution Prevention
- Storm Sewer Mapping

DISCUSSION

The Report documents the City's efforts in each category required by the permit. The City of Fort Atkinson is a member of the Rock River Stormwater Group (RRSG). The RRSG encompasses MS4 permitted municipalities along the Rock River. Each municipality pays annual dues based on population to allow a collaborative effort on the public-facing side of the permit requirements including the first two items listed above. The RRSG has hired Creative Marketing Unlimited, a student-run consulting firm from UW-Whitewater, to manage the group's web presence, social media, in-person education and outreach, as well as some aspects of pollution prevention.

Staff continues to make progress in ensuring the stormwater entering the Bark and Rock Rivers is as clean as possible. The City has come a long way since utilizing the river as a conduit for untreated sewage and waste in the early 1900s. Recreational use of the Rock and Bark Rivers continues to increase, and they are being viewed as an asset in our community which is a direct result of City efforts and funding. Being a "River Community" is now touted as an important aspect of the quality of life in Fort Atkinson.

In addition to presenting the report at the City Council meeting, staff has posted it to the City's website and provided copies for the public at the Dwight Foster Public Library and Municipal Building.

FINANCIAL ANALYSIS

The Report does not have any impact on the Stormwater Utility budget.

RECOMMENDATION

No action is necessary.

ATTACHMENTS

1. 2025 MS4 Permit Annual Report

Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted.**

Form 3400-224(R8/2021)

Reporting Information :

Will you be completing the Annual Report or other submittal type? (•) **Annual Report** ( ) **Other**

Project Name:	2025 Annual Report
County:	Jefferson
Municipality:	Fort Atkinson City
Permit Number:	S050075
Facility Number:	31422
Reporting Year:	2025

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable? ( ) **Yes** (•) **No**

Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Annual Report

- Review related web site and instructions for Municipal storm water permit eReporting [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
  - Public Education and Outreach Annual Report Summary
  - Public Involvement and Participation Annual Report Summary
  - Illicit Discharge Detection and Elimination Annual Report Summary
  - Construction Site Pollution Control Annual Report Summary
  - Post-Construction Storm Water Management Annual Report Summary
  - Pollution Prevention Annual Report Summary
    - Leaf and Yard Waste Management
    - Municipal Facility (BMP) Inspection Report
    - Municipal Property SWPPP
    - Municipally Property Inspection Report
    - Winter Road Maintenance
  - Storm Sewer Map Annual Report Attachment
  - Storm Water Quality Management Annual Report Attachment
  - TMDL Attachment
  - Storm Water Consortium/Group Report

- Municipal Cooperation Attachment
- Other Annual Report Attachment

- Attach the following permit compliance documents as appropriate using the attachments tab above

  - Storm Water Management Program
    - Public Education and Outreach Program
    - Public Involvement and Participation Program
    - Illicit Discharge Detection and Elimination Program
    - Construction Site Pollutant Control Program
    - Post-Construction Storm Water Management Program
    - Pollution Prevention Program
      - Municipal Storm Water Management Facility (BMP) Inventory
      - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan
  - Total Maximum Daily Load documents *(*If applicable, see permit for due dates.)*
    - TMDL Mapping*
    - TMDL Modeling*
    - TMDL Implementation Plan*
    - Fecal Coliform Screening Parameter *
    - Fecal Coliform Inventory and Map *(S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022)*
    - Fecal Coliform Source Elimination Plan *(S050075-03 general permittees Appendix B - document due to the department by October 31,2023)*

- Sign and Submit form

Municipal Contact Information- Complete

Notice: Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].
Note: Compliance items must be submitted using the Attachments tab.

Municipality Information

Name of Municipality	Fort Atkinson City
Facility ID # or (FIN):	31422
Updated Information:	☐ Check to update mailing address information
Mailing Address:	101 N Main St
Mailing Address 2:	
City:	Fort Atkinson City
State:	WI
Zip Code:	53538 xxxxx or xxxxx-xxxx

Primary Municipal Contact Person (Authorized Representative for MS4 Permit)

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

☑ Select to ***create new*** primary contact

First Name:	Zach
Last Name:	Navin

☑ Select to ***update*** current contact information

Title:	Dir of Public Works
Mailing Address:	101 N Main St
Mailing Address 2:	
City:	Fort Atkinson
State:	WI
Zip Code:	53538-1861 xxxxx or xxxxx-xxxx
Phone Number:	920-397-9901 Ext: xxx-xxx-xxxx
Email:	znavin@fortatkinsonwi.gov

Additional Contacts Information (Optional)

☐ I&E Program
☐ IDDE Program
☐ IDDE Response Procedure Manual

Individual with responsibility for: (Check all that apply)	☐ Municipal-wide Water Quality Plan ☐ Ordinances ☐ Pollution Prevention Program ☐ Post-Construction Program ☐ Winter roadway maintenance

First Name:	
Last Name:	
Title:	
Mailing Address:	
Mailing Address 2:	
City:	
State:	
Zip Code:	xxxxx or xxxxx-xxxx
Phone Number:	Ext: xxx-xxx-xxxx
Email:	

Municipal Billing Contact Person (Authorized Representative for MS4 Permit)

☑ Select to ***create new*** Billing contact

First Name:	Zach
Last Name:	Navin

☑ Select to ***update*** current contact information

Title:	Dir of Public Works
Mailing Address:	101 N Main St
Mailing Address 2:	
City:	Fort Atkinson
State:	WI
Zip Code:	53538-1861 xxxxx or xxxxx-xxxx
Phone Number:	920-397-9901 Ext: xxx-xxx-xxxx
Email:	znavin@fortatkinsonwi.gov

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

◉ Yes ○ No

☑ Public Education and Outreach Rock River Stormwater Group

☑ Public Involvement and Participation Rock River Stormwater Group

☐ Illicit Discharge Detection and Elimination

☐ Construction Site Pollutant Control

☐ Post-Construction Storm Water Management

☐ Pollution Prevention

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

○ Yes ◉ No

Minimum Control Measures- Section 1 : Complete

1. Public Education and Outreach

a. Does MS4 conduct any educational efforts or events independently (not with a group) ○ Yes ◉ No

b. How many total educational events were held during the reporting year: 37

c. Were any of the public education and outreach delivery mechanisms conducted during the reporting year active or interactive? ◉ Yes ○ No

d. Please select all storm water topics, target audiences, and delivery mechanisms used in the reporting year

Public Education and Outreach Delivery Mechanisms (Active and Passive)	
Active/Interactive Mechanisms	**Passive Mechanisms**
☑ Education activities (school presentations, summer camps) ☑ Information booth at event ☑ Targeted group training (contractors, consultants, etc.) ☑ Government event (public hearing, council meeting) ☑ Workshops ☐ Tours ☑ Other: River Clean Up	☑ Passive print media (brochures at front desk, posters, etc.) ☑ Distribution of print media (mailings, newsletters, etc.) via mail or email. ☑ Media offerings (radio and TV ads, press release, etc.) ☑ Social media posts ☑ Signage ☑ Website ☑ Other: Additional materials

Topics Covered	**Target Audience**
☑ Illicit discharge detection and elimination ☑ Household hazardous waste disposal/pet waste management/vehicle washing ☑ Yard waste management/pesticide and fertilizer application ☑ Stream and shoreline management ☑ Residential infiltration ☑ Construction sites and post-construction storm water management ☑ Pollution prevention ☑ Green infrastructure/low impact development ☑ Other: Salt Management	☑ General Public ☑ Public Employees ☑ Residents ☑ Businesses ☑ Contractors ☑ Developers ☑ Industries ☑ Public Officials ☐ Other:

e. Will additional information/summary of these education events be attached to the annual report? ◉ Yes ○ No

If no, please provide additional comment in the brief explanation box below. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

The Rock River Stormwater Group's annual report is attached.

Minimum Control Measures - Section 2 : Complete

2. Public Involvement and Participation

a. Permit Activities. Select all of the following topics the Permittee did to engage public participation and involvement.

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
☐ MS4 Annual Report ☐ Storm Water Management Program ☐ Storm Water related ordinance ☑ Other: Erosion control inspection and ill...	☐ General Public ☑ Public Employees ☐ Residents ☐ Businesses ☐ Contractors ☐ Developers ☐ Industries ☐ Public Officials ☐ Other	11-50	◉ Yes ○ No

b. Volunteer Activities. Select all of the following audiences targeted for volunteer involvement and participation related to storm water.

☐ NA (Individual Permittee)

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	☑ General Public ☑ Public Employees ☑ Residents ☐ Businesses ☐ Contractors ☐ Developers ☐ Industries ☐ Public Officials ☐ Other	101 +	◉ Yes ○ No

c. Brief explanation on Public Involvement and Participation reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

The Rock River Clean Up was held in September, 2025 at 10 locations and involved more than 200 volunteers.

Minimum Control Measures - Section 3 : Complete

3. Illicit Discharge Detection and Elimination

a. How many total outfalls does the municipality have? 85

b. How many major outfalls does the municipality have? 13

c.

How many outfalls did the municipality evaluate as part of their routine ongoing field screening program? 85

d. From the municipality's routine screening, how many were confirmed illicit discharges? 0

e. How many illicit discharge complaints did the municipality receive? 0

f. From the complaints received, how many were confirmed illicit discharges? 0

g. How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)? 0

(If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)

h. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

- ☑ Verbal Warning 0
- ☑ Written Warning (including email) 0
- ☑ Notice of Violation 0
- ☑ Civil Penalty/ Citation 0

Additional Information:

i. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Full outfall inspection report is attached.

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year? 3

b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year? 2

c. How many erosion control inspections did the municipality complete in the reporting year (at sites with one acre or more of land disturbing construction activity)? 36

d. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

- ☑ Verbal Warning 6

☑ Written Warning (including email)	14
☑ Notice of Violation	2
☑ Civil Penalty/ Citation	0
☑ Stop Work Order	0
☐ Forfeiture of Deposit	
☐ Other - Describe below	

e. Brief explanation on Construction Site Pollutant Control reporting . *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

Each site is inspected monthly and at each building inspection.

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

a. How many new structural storm water management Best Management Practice (BMP) have received local approval ? 3

*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement,

b. Does the MS4 have procedures for inspecting and maintaining private storm water facilities? ◉ Yes ○ No

c. If Yes, how many privately owned storm water management facilities were inspected in the reporting year ? Inspections completed by private landowners should be included in the reported number. 3

d. Does the municipality utilize privately owned storm water management BMP in its pollutant reduction analysis? ○ Yes ◉ No

e. Does MS4 have maintenance authority on these privately owned BMPs?
○ Yes ◉ No

f. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.

☑ Verbal Warning	2
☐ Written Warning (including email)	
☐ Notice of Violation	
☐ Civil Penalty/ Citation	
☐ Forfeiture of Deposit	
☐ Complete Maintenance	

☐ Bill Responsible Party

☐ Other - Describe below

g. Brief explanation on Post-Construction Storm Water Management reporting . *If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page*.

Minimum Control Measures - Section 6 : Complete

6. Pollution Prevention

Storm Water Management Best Management Practice Inspections ☐ Not Applicable

a. Enter the total number of "municipally owned" (i.e., publicly owned BMPs) or operated (i. e., privately o wned BMPs) structural storm water management best management practices. 12

b. How many new municipally owned storm water management best management practices were installed in the reporting year ? 2

c. How many municipally owned (public) storm water management best management practices were inspected in the reporting year? 0

d. What elements are looked at during inspections (250 character limit)?

Pretreatment, inlet, outfall, vegetation, bank stability, infiltration area, permanent pool, tributary area.

e. How many of these facilities required maintenance? 0

f. Brief explanation on Storm Water Management Best Management Practice inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

The City constructed a new Public Works Facility that includes two BMP's.

Public Works Yards & Other Municipally Owned Properties that require a stormwater pollution prevention plan (SWPPP)* ☐ Not Applicable

g. How many municipal properties require a SWPPP? 3

h. How many inspections of municipal properties have been conducted in the reporting year? 6

i. Have amendments to the SWPPPs been made?

○ Yes ◉ No

j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:

k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

The December Inspections were not completed do to heavy snow cover. Also, a new Public Works Facility was constructed in 2025.

* Any municipally owned property that has the potential to generate stormwater pollution should have a SWPPP. For example, if a municipal property stores compost piles, material storage, yard wastes, etc., outside and can contaminate stormwater runoff—a SWPPP is required.

Collection Services - *Street Sweeping Program* ☐ Not Applicable

l. Did the municipality conduct street sweeping during the reporting year?
◉ Yes ○ No

m. If known, how many tons of material was removed? 415

n. Does the municipality have a low hazard exemption for this material? ◉ Yes ○ No

o. If street sweeping is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?

◉ Yes - Explain frequency 12 full cycles completed

○ No - Explain _____

○ Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program* ☐ Not Applicable

p. Did the municipality conduct catch basin sump cleaning during the reporting year? ◉ Yes ○ No

q. How many catch basin sumps were cleaned in the reporting year? 30

r. If known, how many tons of material was collected? 1

s. Does the municipality have a low hazard exemption for this material? ◉ Yes ○ No

t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?

○ Yes- Explain frequency _____

○ No - Explain _____

◉ Not Applicable

Collection Services - *Leaf Collection Program* ☐ Not Applicable

u. Does the municipality conduct curbside leaf collection? ◉ Yes ○ No

v. Does the municipality notify homeowners about pickup? ◉ Yes ○ No

w. Where are the residents directed to store the leaves for collection?

☑ Pile on terrace ☐ Pile in street ☐ Bags on terrace

☐ Other - Describe _____

x.

What is the frequency of collection?

Daily for 4-5 weeks until complete

y. Is collection followed by street sweeping? ◉ Yes ○ No

z. Brief explanation on Collection Services reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page*

Operate a tandem axle truck with a large leaf vacuum attachment, and follow with a Elgin RegenX street sweeper throughout the entire season

Winter Road Management ☐ Not Applicable

*Note: We are requesting information that goes beyond the reporting year, answer the best you can.

aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? (*One mile of a two-way road equals two lane miles*.) 134

ab. Provide amount of de-icing products used by month last winter season?

Solids (tons) (ex. sand, or salt-sand)

Product	Oct	Nov	Dec	Jan	Feb	Mar
Salt	0	63	156	168	66	0

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
Brine	0	100	355	160	30	0

ac. Was salt applying machinery calibrated in the reporting year? ◉ Yes ○ No

ad. Have municipal personnel attended salt reduction strategy training in the reporting year? ◉ Yes ○ No

Training Date	Training Name	# Attendance
11/10/2025	Staff review of online calibration video	12

ae. Brief explanation on Winter Road Management reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

Staff reviewed the training video for equipment calibration.

Internal (Staff) Education & Communication

af. Has the municipality provided an opportunity for internal training or education to staff implementing the municipality's procedures for each of the pollution prevention program element ? ○ Yes ◉ No

If yes, describe what training was provided (250 character limit):

ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs, procedures and pollution prevention program requirements.

Elected Officials

Sharing of the MS4 annual report

Municipal Officials

Sharing of the MS4 annual report

Appropriate Staff (such as operators, Department heads, and those that interact with public)

Sharing of the MS4 annual report

ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Minimum Control Measures - Section 7 : Complete

7. Storm Sewer System Map

a. Did the municipality update their storm sewer map this year?

○ Yes ◉ No

If yes, check the areas the map items that got updated or changed:

- ☐ Storm water treatment facilities
- ☐ Storm pipes
- ☐ Vegetated swales
- ☐ Outfalls
- ☐ Other - Describe below

b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

Final Evaluation - Complete

Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	**Budget** Reporting Year	**Budget** Upcoming Year	**Source of Funds**
Element: Public Education and Outreach			
0	0	0	Storm water utility
Element: Public Involvement and Participation			
0	0	0	Storm water utility
Element: Illicit Discharge Detection and Elimination			
0	0	0	Storm water utility
Element: Construction Site Pollutant Control			
0	0	0	Storm water utility
Element: Post-Construction Storm Water Management			
0	0	0	Storm water utility
Element: Pollution Prevention			
0	0	0	Storm water utility
Other (describe)			
			Select...

Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters*.

The City's Stormwater Utility budget does not align with the DNR budget categories. A copy of the budget is attached.

Water Quality

a: Were there any known water quality improvements in the receiving waters to which the municipality's storm sewer system directly discharges to?

○ Yes ○ No ◉ Unsure If Yes, explain below:

b : Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

○ Yes ○ No ◉ Unsure If Yes, explain below:

c: Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?
○ Yes ◉ No ○ Unsure

d: Has the municipality evaluated their storm water practices to reduce the pollutants of concern?
○ Yes ◉ No ○ Unsure

Storm Water Quality Management

a. Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)? ○ Yes ◉ No

b. If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

Requests for Assistance on Understanding Permit Programs

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- ☐ Public Education and Outreach
- ☐ Public Involvement and Participation
- ☐ Illicit Discharge Detection and Elimination
- ☐ Construction Site Pollutant Control
- ☐ Post-Construction Storm Water Management
- ☐ Pollution Prevention
- ☐ Storm Water Quality Management
- ☐ Storm Sewer System Map
- ☐ Water Quality Concerns
- ☐ Compliance Schedule Items Due
- ☐ MS4 Program Evaluation

Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - Help reduce file size and trouble shoot file uploads
*Required Item

Note: To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

Attach - Other Supporting Documents

AR_EO

File Attachment — 2025 Annual Report - Condensed.pdf

AR_Other

File Attachment — COFA SW Utility Budget 2026.pdf

AR_MuniFacInsp

File Attachment — COFA SWPPP Inspections.pdf

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Attach - Permit Compliance Documents

IDDE_Program

File Attachment — Fort Atkinson 2025 Storm Outfall Inspections.pdf

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Sign and Submit Your Application

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click HERE .

Terms and Conditions

Certification: I hereby certify that I am an authorized representative of the municipality covered under Fort Atkinson City MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- (•) Authorized municipal contact using WAMS ID.
- ( ) Delegation of Signature Authority (Form 3400-220) for agent signing on the behalf of the authorized municipal contact.
- ( ) Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

Name:	Zach Navin
Title:	Dir of Public Works

Authorized Signature.

☑ I accept the above terms and conditions.

Signed by : i:05.t|mywisconsin id|znavin@fortatkinsonwi.gov on 2026-03-16T13:...

You have already signed and submitted this application to the DNR. Please contact the Wisconsin DNR for assistance.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Director of Neighborhood and Building Services**

RE: **First reading of a proposed Annexation Ordinance relating to the annexation of a portion of the property located at 744 Jones Avenue (parcel number 226-0514-0434-004) to the City of Fort Atkinson from the Town of Koshkonong (PFA-2026-01) (Draeger, Director of Neighborhood and Building Services)**

BACKGROUND

Annexations in Wisconsin are governed by Wisconsin State Statute 66.0217, which establishes the legal procedures and requirements for incorporating territory from a town into a city or village. The statute outlines the methods of annexation, petition requirements, notice and public hearing procedures, and review by the Wisconsin Department of Administration. It also requires a determination that the annexation is in the public interest and ensures that statutory standards related to contiguity, boundary regularity, and service provision are met prior to approval. The Plan Commission reviewed the annexation request at a meeting on April 14, 2026, and recommended the city council perform three readings and adopt an ordinance annexing the territory as depicted on the Boundary Exhibit and assign a zoning classification of Heavy Industrial.

DISCUSSION

The subject parcel is currently located in the Town of Koshkonong, and the applicants are requesting annexation into the City. A zoning amendment is not required, as the area proposed for annexation will be combined with an existing parcel already zoned Industrial. Upon approval of the annexation, the two land areas will be consolidated into a single parcel through a Certified Survey Map (CSM).

The Petition to Annex was submitted to the Wisconsin Department of Administration in accordance with state statute, and the proposed annexation was determined to be in the public interest. Jones Dairy is seeking to annex land it owns within the Town of Koshkonong to facilitate the construction of a wastewater treatment facility.

The proposed annexation, and the associated expansion of the facility, reflects a significant investment by a long-standing community employer and demonstrates a commitment to continued growth within the City.

FINANCIAL ANALYSIS

This annexation will not have a direct financial impact on the City.

RECOMMENDATION

The Plan Commission reviewed this item at the meeting on April 14, 2026, and recommended that the City Council review and adopt the annexation ordinance.

Staff recommends the City Council perform the first reading of the annexation ordinance and direct the City Manager to prepare it for the second and possible third/final reading at the meeting on May 6, 2026.

ATTACHMENTS

1. Plan Commission Memo Annexation Jones
2. Janesville Ave Business District Planning Area
3. 14835_20260318_DOA-MBR_review_letter
4. 24066-Boundary-Exhibit-3-20-26
5. 24066-CSM-2-19-26
6. Site Plan Review Application_Redacted
7. CSM App Redacted
8. Draft Annexation Ordinance - Jones Dairy Farm

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

ANNEXATION
REPORT TO THE PLAN COMMISSION

DATE: April 14, 2026
PROPERTY ADDRESS: 744 Jones Ave.
PARCEL NUMBER: 016-0514-0434-000
OWNER: Jones Dairy Farm
APPLICANT: Ryan Robinson

FILE NUMBER: PFA-2026-01
EXISTING ZONING: County Zoning
PROPOSED ZONING: Heavy Industrial
EXISTING LAND USE: Vacant
REQUESTED USES: Industrial

BACKGROUND

Annexations in Wisconsin are governed by Wisconsin State Statute 66.0217, which establishes the legal procedures and requirements for incorporating territory from a town into a city or village. The statute outlines the methods of annexation, petition requirements, notice and public hearing procedures, and review by the Wisconsin Department of Administration. It also requires a determination that the annexation is in the public interest and ensures that statutory standards related to contiguity, boundary regularity, and service provision are met prior to approval.

REQUEST OVERVIEW

The subject parcel is located within the Janesville Avenue Business District Planning Area and is designated as an Employment Area. The portion of the property currently within the City is zoned Heavy Industrial (HI) and will retain this designation. The area proposed for annexation, currently in the Town of Koshkonong will be incorporated under the same zoning classification, which is consistent with the City's Comprehensive Plan.

Annexation by Unanimous Consent does not require a public notice.

DISCUSSION

The subject parcel is currently located in the Town of Koshkonong, and the applicants are requesting annexation into the City. A zoning amendment is not required, as the area proposed for annexation will be combined with an existing parcel already zoned Industrial. Upon approval of the annexation, the two land areas will be consolidated into a single parcel through a Certified Survey Map (CSM), which appears later on the agenda.

The Petition to Annex was submitted to the Wisconsin Department of Administration in accordance with state statute, and the proposed annexation was determined to be in the public interest. Jones Dairy is seeking to annex land it owns within the Town of Koshkonong to

facilitate the construction of a wastewater treatment facility.

The proposed annexation, and the associated expansion of the facility, reflects a significant investment by a long-standing community employer and demonstrates a commitment to continued growth within the City.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council perform three readings and adopt an ordinance annexing the territory as depicted on the attached Boundary Exhibit and assign a zoning classification of Heavy Industrial.

ATTACHMENTS

1. Janesville Ave Business District Planning Area
2. 14835_20260318_DOA-MBR_review_letter
3. 24066-Boundary-Exhibit-3-20-26
4. 24066-CSM-2-19-26
5. Site Plan Review Application_Redacted
6. CSM App Redacted

FIGURE: 2.18

Janesville Ave Business District Planning Area

City of Fort Atkinson
Futures Open House



Opportunities

- Regional Entertainment Center ("2nd Night")
- Community serving retail & dining redevelopment
- Some industrial relocation to modern business parks
- Fireside Theater helps support other uses (e.g. gifts, high-end hospitality)
- Development design standards & access control
- Landscaping, street & utility enhancements

Note: This map is not a Detailed Future Land Use Map or Future Transportation Map for zoning and other decision making. The purpose of this map is to show conceptual future growth options and facilitate public discussion.

Conceptual Land Uses

- Community Commercial
- Downtown
- Major Institutions
- Mixed-Use
- Neighborhood
- Employment
- Environmental Corridors
- Agriculture
- Existing Major Roads
- Potential Future Roads
- Main Trails (Existing & Proposed)

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 261-6097 Fax (608) 264-6104
Email: **wimunicipalboundaryreview@wi.gov**
Web: **http://doa.wi.gov/municipalboundaryreview**

March 18, 2026

PETITION FILE NO. 14835

MICHELLE EBBERT, CLERK
CITY OF FORT ATKINSON
101 N MAIN STREET
FORT ATKINSON, WI 53538-1861

CAITLIN KINCANNON, CLERK
TOWN OF KOSHKONONG
W5609 STAR SCHOOL ROAD
FORT ATKINSON, WI 53538

Subject: JONES DAIRY ANNEXATION

The proposed annexation submitted to our office on February 27, 2026, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city…." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF FORT ATKINSON**, which is able to provide needed municipal services.

Note: The bearing of the 1121.32' course of the metes and bounds description should be shown as N ***30***deg 02min 57sec W to agree with that shown on the scale map and close the description.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14835 with your ordinance.** Ordinance filing checklist available at http://mds.wi.gov/, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: http://mds.wi.gov/View/Petition?ID=2910
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

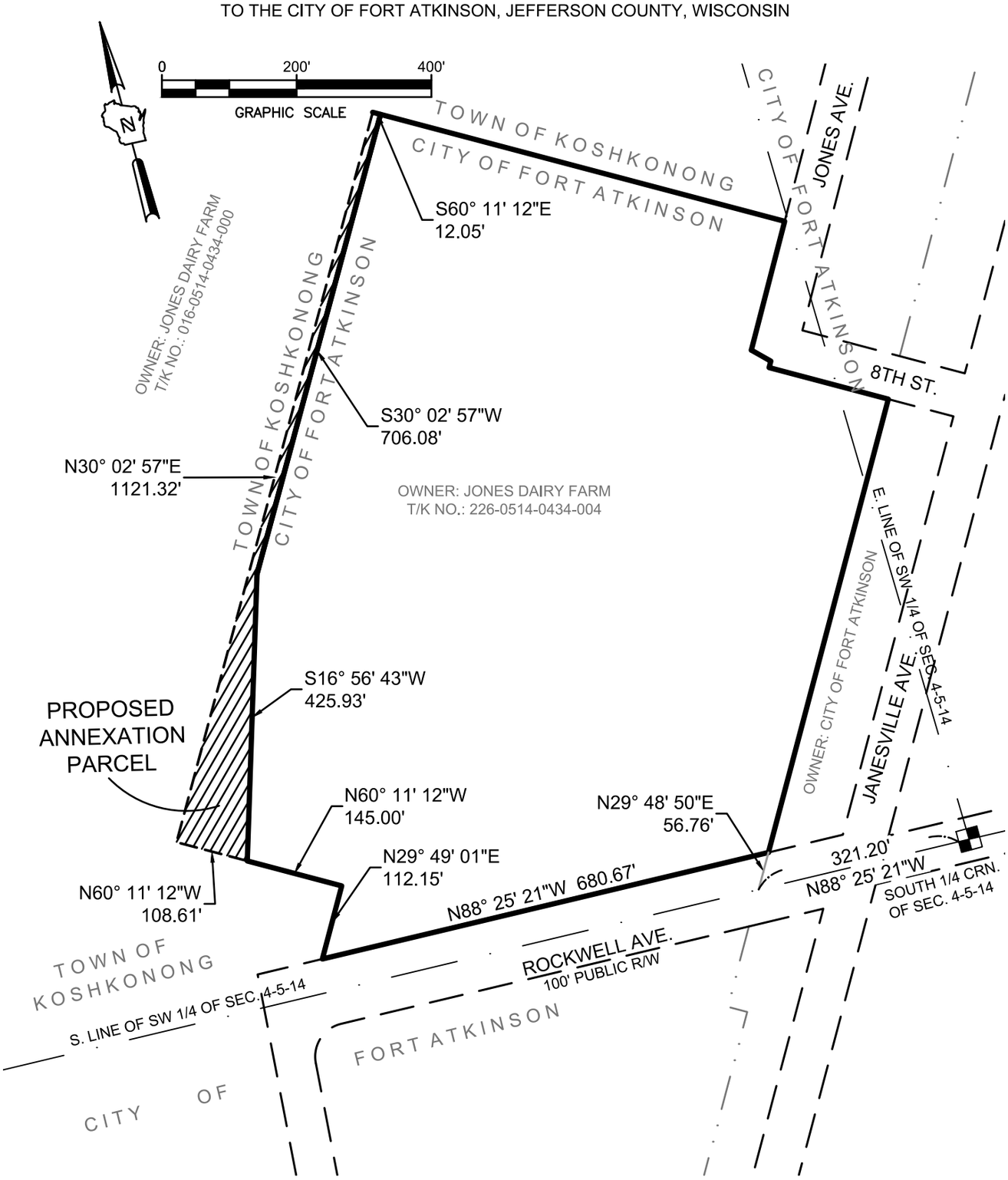


Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
http://doa.wi.gov/municipalboundaryreview

cc: petitioner

ANNEXATION EXHIBIT

TO THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



Legal Description of Proposed Annexation Parcel:

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 5 North, Range 14 East, Town of Koshkonong, Jefferson County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave., thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 145.00 feet to a point in the boundary line of the City of Fort Atkinson and the Town of Koshkonong and the point of beginning; thence continuing N60°11'12"W, 108.61 feet; thence N30°02'57"W, 1121.32 feet; S 60°11'12" E, 12.05 feet; thence S 30°02'57" W, 706.08 feet; thence S16°56'43"W, 425.93 feet to the point of beginning.

Said parcel containing 33,556 square feet/0.77034 acres of land more or less.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT #24066 DRAFTED BY JMB 3/20/2026

Sheet 1 of 1

CERTIFIED SURVEY MAP NO._____

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

LEGEND:

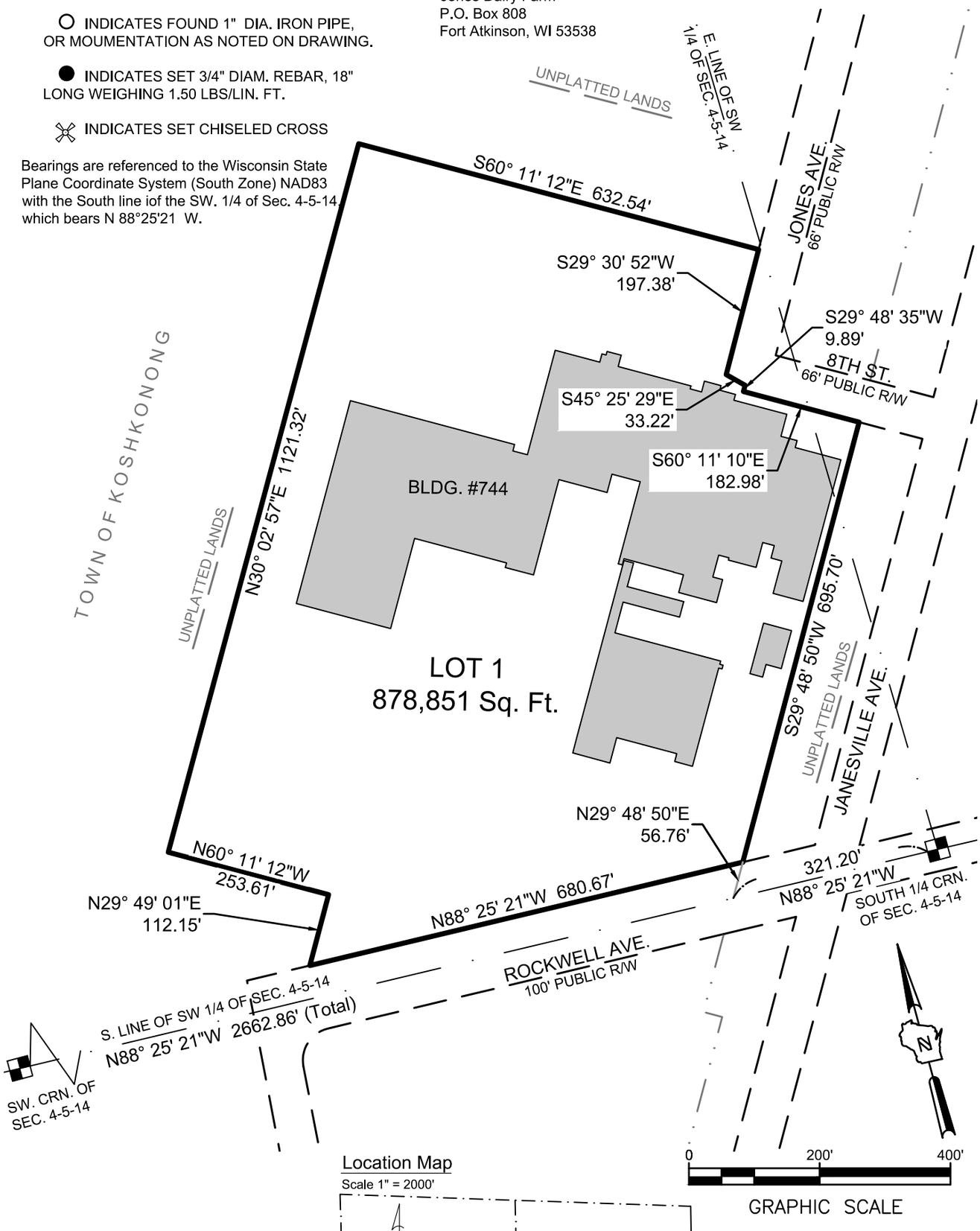
○ INDICATES FOUND 1" DIA. IRON PIPE, OR MOUMENTATION AS NOTED ON DRAWING.

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

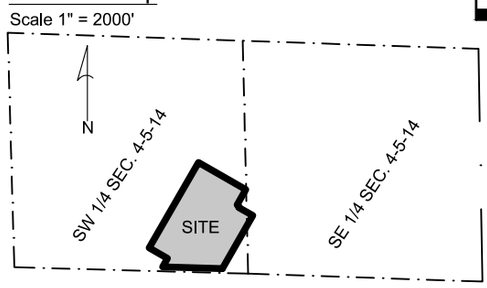
⊗ INDICATES SET CHISELED CROSS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 with the South line iof the SW. 1/4 of Sec. 4-5-14 which bears N 88°25'21 W.

Owner:
Jones Dairy Farm
P.O. Box 808
Fort Atkinson, WI 53538



Location Map
Scale 1" = 2000'



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT
PROJECT #24066 DRAFTED BY JMB

Sheet 1 of X

CERTIFIED SURVEY MAP NO.

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the following parcel of land:

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave. and the point of beginning; thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 253.61 feet; thence N30°02'57"E, 1121.32 feet; thence S60°11'12"E, 632.54 feet to a point in the West line of Jones Avenue; thence S29°30'52"W along said West line, 197.38 feet to a point in the South line of 8th Street; thence S29°30'52"W along said South line, 197.38 feet; thence S29°48'35"W along said South line, 9.89 feet; thence S60°11'10"E along said south line, 182.98 feet; thence S29°48'50"W, 695.70 feet to the point of beginning.

Said lands containing 878,851 square feet or 20.17564 acres of land, more or less.

That I have made such survey, land division, dedication and plat at the direction of the Jones Dairy Farm, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance for the City of Fort Atkinson in the surveying and mapping the same.

_____

Kevin A. Slottke S-2503

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT

PROJECT #24066 DRAFTED BY JMB

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538
Apply Online instead to start immediate review:
https://appengine.egov.com/apps/wi/dir/annexation

FORT·ATKINSON

PETITION FOR ANNEXATION TO THE CITY OF FORT ATKINSON

Address(es) of Property: 800 Jones Ave.

Parcel Number(s): 226-0514-0434-004

The current population or territory to be annexed and/or attached is 0 persons.

We, the undersigned, constituting all of the owners of the real property in Jefferson County, Wisconsin, lying contiguous to the City of Fort Atkinson, respectfully petition the City Council of the City of Fort Atkinson to annex the territory described and shown on the attached scale map to the City of Fort Atkinson, Jefferson County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned HI- Heavy Industrial.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
[signature]	Ryan Robinson	800 Jones Ave	1-19-26

Personally came before me this 19 (day) day of Jan (month), 2026 (year), the above named,

Ryan Robinson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[signature]
Notary Public, Jefferson County, Wisconsin (SEAL)

RORI EILENFELDT NOTARY PUBLIC STATE OF WISCONSIN

My Commission is permanent or expires on: 11/4/2028

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

CITY OF FORT ATKINSON
COST RECOVERY AGREEMENT

The City of Fort Atkinson may retain the services of **professional consultants** (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and/or other experts) to assist in the City's review of a development proposal that may be scheduled for review and action by the Plan Commission and/or City Council. The submittal of a development proposal or land use application by an Applicant shall be construed as an **agreement to pay for such professional services** applicable to the proposal or application. The City may apply reasonable charges for these services to the Applicant through invoices. The City may delay acceptance of the proposal or application as complete, or may delay final approval of the proposal, until the Applicant pays such fees. In the event invoices become delinquent, finance charges will accrue at 1% per month, 30 days after the due date. Review fees invoiced to the Applicant, which are not paid in a timely manner, may be assigned by the City as a special assessment to the subject property. The Applicant hereby waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. The City will provide notice to the applicant of the need to hire a professional consultant.

The Applicant is required to provide the City with an executed copy of this Cost Recovery Agreement as part of the land use application process. Applications are not considered complete and will not be considered by the Plan Commission without this executed Agreement.

*Application fees are non-refundable. Fees cover the costs associated with mailing publicnotices, postage, copies and staff review. Applicants must agree to pay all additional expenses the City may incur on their behalf for contracted services (attorney, planner, engineer and required studies.

Applicant Name: Russell Raposa AIA

Project Name: Jones Dairy Farm Wastwater Facility

Project Address: 800 Jones Road

Parcel Number: 226-0514-0434-004

Dated this 19th **day of** January **20**26.

Agreement signed and entered into by:

The City of Fort Atkinson

City Manager

Property Owner Information:

Owner Name: Ryan Robinson

Owner Signature:

[redacted] Rd, Fort Atkinson WI 53538

Phone Number: [redacted]

[redacted]

Applicant Information (if different):

Applicant Name:

Applicant Signature: Russell J Raposa AIA

Address: [redacted]

Phone Number: [redacted]

Email Address: [redacted]

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

City of Fort Atkinson Procedural Checklist for Site Plans
Requirements per Section 15.10.42

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Joe Duschene / ESI Group USA / Jones Dairy Farm

Phone number: [redacted] Email: [redacted]

Property address for site plan: [redacted]

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ❑ Written description of the intended use describing in reasonable detail the following:
  - ❑ Existing zoning district(s) and proposed zoning district(s), if different.
  - ❑ Existing and proposed land uses.
  - ❑ Projected number of residents, employees, and/or daily customers.
  - ❑ Proposed number of dwelling units and density.
  - ❑ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
  - ❑ Demonstration of consistency with the Comprehensive Plan.
  - ❑ Fencing materials (Section 15.06.40).
  - ❑ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ❑ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ❑ Pre-Development Site Information.
  - ❑ Legal description of the subject property.
  - ❑ Existing property lines and setback lines.
  - ❑ Existing structures and paved areas.
  - ❑ Existing right of way lines with bearings and dimensions clearly labeled.
  - ❑ Existing easements and utilities.

- ❑ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ❑ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).

❑ Proposed Post-Development Site Information.

- ❑ Property lines and setback lines.
- ❑ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
- ❑ Proposed right of way lines with bearings and dimensions clearly labeled.
- ❑ Proposed access points onto public streets and access drives on the subject property.
- ❑ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
- ❑ Location of all proposed parking and traffic circulation areas.
- ❑ Location and configuration of all visibility triangles proposed on the subject property.
- ❑ Location and dimension of all loading and service areas on the subject property.
- ❑ Location of all outdoor storage areas and the design of all screening devices.
- ❑ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
- ❑ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
- ❑ Location of snow storage areas, except for single family and two family residential.
- ❑ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
- ❑ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
- ❑ Location, type, height, size, and lighting of all signage on the subject property.
- ❑ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.

❑ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.

❑ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.

❑ Elevation Drawings.

- ❑ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
- ❑ Depict exterior materials, texture, color, and overall appearance.
- ❑ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).

❑ Photometric Plan

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

- ❑ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ❑ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.

❑ Operational Plan.

- ❑ Describe the proposed hours of operation and traffic generation.
- ❑ Procedures for snow removal, except for single and two family residential.

III Process Checklist

❑ Pre-Application conference with Staff (recommended)	Date: 11/12/25
❑ Application fee of $300.00 received by City Clerk	Date: SW
❑ Reimbursement of professional consultant costs agreement executed.	Date: SW
❑ Receipt of final application packet by Engineering	Date: _____
❑ City Staff input	Date: _____
❑ Review and action by Engineering and Zoning Administrator	Date: _____

CERTIFIED SURVEY MAP NO._____

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

LEGEND:

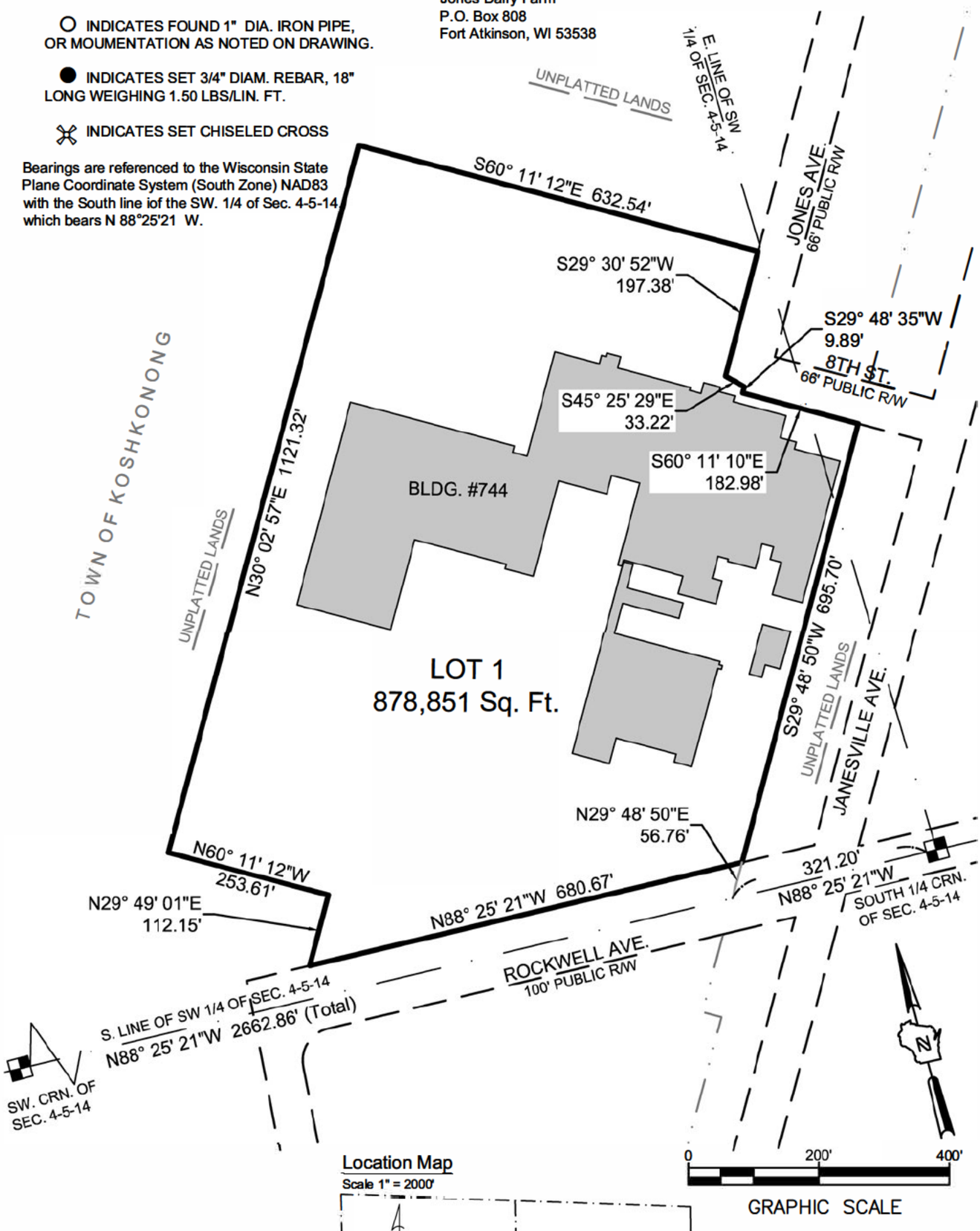
O INDICATES FOUND 1" DIA. IRON PIPE, OR MOUMENTATION AS NOTED ON DRAWING.

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

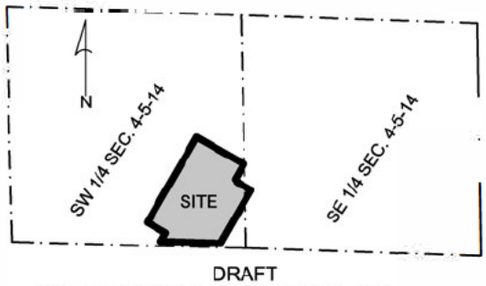
INDICATES SET CHISELED CROSS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 with the South line iof the SW. 1/4 of Sec. 4-5-14 which bears N 88°25'21 W.

Owner:
Jones Dairy Farm
P.O. Box 808
Fort Atkinson, WI 53538



Location Map
Scale 1" = 2000'



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT
PROJECT #24066 DRAFTED BY JMB

Sheet 1 of X

CERTIFIED SURVEY MAP NO.

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the following parcel of land:

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave. and the point of beginning; thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 253.61 feet; thence N30°02'57"E, 1121.32 feet; thence S60°11'12"E, 632.54 feet to a point in the West line of Jones Avenue; thence S29°30'52"W along said West line, 197.38 feet to a point in the South line of 8th Street; thence S29°30'52"W along said South line, 197.38 feet; thence S29°48'35"W along said South line, 9.89 feet; thence S60°11'10"E along said south line, 182.98 feet; thence S29°48'50"W, 695.70 feet to the point of beginning.

Said lands containing 878,851 square feet or 20.17564 acres of land, more or less.

That I have made such survey, land division, dedication and plat at the direction of the Jones Dairy Farm, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance for the City of Fort Atkinson in the surveying and mapping the same.

_____

Kevin A. Slottke S-2503

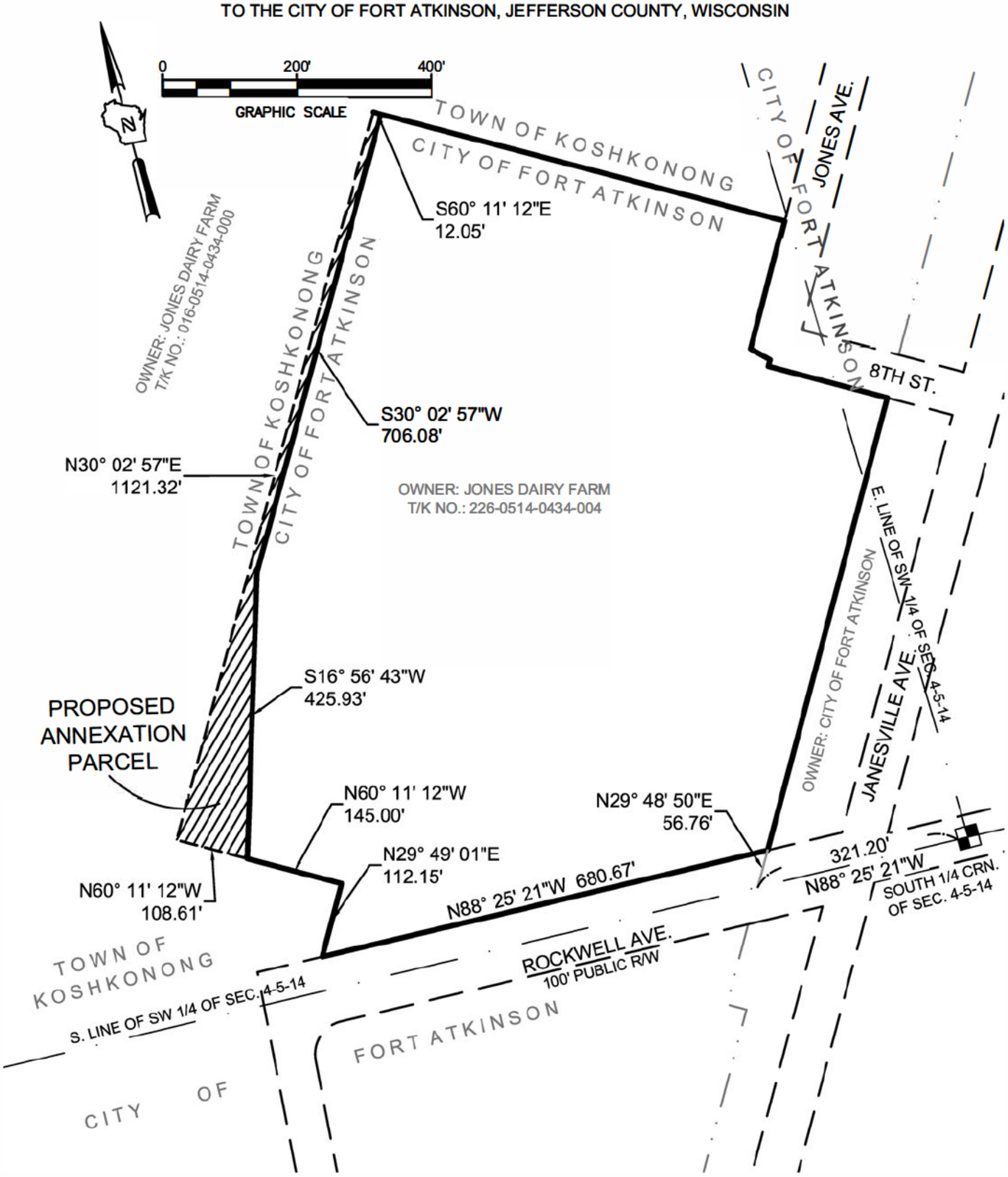
THE SIGMA GROUP
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Fax: 414-643-4210

DRAFT

PROJECT #24066 DRAFTED BY JMB

ANNEXATION EXHIBIT

TO THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



Legal Description of Proposed Annexation Parcel:

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 5 North, Range 14 East, Town of Koshkonong, Jefferson County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave., thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 145.00 feet to a point in the boundary line of the City of Fort Atkinson and the Town of Koshkonong and the point of beginning; thence continuing N60°11'12"W, 108.61 feet; thence N20°02'57"W, 1121.32 feet; S 60°11'12" E, 12.05 feet; thence S 30°02'57" W, 706.08 feet; thence S16°56'43"W, 425.93 feet to the point of beginning.

Said parcel containing 33,556 square feet/0.77034 acres of land more or less.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT #24066 DRAFTED BY JMB 2/19/2026

Sheet 1 of 1

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

City of Fort Atkinson Certified Survey Map Application

This form is designed to be used by the Applicant as a guide to submitting a complete application for review of a Certified Survey Map by the City to process the application.

APPLICANT Name, company, and client (if applicable):
Russell J Raposa AIA, ESI Design Services, Jones Dairy Farm

Phone number: [redacted] Email: [redacted]

OWNER Name, company, and client (if applicable):
Ryan Robinson, Jones Dairy Farm

Phone number: [redacted]1 Email: [redacted]

Postal address for proposed CSM:
800 Jones Ave.

Parcel Identification Numbers Involved:
226-0514-0434-004

Brief description of proposed division or combination and purpose:
Adding farmalnd from Jones Dairy Farm Parcel To Jones Dairy Farm Industrial Facility parcel

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

- ☐ A map of the subject property to scale depicting:
  - ☐ All lands and boundaries for the parcel(s)
  - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) whichmaintains that control.
  - ☐ All lot dimensions of the subject property.
  - ☐ A graphic scale and a north arrow.
- ☐ Legal Description
- ☐ All easements, setbacks or land restrictions on the parcel(s)

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

II Process Checklist

- ❑ Application fee of $100 plus $10 per additional lot received by City Treasurer (Maximum $150) — Date: SW
- ❑ Receipt of complete application packet by Zoning Administrator — Date: _____
- ❑ City Staff Review — Date: _____
- ❑ Plan Commission Public Hearing, review and recommendation — Date: _____
- ❑ City Council review and action

[redacted]

Dated this 19th day of January , 20 26

Respectfully submitted,

Russell J Raposa AIA Digitally signed by Russell J Raposa AIA DN: C=US, E=rpraposa@sedgwickusa.com, CN=Russell J Raposa AIA Contact Info: 262.751.5221 Date: 2026.01.19 09:02:33-06'00'

(Signature of Applicant)

ORDINANCE NO. _____

AN ORDINANCE ANNEXING
THE TERRITORY ADDRESSED 744 JONES AVENUE
TO THE CITY OF FORT ATKINSON

NOW, THEREFORE, The City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

Section 1. TERRITORY ANNEXED. That pursuant to Wis. Stats. §66.0217 of the Wisconsin Statutes, and the Petition for Annexation filed by the property owners by unanimous consent, the following described territory in the Town of Koshkonong, Jefferson County, Wisconsin, is hereby annexed to the City of Fort Atkinson, Wisconsin:

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE N88°25'21"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, ALSO BEING THE CENTERLINE OF ROCKWELL AVE., 321.20 FEET; THENCE N29°18'50"E, 56.76 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF ROCKWELL AVE., THENCE N88°25'21"W ALONG SAID NORTH LINE, 680.67 FEET; THENCE N29°49'01", 112.15 FEET; THENCE N60°11'12"W, 145.00 FEET TO A POINT IN THE BOUNDARY LINE OF THE CITY OF FORT ATKINSON AND THE TOWN OF KOSHKONONG AND THE POINT OF BEGINNING; THENCE CONTINUING N60°11'12"W, 108.61 FEET; THENCE N30°02'57"W, 1121.32 FEET; S 60°11'12" E, 12.05 FEET; THENCE S 30°02'57" W, 706.08 FEET; THENCE S16°56'43"W, 425.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 33,556 SQUARE FEET/0.77034 ACRES OF LAND MORE OR LESS.

Section 2. EFFECT OF ANNEXATION. From and after the effective date of this Ordinance the territory described in Section 1 above shall be part of the City of Fort Atkinson for any and all purposes provided by law and any persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Fort Atkinson.

Section 3. PAYMENT TO THE TOWN OF KOSHKONONG. The property owner has requested annexation to the City per Wis. Stats. §66.0217(2) – Direct Annexation by Unanimous Approval. The City of Fort Atkinson agrees to pay the Town of Koshkonong one

DRAFT

lump sum of $18.55 to represent the lost Town taxes for the next five years, as required by Section 66.0217(14) of the Wisconsin Statutes.

Section 4. ZONING CLASSIFICATION. A) The Territory annexed to the City of Fort Atkinson by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Title 15 of the Code of General Ordinances in the City of Fort Atkinson entitled "Zoning Ordinance" relating to such district classifications and to zoning in the City: HI Heavy Industrial. **B)** The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk.

Section 5. WARD DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made part of Ward 5 of the City of Fort Atkinson, subject to all ordinances, rules, and regulations of the City. The population of this territory is zero (0) on the effective date of this Ordinance.

Section 6. SEVERABILITY. If any provision of this Ordinance is found to be invalid or unconstitutional or if the application of this Ordinance or any person or circumstance is invalid or unconstitutional such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Section 7. EFFECTIVE DATE. This Ordinance shall take effect upon passage and publication and after _____, 2026.

Adopted this _____ day of _____, 2026.

CITY COUNCIL OF THE CITY OF FORT ATKINSON

_____

, City Council President

ATTEST:

_____

Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Ben Dayton, Director of Parks and Recreation**

RE: **Review and possible action related to the repair of the City of Fort Atkinson Municipal Building Entrance Ramps, Stairs, and Pocket Park (Dayton, Director of Parks and Recreation)**

BACKGROUND

The 2022 Fort Atkinson Municipal Building Facility Assessment (2022) identified both the Main St. and Parks and Recreation Office do not meet current accessibility and building standards. The two main entrances need repairs due to uneven, cracked bricks that pose tripping hazards and limit accessibility. This project also covers the nearby pocket park, which has deteriorating brickwork. Additionally, both exterior staircases are in poor condition and need replacement to ensure a uniform appearance across the Municipal Building campus.

DISCUSSION

In addition to bringing the ramps up to code, staff remain mindful of the importance of creating appealing spaces, which is why decorative concrete in colors complementary to the building was chosen. The project includes removing the existing brick paver ramps, steps, and entry landings at both the Parks and Recreation and the main Municipal Building entrances and replacing them with decorative concrete. The new stairs will slightly reduce the number of steps and adjust riser heights to better align with current building standards. Additionally, the pavers in the adjacent pocket park will be removed and repaired. Staff obtained proposals from two concrete contractors who have previously completed work for the City. Pence Concrete provided a quote of $17,500.00 for the ramps and $5,000.00 for the pocket park. D-N-D Concrete submitted a proposal of $16,100.00 for the ramps and $11,500.00 for the pocket park.

With the updated appearance, staff will remove the current bushes and substitute them with arborvitaes to create visual contrast. The park's clock needs significant repairs that are not covered by the current budget and will be stored for the time being. All landscaping restoration will be carried out by Parks maintenance staff.

Additional preventive maintenance included in this project will involve repainting each set of handrails, to be paid for out of the Municipal Building Supply budget. The packet includes a quote of $775.00 from Jake Leiser Painting.

FINANCIAL ANALYSIS

This project has a budget of $22,000.00, using borrowed funds, and was approved in the 2026 Capital Improvement Project Plan Budget. The total cost from DND Concrete is $27,600.00, while Pence Concrete provided the lower quote at $22,500.00, which staff recommends for approval.

The additional **$500.00 over the budgeted amount will come from the** Cityscape **budget (Fund 8)**, which is funded through the city's room tax. As previously mentioned, all painting costs will be absorbed by the **Municipal Building Supply budget**, allowing the CIP funds to remain dedicated to the concrete work. All landscaping and restoration will be completed by the Parks Staff.

RECOMMENDATION

Staff recommends the City Council approve Pence Concrete's proposal to repair the Municipal Building exterior ramps, steps, and pocket park at a cost not to exceed $22,500.00, and the handrail painting quote from Jake Leiser Painting at a cost not to exceed $775.00.

ATTACHMENTS

1. MUNI-Jake Leiser Painting- Ramp and Step Handrail Painting Estimate 3.6.26
2. PCproposal.B.Dayton FA municipal (add ons)
3. PCproposal.B.Dayton FA municipal (patio)
4. MUNI- Ramp, Steps and Patio- Concrete- DND Estimate 4.17.26
5. MUNI- Ramp- Concept, Decorative Concrete-Slate and Desert Tan
6. MUNI- Ramp- Concept, Decorative Concrete-Slate and Desert Tan

Outlook

Municipal building handrails proposal

From Jake Leiser <jakeleiserpainting@gmail.com>
Date Fri 3/6/2026 2:30 PM
To Ben Dayton <bdayton@fortatkinsonwi.gov>

3-6-26

For project to be performed at 101 N. Main St, Fort Atkinson WI

- Wipe down front of building metal handrails with acetone to remove hand oils, etc...
- Apply 1 color, 2 coats Oil based direct to metal coating to handrails.

Total amount for labor and materials: $ 775

Full payment due upon completion.

Thank you for the opportunity to bid your project!

Jake Leiser / Jake Leiser Painting LLC
317 E Main St
Whitewater, WI 53190
(920) 723 5611
jakeleiserpainting@gmail.com
www.jakeleiserpaintingllc.com



Pence Concrete LLC.
411 Grove Street
Fort Atkinson, WI 53538
920-723-7642
penceconcrete@gmail.com

DATE: 04/15/2026

PROPOSAL

Payment due upon completion

Proposal for: City of Fort Atkinson, Ben Dayton

For project located at: Fort Atkinson Municipal and Park and Rec building; 101 N Main St, Fort Atkinson, WI 53538

Description: Additional add-ons

Removal of all existing material
Replace with 4000 psi concrete with rebar mat and rebar pins into existing foundation
Placement of expansion foam throughout foundation
Add color and borders: additional cost of $4000.00

Parks and Rec entrance

Three 7' steps
45 sq. ft. of entryway
16' x 5' handicap accessible ramp
Two sidewalk squares

Municipal Building entrance

Three 8' steps
150 sq. ft. of entryway
Two 30' x 4' handicap accessible ramps
Two sidewalk squares

NOTE: CITY SIDEWALK AND PARKING STALLS TO BE CLOSED PER THE CITY

PROPOSED project price: $13,500.00 (before add-ons)
PROPOSED project price: $17,500.00 (with add-ons)

Please note, there may be additional costs to this proposal price in the event of any changes to proposal as written above, or additional work added and completed after proposal is submitted to potential customers. Costs may also vary depending on changing costs and availability of materials from our material suppliers. Proposal is valid for 30 days from date listed. Please contact Pence Concrete if you would like to proceed with your project after 30 days of this proposal to ensure accurate project cost.

Pence Concrete LLC.
411 Grove Street
Fort Atkinson, WI 53538
920-723-7642
penceconcrete@gmail.com

DATE: 04/15/2026

PROPOSAL

Payment due upon completion

Proposal for: City of Fort Atkinson, Ben Dayton

For project located at: Fort Atkinson Municipal and Park and Rec building; 101 N Main St, Fort Atkinson, WI 53538

Description:

600 sq. ft patio area
Removal of all existing material
Replace with 4000 psi concrete with rebar mat and rebar pins into existing concrete
Placement of expansion foam throughout
Colored to match entrance ramps

NOTE: CITY SIDEWALK AND PARKING STALLS TO BE CLOSED PER THE CITY

PROPOSED project price: $5,000.00

Please note, there may be additional costs to this proposal price in the event of any changes to proposal as written above, or additional work added and completed after proposal is submitted to potential customers. Costs may also vary depending on changing costs and availability of materials from our material suppliers. Proposal is valid for 30 days from date listed. Please contact Pence Concrete if you would like to proceed with your project after 30 days of this proposal to ensure accurate project cost.

ESTIMATE

D-N-D Concrete, LLC
W3285 Bakertown Rd
Helenville, WI 53137-9743

dndconcrete22@gmail.com
+1 (920) 542-0615
d-n-dconcrete.com

Bill to
Ben Dayton

Ship to
Ben Dayton

Estimate details
Estimate no.: 1307
Estimate date: 04/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Concrete Project**	420 sq ft from entry and ramps with border - concrete will be 4" thick with fiber mesh or rebar reinforcement	1	$10,500.00	$10,500.00
2.		**Patio**	500 sq ft colored concrete patio with borders- concrete will be 4" thick with fiber mesh reinforcement, broom finish, hand tooled joints	1	$11,500.00	$11,500.00
3.		**Concrete Project**	Park department ramp and landing with borders	1	$5,600.00	$5,600.00

Total **$27,600.00**

Note to customer

Park and Rec Building

Price includes concrete, materials and labor.

Guarantee: All concrete cracks; however, we will do everything according to specifications to control this. We do not cover salt or chemical damages or excessive cracking because of poor soil under gravel base, or excessive weight.

Price does not include restoration of yard, seeding, filling, etc.

Accounts should be considered past due if not paid within 2 weeks of completion of work. A 1.5% monthly charge will be billed on all past due accounts.

As required by the WI Construction Lien Law, we hereby notify you that when we furnish labor and/or materials, we have lien rights on owner's land and building(s) and we will serve "Notice of Lien" on accounts not paid.

Accepted date	Accepted by




101
CITY OF
FORT ATKINSON
MUNICIPAL BUILDING

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

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

RE: **Review and possible action relating to disallowance of a claim against the City of Fort Atkinson, Burnette (Ebbert, City Clerk/Treasurer/Finance Director)**

BACKGROUND

The League of Wisconsin Municipalities Mutual Insurance (LWMMI) is the City's insurance carrier for property, liability, and worker's compensation. Statewide Services, Inc administers the claims for LWMMI. When the City receives a claim against the City's insurance, Statewide Services performs an investigation and obtains facts relating to the claim, which can include interviewing employees and onsite investigation. After the investigation, Statewide Services makes a final determination and recommendation relating to the claim.

DISCUSSION

On April 1, 2026, staff received a notice from an individual who fell on a sidewalk on E. Milwaukee Avenue on February 21, 2026. The notice was submitted to Statewide Services, which manages such claims for the City. Statewide recommended that the City disallow the claim. The disallowance of the claim shortens the statute of limitations period to six months for any future lawsuit relating to this matter.

FINANCIAL ANALYSIS

There is no financial impact to the City to disallow the claim.

RECOMMENDATION

Staff recommends the City Council disallow the claim against the City of Fort Atkinson from the Claimant pursuant to Wisconsin Statutes 893.80(1)(g).

ATTACHMENTS

1. Notice to City of Fort of Claim from Burnette
2. Statewide Services Claim Acknwldmnt
3. Recommendation for Disallowance_WM000282260040_Acuity

April 1, 2026

CITY CLERK
CITY OF FORT ATKINSON
101 N. MAIN ST
FORT ATKINSON, WI 53538
MEBBERT@FORTATKINSONWI.GOV

Claim Number: TF6029
Date of Loss: 02/21/2026
Claimant Name: Diane Burnette
Insured Name: TED Enterprises LLC

Dear City Clerk:

Acuity, A Mutual Insurance Company (Acuity), received notice from our insured of a trip-and-fall incident on a public sidewalk located adjacent to the property at 37 Milwaukee Ave E. within the City of Fort Atkinson. The purpose of this letter is to provide formal written notice to the City of Fort Atkinson.

We have been advised that the claimant alleges bodily injury arising from a fall on the municipal sidewalk located within the City's right-of-way, not on privately owned premises. The alleged incident was reported to have occurred on or about February 21, 2026.

This letter is intended to provide the City with prompt notice of the circumstances of the alleged claim, including the date, location, and nature of the claimed occurrence, so that the City may investigate and take such action as it deems appropriate.

The property owner expressly denies ownership, control, maintenance responsibility, or legal duty with respect to the public sidewalk where the incident is alleged to have occurred. The sidewalk is owned, controlled, and maintained by the City of Fort Atkinson as part of the public way.

No admission of liability, negligence, or factual assertion is made by providing this notice.

To the extent the claimant asserts or may assert that the adjacent property owner bears responsibility for the condition of the sidewalk, **any such claim is hereby tendered to the**

City of Fort Atkinson for handling, defense, and indemnification as permitted by Wisconsin law and applicable municipal ordinances.

Acuity, on behalf of the property owner, respectfully requests that the City place this matter on notice with its risk management department and liability insurer.

We expressly reserves **all rights, defenses, and protections** available under Wisconsin law, including but not limited to governmental immunity defenses applicable to the City, the de minimis defect doctrine, lack of notice, comparative negligence, and any statutory or ordinance-based allocation of responsibility.

This correspondence is provided to ensure the City is timely informed of the alleged sidewalk incident and to preserve the property owner's rights. Please confirm receipt and advise regarding the City's position or any additional information required.

All rights are expressly reserved.

Sincerely,

Dean Crowley

cc: Ted Enterprises LLC

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Statewide Services, Inc.
Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

April 1, 2026

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

RE: Insured: City of Fort Atkinson
Claimant Name: Diane Burnette
Claim Number: WM000282260040
Date of Loss: 02/21/2026

Statewide Services, Inc. is the third-party administrator for the League of Wisconsin Municipalities Mutual Insurance liability and auto program. We received notice of the above-referenced claim and want to assure you that we are in the process of reviewing it. This claim has been assigned to:

Dan Lowndes
Managing Attorney
Phone: 608-828-5687
Email Address: dlowndes@statewidesvcs.com

Feel free to call or email the claim handler above.

Sincerely,

Statewide Services Claim Department

cc: R&R Insurance Services – Paul Lessila

Statewide Services, Inc.

Claim Division

Dan Lowndes
Managing Attorney-Municipal TPA
P.O. Box 5555
Madison, WI 53705-0555
608- 828-5687
dlowndes@statewidesvcs.com

April 3, 2026

Michelle A Ebbert, WCPC/CMC
City Clerk/Treasurer/Finance Director
City of Fort Atkinson
101 N. Main Street
Fort Atkinson WI 53538
Via email to: mebbert@fortatkinsonwi.gov

RE: Recommendation of Disallowance
Claim of Acuity Insurance
Acuity's Claimant's Name: Diane Burnette
Name of Acuity's Injured: TED Enterprises, LLC
Our file no. WM000282260040

Dear Clerk Ebbert:

Statewide Services administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides insurance coverage to the City of Fort Atkinson. We are in receipt of the claim filed by Acuity Insurance regarding Diane Burnette who was allegedly injured after a fall on the sidewalk. The alleged incident was reported to have occurred on or about February 21, 2026. However, no evidence has been uncovered that would suggest that the City is liable for Ms. Burnette's alleged injuries.

Therefore, we recommend that City follow its standard operating procedures regarding placing disallowance of this claim on an upcoming City Council agenda. If that vote passes, please send Acuity a Notice of Disallowance via certified mail, return receipt requested so that they can receive the Notice of Disallowance no later than 120 days after the city received this claim.

Please do not hesitate to call or email me if you have any questions or concerns.

Sincerely,

Dan Lowndes
Managing Attorney – Municipal TPA

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Erin Sweeney, Wastewater Utility Superintendent**

RE: **Review and possible action related to the replacement of the Main Building Chiller and the Solids Handling Building Air Conditioning Unit at the City's Wastewater Treatment Facility (Sweeney, Wastewater Utility Superintendent)**

BACKGROUND

The Main Building chiller has served the Wastewater Utility since 1991 and is beyond its expected service life. The smaller Solids Handling air conditioner was installed in 2013 and cools the motor control center and PLC equipment for that building. Both units have required numerous repairs in recent years and are now due for replacement to maintain reliable operation and increased efficiency.

DISCUSSION

Effective January 1, 2026, codes require that refrigerants with flammable characteristics be located away from flammable equipment such as boilers. When the units were getting quoted for the summer of 2026, this was not known to the vendors. This code prevents the condensing portion of the chiller from being installed in the boiler room where the existing condenser is located. The existing chiller will be removed from the roof due to weight constraints and replaced with an all-in-one outdoor unit installed on a concrete pad adjacent to the boiler room. The new unit will be filled with glycol to prevent freezing and will provide improved access and ease of maintenance. The Solids Handling Unit is just an updated, more efficient replacement of the 2013 unit. The 2026 CIP includes $140,000 to replace the two units.

FINANCIAL ANALYSIS

Staff requested proposals from three companies for this project. Each proposal includes the removal of both units, a 3-Ton Split Unit for the Solids Handling Building and a Daikin 30 Ton Chiller for the Main Building. They are as follows:

Ahern proposed a cost of $199,416 for the project, including a $1,000 discount if both units are done together.

Total Mechanical proposed a cost of $171,000.

Helm Group proposed a cost of $147,290, including a $1,880 discount if both projects are done together.

Staff did receive quotes for this work in 2025. However, due to tariffs, glycol, new refrigerant cost and a change in the location of the Main Building Chiller, 2026 quotes came in slightly over the 2026 CIP Budget of $140,000.

Helm Group is the lowest responsible bidder for this project. Helm currently provides controls and major maintenance for all wastewater units, and staff has been pleased with their service. There are sufficient funds available in the 2026 Wastewater Utility CIP to cover the additional $7,290 for the Helm Group proposal.

RECOMMENDATION

Staff recommends that the City Council approve the proposal from Helm Group at a cost not to exceed $147,290 and authorize the City Manager to execute the contract.

ATTACHMENTS

1. Ahern #10
2. 80 AC Ahern
3. Total Mechanical #10
4. Total Mechancial #80
5. Helm #10
6. Helm #80

6106 Manufacturers Drive
Madison, WI 53704
main 608.216.0283
jfahern.com

March 20, 2026

Erin Sweeney
Fort Atkinson Wastewater Plant
1600 Farmco Lane
Fort Atkinson, WI 53538
P: (920) 397-9917
Email: esweeney@fortatkinsonwi.gov

RE: Fort Atkinson WWTP – Chiller
Fort Atkinson, Wisconsin
HVAC Installation

Dear Erin:

J. F. Ahern Co. ("Ahern") is pleased to submit its proposal for the above-referenced project. Ahern's scope of work is specifically indicated below in this proposal.

INCLUDED IN AHERN'S PROPOSAL:

1. Demo of the existing chiller, pumps, and piping as needed to connect to the new chiller
2. Provide and install new Daikin 30-ton air-cooled chiller on a pad in front of the building
3. Replace two (2) existing inline pumps with two (2) new inline pumps.
4. Furnish and install new chiller piping
5. Supply new concrete pad installation for the chiller
6. Core two (2) holes for chilled water piping
7. Roof sealing of existing holes from removed pipe
8. Pipe insulation on new piping to the chiller
9. Controls wiring installation to be done by Pieper Electric
10. Electrical work for line voltage to be provided by Pieper Electric for the demo and installation
11. Coring of the exterior wall as needed for the piping and conduit provided
12. Crane to remove old unit from the roof and set new chiller on the new pad in front of the building
13. Owners training for use of new chiller provided

GENERAL SCOPE CLARIFICATIONS:

1. Building permit to be provided by owner
2. Controls integration into the existing system to be done by owner
3. Owner to remove any plantings in the front of the building they wish to save
4. Cooling for the building will be off during the replacement of the chiller

EXCLUDED FROM AHERN'S PROPOSAL:

1. Performance or payment bonds
2. Patching of ceilings
3. Painting work of any kind
4. Overtime or shift-premium pay
5. Temporary facilities and controls.
6. Removal and replacement of ceiling

EXCLUDED FROM AHERN'S PROPOSAL (CONT.):

7. Temporary heating, cooling, ventilation, humidity control, and/or maintenance of associated systems
8. Lintels or frames for roof, wall, or floor openings in steel or concrete construction
9. Access panels in floors, walls, or ceilings
10. Mechanical service work and prescribed preventative maintenance on HVAC systems
11. Dumpsters or recycling containers
12. Dedicated fire watch for all hot work

PRICE:

Ahern's total lump sum price for this project is:
One Hundred Eighty-Nine Thousand Seven Hundred Sixteen Dollars $189,716.00

Material Price Increases: The price and schedule set forth in this proposal for the Scope of Work of Ahern ("Contract Price and Schedule") has been calculated and determined without any contingency for material price escalation impacts. Accordingly, while Ahern shall diligently work toward mitigating any effects of material price increases on its ability to perform its obligations under this proposal, this proposal is submitted under the assumption that any material price escalation impacts upon the Contract Price and Schedule will entitle Ahern to a commensurate equitable adjustment to the Contract Price and Schedule to account for any such increased costs or delays resulting therefrom. Such impacts shall include, but not be limited to, costs and delays caused by events beyond Ahern's control that arise from or are connected with government-imposed measures, government prohibitions, quarantines, national, regional or local emergency declarations, labor stoppages, slowdowns or shortages, or other industrial disturbances, shortages of goods, unreliable supplier lead times, lack of adequate power or transportation facilities, and other like events. This provision includes the following terms regarding impacts on materials unit costs used by Ahern in establishing the current Contract Price. The Contract Price shall be adjusted for escalation of the cost of such materials to be purchased by Ahern based on this adjustment will only apply to price changes in excess of five percent (5%).

If this proposal contains materials built with steel or aluminum, due to the volatility of prices from suppliers, this proposal is valid for ten (10) days from date of issue listed on the cover page of the proposal. If you accept this proposal after this time period Ahern will adjust the proposal to ensure that it contains the most recent steel or aluminum pricing due to significant market fluctuations. The proposal will not be valid until such adjustment is agreed upon by the parties. In no event shall any proposal be valid for more than thirty (30) days from the date of issue listed on the cover page of the proposal unless explicitly consented to by Ahern in writing.

This proposal including the project scope and the general terms and conditions attached hereto constitutes the contract between the parties until and unless it is replaced by a separate document executed by the parties.

The price set forth in this document has been calculated and determined without any contingency for tariff impacts. Because of uncertainty regarding the implementation, timing and impacts of tariffs, no valid means exist by which the likely effects of tariffs currently can be reasonably assessed. This document is submitted assuming that any tariff impacts upon the proposed price will entitle Ahern to a commensurate equitable adjustment to the price to account for any such increased costs. Such impacts shall include, but not be limited to, costs and delays caused by events beyond Ahern's control that arise from or relate to government-imposed measures, government prohibitions, port or customs delays, or other industrial disturbances, shortages of goods, and other like events resulting from tariffs. If this document contains materials subject to tariffs imposed after the quotation or proposal date, the price shall be adjusted to reflect the actual increase in costs directly attributable to such tariff, duty, or surcharge. Ahern shall provide reasonable documentation evidencing the increased costs.

Ahern's payment terms are Net thirty (30) days.

If I can be of further assistance, please contact me directly at (608) 223-7903 or jszabo@jfahern.com.

Respectfully submitted,

J. F. Ahern Co.

JR Szabo
Senior Sales/Project Manager

JS/apm
Z:\WI\QUOTES\HVAC\JR SZABO\1.2026\FORT WWTP\Q.03.20.26.HVAC.DOCX

This proposal is valid for ten (10) days from date of issue listed on the cover page of this proposal.

***ACCEPTED:** _____ **DATE:** _____

*Signed acknowledgment of this proposal confirms acceptance to all above specifications, as well as, the enclosed General Terms and Conditions and Limited Warranty.

97%

Last year, 97% of client survey responders reported they would **work with us again.**

GENERAL TERMS AND CONDITIONS OF SALE

1. ENTIRE CONTRACT The parties intend these general terms and conditions together with any scope of work, proposal or quotation attached hereto (collectively the "Contract") to be the final, complete, and exclusive expression of their Contract and the terms and conditions thereof. No changes or additions hereto shall be binding upon Seller unless in writing and signed by an officer of Seller. Any terms or conditions of Purchaser's order different, inconsistent herewith or in addition hereto shall be of no force and effect and are hereby expressly rejected and, Purchaser's order shall be governed only by the Contract. A definite and seasonable expression of acceptance or a written confirmation which is sent to Seller within the time specified in the Purchaser's order operates as an acceptance of the terms specified herein. Every agreement or other undertaking by Seller is expressly conditioned on Purchaser's assent to the terms contained herein. Seller assumes no liability except as expressly provided herein. Additional proposals or scope of work provided by Seller to Purchaser shall be covered by this Contract unless and until Seller and Purchaser execute a new contract in writing expressly superseding this Contract. This Contract and its referenced documents represent the entire and integrated contract between the parties and supersedes all prior negotiations, representations, agreements, or contracts, either written or oral and may not be modified by course of dealing, course of performance or usage of trade, but only modified in writing signed by an authorized representative of each party. This Contract shall extend to and be binding upon the parties and their respective successors and permitted assigns.

2. PROPOSALS AND CONTRACT Seller's proposal or quotation are not subject to cancellation, suspension, or reduction in amount except with Seller's written consent and upon terms which reimburse Seller for work performed, plus reasonable overhead and profit.

3. PRICES In addition to the prices specified herein, Purchaser shall pay for all extra work requested by Purchaser or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Purchaser with respect to location, type or occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Purchaser's existing facilities, prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in Seller's engineering records supplied by Purchaser. In the event the layout of Purchaser's facilities has been altered or is altered by Purchaser prior to completion of this Contract, Purchaser shall advise Seller of any such alterations and prices and delivery and completion dates quoted herein shall be modified by Seller as may be required because of such alterations. Unless prices are stated by Seller in this or other documents forming a part of this Contract, the prices applicable to the extra work performed shall be Seller's prices in effect at that time.

4. PAYMENT All payments shall be due and payable within thirty (30) days from date of payment application or invoice. A service charge will be charged and added to all payments past due and owed by the Purchaser under this Contract, and at a rate of 18% per annum or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Purchaser shall pay any reasonable attorney's fees incurred in the collection of past due accounts. If the Purchaser fails to pay all or any portion of the amount due, the Seller may, at its option, terminate the Contract, in which event Seller will be obligated to perform no additional work until paid in full.

5. DELAYS Seller shall not be liable for any damage or penalty for delays in work due to acts of God, acts or omissions of the Purchaser, acts of civil or military authorities, government regulations or priorities, quarantines, pandemics, fires, floods, epidemics, quarantine restrictions, war, riots, strikes, differences with workmen, accidents to machinery, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of Seller's subcontractors, failure or delay in furnishing correct or complete information by Purchaser with respect to location or other details of work to be performed hereunder, impossibility, or impracticability of performance or any other cause or causes beyond the control of Seller, whether or not similar to the foregoing in the event of any delay caused as aforesaid, the completion shall be extended for a period equal to any such delay and this Contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the Contract price less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

6. EXCAVATION When the Seller does the excavating, if water, quick-sand, rock, or other unforeseen obstructions are encountered or shoring is required, Purchaser shall pay for as extra to the Contract price any additional work involved at Seller's prices for such work then in effect.

7. SITE FACILITIES Purchaser shall furnish all necessary facilities for performance of its work by Seller, adequate space for storage and handling of material, light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Where wet pipe system is installed, Purchaser shall supply and maintain sufficient heat to prevent freezing of the system.

8. STRUCTURE AND SITE CONDITIONS While employees of Seller will exercise reasonable care, Seller shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls or other structures not erected by it or resulting from excavation in proximity thereto, nor for damage resulting from concealed piping, writing, fixtures or other equipment or condition of water pressure. All shoring or protection of foundations, walls, or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of the Purchaser unless otherwise specified. Purchaser warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Purchaser shall have all things in readiness for installation, including, but not limited to, materials lay-down areas or suitable working base, and facilities for erection at the time the materials are delivered. In the event the Purchaser shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection, the Purchaser shall reimburse Seller for any and all expenses caused by such failure. Failure to make areas available to Seller during performance in accord with schedules which are the basis of Seller's proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this Contract.

9. CODE COMPLIANCE Seller does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Purchaser acknowledges that the Authority Having Jurisdiction may establish additional requirements for compliance with local codes.

10. REPORTS When inspection and/or test services are selected such inspection and/or test services shall be completed on Seller's then current inspection form which shall be provided to Purchaser, and, where applicable, Seller may submit a copy thereof to the local Authority Having Jurisdiction. The inspection form and recommendations by Seller are only advisory in nature and are intended to assist Purchaser in reducing the risk of loss to property by indicating obvious defects or impairments noted on the system and equipment inspected and/or tested. Final responsibility for the condition and operation of the system, equipment and components lies with Purchaser. The Purchaser shall promptly notify Seller of any malfunction in the system which comes to Purchaser's attention. If upon inspection Seller determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined Seller shall be relieved from any and all liability arising therefrom. UNLESS OTHERWISE SPECIFIED IN THIS CONTRACT, ANY INSPECTION (AND IF SPECIFIED TESTING) PROVIDED UNDER THIS CONTRACT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY SELLER TO PURCHASER. SELLER SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE SELLER IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS CONTRACT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS.

11. ALARM MONITORING SERVICES Any reference to alarm monitoring services in this Contract is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Seller's standard alarm monitoring services agreement which will be provided under separate agreement upon purchase.

12. EXCLUSIVE LIMITED WARRANTY Seller warrants that any new equipment provided by Seller under this Contract will be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or, if installed by Seller, for one (1) year from installation. This warranty does not extend to normal wear

and tear, any equipment that others have repaired, abused, altered, misused or that has not been properly and reasonably maintained. All parts as recorded on the face of the work order or invoice are warranted for a period of thirty (30) days, or longer, if the manufacturer's specific warranty provides additional time. If a part installed by Seller fails within thirty (30) days of installation, Seller shall furnish a replacement part free of charge. Parts furnished with a manufacturer's specific warranty shall be furnished in accordance with the specific warranty. Seller will charge for labor to repair or replace parts unless the labor is necessary to correct a repair previously made by Seller within thirty (30) days of the date of the original repair. Refrigerant leak repairs are warranted for a period of thirty (30) days. If within thirty (30) days of the original repair a leak redevelops, Seller shall furnish at no cost to Purchaser the necessary refrigerant and labor for the repair. Any other loss of refrigerant will be billed at Seller's normal selling price. EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED OR EXPRESS WARRANTIES OF MERCHANTABILITY AND WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AS TO ANY SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT WHICH ARE FURNISHED BY SELLER. No premise not contained herein, or affirmation of fact made by an employee, agent or representative of Seller shall constitute a warranty by Seller or give rise to any liability or obligation. Any repairs, adjustments or connections performed by Purchaser, or any third party shall void all warranties.

Seller's liability to Purchaser for personal injury, death or property damage to the extent arising from performance under these terms and conditions shall be limited to an amount not to exceed one (1) year's Contract price. Purchaser shall indemnify, defend, and hold Seller harmless from any and all third-party claims for personal injury, death, or property damage, arising from Purchaser's failure to maintain systems and equipment or keep them in operative condition, whether based upon contract, warranty, tort, strict liability or otherwise. In no event shall Seller be liable for any special, indirect, incidental, consequential, liquidated, penal, or any economic loss damages of any kind, including but not limited to loss of use of the Purchaser's property, lost profit or lost production, whether claimed by the Purchaser or by any third party; irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, tort, strict liability or otherwise. The foregoing limitation of warranty and liability shall supersede any and all other warranty and liability terms previously given or hereafter given unless amendment is made by an officer of Seller in writing.

13. MODIFICATIONS AND SUBSTITUTIONS Seller reserves the right to modify material of Seller's design sold hereunder and/or the drawings and specifications relating thereto, or to substitute material of later design to fulfill this Contract provided that the modifications or substitutions will not materially affect the performance of the material or lessen in any way the utility of the material to the Purchaser.

14. SEVERABILITY If any provision of this Contract is held by any court or other competent authority to be void or unenforceable in whole or in part, this Contract will continue to be valid as to the other remaining and unaffected provisions.

15. WAIVER. Seller's waiver or acceptance of any breach by Purchaser, or Seller's failure to insist, in any one or more instances, upon the strict performance of any provision of the Contract, or to exercise any right herein, shall not be construed as a waiver or relinquishment by Seller of such provision or right in any other instance.

16. ASSIGNMENT Any assignment of this Contract by Purchaser without the written consent of Seller shall be null and void. Seller may assign to its subsidiaries and affiliates at any time.

17. CHANGES, ALTERATIONS, ADDITIONS Changes, alterations and additions to the plans, specifications, or construction schedule for this Contract shall be invalid unless approved in writing by Seller. For any such changes approved by Seller in this manner, which will increase or decrease the cost and expense of work to Seller, there shall be a corresponding increase or decrease in the Contract price herein provided. The value of additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional work approved in the manner herein described, and Seller elects to continue performance so as to avoid delays, then the estimate of Seller's Estimating Department as to the value of the work shall be deemed accepted by the Purchaser.

18. LEGAL NOTICE For the purpose of any notice permitted or required to be given hereunder, such notice or notices shall be deemed given when received.

19. INSURANCE Purchaser shall name Seller as an additional insured on Purchaser's general liability and auto liability policies, which shall be provided on a primary, non-contributory basis. Purchaser shall carry property and casualty coverage and/or builders risk coverage with sufficient limits to cover any potential loss or damage. A waiver of subrogation is required for all policies required herein. Purchaser agrees that with respect to any losses covered by this Contract Purchaser hereby waives and releases Seller, its officers, directors, employees, and agents, from any and all claims and liability or responsibility with respect to such losses, including losses arising out of the inability to conduct business. Purchaser agrees that its insurers shall have no right of subrogation against Seller and its insurers on account of this release.

20. TERMS AND CONDITIONS/TECHNICAL SPECIFICATIONS Terms and conditions specified herein shall be in addition to those set out in Seller's technical specifications and any inconsistencies shall be resolved by Seller's authorized representative.

21. CLAIMS AND CHOICE OF LAW Within five days of the occurrence of any event or matter giving rise to a dispute(s), either party has the right to provide the other Party with a written notice, ("Notice of Dispute"). Within fifteen (15) days of receipt of the Notice of Dispute, the Parties shall commence direct negotiations with management officers authorized to enter into a binding resolution or settlement of the dispute. Should direct negotiations fail to resolve the dispute(s) within fifteen (15) days of the commencement of negotiations, all disputes, claims and matters in controversy relating to or arising from the Contract , shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, unless Seller provides written notice to Purchaser that it has elected in its sole discretion, that all such disputes, claims, and matters in controversy shall be decided by litigation. The Parties further agree that the sole and exclusive location and forum for such arbitration or litigation shall be the Fond du Lac County, Wisconsin Circuit Court. If this venue is deemed unenforceable by a court of competent jurisdiction, the parties agree that the alternative venue shall be the Federal District Court for the Eastern District of Wisconsin, Green Bay Division. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS CONTRACT OR THE TRANSACTIONS CONTEMPLATED HEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). EACH PARTY (A) AGREES THAT, IN THE EVENT OF LITIGATION, IT SHALL SEEK TO ENFORCE, AND SHALL ABIDE BY, THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT HAS BEEN INDUCED TO ENTER INTO THIS CONTRACT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND AGREEMENTS IN THIS SECTION. The parties agree that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claims arise, whichever is shorter, whether known or unknown when the claims arise or whether based on tort, contract, or any other legal theory. The laws of Wisconsin shall govern the validity, enforceability, and interpretation of this Contract.

22. OVERTIME Unless otherwise specified by Seller, all installation work will be performed during regular working hours. If Purchaser shall require any overtime labor, Purchaser agrees to reimburse Seller for the overtime premium of the same. If overtime labor is required on an emergency basis, Purchaser agrees to reimburse Seller for same.

23. INCIDENTAL LOSSES All loss or damage from any cause to the materials, tools, equipment, work or workmen of the Seller or its agents or subcontractors while in or about the premises of the Purchaser shall be borne and paid for by the Purchaser, except in the event that such loss or damage results from the sole negligence of Seller.

24. INDEMNIFICATION To the fullest extent permitted by law, PURCHASER SHALL INDEMNIFY, DEFEND, AND HOLD SELLER AND SELLER'S AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL ACTUAL OR ALLEGED CLAIMS, FINES, PENALTIES, LIENS, CAUSES OF ACTION, SUITS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, THAT ARISE FROM, RELATE TO, OR OTHERWISE ARE CONNECTED WITH, IN WHOLE OR IN PART, EITHER PARTY'S PERFORMANCE OF THIS CONTRACT, INCLUDING THE ACTS OR OMISSIONS OF EITHER PARTY'S SUPPLIERS, SUBCONTRACTORS, EMPLOYEES, AGENTS AND/OR REPRESENTATIVES, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Seller reserves the right to select counsel to represent it in any such action.

25. TERMINATION AND DEFAULT Seller may terminate this Contract upon thirty (30) days written notice for convenience. All amounts owed to Seller for Work completed prior to the termination date shall be paid by Purchaser within ten (10) days of termination. In case of any default by Purchaser, Seller may declare the Contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed) or may enter Purchaser's premises and remove all or any portion of materials provided by Seller. All such remedies of Seller are cumulative and not exclusive. Seller shall also have the right to terminate the Contract due to Purchaser's default, effective at the time notice of termination is received by Purchaser. Default by Purchaser shall consist of failure to pay any installment of price when due, no demand being necessary, or any act or omission on the part of Purchaser whereby Seller is prevented from completing said services, or receivership, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Purchaser or in case said premises or said system shall be attached, liened or seized by process of law and such attachment or lien shall not be vacated or seizure terminated with ten (10) days after its occurrence.

26. SPECIAL CONDITIONS In the event new equipment is carried into existing equipment, the Seller will only test in high pressure the new work involved and any high-pressure test required on the old work will be an extra to the Contract price. Purchaser assumes full responsibility for the condition of existing equipment and for water or other damage resulting directly or indirectly from such condition or other application of test or flushing pressures. In the event existing equipment is being repaired, Seller does not assume any responsibility for testing old and new piping, and any testing will be an extra cost to the Contract price, which will include costs of labor and materials required to make the system tight at high pressure. Purchaser assumes full responsibility for the condition of existing equipment, and for water or other damage resulting directly or indirectly from such condition or the application of test or flushing pressures. In the event a sprinkler system is converted from a wet system to a dry system, the Seller is not responsible for the costs to repair the existing wet pipe system to make it tight at the required air pressure. Nor is the Seller responsible for the cost of material necessary to re-arrange the lines to insure proper drainage thereof. Any labor or material necessary to make the system tight under air pressure or to change the drainage on lines will be an extra cost to the Contract price. Purchaser acknowledges that Purchaser is responsible for ensuring that water-based sprinkler piping is adequately heated to prevent freezing and that all drum drips are required to be maintained and drained by Purchaser.

27. HAZARDOUS CONDITIONS Purchaser represents to the best of Purchaser's knowledge that no hazardous conditions such as risk of infectious disease, MIC, PFAS, need for air monitoring, respiratory protection, or other medical risk, asbestos, asbestos containing material or other potentially toxic or otherwise hazardous material are contained in or on the surface of the floors, walls, ceiling, insulation or other structural components of the area of any building where work is required to be performed under this Contract. If hazardous conditions are encountered by Seller during the course of Seller's work, Seller shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Purchaser as certified in writing by an independent testing agency, and Purchaser shall pay disruption and re-mobilization expenses as determined by the Seller. All hazardous materials shall at all times remain the responsibility and property of Purchaser. Seller shall not be responsible for the testing, removal, or disposal of such hazardous materials.

28. WASTE MANAGEMENT If the work calls for the disposal of hazardous and/or non-hazardous waste materials ("Waste"), then Purchaser shall: (a) be responsible for providing to Seller all necessary forms, waste profile sheets, laboratory analyses, samples, and other information pertaining to the types of Waste to be disposed and shall ensure that all Waste-related information furnished to Seller is accurate and complete; (b) secure, at its expense, all approvals, permits and other authorizations necessary to enable Seller to perform such Waste disposal services, except for those permits and licenses required to be obtained by Seller in connection with its own business; and (c) without limiting the foregoing, comply with all applicable laws and regulations in connection with such classification and disposal of Waste. Purchaser shall execute all manifests for the transportation, storage and disposal of any Waste removed from the project site. At no time will Seller take title to any Waste located on or removed from the project site, and such Waste shall be transported and disposed of as directed by Purchaser and in conformity with all applicable laws and regulations. Nothing in this Contract shall be construed or interpreted as requiring Seller to assume the status of, and Purchaser acknowledges that Seller does not act in the capacity nor assume responsibilities of, Purchaser or others as a 'generator,' 'operator,' 'transporter' or 'arranger' in the treatment, storage, disposal or transportation of any hazardous substance or waste as those terms are understood within the meaning of RCRA, CERCLA, or any other similar federal, state or local law, regulation or ordinance. Purchaser acknowledges that Seller has played no part in and assumes no responsibility for generation or creation of any Waste that may be the subject matter of this Contract. Consistent with Purchaser's obligations under the INDEMNIFICATION provision at Section 24 of this Contract, Purchaser shall defend, indemnify and hold Seller harmless from and against any and all demands, claims, liabilities (including strict liabilities), losses, costs, expenses (including attorneys' fees), fines, penalties, forfeitures, liens, and damages (collectively, "Losses") that result from the transport, storage and/or disposal of Waste generated on and/or removed from the project site, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Purchaser shall be responsible for purchasing and maintaining its own liability insurance from financially sound insurance companies, including but not limited to environmental liability and pollution coverage.

29. OSHA COMPLIANCE Purchaser shall indemnify, defend, and hold Seller harmless from and against any and all claims, demands, and damages arising in whole or in part from the enforcement of OSHA (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Seller.

30. LIEN LAWS (WISCONSIN ONLY) AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

31. NO THIRD PARTY BENEFICIARIES. There are no third-party beneficiaries of this Contract and nothing in this Contract, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, obligations or liabilities.

LAST UPDATE: 12/15/2025

6106 Manufacturers Drive
Madison, WI 53704
main 608.216.0283
jfahern.com

January 23, 2026

Work Location: Fort Atkinson Waste Water
1600 Farmco Ln
Fort Atkinson, WI 53538

Trevor Rollette
Fort Atkinson Waste Water
1600 Farmco Ln
Fort Atkinson WI 53538

Email: trollette@fortatkinsonwi.gov

Send Via: Email
Quote #: 589088 / 1

MECHANICAL SYSTEM WORK ORDER SERVICE PROPOSAL

Dear Trevor,

We are pleased to submit our proposal for HVAC System services at the above-referenced facility based upon our conversation and / or job site visit.

We will perform the quoted and proposed services per your written approval. If this proposal meets your needs, please sign and send the completed proposal back to AHanson@jfahern.com or fax a signed copy to (608)216-0284.

The pricing is based on work performed during the normal working hours of 7:00 a.m. to 3:30 p.m., Monday through Friday. This proposal does not include applicable sales tax and is valid for a period of thirty (30) days. The attached General Terms and Conditions shall be made part of this quotation. Once returned to us, we will call to set up an appointment.

Thank you for this opportunity to quote. If you have any questions or require further details, please feel free to call me directly.

Sincerely,



Allen Hanson
Senior Service Sales Representative

Phone: (608)223-7930
Fax: (608)216-0284
Email: AHanson@jfahern.com

Enclosure

6106 Manufacturers Drive
Madison, WI 53704
main 608.216.0283
jfahern.com

HVAC Service Agreement for Fort Atkinson Waste Water

Trevor Rollette
Fort Atkinson Waste Water
1600 Farmco Ln
Fort Atkinson WI 53538

Email: trollette@fortatkinsonwi.gov

Send Via: Email
Quote #: 589088/1

MECHANICAL SYSTEM SERVICES

Scope of Work/Clarifications:

Labor and materials to replace existing 3 ton fan coil and 3 phase condensor.
Includes new thermostat, ductwork, lineset, and half day crane rental.
Excludes overtime and additional electric.
We will discount both projects $500 each if we do not send the crane two days.

Tariff Price Escalation

The price set forth in this document has been calculated and determined without any contingency for tariff impacts. Because of uncertainty regarding the implementation, timing and impacts of tariffs, no valid means exist by which the likely effects of tariffs currently can be reasonably assessed. This document is submitted assuming that any tariff impacts upon the proposed price will entitle Ahern to a commensurate equitable adjustment to the price to account for any such increased costs. Such impacts shall include, but not be limited to, costs and delays caused by events beyond Ahern's control that arise from or relate to government-imposed measures, government prohibitions, port or customs delays, or other industrial disturbances, shortages of goods, and other like events resulting from tariffs. If this document contains materials subject to tariffs imposed after the quotation or proposal date, the price shall be adjusted to reflect the actual increase in costs directly attributable to such tariff, duty, or surcharge. Ahern shall provide reasonable documentation evidencing the increased costs.

Service Location:

Fort Atkinson Waste Water
1600 Farmco Ln
Fort Atkinson, WI 53538

1	Date Requested: 01/23/2026	Fixed Price $.00	Initial if Accepted
Description :	Same Day Discount		
Item Notes:	We will lower the price by $500 if we do not mobilize the crane two different Days		
Equipment	System ID	System Loc	

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2	Date Requested: 01/23/2026	Fixed Price $10,700.00	Initial if Accepted
Description :	3 Ton MCC Split		
Item Notes:			

Equipment	System ID	System Loc

Total for All Services:			**$10,700.00**
Contract Representative		Customer Authorized Representative Signature	
Name:	Allen Hanson	Print Name:	Trevor Rollette
Title:	Senior Service Sales Representative	Signature:	
Date:	01/23/2026	Date:	
		PO #:	

Signed acknowledgement of this agreement confirms acceptance of all the above scope of work and clarifications as well as all the attached Notes and Clarifications and General Terms and Conditions. Any PO reference is for convenience only and such PO does not form a part of these General Terms and Conditions.

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GENERAL TERMS AND CONDITIONS OF SALE

1. ENTIRE CONTRACT The parties intend these general terms and conditions together with any scope of work, proposal or quotation attached hereto (collectively the "Contract") to be the final, complete, and exclusive expression of their Contract and the terms and conditions thereof. No changes or additions hereto shall be binding upon Seller unless in writing and signed by an officer of Seller. Any terms or conditions of Purchaser's order different, inconsistent herewith or in addition hereto shall be of no force and effect and are hereby expressly rejected and, Purchaser's order shall be governed only by the Contract. A definite and seasonable expression of acceptance or a written confirmation which is sent to Seller within the time specified in the Purchaser's order operates as an acceptance of the terms specified herein. Every agreement or other undertaking by Seller is expressly conditioned on Purchaser's assent to the terms contained herein. Seller assumes no liability except as expressly provided herein. Additional proposals or scope of work provided by Seller to Purchaser shall be covered by this Contract unless and until Seller and Purchaser execute a new contract in writing expressly superseding this Contract. This Contract and its referenced documents represent the entire and integrated contract between the parties and supersedes all prior negotiations, representations, agreements, or contracts, either written or oral and may not be modified by course of dealing, course of performance or usage of trade, but only modified in writing signed by an authorized representative of each party. This Contract shall extend to and be binding upon the parties and their respective successors and permitted assigns.

2. PROPOSALS AND CONTRACT Seller's proposal or quotation are not subject to cancellation, suspension, or reduction in amount except with Seller's written consent and upon terms which reimburse Seller for work performed, plus reasonable overhead and profit.

3. PRICES In addition to the prices specified herein, Purchaser shall pay for all extra work requested by Purchaser or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Purchaser with respect to location, type or occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Purchaser's existing facilities, prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in Seller's engineering records supplied by Purchaser. In the event the layout of Purchaser's facilities has been altered or is altered by Purchaser prior to completion of this Contract, Purchaser shall advise Seller of any such alterations and prices and delivery and completion dates quoted herein shall be modified by Seller as may be required because of such alterations. Unless prices are stated by Seller in this or other documents forming a part of this Contract, the prices applicable to the extra work performed shall be Seller's prices in effect at that time.

4. PAYMENT All payments shall be due and payable within thirty (30) days from date of payment application or invoice. A service charge will be charged and added to all payments past due and owed by the Purchaser under this Contract, and at a rate of 18% per annum or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Purchaser shall pay any reasonable attorney's fees incurred in the collection of past due accounts. If the Purchaser fails to pay all or any portion of the amount due, the Seller may, at its option, terminate the Contract, in which event Seller will be obligated to perform no additional work until paid in full.

5. DELAYS Seller shall not be liable for any damage or penalty for delays in work due to acts of God, acts or omissions of the Purchaser, acts of civil or military authorities, government regulations or priorities, quarantines, pandemics, fires, floods, epidemics, quarantine restrictions, war, riots, strikes, differences with workmen, accidents to machinery, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of Seller's subcontractors, failure or delay in furnishing correct or complete information by Purchaser with respect to location or other details of work to be performed hereunder, impossibility, or impracticability of performance or any other cause or causes beyond the control of Seller, whether or not similar to the foregoing in the event of any delay caused as aforesaid, the completion shall be extended for a period equal to any such delay and this Contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the Contract price less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

6. EXCAVATION When the Seller does the excavating, if water, quick-sand, rock, or other unforeseen obstructions are encountered or shoring is required, Purchaser shall pay for as extra to the Contract price any additional work involved at Seller's prices for such work then in effect.

7. SITE FACILITIES Purchaser shall furnish all necessary facilities for performance of its work by Seller, adequate space for storage and handling of material, light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Where wet pipe system is installed, Purchaser shall supply and maintain sufficient heat to prevent freezing of the system.

8. STRUCTURE AND SITE CONDITIONS While employees of Seller will exercise reasonable care, Seller shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls or other structures not erected by it or resulting from excavation in proximity thereto, nor for damage resulting from concealed piping, writing, fixtures or other equipment or condition of water pressure. All shoring or protection of foundations, walls, or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of the Purchaser unless otherwise specified. Purchaser warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Purchaser shall have all things in readiness for installation, including, but not limited to, materials lay-down areas or suitable working base, and facilities for erection at the time the materials are delivered. In the event the Purchaser shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection, the Purchaser shall reimburse Seller for any and all expenses caused by such failure. Failure to make areas available to Seller during performance in accord with schedules which are the basis of Seller's proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this Contract.

9. CODE COMPLIANCE Seller does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Purchaser acknowledges that the Authority Having Jurisdiction may establish additional requirements for compliance with local codes.

10. REPORTS When inspection and/or test services are selected such inspection and/or test services shall be completed on Seller's then current inspection form which shall be provided to Purchaser, and, where applicable, Seller may submit a copy thereof to the local Authority Having Jurisdiction. The inspection form and recommendations by Seller are only advisory in nature and are intended to assist Purchaser in reducing the risk of loss to property by indicating obvious defects or impairments noted on the system and equipment inspected and/or tested. Final responsibility for the condition and operation of the system, equipment and components lies with Purchaser. The Purchaser shall promptly notify Seller of any malfunction in the system which comes to Purchaser's attention. If upon inspection Seller determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined Seller shall be relieved from any and all liability arising therefrom. UNLESS OTHERWISE SPECIFIED IN THIS CONTRACT, ANY INSPECTION (AND IF SPECIFIED TESTING) PROVIDED UNDER THIS CONTRACT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY SELLER TO PURCHASER. SELLER SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE SELLER IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS CONTRACT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS.

11. ALARM MONITORING SERVICES Any reference to alarm

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monitoring services in this Contract is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Seller's standard alarm monitoring services agreement which will be provided under separate agreement upon purchase.

12. EXCLUSIVE LIMITED WARRANTY Seller warrants that any new equipment provided by Seller under this Contract will be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or, if installed by Seller, for one (1) year from installation. This warranty does not extend to normal wear and tear, any equipment that others have repaired, abused, altered, misused or that has not been properly and reasonably maintained. All parts as recorded on the face of the work order or invoice are warranted for a period of thirty (30) days, or longer, if the manufacturer's specific warranty provides additional time. If a part installed by Seller fails within thirty (30) days of installation, Seller shall furnish a replacement part free of charge. Parts furnished with a manufacturer's specific warranty shall be furnished in accordance with the specific warranty. Seller will charge for labor to repair or replace parts unless the labor is necessary to correct a repair previously made by Seller within thirty (30) days of the date of the original repair. Refrigerant leak repairs are warranted for a period of thirty (30) days. If within thirty (30) days of the original repair a leak redevelops, Seller shall furnish at no cost to Purchaser the necessary refrigerant and labor for the repair. Any other loss of refrigerant will be billed at Seller's normal selling price. EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED OR EXPRESS WARRANTIES OF MERCHANTABILITY AND WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AS TO ANY SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT WHICH ARE FURNISHED BY SELLER. No premise not contained herein, or affirmation of fact made by an employee, agent or representative of Seller shall constitute a warranty by Seller or give rise to any liability or obligation. Any repairs, adjustments or connections performed by Purchaser, or any third party shall void all warranties.

Seller's liability to Purchaser for personal injury, death or property damage to the extent arising from performance under these terms and conditions shall be limited to an amount not to exceed one (1) year's Contract price. Purchaser shall indemnify, defend, and hold Seller harmless from any and all third-party claims for personal injury, death, or property damage, arising from Purchaser's failure to maintain systems and equipment or keep them in operative condition, whether based upon contract, warranty, tort, strict liability or otherwise. In no event shall Seller be liable for any special, indirect, incidental, consequential, liquidated, penal, or any economic loss damages of any kind, including but not limited to loss of use of the Purchaser's property, lost profit or lost production, whether claimed by the Purchaser or by any third party; irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, tort, strict liability or otherwise. The foregoing limitation of warranty and liability shall supersede any and all other warranty and liability terms previously given or hereafter given unless amendment is made by an officer of Seller in writing.

13. MODIFICATIONS AND SUBSTITUTIONS Seller reserves the right to modify material of Seller's design sold hereunder and/or the drawings and specifications relating thereto, or to substitute material of later design to fulfill this Contract provided that the modifications or substitutions will not materially affect the performance of the material or lessen in any way the utility of the material to the Purchaser.

14. SEVERABILITY If any provision of this Contract is held by any court or other competent authority to be void or unenforceable in whole or in part, this Contract will continue to be valid as to the other remaining and unaffected provisions.

15. WAIVER. Seller's waiver or acceptance of any breach by Purchaser, or Seller's failure to insist, in any one or more instances, upon the strict performance of any provision of the Contract, or to exercise any right herein, shall not be construed as a waiver or relinquishment by Seller of such provision or right in any other instance.

16. ASSIGNMENT Any assignment of this Contract by Purchaser without the written consent of Seller shall be null and void. Seller may assign to its subsidiaries and affiliates at any time.

17. CHANGES, ALTERATIONS, ADDITIONS Changes, alterations and additions to the plans, specifications, or construction schedule for this Contract shall be invalid unless approved in writing by Seller. For any such changes approved by Seller in this manner, which will increase or decrease the cost and expense of work to Seller, there shall be a corresponding increase or decrease in the Contract price herein provided. The value of additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional

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work approved in the manner herein described, and Seller elects to continue performance so as to avoid delays, then the estimate of Seller's Estimating Department as to the value of the work shall be deemed accepted by the Purchaser.

18. LEGAL NOTICE For the purpose of any notice permitted or required to be given hereunder, such notice or notices shall be deemed given when received.

19. INSURANCE Purchaser shall name Seller as an additional insured on Purchaser's general liability and auto liability policies, which shall be provided on a primary, non-contributory basis. Purchaser shall carry property and casualty coverage and/or builders risk coverage with sufficient limits to cover any potential loss or damage. A waiver of subrogation is required for all policies required herein. Purchaser agrees that with respect to any losses covered by this Contract Purchaser hereby waives and releases Seller, its officers, directors, employees, and agents, from any and all claims and liability or responsibility with respect to such losses, including losses arising out of the inability to conduct business. Purchaser agrees that its insurers shall have no right of subrogation against Seller and its insurers on account of this release.

20. TERMS AND CONDITIONS/TECHNICAL SPECIFICATIONS Terms and conditions specified herein shall be in addition to those set out in Seller's technical specifications and any inconsistencies shall be resolved by Seller's authorized representative.

21. CLAIMS AND CHOICE OF LAW Within five days of the occurrence of any event or matter giving rise to a dispute(s), either party has the right to provide the other Party with a written notice, ("Notice of Dispute"). Within fifteen (15) days of receipt of the Notice of Dispute, the Parties shall commence direct negotiations with management officers authorized to enter into a binding resolution or settlement of the dispute. Should direct negotiations fail to resolve the dispute(s) within fifteen (15) days of the commencement of negotiations, all disputes, claims and matters in controversy relating to or arising from the Contract , shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, unless Seller provides written notice to Purchaser that it has elected in its sole discretion, that all such disputes, claims, and matters in controversy shall be decided by litigation. The Parties further agree that the sole and exclusive location and forum for such arbitration or litigation shall be the Fond du Lac County, Wisconsin Circuit Court. If this venue is deemed unenforceable by a court of competent jurisdiction, the parties agree that the alternative venue shall be the Federal District Court for the Eastern District of Wisconsin, Green Bay Division. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS CONTRACT OR THE TRANSACTIONS CONTEMPLATED HEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). EACH PARTY (A) AGREES THAT, IN THE EVENT OF LITIGATION, IT SHALL SEEK TO ENFORCE, AND SHALL ABIDE BY, THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT HAS BEEN INDUCED TO ENTER INTO THIS CONTRACT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND AGREEMENTS IN THIS SECTION. The parties agree that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claims arise, whichever is shorter, whether known or unknown when the claims arise or whether based on tort, contract, or any other legal theory. The laws of Wisconsin shall govern the validity, enforceability, and interpretation of this Contract.

22. OVERTIME Unless otherwise specified by Seller, all installation work will be performed during regular working hours. If Purchaser shall require any overtime labor, Purchaser agrees to reimburse Seller for the overtime premium of the same. If overtime labor is required on an emergency basis, Purchaser agrees to reimburse Seller for same.

23. INCIDENTAL LOSSES All loss or damage from any cause to the materials, tools, equipment, work or workmen of the Seller or its agents or subcontractors while in or about the premises of the Purchaser shall be borne and paid for by the Purchaser, except in the event that such loss or damage results from the sole negligence of Seller.

24. INDEMNIFICATION To the fullest extent permitted by law, PURCHASER SHALL INDEMNIFY, DEFEND, AND HOLD SELLER AND SELLER'S AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL ACTUAL OR ALLEGED CLAIMS, FINES, PENALTIES, LIENS, CAUSES OF ACTION, SUITS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, THAT ARISE FROM, RELATE TO, OR OTHERWISE ARE CONNECTED WITH, IN WHOLE OR IN PART, EITHER PARTY'S PERFORMANCE OF THIS CONTRACT, INCLUDING THE ACTS OR OMISSIONS OF EITHER PARTY'S SUPPLIERS, SUBCONTRACTORS, EMPLOYEES, AGENTS AND/OR REPRESENTATIVES, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Seller reserves the right to select counsel to represent it in any such action.

25. TERMINATION AND DEFAULT Seller may terminate this Contract upon thirty (30) days written notice for convenience. All amounts owed to Seller for Work completed prior to the termination date shall be paid by Purchaser within ten (10) days of termination. In case of any default by Purchaser, Seller may declare the Contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed) or may enter Purchaser's premises and remove all or any portion of materials provided by Seller. All such remedies of Seller are cumulative and not exclusive. Seller shall also have the right to terminate the Contract due to Purchaser's default, effective at the time notice of termination is received by Purchaser. Default by Purchaser shall consist of failure to pay any installment of price when due, no demand being necessary, or any act or omission on the part of Purchaser whereby Seller is prevented from completing said services, or receivership, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Purchaser or in case said premises or said system shall be attached, liened or seized by process of law and such attachment or lien shall not be vacated or seizure terminated with ten (10) days after its occurrence.

26. SPECIAL CONDITIONS In the event new equipment is carried into existing equipment, the Seller will only test in high pressure the new work involved and any high-pressure test required on the old work will be an extra to the Contract price. Purchaser assumes full responsibility for the condition of existing equipment and for water or other damage resulting directly or indirectly from such condition or other application of test or flushing pressures. In the event existing equipment is being repaired, Seller does not assume any responsibility for testing old and new piping, and any testing will be an extra cost to the Contract price, which will include costs of labor and materials required to make the system tight at high pressure. Purchaser assumes full responsibility for the condition of existing equipment, and for water or other damage resulting directly or indirectly from such condition or the application of test or flushing pressures. In the event a sprinkler system is converted from a wet system to a dry system, the Seller is not responsible for the costs to repair the existing wet pipe system to make it tight at the required air pressure. Nor is the Seller responsible for the cost of material necessary to re-arrange the lines to insure proper drainage thereof. Any labor or material necessary to make the system tight under air pressure or to change the drainage on lines will be an extra cost to the Contract price. Purchaser acknowledges that Purchaser is responsible for ensuring that water-based sprinkler piping is adequately heated to prevent freezing and that all drum drips are required to be maintained and drained by Purchaser.

27. HAZARDOUS CONDITIONS Purchaser represents to the best of Purchaser's knowledge that no hazardous conditions such as risk of infectious disease, MIC, PFAS, need for air monitoring, respiratory protection, or other medical risk, asbestos, asbestos containing material or other potentially toxic or otherwise hazardous material are contained in or on the surface of the floors, walls, ceiling, insulation or other structural

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components of the area of any building where work is required to be performed under this Contract. If hazardous conditions are encountered by Seller during the course of Seller's work, Seller shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Purchaser as certified in writing by an independent testing agency, and Purchaser shall pay disruption and re-mobilization expenses as determined by the Seller. All hazardous materials shall at all times remain the responsibility and property of Purchaser. Seller shall not be responsible for the testing, removal, or disposal of such hazardous materials.

28. WASTE MANAGEMENT If the work calls for the disposal of hazardous and/or non-hazardous waste materials ("Waste"), then Purchaser shall: (a) be responsible for providing to Seller all necessary forms, waste profile sheets, laboratory analyses, samples, and other information pertaining to the types of Waste to be disposed and shall ensure that all Waste-related information furnished to Seller is accurate and complete; (b) secure, at its expense, all approvals, permits and other authorizations necessary to enable Seller to perform such Waste disposal services, except for those permits and licenses required to be obtained by Seller in connection with its own business; and (c) without limiting the foregoing, comply with all applicable laws and regulations in connection with such classification and disposal of Waste. Purchaser shall execute all manifests for the transportation, storage and disposal of any Waste removed from the project site. At no time will Seller take title to any Waste located on or removed from the project site, and such Waste shall be transported and disposed of as directed by Purchaser and in conformity with all applicable laws and regulations. Nothing in this Contract shall be construed or interpreted as requiring Seller to assume the status of, and Purchaser acknowledges that Seller does not act in the capacity nor assume responsibilities of, Purchaser or others as a 'generator,' 'operator,' 'transporter' or 'arranger' in the treatment, storage, disposal or transportation of any hazardous substance or waste as those terms are understood within the meaning of RCRA, CERCLA, or any other similar federal, state or local law, regulation or ordinance. Purchaser acknowledges that Seller has played no part in and assumes no responsibility for generation or creation of any Waste that may be the subject matter of this Contract. Consistent with Purchaser's obligations under the INDEMNIFICATION provision at Section 24 of this Contract, Purchaser shall defend, indemnify and hold Seller harmless from and against any and all demands, claims, liabilities (including strict liabilities), losses, costs, expenses (including attorneys' fees), fines, penalties, forfeitures, liens, and damages (collectively, "Losses") that result from the transport, storage and/or disposal of Waste generated on and/or removed from the project site, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Purchaser shall be responsible for purchasing and maintaining its own liability insurance from financially sound insurance companies, including but not limited to environmental liability and pollution coverage.

29. OSHA COMPLIANCE Purchaser shall indemnify, defend, and hold Seller harmless from and against any and all claims, demands, and damages arising in whole or in part from the enforcement of OSHA (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Seller.

30. LIEN LAWS (WISCONSIN ONLY) AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

31. NO THIRD PARTY BENEFICIARIES. There are no third-party beneficiaries of this Contract and nothing in this Contract, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, obligations or liabilities.

LAST UPDATE: 12/15/2025

TOTAL. MECHANICAL

Building Integrity

March 26, 2026 Proposal #26-1723-2

Trevor Rollette
Ft Atkinson WWTP

RE: Ft. Atkinson WWTP Chiller Replacement
HVAC

We propose to furnish and install the following.

- Demo 30-ton chiller and pumps & remove from site
- Provide and install (1) Daikin 30-ton Nominal Air-cooled chiller (IPLV 19.75) with Bacnet control interface
- Provide and install (2) in-line pumps and specialties
- Provide and install (2) new VFDs for pumps
- Provide and install (1) new expansion tank
- Chilled water piping for new pumps and outdoor chiller
- Provide and install (1) Glycol fill system
- Provide up to 275 gallons of 35% propylene glycol
- Electrical wiring for new chiller
- Disconnect and reconnect electrical for pumps
- Provide and install 8ft x 8ft concrete pad for new chiller
- Insulation for new chilled water piping PVC cladding for outdoor insulation
- Test and balance
- Controls allowance included ($20,000)

For the Budget of: $ 158,000.00

Alternate #1 Delete Glycol

- Delete (1) Glycol fill system
- Delete 275 gallons of 35% propylene glycol
- If Glycol is deleted the outdoor chiller will need to be drained in the winter.

Deduct the Budget of: $ 5,000.00

The following are specifically **excluded** from our proposal:

- Removal and reinstallation of ceiling tiles and grid
- Increased system efficiency, options, and/or associated adjustments for ASHRAE 90.1 compliance
- Plumbing piping.
- Overtime or premium time charges
- Temporary heating, ventilation, or cooling including filter changing during construction
- Dumpsters
- Liquidated damages
- Demolition of any type unless specifically mentioned above
- Rework to existing system by others unless shown on plans
- Painting or touch-up paint, including painting of ductwork and piping
- Cutting or patching of any type. Repair or restoration by others
- Roof work of any type. Including cutting, coring or patching
- Concrete work of any type, including equipment pads not specifically mentioned above
- Payment, performance or bid bond

- Asbestos and/or lead paint testing and/or abatement

We have based our proposal on the best commodity pricing & availability at the current time; however, due to the volatility with products across the nation our proposal is only valid for up to 20 days from the date of this proposal. Tariffs, trade restrictions, tax changes, and/or supply chain disruptions may change material costs and lead times at any time. We reserve the right to pass through additional costs and/or schedule impacts and will provide documentation for client review prior to implementation.

We appreciate the opportunity to work with you on this and all future projects. Should you have any questions, or require additional information, please do not hesitate to contact me directly at (262) 522-8683, or email me at rbardeleben@total-mechanical.com

Respectfully Submitted,
TOTAL Mechanical, Inc. - Janesville Office



Randy Bardeleben
Estimator

March 26, 2026
Ft. Atkinson WWTP Chiller Replacement
Proposal #26-1723-1

TERMS AND CONDITIONS OF SALE

LIEN NOTICE · AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, TOTAL MECHANICAL, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS IN ADDITION TO TOTAL MECHANICAL, INC. ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY, TOTAL MECHANICAL, INC. AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

WARRANTY · TOTAL MECHANICAL, INC. warrants and guarantees to the OWNER (meaning the buyer as shown on the front of this document) that all materials and equipment, and the work to be performed hereunder, will be of good quality, free from faults and defects, but such warranty shall extend only for a period of one year from the date of substantial completion. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, PERFORMANCE OR OTHERWISE. TOTAL MECHANICAL, INC.'S liability under the warranty is strictly and exclusively limited to the repair or replacement at the job site of such work (including materials and equipment) as is found to be defective within such one-year period, and with repent to which the OWNER has given TOTAL MECHANICAL, INC. prompt written notice within such one-year period. No allowance will be made for repairs or alterations unless made with TOTAL MECHANICAL, INC'S prior written consent or approval. IN NO EVENT SHALL TOTAL MECHANICAL, INC. BE LIABLE FOR CLAIMS FOR ANY OTHER DAMAGES BASED UPON BREACH OF EXPRESS OR IMPLIED WARRANTY OR NEGLIGENCE, EITHER DIRECT OR IMMEDIATE, FORESEEABLE, CONSEQUENTIAL, OR SPECIAL. This paragraph states TOTAL MECHANICAL, INC'S entire liability with respect to warranties, guarantees or representations, express of implied.

DAMAGES · TOTAL MECHANICAL, INC. IS NOT RESPONSIBLE FOR SPECIAL INCIDENTAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING LOST PROFITS, DOWNTIME, GOODWILL, DAMAGE TO OR REPLACEMENT OF EQUIPMENT AND PROPERTY, AND ANY COSTS FOR RECOVERING, REFURBISHING, REPRODUCTION OR ANY OTHER REHABILITATION OF A CONDITION, CIRCUMSTANCE OR PRODUCT.

EXTRAS · Any extra work requested by the OWNER, and performed by TOTAL MECHANICAL, INC., shall be performed on a time and material basis (unless otherwise agreed in writing) including such overhead and profit as may then be standard for work of a similar nature, and all such extra work shall be subject to all of the terms and conditions hereof.

DELAYS · Any scheduled completion date is approximate and subject to delays caused by fire, strike or other labor disturbance. Acts of God, shortages of materials or failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries or any other factor beyond TOTAL MECHANICAL, INC'S control, none of which factors or events shall give rise to any liability on the part of TOTAL MECHANICAL, INC., but shall extend the completion date for a period equivalent to the time lost by reason of all such factors or events.

PAYMENT TERMS · Unless otherwise agreed in writing, no retention shall apply to any of the work, and payment for all work (including materials and equipment) shall be made by no later than the tenth day of each month for work performed during the preceding month. On time and material work, the number of hours, rate per hour, total of material will be stated on the invoice unless otherwise stated herein. On firm bid contracts, no detail will be required other than a draw against the contract amount, unless otherwise state within.

CONTRACT TERMS · The terms and conditions stated herein shall constitute the complete and exclusive statement of the terms here for, and shall supersede all prior oral and written statements of any kind whatsoever made by the parties of their representatives concern the terms hereof. No statement (except for extra work) or writing subsequent to the date hereof which purports to modify or all of terms and conditions hereof shall be binding unless consented to in writing signed by the party against which enforcement hereof is sought.

INTEREST AND COLLECTION COST · It is agreed that, in the event the OWNER fails to pay the amounts due under the terms of this Agreement when due, interest may be charged by TOTAL MECHANICAL, INC. at a rate of 1.5% per month, for a maximum of 18% per year. OWNER further agrees to pay all costs and expenses incurred by TOTAL MECHANICAL, INC. in collecting or attempting to collect amounts due hereunder, including reasonable attorney's fees.

INDEMNIFICATION · To the fullest extent permitted by law, the OWNER shall defend, indemnify and hold harmless Total Mechanical, Inc., OWNER, general contractor, and their respective officers, agents and employees, from and against all claims, damages, losses, costs, expenses, judgments and liabilities, including but not limited to attorney's fees, costs and expenses, arising out of or in connection with OWNER'S performance of or failure to perform this Agreement, provided that any such claim, damage, loss, costs, expenses, judgments or liabilities are attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible personal property, including their loss of use resulting there from, that is caused in whole or in part by any act or omission of the OWNER, any subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by any party indemnified hereunder.

The indemnification obligation under this paragraph shall not be limited in any way by any limitations on the amount or type of damages, compensation or benefits payable by or for the benefit of OWNER or ay indemnities under any Worker's Compensation Act, Occupational Disease Act, Disability Benefits Act, or any other employee benefits act. The OWNER further agrees to waive any and all liability limitations based upon the Worker's Compensation Act court interpretations or otherwise.

If the above proposal, subject to the terms and conditions is acceptable, **please sign and return.** Total Mechanical will proceed with the work.

TOTAL. MECHANICAL

Building Integrity

March 25, 2026 Proposal #26-1723-1

Trevor Rollette
Ft Atkinson WWTP

RE: Ft. Atkinson WWTP Electrical Room Cooling Unit Replacement
HVAC

We propose to furnish and install the following.

- Demo 3 ton cooling only unit
- Provide and install (1) 3 ton Cooling only AHU and condenser (208/230v 3ph)
- Condenser provided with low ambient kit for low temp cooling operation down to 0F
- New Line-set included
- Disconnect and reconnect electrical and condensate drain
- Remove the old unit from site

For the Sum of: $ 13,000.00

The following are specifically **excluded** from our proposal:

- Removal and reinstallation of ceiling tiles and grid
- Increased system efficiency, options, and/or associated adjustments for ASHRAE 90.1 compliance
- Plumbing piping.
- Overtime or premium time charges
- Temporary heating, ventilation, or cooling including filter changing during construction
- Dumpsters
- Liquidated damages
- Demolition of any type unless specifically mentioned above
- Rework to existing system by others unless shown on plans
- Painting or touch-up paint, including painting of ductwork and piping
- Cutting or patching of any type. Repair or restoration by others
- Roof work of any type. Including cutting, coring or patching
- Concrete work of any type, including equipment pads
- Payment, performance or bid bond
- Asbestos and/or lead paint testing and/or abatement

March 25, 2026
Ft. Atkinson WWTP Electrical Room Cooling Unit Replacement
Proposal #26-1723-1

We have based our proposal on the best commodity pricing & availability at the current time; however, due to the volatility with products across the nation our proposal is only valid for up to 20 days from the date of this proposal. Tariffs, trade restrictions, tax changes, and/or supply chain disruptions may change material costs and lead times at any time. We reserve the right to pass through additional costs and/or schedule impacts and will provide documentation for client review prior to implementation.

We appreciate the opportunity to work with you on this and all future projects. Should you have any questions, or require additional information, please do not hesitate to contact me directly at (262) 522-8683, or email me at rbardeleben@total-mechanical.com

Respectfully Submitted,
TOTAL Mechanical, Inc. - Janesville Office

Randy Bardeleben
Estimator

March 25, 2026
Ft. Atkinson WWTP Electrical Room Cooling Unit Replacement
Proposal #26-1723-1

TERMS AND CONDITIONS OF SALE

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CONTRACT TERMS · The terms and conditions stated herein shall constitute the complete and exclusive statement of the terms here for, and shall supersede all prior oral and written statements of any kind whatsoever made by the parties of their representatives concern the terms hereof. No statement (except for extra work) or writing subsequent to the date hereof which purports to modify or all of terms and conditions hereof shall be binding unless consented to in writing signed by the party against which enforcement hereof is sought.

INTEREST AND COLLECTION COST · It is agreed that, in the event the OWNER fails to pay the amounts due under the terms of this Agreement when due, interest may be charged by TOTAL MECHANICAL, INC. at a rate of 1.5% per month, for a maximum of 18% per year. OWNER further agrees to pay all costs and expenses incurred by TOTAL MECHANICAL, INC. in collecting or attempting to collect amounts due hereunder, including reasonable attorney's fees.

INDEMNIFICATION · To the fullest extent permitted by law, the OWNER shall defend, indemnify and hold harmless Total Mechanical, Inc., OWNER, general contractor, and their respective officers, agents and employees, from and against all claims, damages, losses, costs, expenses, judgments and liabilities, including but not limited to attorney's fees, costs and expenses, arising out of or in connection with OWNER'S performance of or failure to perform this Agreement, provided that any such claim, damage, loss, costs, expenses, judgments or liabilities are attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible personal property, including their loss of use resulting there from, that is caused in whole or in part by any act or omission of the OWNER, any subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by any party indemnified hereunder.

The indemnification obligation under this paragraph shall not be limited in any way by any limitations on the amount or type of damages, compensation or benefits payable by or for the benefit of OWNER or ay indemnities under any Worker's Compensation Act, Occupational Disease Act, Disability Benefits Act, or any other employee benefits act. The OWNER further agrees to waive any and all liability limitations based upon the Worker's Compensation Act court interpretations or otherwise.

If the above proposal, subject to the terms and conditions is acceptable, **please sign and return.** Total Mechanical will proceed with the work.

PROJECT PROPOSAL

Company
Helm Service
S84 W18852 Enterprise Drive
Muskego, WI 53150
Ph: 414-343-9222

Proposal Date: 1/26/2026
Proposal Number: P07415

Bill To Identity
FORT ATKINSON WASTEWATER UTILITY
1600 FARMCO LANE
FORT ATKINSON, WI 53538
Erin Sweeney

Agreement Location
FORT ATKINSON WASTEWATER UTILITY
1600 FARMCO LANE
FORT ATKINSON, WI 53538
Erin Sweeney

RE: Chiller Replacement-REVISED 3/13/2026

Dear Erin,

Helm Service would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Helm Service for this work will ensure you are receiving the highest technical expertise in our industry. Our mechanical service procedures promote the highest safety and environmentally conscious practices available.

Scope: Chiller Replacement

- Provide labor and materials as needed to isolate and LOTO the electrical circuit to provide a safe working environment following OSHA standards.
- Provide material, labor, and rigging to remove the old chiller and condenser from the roof and dispose of off-site.
- Provide a new Trane 30-ton chiller and set on new concrete pad.
- Provide new chilled water system pumps.
- Provide new piping for pumps and system water piping from pumps in mechanical room to new chiller.
- Provide electrical to the new chiller.
- Perform system start up.
- Provide roof flashing for piping, new piping insulation and glycol in system to prevent freezing.
- Verify operation
- Jobsite clean-up
- Permit

NOTE: Based on Data given and load calculations, our engineer recommends that we stay with a 30-ton Chiller System. The new chiller has (2) compressors so it will have full load and part load performance.

TRANE-

- 30 nominal Ton Chiller - Model# RAUKC30
- 460V / 60Hz / 3 Phase
- Product Data
  30 Ton Air Cooled Condensing Unit
  R-454B Refrigerant
  Galvanized Steel Frame, Panels & Access Doors
  460V / 60Hz / 3 Phase
  Manifolded Scroll Compressors

Aluminum Microchannel Condenser Coil w/ Brazed Connections
Single Circuit
Direct Drive, Vertical Discharge Condenser Fans
Standard Ambient (40° - 125°F Operating Range)
Discharge & Suction Service Valves
Pressure Gauges & Piping
Non-Fused Disconnect Switch
5kA SCCR
Neoprene Vibration Isolators
Symbio 800 Unit Controller w/ BACnet
TD7 Controls User Interface
30 Ton Remote Chiller Evaporator (Field Installed by Others)
Indoor Brazed Plate Heat Exchanger
Unit Control Box & Terminal Strip
Mounting Hardware & Insulation
Water Strainer, Flow Limit Switch & Waterside Pipe Stubs and Couplings
Grooved (Victaulic) Water Connections & Stainless Steel Refrigerant Connections
Leak Detection Sensor & Controls to be Provided by Others and Field Installed by Others
Evaporator LWT Control w/ Chiller Freeze Protection
Includes Remote Panel for Customer Connections & Freezestat
Startup by Trane
1 Year Parts & Labor Warranty
5 Year Compressor Parts ONLY Warranty

Concrete Pad:

- Excavate and remove washed stone for new concrete pad. Existing stone and any weed barrier, edging or accessories will be reinstalled. No new landscaping is included in this proposal
- Install and compact up to 8" of new aggregate base course
- Install new concrete pad. Concrete to be poured with a 4,000psi mix.
- Reinstall washed stone bedding material.

Note:

- Normal working 1st shift hours assumed. No weekends or holidays
- We will call diggers hotline as required, however we did not include a private locate.
- Unforeseen conditions not listed below would be handled as approved change orders to the scope below.

Investment for Above.....$132,270.00 plus tax if applicable

Clarifications:

- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- *This proposal, scope, and price is the proprietary property of Helm Service and is for our Client's use only, as it is to be utilized for the agreement evaluation.* This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Helm Service, which is not expressed herein. No party shall alter this agreement. This proposal will become a binding Agreement only after acceptance by Client and approval by an officer of Helm Service as evidenced by their signatures below. All rights to any designs presented are retained by Helm Service.
- Helm Shall properly dispose of all debris created by the above noted repairs.

- Note: If additional problems are found, another proposal will be offered to address anything additional.
- Proposal valid for 30 days.

Exclusions:

- Taxes
- The scope of this proposal does not include the replacement of any other components of the mechanical or controls systems that are not specifically listed in this proposal.
- Temporary HVAC equipment or rental equipment.
- Inspection fees of any kind.
- Isolation valves, strainers, check valves, etc. unless specifically noted.
- Electrical work of any kind, starters, disconnects, VFD's wire, conduit, breakers, fuses, etc. Unless noted above.
- Roofing, cutting, patching, flashing, painting.
- Structural building/walls; cutting, patching, and coring.
- All work associated with Fire/Life Safety, including interfaces and interlocks to the Fire Alarm System, smoke detectors, fire dampers, smoke control dampers, and smoke/fire dampers.
- Utility Services: We assume the existing utilities (gas, electrical, water) serving the facility are properly sized to handle the current building loads. If it is determined service upgrades are necessary to facilitate current or future loads, additional costs may apply through your utility provider and/or Helm.
- Payment and performance bonds.
- All responsibility for Lead and asbestos identification, abatement, removal, and disposal prior to start of job.

Thank you for the opportunity. We look forward to working with you.

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor

Andrea Fasciano

Signature (Authorized Representative)

Andrea Fasciano

Name (Print/ Type)

414-343-9222

Phone

1/26/2026 P07415

Date Proposal #

Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date PO#

HELM SERVICE
PROJECT - TERMS AND CONDITIONS

1. TERMS: IF THIS CONTRACT INVOLVES THE PURCHASE OF MATERIALS AND EQUIPMENT ONLY, THE PURCHASE PRICE SHALL BE PAYABLE AT THE TIME OF DELIVERY OF THE MATERIALS AND/OR EQUIPMENT; IF THIS CONTRACT INVOLVES LABOR OR LABOR AND MATERIALS AND EQUIPMENT, PROGRESS BILLINGS WILL BE SUBMITTED COVERING MATERIALS AND EQUIPMENT DELIVERED TO THE JOB SITE OR STORED IN ACCEPTABLE STORAGE FOR DELIVERY TO THE JOB SITE. THIS PROGRESS BILLING WILL ALSO INCLUDE LABOR WHICH HAS BEEN EXPENDED ON THE JOB OR DIRECTLY CONCERNED WITH THE JOB. THIS PROGRESS BILLING AMOUNT WILL BE DUE TEN DAYS AFTER BILLING DATE. FOR JOBS WHICH REQUIRE RETENTION, A RETENTION AMOUNT OF FIVE PERCENT WILL BE WITHHELD. IT WILL BECOME DUE AND PAYABLE AT THE COMPLETION OF HELM SERVICE'S PORTION OF THE PROJECT.

2. Title to the materials and equipment shall remain with Helm Service until the customer has paid the total price in full, and if the customer should fail to make any payment to Helm Service as the same becomes due or the customer fails to perform any other obligation under this contract, Helm Service may take possession of the materials and equipment.

3. Helm Service warrants that its labor and installation shall be done in a good and workmanlike manner and shall be free from defects for a period of one year after completion of the installation. Helm Service warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Helm Service has good title thereto. Helm Service does not warrant the quality of the equipment and materials furnished in any respect and the customer's remedy for defects in the equipment and materials shall be against Helm Service's suppliers or the manufacturers of the materials and equipment. Helm Service will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL HELM SERVICE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFITS, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S, TENANTS, OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

4. Once the equipment and materials have been delivered to the job site, the Customer assumes all risk of damage to same, by any cause, except that brought about by the negligence of Helm Service and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Helm Service as an Additional Insured to the extent of its interest.
The Customer shall be responsible for purchasing and maintaining such liability insurance as will protect him against claims which may arise from operations under the Contract.

5. Helm Service will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.

6. Helm Service will make delivery or installation, when provided herein, within a reasonable time after this contract is entered into, but it will not be responsible for delays caused by unavailability of machinery, equipment, materials or parts, shipper's delays, strikes, lockouts, restrictions imposed by civil or military authority, priority regulation of some governmental body, insurrection or riot, or any other cause beyond Helm Service's control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only. If Helm Service is required to make some installation under this contract, the customer shall be responsible for putting the premises in a satisfactory condition including furnishing electric power, light, heat, and water so that installation can start promptly and be completed efficiently.

7. If Helm Service shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Helm Service ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance, but Helm Service's liability shall be limited to what it reasonably costs the customer to obtain completion of Helm Service's obligations under this contract. If Helm Service fails to perform any of its obligations under this contract, the customer, at customer's option, and without being required to do so, may cancel this contract by giving Helm Service ten (10) days written notice.

8. If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of Helm Service or if the Project should be stopped for a period of thirty (30) days by Helm Service for the customer's failure to make payment thereon as provided in Paragraph 1, then Helm Service may upon seven (7) days written notice to the customer terminate this agreement and immediately recover from the customer payment for all work to date and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.

9. In the event either party must commence a legal action to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting or defending the claim as the case might be.

10. The Customer shall not leave any of the equipment or systems furnished or installed by Helm Service in operation until the customer has approved and accepted same and paid Helm Service the price in full.

11. Any written notice required under this contract may be delivered personally to the other party or mailed as certified mail, return receipt requested, to the other party's address as it appears in this agreement or as given to the other party by written notice during the terms of this contract.

12. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Helm Service, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Helm Service.

PROJECT PROPOSAL

Company
Helm Service
S84 W18852 Enterprise Drive
Muskego, WI 53150
Ph: 414-343-9222

Proposal Date: 2/3/2026
Proposal Number: P14166

Bill To Identity
Fort Atkinson Wastewater Utility
1600 Farmco Lane
Fort Atkinson, WI 53538
Erin Sweeney

Agreement Location
Fort Atkinson Wastewater Utility
1600 Farmco Lane
Fort Atkinson, WI 53538
Erin Sweeney

RE: Fort Atkinson-Building 80-Replace Split System with R32 Refrigerant

Good morning, Erin -

Helm Service would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Helm Service for this work will ensure you are receiving the highest technical expertise in our industry. Our mechanical service procedures promote the highest safety and environmentally conscious practices available.

Scope: Replace Split System in Building #80

- Provide labor and materials
  - Demo existing system. Recover refrigerant, remove duct, tear out the line-set, remove air-handing unit, and remove condenser from the roof.
  - Provide crane to remove the existing condenser and place a new **R32** condenser in place.
  - Run new over-sized line-set.
    - **NOTE:** This may require making current wall & building penetrations larger.
  - Supply necessary line-set supports/hangers.
  - Place new equipment with new pads/supports
  - Reinstall ductwork
  - Terminate line-sets for AHU & condenser. Reducers will need to be used to allow for the over-sized line-sets to connect to the equipment.
  - Perform a system pressure test and evacuate line-set.
  - Replace necessary disconnect, fuses, wiring, and conduit.
  - Perform necessary electrical work
  - Replace thermostat and run new low voltage wiring if necessary.
  - Perform system start-up
  - Verify proper unit operation
  - Job site clean up
  - HVAC Permit included
- Proposal based on straight time labor.

Investment for Above.....$16,900.00 plus tax, if applicable

Note: If we perform the replacement of this system along with the Chiller, please deduct a total of $1,880.00 additional dollars.

Clarifications:

- Tariff Alert: The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Helm Service reserves the right to adjust the pricing of the affected goods to reflect the increased costs. Helm Service is not obligated to deliver the goods and/or services until an agreement on the new price has been reached. Upon customer approval, Helm will verify with suppliers if any price increases have occurred and if so, will notify customer to review required price adjustment prior to order.
- Helm Service is not responsible for delays in equipment/material deliveries due to supply chain issues. With current environment, pricing is subject to change pending any equipment cost increases.
- Due to new A2L refrigerant regulations, 410-A Equipment will be discontinued after the first of the year.
- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- Helm Shall properly dispose of all debris created by the above noted repairs.
- If additional problems are found, another proposal will be offered to address anything additional.
- This proposal, scope, and price is the proprietary property of Helm Service and is for our client's use only, as it is to be utilized for the agreement evaluation. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Helm Service, which is not expressed herein. No party shall alter this agreement. This proposal will become a binding Agreement only after acceptance by Client and approval by an officer of Helm Service as evidenced by their signatures below. All rights to any designs presented are retained by Helm Service.

Exclusions:

- The scope of this proposal does not include the replacement of any other components of the mechanical or controls systems that are not specifically listed in this proposal.
- Temporary HVAC equipment or rental equipment.
- Permits, Inspection fees of any kind.
- Isolation valves, strainers, check valves, etc. unless specifically noted.
- Electrical work of any kind, starters, disconnects, VFD's wire, conduit, breakers, fuses, etc. Unless noted above.
- Roofing, cutting, patching, flashing, painting.
- Structural building/walls; cutting, patching, and coring.
- All work associated with Fire/Life Safety, including interfaces and interlocks to the Fire Alarm System, smoke detectors, fire dampers, smoke control dampers, and smoke/fire dampers.
- Additional ventilation requirements/revisions that may be required due to A2L refrigerants.
- Utility Services: We assume the existing utilities (gas, electrical, water) serving the facility are properly sized to handle the current building loads. If it is determined service upgrades are necessary to facilitate current or future loads, additional costs may apply through your utility provider and/or Helm.
- Payment and performance bonds.
- All responsibility for Lead and asbestos identification, abatement, removal, and disposal prior to start of job.

Thank you for the opportunity. We look forward to working with you.

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"),

shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor		**Customer**	
Andrea Fasciano			
Signature (Authorized Representative)		Signature (Authorized Representative)	
Andrea Fasciano			
Name (Print/ Type)		Name (Print/ Type)	
414-343-9222			
Phone		Title	
2/3/2026	P14166		
Date	Proposal #	Date	PO#

HELM SERVICE
PROJECT - TERMS AND CONDITIONS

1. TERMS: IF THIS CONTRACT INVOLVES THE PURCHASE OF MATERIALS AND EQUIPMENT ONLY, THE PURCHASE PRICE SHALL BE PAYABLE AT THE TIME OF DELIVERY OF THE MATERIALS AND/OR EQUIPMENT; IF THIS CONTRACT INVOLVES LABOR OR LABOR AND MATERIALS AND EQUIPMENT, PROGRESS BILLINGS WILL BE SUBMITTED COVERING MATERIALS AND EQUIPMENT DELIVERED TO THE JOB SITE OR STORED IN ACCEPTABLE STORAGE FOR DELIVERY TO THE JOB SITE. THIS PROGRESS BILLING WILL ALSO INCLUDE LABOR WHICH HAS BEEN EXPENDED ON THE JOB OR DIRECTLY CONCERNED WITH THE JOB. THIS PROGRESS BILLING AMOUNT WILL BE DUE TEN DAYS AFTER BILLING DATE. FOR JOBS WHICH REQUIRE RETENTION, A RETENTION AMOUNT OF FIVE PERCENT WILL BE WITHHELD. IT WILL BECOME DUE AND PAYABLE AT THE COMPLETION OF HELM SERVICE'S PORTION OF THE PROJECT.

2. Title to the materials and equipment shall remain with Helm Service until the customer has paid the total price in full, and if the customer should fail to make any payment to Helm Service as the same becomes due or the customer fails to perform any other obligation under this contract, Helm Service may take possession of the materials and equipment.

3. Helm Service warrants that its labor and installation shall be done in a good and workmanlike manner and shall be free from defects for a period of one year after completion of the installation. Helm Service warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Helm Service has good title thereto. Helm Service does not warrant the quality of the equipment and materials furnished in any respect and the customer's remedy for defects in the equipment and materials shall be against Helm Service's suppliers or the manufacturers of the materials and equipment. Helm Service will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL HELM SERVICE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFITS, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S, TENANTS, OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

4. Once the equipment and materials have been delivered to the job site, the Customer assumes all risk of damage to same, by any cause, except that brought about by the negligence of Helm Service and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Helm Service as an Additional Insured to the extent of its interest.
The Customer shall be responsible for purchasing and maintaining such liability insurance as will protect him against claims which may arise from operations under the Contract.

5. Helm Service will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.

6. Helm Service will make delivery or installation, when provided herein, within a reasonable time after this contract is entered into, but it will not be responsible for delays caused by unavailability of machinery, equipment, materials or parts, shipper's delays, strikes, lockouts, restrictions imposed by civil or military authority, priority regulation of some governmental body, insurrection or riot, or any other cause beyond Helm Service's control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only. If Helm Service is required to make some installation under this contract, the customer shall be responsible for putting the premises in a satisfactory condition including furnishing electric power, light, heat, and water so that installation can start promptly and be completed efficiently.

7. If Helm Service shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Helm Service ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance, but Helm Service's liability shall be limited to what it reasonably costs the customer to obtain completion of Helm Service's obligations under this contract. If Helm Service fails to perform any of its obligations under this contract, the customer, at customer's option, and without being required to do so, may cancel this contract by giving Helm Service ten (10) days written notice.

8. If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of Helm Service or if the Project should be stopped for a period of thirty (30) days by Helm Service for the customer's failure to make payment thereon as provided in Paragraph 1, then Helm Service may upon seven (7) days written notice to the customer terminate this agreement and immediately recover from the customer payment for all work to date and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.

9. In the event either party must commence a legal action to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting or defending the claim as the case might be.

10. The Customer shall not leave any of the equipment or systems furnished or installed by Helm Service in operation until the customer has approved and accepted same and paid Helm Service the price in full.

11. Any written notice required under this contract may be delivered personally to the other party or mailed as certified mail, return receipt requested, to the other party's address as it appears in this agreement or as given to the other party by written notice during the terms of this contract.

12. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Helm Service, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Helm Service.

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Director of Neighborhood and Building Services**

RE: **Review and possible action relating to a one-lot Certified Survey Map for the properties known as Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (CSM-2026-06) (Draeger, Director of Neighborhood and Building Services)**

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans. The Plan Commission reviewed and recommended approval of the CSM at a meeting on April 14, 2026.

DISCUSSION

The proposed Certified Survey Map is planned to combine the existing two parcels along Janesville Ave, in the Klement Business Park, into one parcel to support its development. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission and City Council for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the new parcel proposed to be created via the CSM meets the minimum standards for the Business Park zoning districts.

The CSM does require some minor alterations as listed below:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:
s. 236.20(2)(i) Bearing Basis: Should the North Reference in Note 2. be changed from “Dane” to “Jefferson” County
s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:
s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

s. 70.06.01(1)(d) Inset Map. An inset map of the area showing the general location of the proposed subdivision in relation to U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways. The inset map shall be oriented on the sheet in the same direction as the main drawing. An inset map shall be added to the final CSM.

General Notes:
Note 1. verify the field work completion date. It is shown as August 12th and 14th, 2026.
Line 2 remove the phrase “in accordance with the information provided” in lines 3 and 4.

FINANCIAL ANALYSIS

There is no direct financial impact on the City as a result of the approval of this Certified Survey Map.

Note that at the meeting on April 14, 2026, the Plan Commission also issued conditional site plan approval for the two industrial flex buildings proposed on the subject parcel. This development will add to the City's property tax base and serve as a visible indicator of the City's current and future growth.

RECOMMENDATION

City staff and the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:
• Make all corrections noted in the Staff memo.

ATTACHMENTS

1. Plan Commission Memo Lots 12 and 13 CSM Klement Business Park
2. 24-1369_CSM (03242026)
3. 250409_Fotr Atkinson Industrial_SD Set_Option 2 (1)
4. 2026 Site Plan Review Application_Redacted
5. Civil Design_4.10.26
6. Southwest Economic Opportunity District Planning Area

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

SITE PLAN REVIEW
REPORT TO THE PLAN COMMISSION

DATE: April 14, 2026
PROPERTY ADDRESS: NA
PARCEL NUMBER: 226-0514-1742-003 and 226-0514-1742-000
OWNER: WI Development Partners, LLC
APPLICANT: WI Development Partners, LLC

FILE NUMBER: SPR-2025-18
EXISTING ZONING: BP, Business Park
PROPOSED ZONING: BP, Business Park

EXISTING LAND USE: Vacant (undeveloped)
REQUESTED USES: Light Industrial

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW



The proposed development includes the construction of two 45,236 square-foot light industrial buildings located at the corner of Janesville Avenue and Commerce Parkway within the Klement Business Park on the far south side of Fort Atkinson. The project also includes a Certified Survey Map (CSM) to combine two existing parcels together to create one new 10.8-acre parcel.

The property is surrounded by mostly undeveloped properties awaiting future development and borders the existing City municipal boundary to the south.

Primary access to the site will come from two new curb cuts 1) from Commerce Parkway on the north end of the site and 2) on the east side of the site from Mielke Drive. Right-of-way access to Janesville Avenue is prohibited within this location.

Other proposed site improvements include:

- A parking lot facing Janesville Avenue in front of the two proposed buildings.
- Internal circulation driveways connecting the parking area, rights-of-way, and rear loading dock areas together within the site.
- Sidewalk connection to Commerce Parkway.
- Exterior lighting and landscaping.
- New on-site stormwater management.

CSM REVIEW:

The proposed Certified Survey Map is planned to combine the existing two parcels into one. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the new parcel proposed to be created via the CSM meets the minimum standards for the Business Park zoning districts.

The CSM does require some minor alterations as listed below:
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s. 236.20(2)(i) Bearing Basis: Should the North Reference in Note 2. Be changed from “Dane” to “Jefferson” County
s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

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s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.
s. 70.06.01(1)(d) Inset Map. An inset map of the area showing the general location of the proposed subdivision in relation to U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways. The inset map shall be oriented on the sheet in the same direction as the main drawing. An inset map shall be added to the final CSM.
In Note 1. verify the field work completion date. It is shown as August 12th and 14th, 2026.
In line 2 remove the phrase “in accordance with the information provided” in lines 3 and 4.

SITE PLAN REVIEW:

The building and site layout are required to meet the minimum dimensional standards of the zoning district. The proposed development meets these requirements, as shown below.

Requirement	Size	Proposed Development
Minimum Lot Area	1 acre	10.8 acres
Minimum Lot Width	100 feet	717 feet
Minimum Lot Depth	120 feet	480 feet
Minimum Lot Frontage at ROW	50 feet	480 feet
Minimum Front Setback	50 feet	114 feet
Minimum Street Side Setback (on corner lots)	50 feet	94 feet
Minimum Side Setback	25 feet	>100 feet
Minimum Rear Setback	50 feet	163 feet
Maximum Principal Building Height	65 feet	38 feet
Minimum Principal Building Separation*	10 feet	50 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet (side and rear) 10 feet (street ROW)	>5 feet (side) >5 feet (rear) 10 feet (street ROW)
Maximum Impervious Surface Ratio	75%	53%
Maximum Building Coverage	60%	20%

*To note, multiple principal buildings are permitted on the same lot within the Business Park zoning district.

The proposed use of the property is Light Industrial, which is a permitted-by-right principal land use in the BP Zoning District. The land use requirements associated with this use include:

All activities, except loading and unloading, shall be conducted entirely within the confines of a building = met
Minimum required parking: 1 space per employee on the largest work shift = met (50 employees per building)

There are a total of 125 off-street surface parking spaces proposed. An expected employee count of 50 per building has been provided. The number of parking spaces allowed is permitted to exceed the number of expected employees by 25%.
The proposed project has submitted all required elements of the Site Plan review that are included within the attachments. Below is a review of the various other zoning standards that are required for the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

Multiple access points from one street can be approved through the Site Plan process on lots greater than 200 feet long = met (2 proposed)
No access is permitted within 50 feet of an intersection = met
Maximum driveway size is 24 feet wide, unless greater is needed for fire access = **not met (40' and 24' proposed)**
At least one ped/bicycle access point to at least one street frontage is required = met
All structures must be located outside of vision triangle at intersections = met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

All drive isles, driveways, and parking areas must be constructed of a hard surface = met

Curbs are required along parking areas and internal landscape islands = met

All parking stalls must provide pavement markings = met
Throat depth (distance between street access and traffic circulation area/parking area must be a minimum of 25 feet) = met
Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = met
Minimum parking isles widths are required to be 24 feet wide = met
Minimum and maximum off-street parking stalls requirements = met
A minimum of 10 on-site bicycle stalls is required = met
Loading areas shall not be located within the front yard, within 50 feet of residential zoned property, or be located within 25 feet of an intersection = met
Loading areas shall be a minimum of 10 feet wide and 50 feet long = met

Exterior Lighting Standards (Section 15.06.20)

At the property line, a maximum of 1.0 footcandle is required = **unknown**
The average lighting on-site is required to be a maximum average of 3.0 footcandles = **unknown**
The maximum height of all freestanding light fixtures required is 30 feet = **unknown**
All exterior light fixtures are full cut-off and downward facing = **unknown**

Outdoor Storage and Screening Standards (Section 15.06.21)

All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = **unknown**

All building mechanicals on the exterior of the building are required to be screened = **unknown**
Outdoor storage areas must be screened = met (no other outdoor storage areas are proposed)

Landscaping Standards (Section 15.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

2,562 landscaping points are required for the street frontage = met (2,600)

782 landscaping points are required for the paved surface areas = met (976)

1,498 landscaping points are required for the building foundation = met (933) borrowing from overages on other required points.

1,809 landscaping points are required for the yards = met (2,180)

Exterior Building Design Standards (Section 15.07.40)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is proposed to be a Light Industrial land use in the Business Park Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), Class II (block, EIFS, stucco), Class III (siding, wood, decorative metal panels), or Class IV (nondecorative metal panels or concrete panels).

Minimum 15% Class I materials along all facades facing a public street = **met (western façade facing Janesville Avenue), not met (eastern façade facing Mielke Drive), not met (northern façade facing Commerce Parkway)***
Class I, II, or II materials, some Class IV permitted = met (siding and glass)
Building orientation toward the road and appearance of the front facade as an entryway = met

***The proposed North building features three street-facing façades along Janesville Avenue, Commerce Parkway, and Mielke Drive, each presenting unique design conditions.

The Janesville Avenue façade exceeds expectations, incorporating Class I materials (windows) across approximately 25% of its surface, well above the minimum 15% requirement. In contrast, the northern façade of the North building along Commerce Parkway includes Class I materials on only about 7–8% of its area. The eastern facades of both builidngs along Mielke Drive currently propose no Class I materials.

Given these variations, staff recommends that the Plan Commission evaluate the buildings holistically. When averaged, the Class I material coverage across the west (Janesville Avenue) and north (Commerce Parkway) façade meets the 15% requirement for each frontage. However, the east façade remains noncompliant.

To address this, staff recommends requiring enhancements to the Mielke Drive façades through the addition of transom windows on both buildings, either functional or decorative, to be consistent with those proposed on the north facades. Staff further recommends waiving the remaining Class I material requirement for the east façades, in recognition of the building's operational constraints and the inherent design challenges associated with a property featuring three street-facing sides.

PUBLIC NOTICE

No public notice is required for Site Plan review and action.

DISCUSSION

This type of project is consistent with adopted plans and the intended purpose of the BP zoning district. The project works well within the confines of the existing property and surrounding land uses to offer new light industrial space within Fort Atkinson.

Overall, the proposed development meets the requirements of the City's ordinances, is aligned with adopted City plans, and provides new tax base and jobs in the community. The City's Management Team has reviewed the application, and all comments have been included in this document.

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Southwest Economic Opportunity District Planning Area (see Attachments) and is identified as a Mixed-Use and Employment area on the Plan. The opportunities indicated on the Plan include supporting industrial development, employment-focused development, and community character preservation through design standards.

The subject property is also shown as Light Industrial/Business Park on the Future Land Use Map. This designation includes high-quality indoor manufacturing, warehousing and distribution, and office uses. Staff believe the proposal is in concert with the Comprehensive Plan.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

- Make all corrections noted in the Staff memo under CSM Review

City staff recommends the Plan Commission approve the Site Plan, subject to the following conditions:

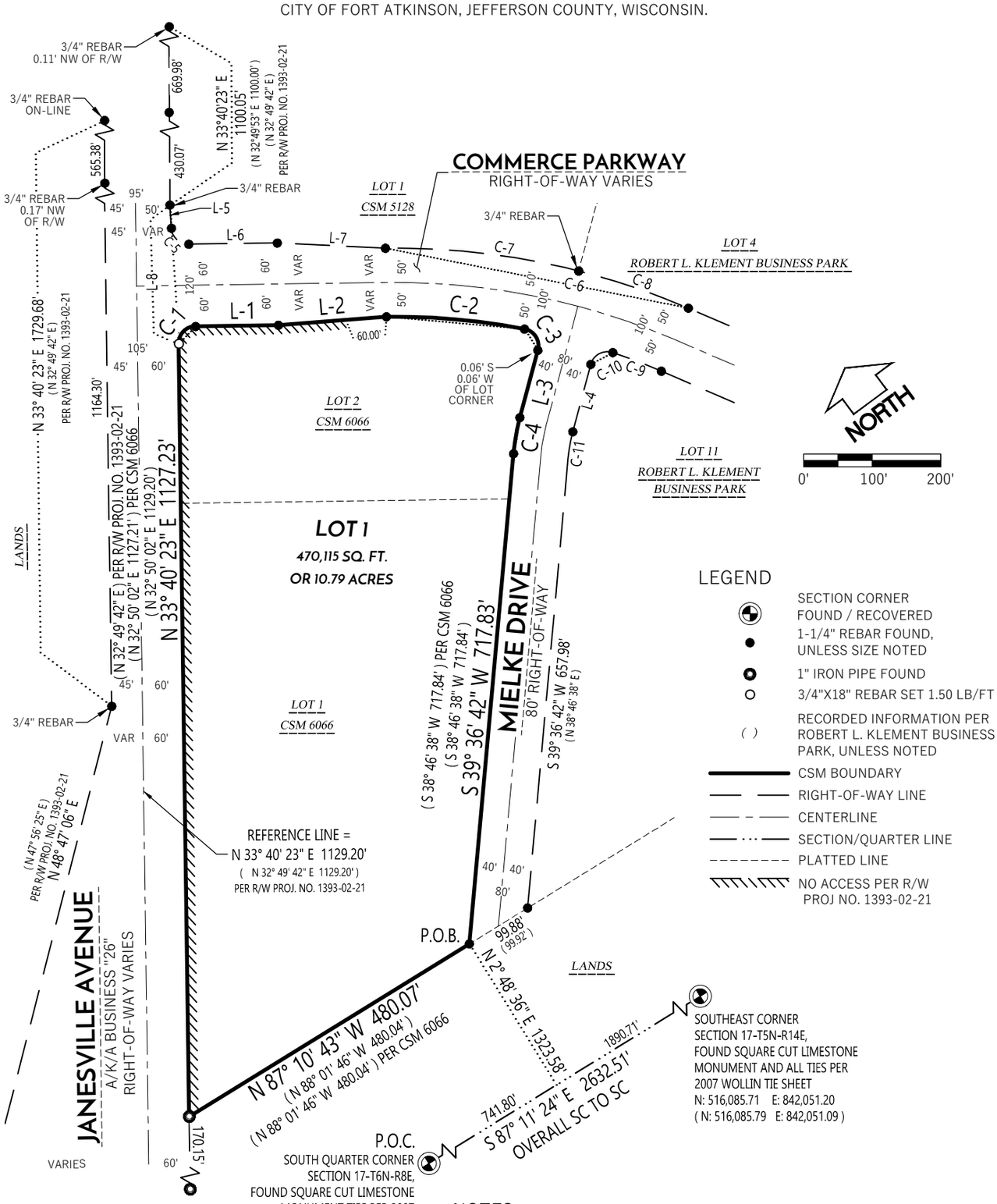
- Waive the requirement to reduce the driveway access point to Mielke Drive and permit the 40-foot requested width.
- Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:
    1. Photometrics plan and lighting fixture cut sheets.
    2. Mechanical locations and proposed screening.
    3. Location, materials, and height of the dumpster enclosure, if applicable.
- Waive the required 15% Class I material requirement and follow the percentage approach described in the Staff memo.
- Require curbing along the East parking lot and approach along Mielke Dr. while allowing for storm water sheet draining to the North and South.
- All utility connection designs are to be approved by the Director of Public Works.
- Any other recommendations from City staff and the Plan Commission.

ATTACHMENTS

1. 24-1369_CSM (03242026)
2. 250409_Fotr Atkinson Industrial_SD Set_Option 2 (1)
3. 2026 Site Plan Review Application_Redacted
4. Civil Design_4.10.26
5. Southwest Economic Opportunity District Planning Area

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON AUGUST 12TH AND 14TH, 2026.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, T6N, R8E, BEARS N 87° 11' 24" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 FOR FURTHER DETAILS ON EXISTING CONDITIONS AND EASEMENTS.
5. SEE SHEET 3 FOR LINE AND CURVE TABLES

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

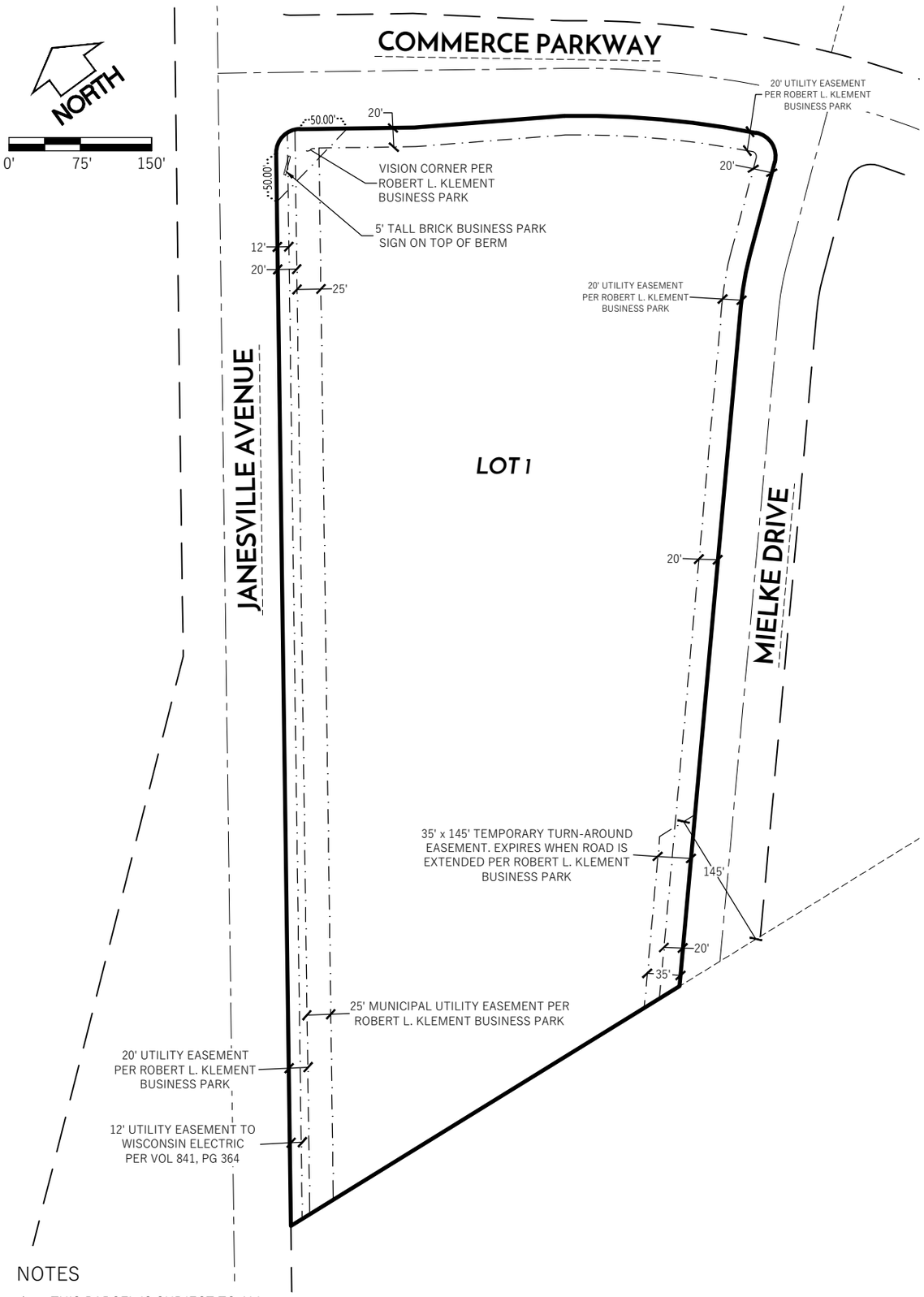
PROJECT NO: 241369
SHEET NO: 1 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241369_FGC – Klement Business Park Lots 1–2, Ft Atkinson\DWG\24–1369_CSM.dwg Layout: CSM 1 OF 5 User: shearn Plotted: Mar 24, 2026 – 4:52pm

CERTIFIED SURVEY MAP NO._____

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NOTES

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. THE NORTHERLY END OF THE 25 FOOT MUNICIPAL EASEMENT IS AMBIGUOUS WHERE THE 25 FOOT MUNICIPAL EASEMENT ENDS AND THE 20 FOOT UTILITY EASEMENT BEGINS.

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT LINE

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 2 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM 2 OF 5 User: shearn Plotted: Mar 24, 2026 - 4:57pm

CERTIFIED SURVEY MAP NO._____

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.25'	25.00'	89° 57' 03"	N 78° 38' 54" E	35.34'	N 33° 40' 23" E	S 56° 22' 34" E
(*)			89° 57' 12"	N 77° 48' 38" E			
C-2	202.71'	982.00'	11° 49' 38"	S 50° 27' 45" E	202.35'	S 56° 22' 34" E	S 44° 32' 56" E
(*)	202.36'		11° 49' 42"	S 51° 17' 55" E	202.36'		
C-3	40.98'	25.00'	93° 55' 33"	S 2° 24' 50" W	36.55'	S 44° 32' 56" E	S 49° 22' 36" W
(*)	40.97'		93° 53' 40"	S 1° 33' 46" W	36.55'		
C-4	53.50'	315.00'	9° 43' 50"	S 44° 26' 15" W	53.43'	S 39° 34' 19" W	S 49° 18' 10" W
(*)	53.44'		9° 43' 58"	S 43° 38' 37" W	53.44'		
C-5	38.05'	25.00'	87° 12' 50"	N 12° 46' 09" W	34.49'	N 30° 50' 16" E	N 56° 22' 34" W
(*)			87° 10' 52"	N 13° 37' 20" W	34.47'		
C-6	454.01'	1082.00'	24° 02' 29"	N 44° 21' 20" W	450.68'	N 32° 20' 05" W	N 56° 22' 34" W
(*)	454.19'		24° 03' 04"	N 45° 11' 14" W	450.87'		
C-7	284.85'	1082.00'	15° 05' 01"	N 48° 50' 04" W	284.02'	N 56° 22' 34" W	N 41° 17' 33" W
(**)	284.91'		15° 05' 14"	S 49° 40' 09" E	284.09'		
C-8	169.16'	1082.00'	8° 57' 28"	N 36° 48' 49" W	168.99'	N 41° 17' 33" W	N 32° 20' 05" W
C-9	75.84'	982.00'	4° 25' 29"	N 34° 32' 50" W	75.82'	N 32° 20' 05" W	N 36° 45' 35" W
(*)	75.99'		4° 26' 02"	S 35° 22' 43" E	75.97'		
C-10	40.96'	25.00'	93° 51' 49"	N 83° 41' 29" W	36.53'	N 36° 45' 35" W	S 49° 22' 36" W
(*)	40.97'		93° 53' 40"	S 84° 32' 34" E	36.54'		
C-11	40.05'	235.00'	9° 45' 54"	S 44° 29' 39" W	40.00'	S 49° 22' 36" W	S 39° 36' 42" W
(*)	39.87'		9° 43' 58"	N 43° 38' 37" E	39.87'		

(*) PER ROBERT L. KLEMENT BUSINESS PARK
(**) PER CSM 5128

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 56° 22' 34" E	120.93'
(*)	S 57° 12' 46" E	120.89'
L-2	S 60° 00' 11" E	158.08'
(*)	S 60° 50' 27" E	158.03'
L-3	S 49° 22' 36" W	101.68'
(*)	S 48° 30' 36" W	101.58'
L-4	S 49° 22' 36" W	101.72'
(*)	N 48° 30' 36" E	101.72'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-5	N 30° 50' 16" E	33.20'
(*)	N 29° 58' 06" E	33.25'
L-6	N 56° 22' 34" W	129.13'
(*)	N 57° 12' 46" W	129.16'
L-7	N 52° 44' 57" W	158.08'
(*)	N 53° 35' 05" W	158.03'
L-8	N 30° 50' 16" E	202.16'
(*)	N 29° 58' 06" E	202.23'
(***)	N 29° 57' 58" E	

(*) PER ROBERT L. KLEMENT BUSINESS PARK
(***) PER R/W PROJ. NO. 1393-02-21

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM 3 OF 5 User: shearn Plotted: Mar 23, 2026 - 4:23pm

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 3 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 470,115 SQUARE FEET OR 10.79 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF TYLER MARKS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FORT ATKINSON AND JEFFERSON COUNTY, WISCONSIN.

_____ _____
ZACHARY M. REYNOLDS, S-3223 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WI DEVELOPMENT PARTNERS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF FORT ATKINSON FOR APPROVAL.

BY: _____
MANAGING MEMBER
WI DEVELOPMENT PARTNERS LLC

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2026, THE ABOVE NAMED

MANAGING MEMBER FOR WI DEVELOPMENT PARTNERS LLC, _____TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2026, THE ABOVE

NAMED BANKING ASSOCIATION , ONE COMMUNITY BANK AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CITY OF FORT ATKINSON APPROVAL

THE CITY OF FORT ATKINSON HAS APPROVED THIS CERTIFIED SURVEY MAP.

_____ _____
MICHELLE EBBERT DATE
CITY CLERK

OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
STACI HOFFMAN, REGISTER OF DEEDS

WYSER ENGINEERING

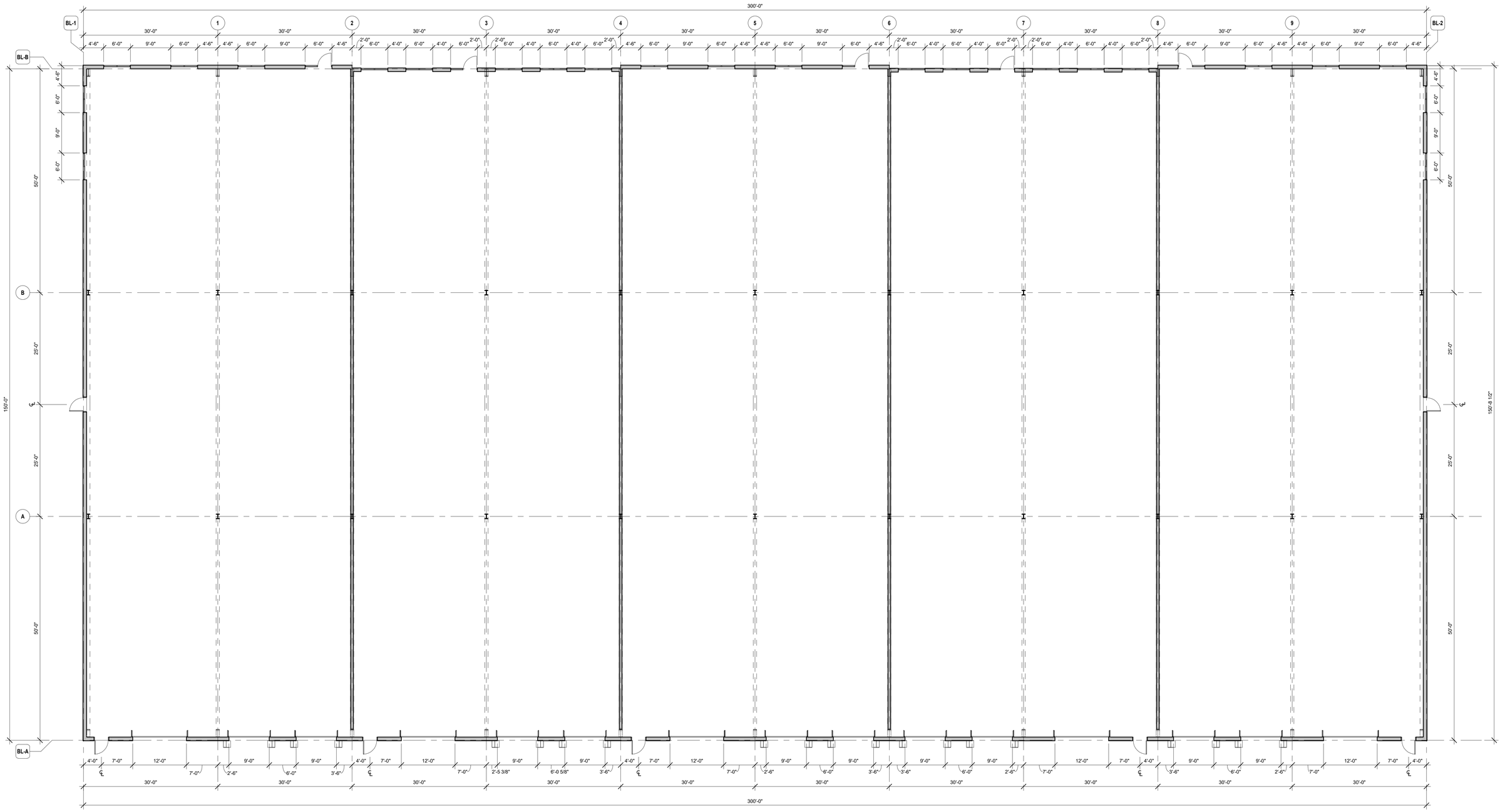
PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 5 of 5

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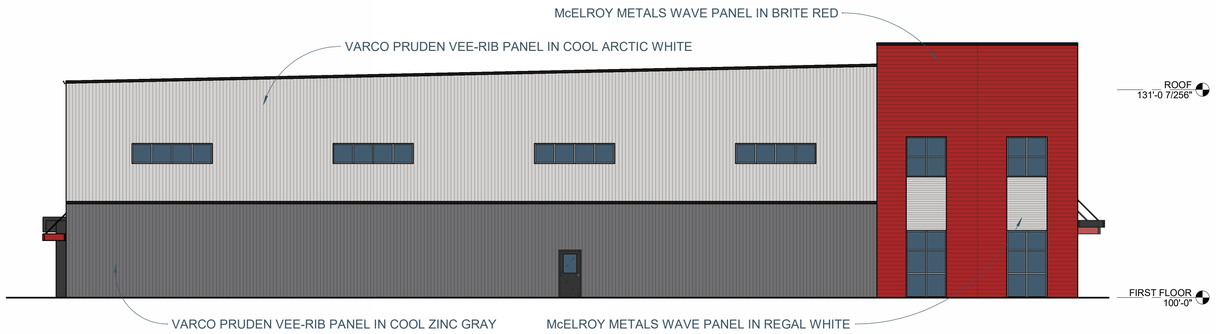
FORT ATKINSON INDUSTRIAL BUILDING

FLOOR PLAN

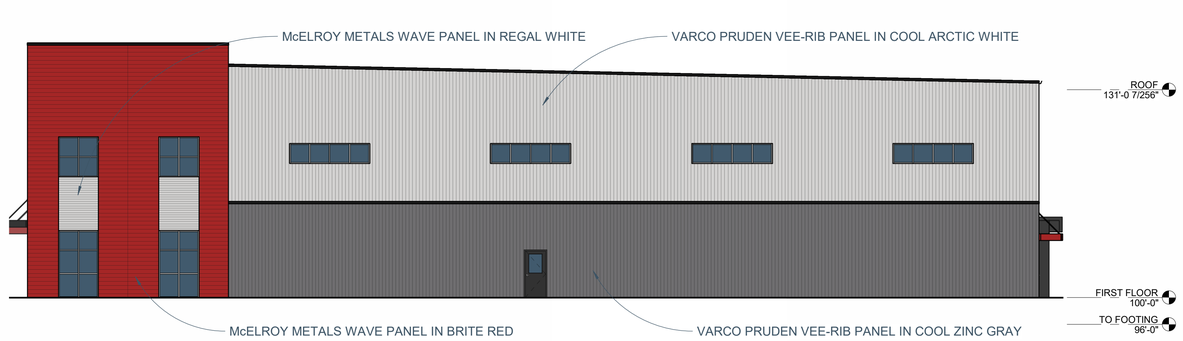
Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
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PLAN NORTH
0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

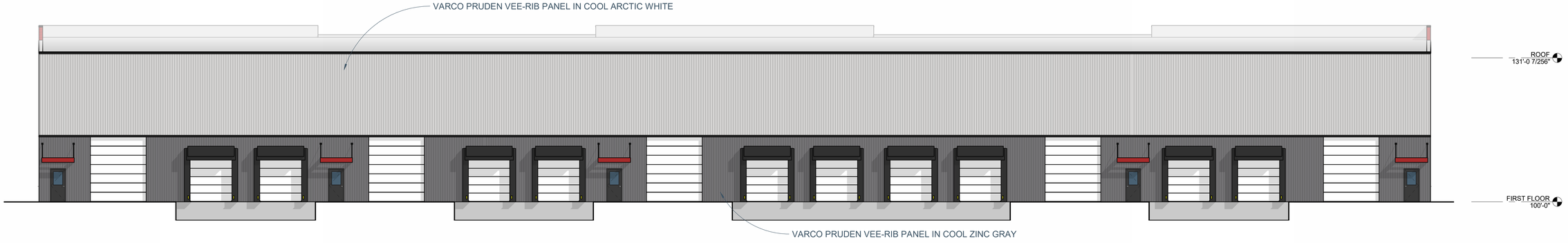
DATE: 04/09/2025 1 OF 3



NORTH - ELEVATION - COLOR



SOUTH ELEVATION - COLOR



EAST ELEVATION - COLOR



WEST ELEVATION - COLOR

FORT ATKINSON INDUSTRIAL BUILDING

ELEVATIONS

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0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

DATE: 04/09/2025 2 OF 3



FRONT ELEVATION



LOADING DOCKS

FORT ATKINSON INDUSTRIAL BUILDING

EXTERIOR PERSPECTIVES

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DATE: 04/09/2025 3 OF 3

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

City of Fort Atkinson Procedural Checklist for Site Plans
Requirements per Section 15.10.42

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Ian Luecht, Sketchworks architecture
Tyler marks, Wisconsin Development Partners

Phone number: [redacted] Email: _____

Property address for site plan: _____
Parcel Number: 226-0514-1742-000

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ❑ Written description of the intended use describing in reasonable detail the following:
  - ❑ Existing zoning district(s) and proposed zoning district(s), if different.
  - ❑ Existing and proposed land uses.
  - ❑ Projected number of residents, employees, and/or daily customers.
  - ❑ Proposed number of dwelling units and density.
  - ❑ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
  - ❑ Demonstration of consistency with the Comprehensive Plan.
  - ❑ Fencing materials (Section 15.06.40).
  - ❑ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ❑ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ❑ Pre-Development Site Information.
  - ❑ Legal description of the subject property.
  - ❑ Existing property lines and setback lines.
  - ❑ Existing structures and paved areas.
  - ❑ Existing right of way lines with bearings and dimensions clearly labeled.
  - ❑ Existing easements and utilities.

- ❑ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ❑ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).

❑ Proposed Post-Development Site Information.

- ❑ Property lines and setback lines.
- ❑ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
- ❑ Proposed right of way lines with bearings and dimensions clearly labeled.
- ❑ Proposed access points onto public streets and access drives on the subject property.
- ❑ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
- ❑ Location of all proposed parking and traffic circulation areas.
- ❑ Location and configuration of all visibility triangles proposed on the subject property.
- ❑ Location and dimension of all loading and service areas on the subject property.
- ❑ Location of all outdoor storage areas and the design of all screening devices.
- ❑ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
- ❑ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
- ❑ Location of snow storage areas, except for single family and two family residential.
- ❑ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
- ❑ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
- ❑ Location, type, height, size, and lighting of all signage on the subject property.
- ❑ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.

❑ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.

❑ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.

❑ Elevation Drawings.

- ❑ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
- ❑ Depict exterior materials, texture, color, and overall appearance.
- ❑ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).

❑ Photometric Plan

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

- ❑ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ❑ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.

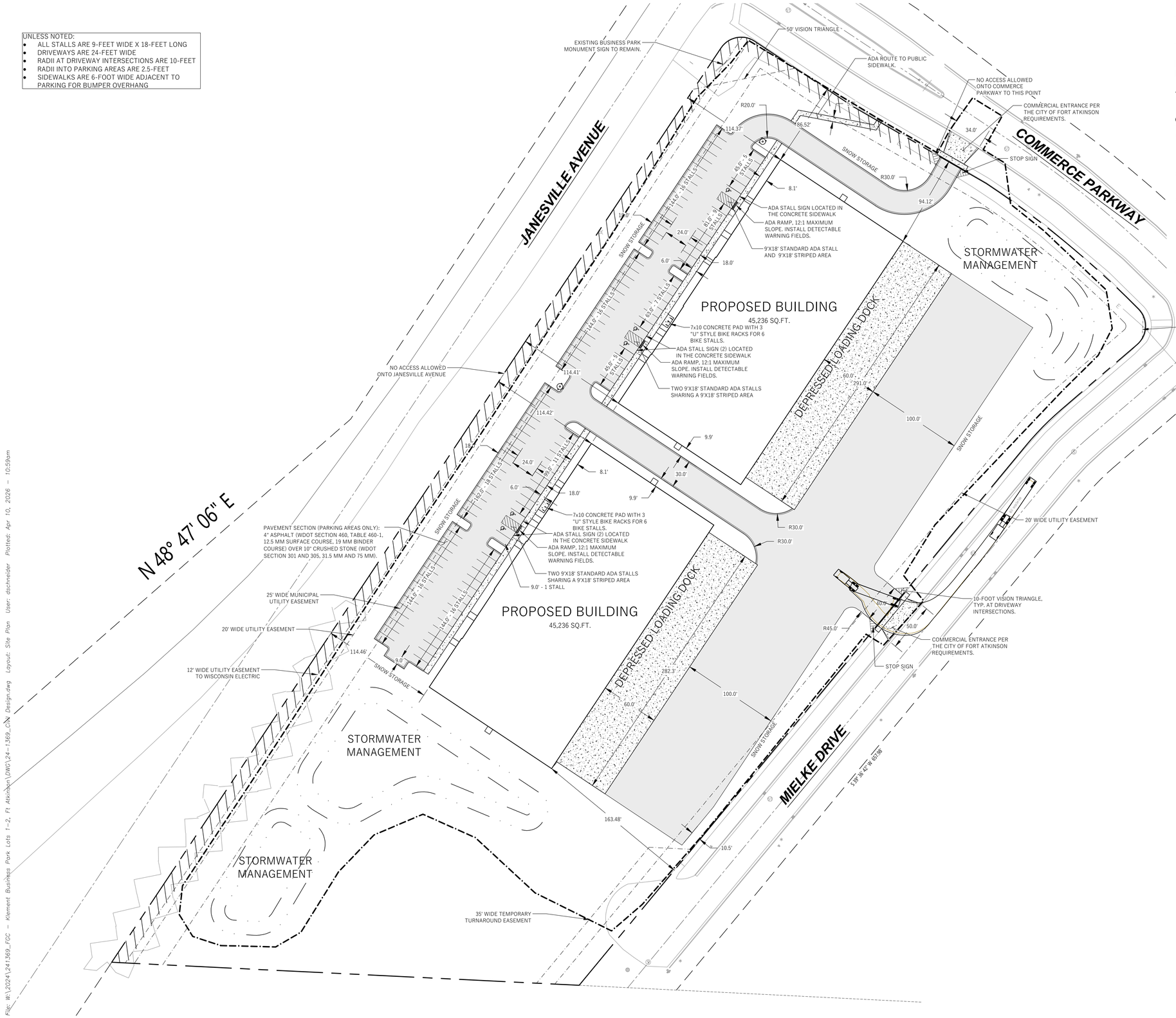
❑ Operational Plan.

- ❑ Describe the proposed hours of operation and traffic generation.
- ❑ Procedures for snow removal, except for single and two family residential.

III Process Checklist

❑ Pre-Application conference with Staff (recommended)	Date: SW
❑ Application fee of $300.00 received by City Clerk	Date: SW
❑ Reimbursement of professional consultant costs agreement executed.	Date: _____
❑ Receipt of final application packet by Engineering	Date: _____
❑ City Staff input	Date: _____
❑ Review and action by Engineering and Zoning Administrator	Date: _____

UNLESS NOTED:
- ALL STALLS ARE 9-FEET WIDE X 18-FEET LONG
- DRIVEWAYS ARE 24-FEET WIDE
- RADII AT DRIVEWAY INTERSECTIONS ARE 10-FEET
- RADII INTO PARKING AREAS ARE 2.5-FEET
- SIDEWALKS ARE 6-FOOT WIDE ADJACENT TO PARKING FOR BUMPER OVERHANG



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY
- DISTURBANCE LIMITS

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF AUGUST 12, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

SITE INFORMATION BLOCK:

SITE ADDRESS: MIELKE DRIVE
SITE ACREAGE: 470,115 SQ.FT. (10.79 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: BUSINESS PARK (BP)

SETBACKS:
- FRONT YARD: 50-FEET
- REAR YARD: 50-FEET
- SIDE YARD: 25-FEET
- PAVEMENT:
  - RIGHT-OF-WAY: 10-FEET
  - SIDE AND REAR YARD: 5-FEET

ROOF HEIGHT: 31'1"
TOP OF HIGHEST FACADE: 38'2"

TOTAL NUMBER OF PARKING STALLS: 125
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 5

BIKE STALLS PROVIDED: 12 (6 FOR EACH BUILDING)

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 246,600 SQ.FT.
- ROOFTOP: 90,472 SQ.FT.
- PAVED: 156,128 SQ.FT.

MAXIMUM IMPERVIOUS SURFACE: 75% (352,531 SQ.FT.)
IMPERVIOUS SURFACE AREA ON THE LOT: 246,600 SQ.FT.
PERCENT IMPERVIOUS WITHIN THE LOT: 52.5%
FLOOR AREA RATIO: 19.2%

DISTURBANCE LIMITS: 409,000 SQ. FT.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

FORT ATKINSON INDUSTRIAL BUILDING
FORT ATKINSON, JEFFERSON COUNTY, WI
MIELKE DRIVE
FORT ATKINSON, WI 53538

Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 25' 50' 75'
Wyser Number	24-1369
Set Type	REVIEW
Date Issued	04/10/2026
Sheet Number	C100

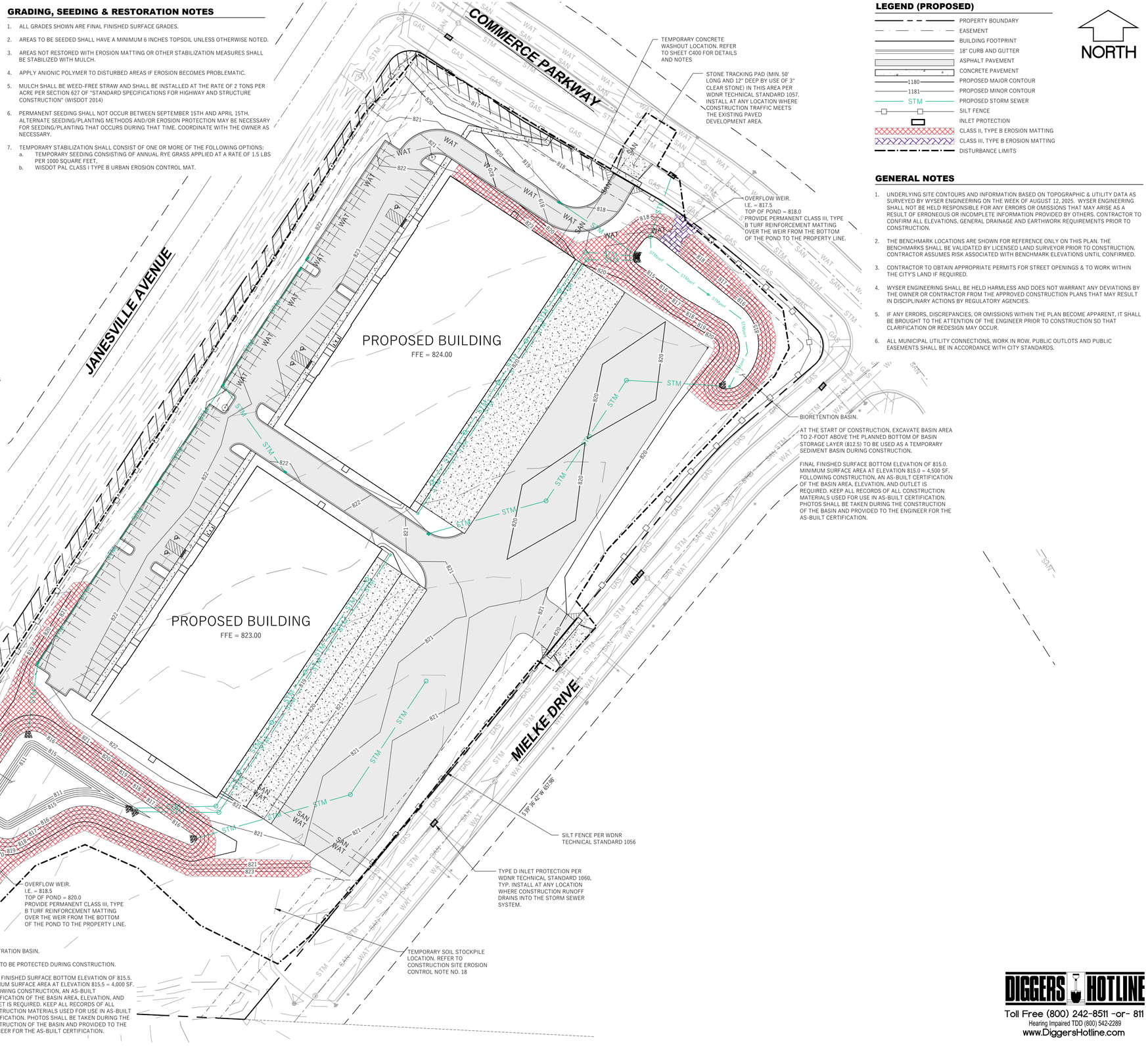
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF FORT ATKINSON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF FORT ATKINSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET,
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- CLASS II, TYPE B EROSION MATTING
- CLASS III, TYPE B EROSION MATTING
- DISTURBANCE LIMITS

NORTH

GENERAL NOTES

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2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
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6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

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WYSER ENGINEERING

MIELKE DRIVE
FORT ATKINSON, WI 53538

FORT ATKINSON INDUSTRIAL BUILDING
FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 25' 50' 75'
Wyser Number	24-1369
Set Type	REVIEW
Date Issued	04/10/2026
Sheet Number	C200

File: W:\2024\24-1369_FGC - Klement Business Park Lots 1-2, Ft. Atkinson\DWG\24-1369_Civil Design.dwg Layout: Grading Plan User: dschneider Plotted: Apr 10, 2026 - 10:58am

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

GENERAL NOTES

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NOTE:
SPOT GRADES ARE AS FOLLOWS:
- FFE - FINISHED FLOOR GRADE
- EP - EDGE OF ASPHALT PAVEMENT
- EC - EDGE OF CONCRETE PAVEMENT
- BC - BACK OF CURB
- SW - EDGE OF SIDEWALK
- FG - FINISH GRADE
- TW - FINISH GRADE ADJACENT TOP OF WALL
- BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

PROPOSED BUILDING
FFE = 823.00

PROPOSED BUILDING
FFE = 824.00

WET DETENTION BASIN

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WYSER ENGINEERING

MIELKE DRIVE
FORT ATKINSON, WI 53538

FORT ATKINSON INDUSTRIAL BUILDING
FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: DETAILED GRADING

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1369
Set Type	REVIEW
Date Issued	04/10/2026
Sheet Number	C201

File: W:\2024\24-1369_FGC - Klement Business Park Lots 1-2, Ft. Atkinson\DWG\24-1369_Civil Design.dwg Layout: Grading Plan (2) User: dschneider Plotted: Apr 10, 2026 - 10:58am

NOTE:
SPOT GRADES ARE AS FOLLOWS:
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TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

PROPOSED BUILDING
FFE = 824.00

BIORETENTION BASIN.

COMMERCE PARKWAY

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
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- BUILDING FOOTPRINT
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- ASPHALT PAVEMENT
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NORTH

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FORT ATKINSON INDUSTRIAL BUILDING

FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: DETAILED GRADING

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1369
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Date Issued	04/10/2026
Sheet Number	C202

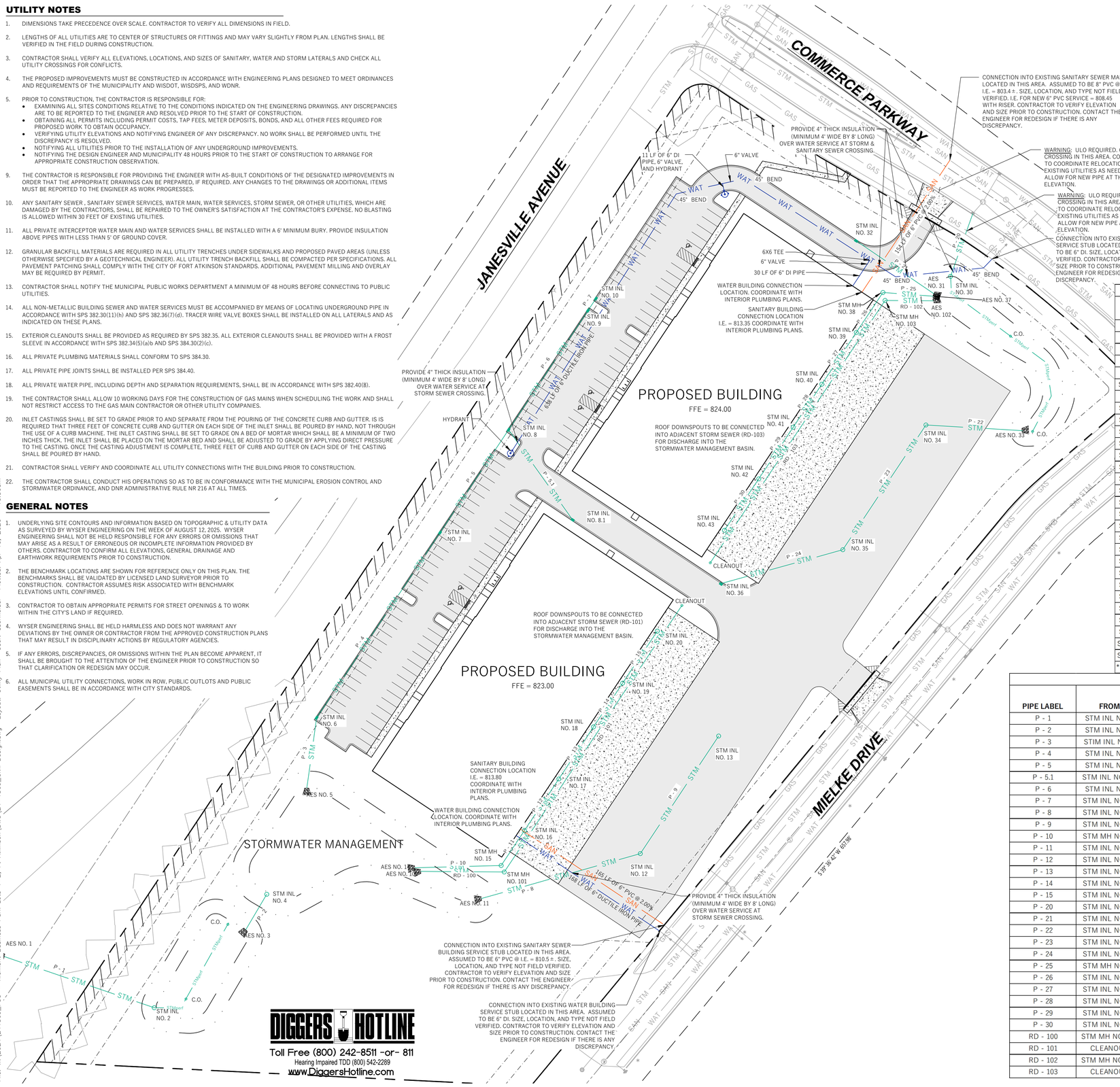
File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft. Atkinson\DWG\24-1369_Civil Design.dwg Layout: Grading Plan (3) User: dschneider Plotted: Apr 10, 2026 - 10:57am

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FORT ATKINSON STANDARDS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE IN ACCORDANCE WITH SPS 382.30(11)(h) AND SPS 382.36(7)(d). TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

GENERAL NOTES

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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- STORMWATER TREATMENT FACILITY

NORTH

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 2	814.00	817.50	3.50	36" MANHOLE	HAALA CG36TM, CONE GRATE TRASHRACK
STM INL NO. 4	815.90	817.75	1.85	48" MANHOLE	HAALA CG48TM, CONE GRATE TRASHRACK
STM INL NO. 6	816.55	820.78	4.23	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 7	817.63	821.18	3.55	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 8	818.23	821.49	3.26	60" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 8.1	819.27	821.81	2.54	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 9	819.18	822.08	2.90	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 10	819.50	822.03	2.53	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 12	816.80	820.27	3.47	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 13	817.74	820.27	2.53	48" MANHOLE	R-2050, TYPE A GRATE
STM MH NO. 15	814.42	821.50	7.08	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 16	814.62	818.85	4.23	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 17	814.92	818.85	3.93	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 18	815.48	818.85	3.37	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 19	815.73	818.85	3.12	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 20	816.04	818.85	2.81	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 30	813.00	816.50	3.50	36" MANHOLE	HAALA CG36TM, CONE GRATE TRASHRACK
STM INL NO. 32	815.91	818.56	2.65	2'X3' BOX	R-3067, TYPE L GRATE
STM INL NO. 34	815.47	819.29	3.82	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 35	816.05	819.29	3.24	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 36	817.33	820.33	3.00	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 38	815.25	819.50	4.25	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 39	815.48	819.85	4.37	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 40	815.78	819.85	4.07	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 41	816.28	819.85	3.57	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 42	816.58	819.85	3.27	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 43	816.88	819.85	2.97	48" MANHOLE	R-2050, TYPE A GRATE
STM MH NO. 101	814.82	821.50	6.68	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 103	815.24	819.50	4.26	48" MANHOLE	R-1550, SOLID LID

*NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44 FEET TO GET TO BACK OF CURB

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM INL NO. 2	AES NO. 1	154	814.00	813.69	0.20%	12" HDPE	0.012	655.29	774.73
P - 2	STM INL NO. 4	AES NO. 3	40	815.90	815.50	1.00%	15" HDPE	0.012	2549.36	3140.97
P - 3	STM INL NO. 6	AES NO. 5	69	816.55	816.00	0.80%	18" HDPE	0.012	4434.81	4568.34
P - 4	STM INL NO. 7	STM INL NO. 6	216	817.63	816.55	0.50%	18" HDPE	0.012	3350.92	3611.59
P - 5	STM INL NO. 8	STM INL NO. 7	120	818.23	817.63	0.50%	18" HDPE	0.012	2239.60	3611.59
P - 5.1	STM INL NO. 8.1	STM INL NO. 8	107	819.27	818.73	0.50%	12" HDPE	0.012	365.20	1224.96
P - 6	STM INL NO. 9	STM INL NO. 8	139	819.18	818.48	0.50%	15" HDPE	0.012	1416.01	2221.00
P - 7	STM INL NO. 10	STM INL NO. 9	14	819.50	819.43	0.50%	12" HDPE	0.012	766.48	1224.96
P - 8	STM INL NO. 12	AES NO. 11	156	816.78	816.00	0.50%	15" HDPE	0.012	1753.51	2221.00
P - 9	STM INL NO. 13	STM INL NO. 12	125	817.65	817.03	0.50%	12" HDPE	0.012	883.27	1224.96
P - 10	STM MH NO. 15	AES NO. 14	84	814.42	814.00	0.50%	15" HDPE	0.012	1782.68	2221.00
P - 11	STM INL NO. 16	STM MH NO. 15	41	814.62	814.42	0.50%	15" HDPE	0.012	1782.68	2221.00
P - 12	STM INL NO. 17	STM INL NO. 16	60	814.92	814.62	0.50%	15" HDPE	0.012	1434.08	2221.00
P - 13	STM INL NO. 18	STM INL NO. 17	61	815.48	815.17	0.50%	12" HDPE	0.012	1060.55	1224.96
P - 14	STM INL NO. 19	STM INL NO. 18	51	815.73	815.48	0.50%	12" HDPE	0.012	710.37	1224.96
P - 15	STM INL NO. 20	STM INL NO. 19	61	816.04	815.73	0.50%	12" HDPE	0.012	360.18	1224.96
P - 20	STM INL NO. 30	EX INL	65	813.00	812.60	0.62%	10" HDPE	0.012	837.78	837.78
P - 21	STM INL NO. 32	AES NO. 31	91	815.91	815.00	1.00%	12" HDPE	0.012	776.83	1732.36
P - 22	STM INL NO. 34	AES NO. 33	94	815.47	815.00	0.50%	18" HDPE	0.012	3106.70	3611.59
P - 23	STM INL NO. 35	STM INL NO. 34	146	816.05	815.47	0.40%	18" HDPE	0.012	2082.67	3230.31
P - 24	STM INL NO. 36	STM INL NO. 35	122	817.33	816.72	0.50%	10" HDPE	0.012	523.76	753.31
P - 25	STM MH NO. 38	AES NO. 37	49	815.25	815.00	0.50%	15" HDPE	0.012	1839.12	2221.00
P - 26	STM INL NO. 39	STM MH NO. 38	47	815.48	815.25	0.50%	15" HDPE	0.012	1839.12	2221.00
P - 27	STM INL NO. 40	STM INL NO. 39	60	815.78	815.48	0.50%	15" HDPE	0.012	1426.68	2221.00
P - 28	STM INL NO. 41	STM INL NO. 40	50	816.28	816.03	0.50%	12" HDPE	0.012	1087.91	1224.96
P - 29	STM INL NO. 42	STM INL NO. 41	60	816.58	816.28	0.50%	12" HDPE	0.012	743.95	1224.96
P - 30	STM INL NO. 43	STM INL NO. 42	60	816.88	816.58	0.50%	12" HDPE	0.012	369.38	1224.96
RD - 100	STM MH NO. 101	AES NO. 100	81	814.82	814.50	0.40%	18" HDPE	0.012	3017.07	3230.31
RD - 101	CLEANOUT	STM MH NO. 101	311	816.07	814.82	0.40%	18" HDPE	0.012	3017.07	3230.31
RD - 102	STM MH NO. 103	AES NO. 102	48	815.24	815.00	0.50%	18" HDPE	0.012	3017.07	3611.59
RD - 103	CLEANOUT	STM MH NO. 103	306	816.77	815.24	0.50%	18" HDPE	0.012	3017.07	3611.59

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FORT ATKINSON INDUSTRIAL BUILDING
FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale 0' 25' 50' 75'
Wyser Number 24-1369
Set Type REVIEW
Date Issued 04/10/2026
Sheet Number C300

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_Civil Design.dwg Layout: Utility Plan User: dschneider Plotted: Apr 10, 2026 - 10:56am

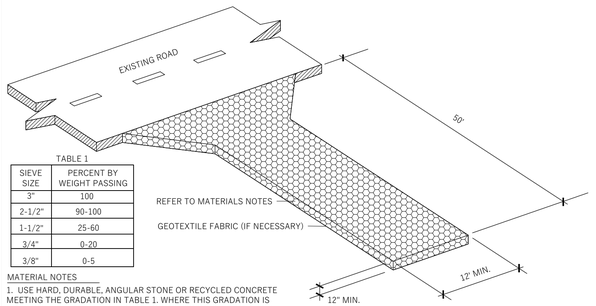


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 12-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

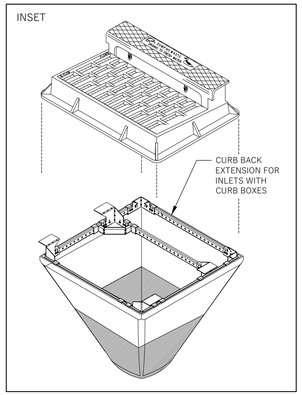
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

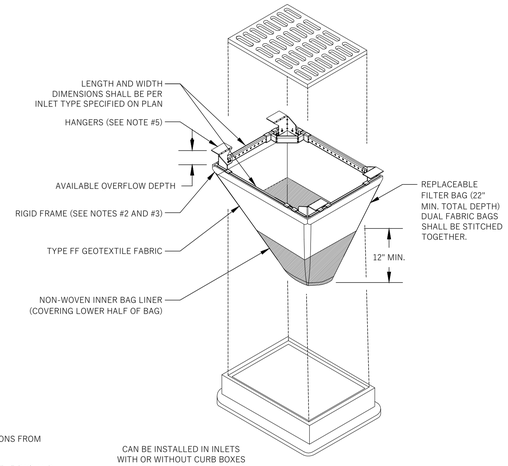
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)





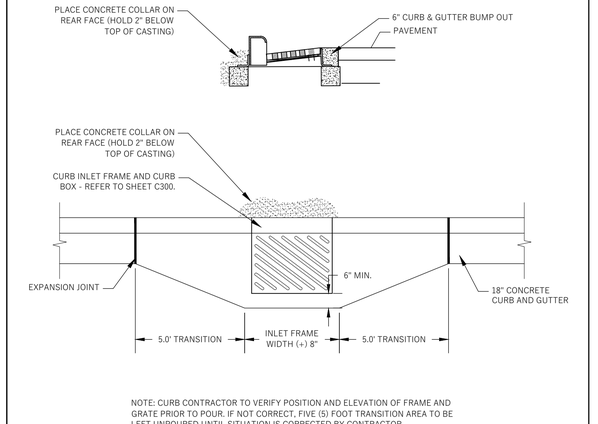
NOTES:

1. DETAIL BASED ON WDNR TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
2. TAPER BOTTOM OF BAG TO MAINTAIN 8" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
3. THE RIGID FRAME SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND HAVE ADEQUATE STRENGTH TO SUPPORT THE WEIGHT OF THE SEDIMENT BAG WHEN COMPLETELY FULL.
4. THE RIGID FRAME SHALL NOT INTERFERE WITH OR ELEVATE THE GRATE MORE THAN 1/8".
5. DROP THE INLET FILTER THOUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.

MAINTENANCE NOTES:

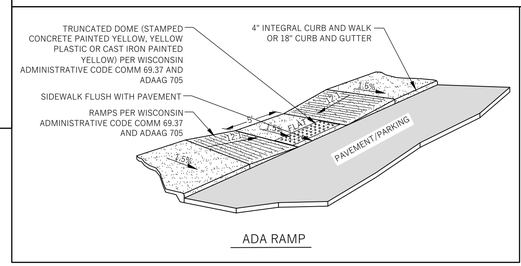
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARS SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

TYPE D-RF INLET PROTECTION

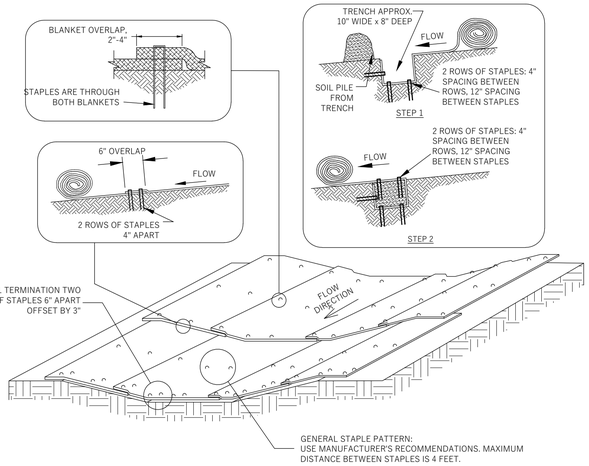


NOTE: CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT AT INLET



ADA RAMP



MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

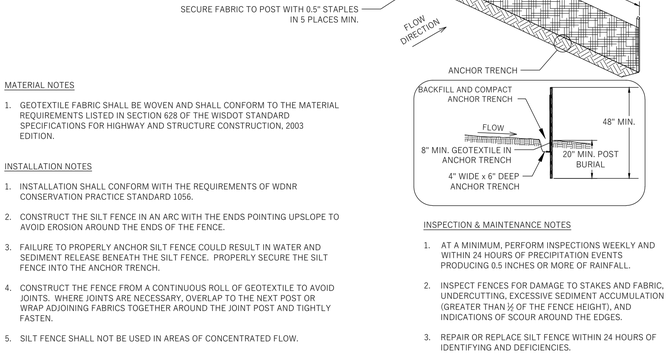
INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
5. MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
6. IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

INSPECTION & MAINTENANCE NOTES

1. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
2. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
3. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

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Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

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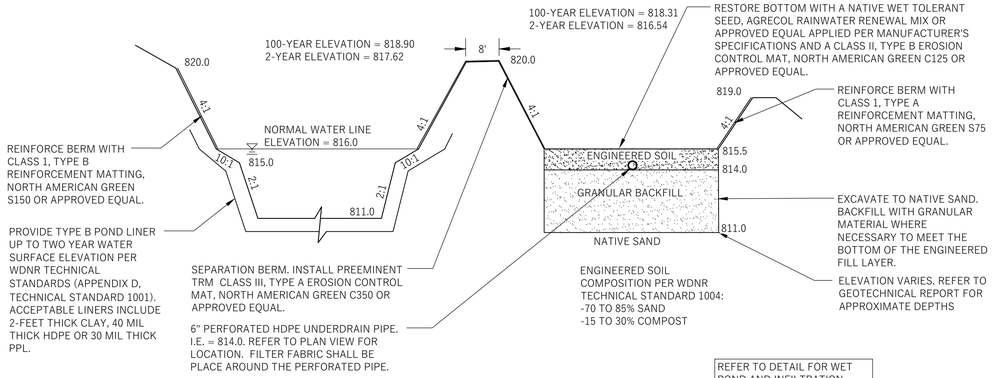
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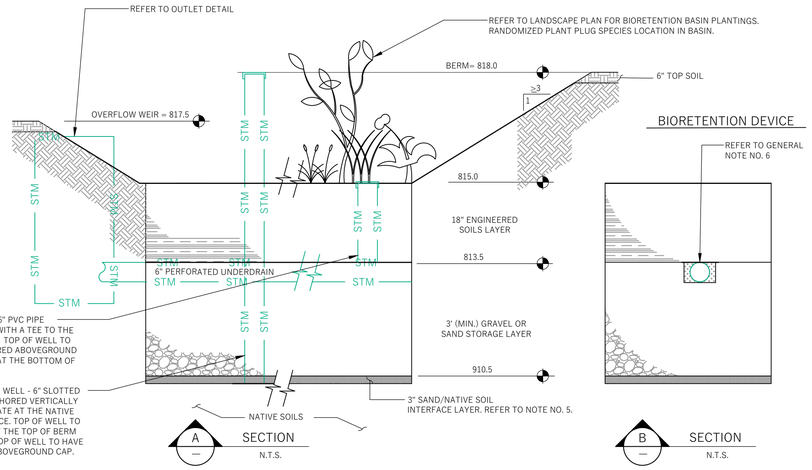
Date Issued: 03/20/2026

Sheet Number: C400

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WET POND AND INFILTRATION BASIN STORMWATER TREATMENT

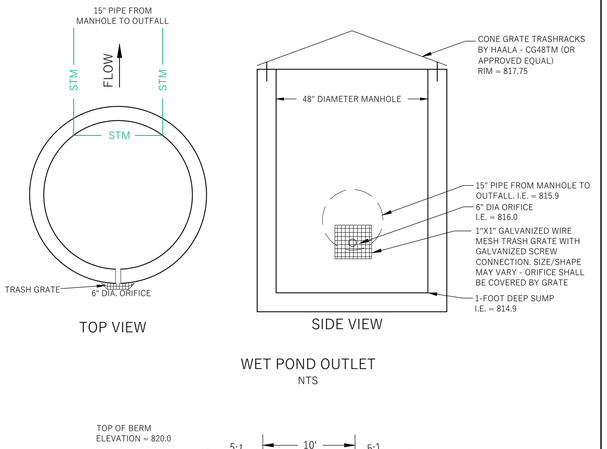


GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES). CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
4. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
5. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
6. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
7. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
8. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
9. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
10. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

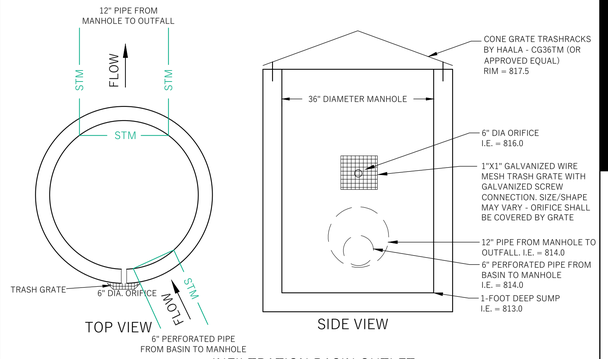
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



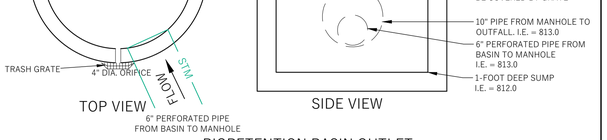
NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE B BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

WET POND OVERFLOW WEIR
NTS



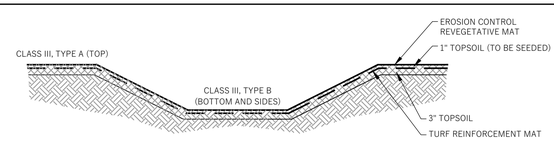
NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE B BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

INFILTRATION BASIN OVERFLOW WEIR
NTS



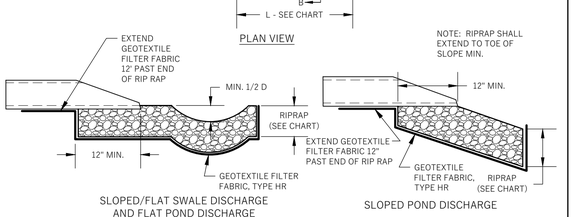
NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE B BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

BIORETENTION BASIN OVERFLOW WEIR
NTS



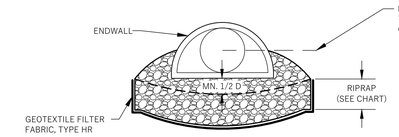
NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

TURF REINFORCEMENT INSTALLATION DETAIL



CROSS SECTION A-A

1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL



CROSS SECTION B-B

STRUCTURE	W	L	DEPTH	TYPE
STM AE NO. 1	5.7'	4.0'	1.5'	LIGHT RIPRAP
STM AE NO. 3	7.1	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 5	8.5'	6.0'	1.7'	LIGHT RIPRAP
STM AE NO. 11	7.1'	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 14	7.1'	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 31	5.7'	4.0'	1.5'	LIGHT RIPRAP
STM AE NO. 33	8.5'	6.0'	1.5'	LIGHT RIPRAP
STM AE NO. 37	7.1'	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 100	8.5'	6.0'	1.5'	LIGHT RIPRAP
STM AE NO. 102	8.5'	6.0'	1.5'	LIGHT RIPRAP

* IF NECESSARY, EXTEND RIP RAP BEYOND LENGTH "L" AT WIDTH "W" TO THE BOTTOM OF THE BASIN

RIP RAP AND ENDWALL

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FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale 0' 25' 50' 75'

Wyser Number 24-1369

Set Type REVIEW

Date Issued 03/20/2026

Sheet Number C401

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_Civil Design.dwg Layout: Details (2) User: kmeagher Plotted: Mar 20, 2026 - 12:56pm

N 48° 47' 06" E

NORTH

JANSEVILLE AVENUE

COMMERCE PARKWAY

MIELKE DRIVE

S 39° 36' 42" W 657.98'

25' WIDE MUNICIPAL UTILITY EASEMENT

12' WIDE UTILITY EASEMENT TO WISCONSIN ELECTRIC

20' WIDE UTILITY EASEMENT

35' WIDE TEMPORARY TURNAROUND EASEMENT

LANDSCAPE EDGING (TYP.)

NO MOW TURF

INFILTRATION BASIN (NATIVE SEED MIX)

WET DETENTION BASIN.

STONE MULCH TYPICAL

LAWN

REFER TO SHEET L101 FOR TYPICAL BUILDING FOUNDATION PLANTINGS

REFER TO SHEET L101 FOR BUILDING FOUNDATION PLANTINGS

PROPOSED BUILDING
45,236 SQ.FT.
FFE = 823.00

PROPOSED BUILDING
45,236 SQ.FT.
FFE = 824.00

(1) KCT, (2) SWO, (1) SM, (2) BHS, (2) BF, (1) RBC, (1) WBC, (1) AL, (1) RL, (2) RBC, (2) TT, (3) SM, (2) WO, (1) T, (2) SSM, (2) T, (1) BF, (1) WO, (1) TT, (6) BHS, (1) RO, (3) LLL, (1) WBC, (1) RBC, (8) GLS, (1) IHL, (8) KCJ, (1) CP, (1) SSM, (2) MKL, (13) GSJ, (2) SSM, (3) BHS, (3) YTD, (3) RTD, (2) LLL, (3) RM, (2) EP, (1) WO, (3) RTD, (6) BHS, (3) LLL, (8) GLS, (1) IHL, (6) KCJ, (3) AVB, (1) ACH, (1) CP, (2) AVB, (3) RTD, (3) YTD, (5) RTD, (3) RB, (2) EP, (3) YTD, (5) BHS, (10) SSC, (1) SWO, 4,710 RGP, (2) AL, (5) BHS, (2) TT, (5) TT

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING
MIELKE DRIVE
FORT ATKINSON, WI 53538

FORT ATKINSON INDUSTRIAL BUILDING

FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: LANDSCAPING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale 0' 20' 40' 60'

Wyser Number 24-1369

Set Type REVIEW

Date Issued 04/10/2026

Sheet Number L100

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft. Atkinson\DWG\24-1369_Civil Design_For Landscaping.dwg Layout: L100 User: dschneider Plotted: Apr 10, 2026 - 11:01am

NORTH

NOTE:
REFER TO SHEET L100 FOR
OVERALL SITE LANDSCAPING

PROPOSED BUILDING
45,236 SQ.FT.
FFE = 824.00

PROPOSED BUILDING
45,236 SQ.FT.
FFE = 823.00

BUILDING FOUNDATION PLANTING
TO MATCH ADJACENT BUILDING.

STONE MULCH
TYPICAL

LANDSCAPE
EDGING (TYP.)

(1) WBJ
(7) DY
(1) EA
(4) EY
(2) MV
(4) EY
(1) EA
(6) DY
(1) WBJ
(1) PJM
(4) GFS
(2) LLH
(1) EA
(2) EY
(2) LQFH
(4) AWS
(1) EA
(1) PJM
(8) GDP
(2) PJM
(1) EA
(2) EY
(2) LQFH
(4) AWS
(1) EA
(2) LLH
(4) GFS
(1) PJM
(1) WBJ
(9) DY
(1) RPO
(2) ABS
(1) RPO
WAT
(8) DY
(1) WBJ
(3) AVB

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WYSER
ENGINEERING

MIELKE DRIVE
FORT ATKINSON, WI 53538

FORT ATKINSON INDUSTRIAL BUILDING

FORT ATKINSON, JEFFERSON COUNTY, WI

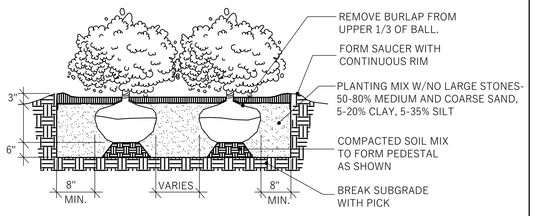
Sheet Title: FOUNDATION LANDSCAPING PLAN

Revisions:

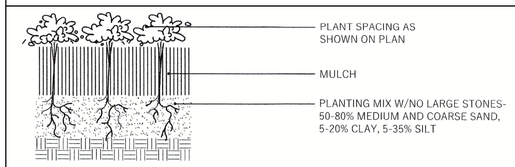
No.	Date:	Description:

Graphic Scale	0' 10' 20' 30'
Wyser Number	24-1369
Set Type	REVIEW
Date Issued	04/10/2026
Sheet Number	L101

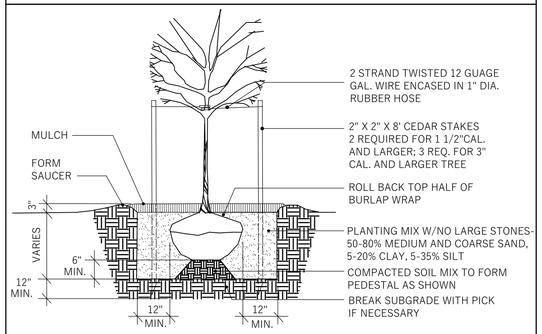
File: W:\2024\24-1369_FGC - Klement Business Park Lots 1-2, Ft. Atkinson\DWG\24-1369_Civil Design_For Landscaping.dwg Layout: L101 User: dschneider Plotted: Apr 10, 2026 - 11:01am



1 SHRUB PLANTING
NTS



2 PERENNIAL PLANTING
NTS



3 TREE PLANTING
NTS

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS SUPPLIED
	(71)		Canopy Trees (50 points each)			3,550
AL	5	1 ¼""	Basswood	Tilia Americana	Pot	
EP	4	1 ¼""	Exclamation Planetree	Platanus Acerifolia	Pot	
IHL	4	1 ¼""	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	Pot	
LLL	10	1 ¼""	Littleleaf Linden	Tilia Cordata	Pot	
RB	6	1 ¼""	River Birch	Betula Nigra	Pot	
RBC	4	8''	River Birch Clump	Betula Nigra	Pot	
RL	1	1 ¼""	Redmond Linden	Tillia Americana 'Redmond'	Pot	
RM	6	1 ¼""	Red Maple	Acer Rubrum	Pot	
RO	3	1 ¼""	Red Oak	Quercus Rubra	Pot	
SM	4	1 ¼""	Sugar Maple	Acer Saccharum	Pot	
SWO	7	1 ¼""	Swamp White Oak	Quercus Bicolor	Pot	
TT	10	1 ¼""	Tulip Tree	Liriodendron Tulipifera	Pot	
WBC	32	8'	Whitespire Birch	Betula Papyrifera	Pot	
WO	5	1 ¼""	White Oak	Quercus Alba	Pot	
	(13)		Tall Deciduous Trees (30 points each)			390
KCT	4	1 ¼""	Kentucky Coffeetree	Gymnocladus Dioicus	Pot	
RPO	4	1 ¼""	Royal Prince Oak	Quercus x Warei	Pot	
SSM	5	1 ¼""	State Street Maple	Acer Miyabei	Pot	
	(8)		Medium Deciduous Trees (15 points each)			120
ABS	4	1 ¼""	A B Serviceberry	Amelanchier Grandiflora "AB"	Pot	
ACH	1	1 ¼""	Amur Chokecherry	Prunus Americana	Pot	
CP	3	1 ¼""	Callery Pear	Pyrus Calleryana	Pot	
	(14)		Low Deciduous Trees (10 points each)			140
SSC	14	1 ¼""	Spring Snow Crab	Malus 'Spring Snow'	Pot	
	(33)		Tall Evergreen Trees (40 points each)			1,320
BHS	26	4'	Black Hills Spruce	Picea Pungens 'Densata'	Pot	
BF	4	4'	Balsam Fir	Abies Balsamea	Pot	
T	3	4'	Tamarack	Larix Larcina	Pot	
	(20)		Low Evergreen Trees (12 points each)			240
EA	12	4'	Emerald Arborvitae	Thuja Occidentalis	Pot	
WBJ	8	4'	Wichita Blue Juniper	Juniperus Scopulorum	Pot	
	(15)		Tall Deciduous Shrubs (5 points each)			75
AVB	11	12""	Arrowood Viburnum	Viburnum Dentata	Pot	
MV	4	12"	Mohican Viburnum	Viburnum Lantana 'Mohican'	Pot	
	(46)		Medium Deciduous Shrubs (3 points each)			138
LLH	8	12"	Little Lime Hydrangea	Hydrangea Paniculata	Pot	
LQFH	8	12"	Little Quick Fire H	Hydrangea Paniculata	Pot	
RTD	21	12"	Red Twig Dogwood	Cornus Sericea	Pot	
YTD	9	12"	Yellow Twig Dogwood	Cornus Sericea 'Flaviramea'	Pot	
	(80)		Low Deciduous Shrubs (1 point each)			80
AWS	16	12"	AW Spirea	Spirea Bumaldi "Anthony Waterer'	Pot	
GDP	16	12:	Gold Drop Potentilla	Potentilla Fruticosa	Pot	"
GFS	16	12"	Goldflame Spirea	Spirea Japonica ' Goldflame'	Pot	
GLS	32	12"	Gro Low Sumac	Rhus Aromatica	Pot	
	(96)		Medium Evergreen Shrubs (5 points each)			480
DY	60	12"	Densiform Yew	Taxus Densiformis	Pot	
GSJ	26	12"	Green Sargent Juniper	Juniperus Chinensis 'Sargenti'	Pot	
PJM	10	12"	PJM Rhododendron	Rhododendron 'PJM'	Pot	
	(52)		Low Evergreen Shrubs (3 points each)			156
EY	24	12"	Everlow Yew	Taxus Media 'Everlow'	Pot	
KJC	28	12"	Kalley Compact Juniper	Juniperus M Kallay's Compact	Pot	
RGP	(4,710)	2 ½"	Bio-retention Plantings		plug	(0)
			Common Blue Star			
			Bottle Gentine			
			Obedient Plant			
			Columbine			
			Switchgrass			
			Black Eyed Susan			
			Wild Iris			
			Swamp Milkweed			
			White Turtlehead			
			Cardinal Flower			
			Turk's Cap Lily			
			Little Bluestem			
			Canada Wild Rye			
			Nodding Onion			
			Total Points Supplied:			6,689

NOTES:

1) All lawn areas to receive a minimum of 6" of topsoil, bluegrass seed mix, starter fertilizer, and straw mulch.
2) All turf areas to receive a minimum of 6" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
3) Lawn and turf areas in swales and on slopes in excess of 3:1 shall be mulched with urban type B EC mat.
4) All planting beds shall receive a minimum of 6" of topsoil.
5) Foundation planting beds and parking lot islands to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabrics..
6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
7) foundation planting beds to be separated from turf areas with 5" black vinyl edge.
8) The infiltration basins shall be seeded Rainwater Renewal Seed Mix (as supplied by Agrecol) or approved equal per WDNR technical standards for infiltration basins. Specifically, section V.D.2. (pg. 5) native seeding. https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf
9) Bio-retention basins to be planted with 2 ½" x 2 ½" x 5" plugs as supplied by Agrecol or approved equal. Plugs to be installed 12" on center in a triangular grid pattern. Plent species randomly throughout specified areas.
10) Apply bark mulch (2" thick) between plants, or mulch with cocoa mat fabric.
11) Bio-retention areas to be constructed per WDNR specifications.

LANDSCAPE WORKSHEET

Landscape Points Required — Lot zoning: (BP) Business Park

Foundation Points Required:
(80 points/100 LF building foundation) 1,810/100 * 80 = 1,498 points

Paved Area Points Required:
(50 points/10 parking stalls 129/10 * 50 = ~~645 points~~
(50 points/10,000 SF) 156,500/10,000: * 50 = 782 points

Street Frontage Points Required:
(100 points/100 LF ROW) 2,562/100 * 100 = 2,562 points

Developed Lot (Yard) Points Required:
(20 points/1,000 SF GFA) 90,473/1,000 SF * 20 = 1,809 points

Total Landscape Points Required — 6,651 points

Landscape Points Supplied

Foundation Points Supplied:

4 Tall deciduous trees @ 30 =	120 points
4 Medium Deciduous trees @ 15 =	60 points
4 Low Deciduous trees @ 10 =	40 points
20 Low evergreen trees @ 12 =	240 points
7 Tall deciduous shrubs @ 5	35 points
16 Medium deciduous shrubs @ 3 =	48 points
48 Low deciduous shrubs @ 1 =	48 points
54 Medium evergreen shrubs @ 5 =	270 points
24 Low evergreen shrubs @ 3 =	72 points
Foundation subtotal:	933 points

Paved Area Points Supplied:

2 Shade trees @ 50 =	100 points
5 Tall Deciduous trees @ 30 =	150 points
4 Medium Deciduous trees @ 15 =	60 points
14 Low Deciduous trees @ 10 =	140 points
6 Tall Evergreen trees @ 40 =	240 points
8 Tall deciduous shrubs @ 5	40 points
32 Low deciduous shrubs @ 1 =	32 points
26 Medium evergreen shrubs @ 5 =	130 points
28 Low evergreen shrubs @ 3 =	84 points
Paved Area subtotal:	976 points

Street Frontage Points Supplied:

52 Shade trees @ 50 =	2,600 points
Street Frontage subtotal:	2,600 points

Developed Lot (Yard) Points Supplied:

18 Shade trees @ 50 =	900 points
5 Tall Deciduous trees @ 30 =	150 points
27 Tall Evergreen trees @ 40 =	1,080 points
30 Medium deciduous shrubs @ 3 =	90 points
Developed Lot subtotal:	2,180 points

Total landscape points supplied = 6,689 points

WYSER ENGINEERING
MIELKE DRIVE
FORT ATKINSON, WI 53538

FORT ATKINSON INDUSTRIAL BUILDING
FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: DETAILS – LANDSCAPING

Revisions:

No.	Date:	Description:

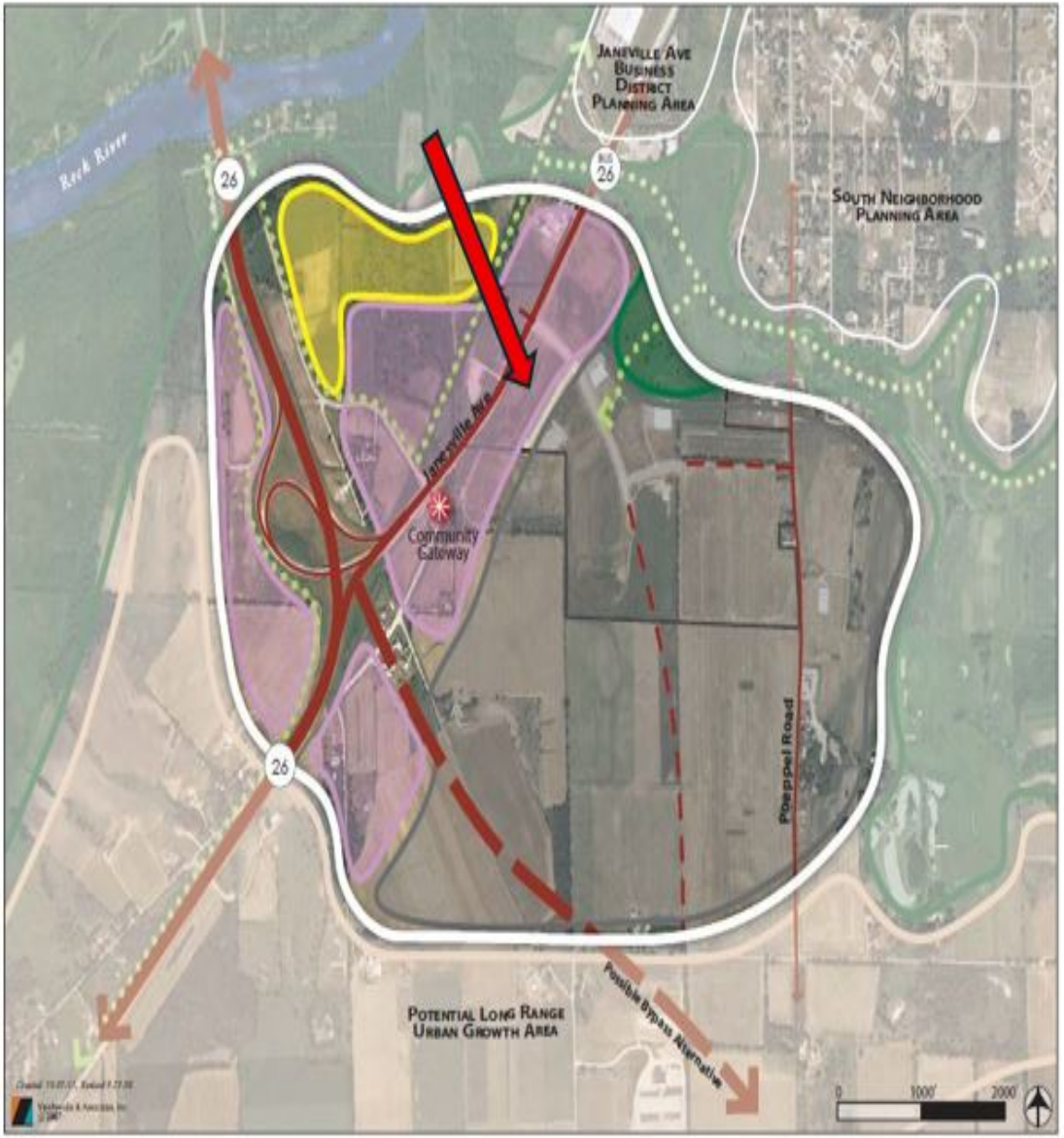
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Wyser Number: 24–1369
Set Type: REVIEW
Date Issued: 03/20/2026
Sheet Number: L102

File: W:\2024\241369_FGC – Kiement Business Park Lots 1–2, Ft Atkinson\DWG\24–1369_Civil Design_For Landscaping.dwg Layout: L102 User: dlawyer Plotted: Mar 20, 2026 – 12:55pm

FIGURE: 2.21

SOUTHWEST ECONOMIC OPPORTUNITY DISTRICT PLANNING AREA

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



Opportunities

- Local terrain, lack of environmental constraints & few land use conflicts support industrial development
- Expansion of Robert L. Klement Business Park
- Opportunity for bio-based industry
- Employment-focused mixed use and hospitality uses near interchange
- Relationship to industrial center in Janesville/Beloit
- Access would be enhanced through Highway 12 bypass & 4-lane Highway 26
- Community character preserved through design standards

Conceptual Land Uses

- Community Commercial
- Downtown
- Major Institutions
- Mixed-Use
- Neighborhood
- Employment
- Environmental Corridors
- Agriculture
- Existing Major Roads
- Potential Future Roads
- Main Trails (Existing & Proposed)

NOTE: This map is not a Detailed Future Land Use Map or Future Transportation Map for zoning and other decision making. The purpose of this map is to show conceptual future growth options and facilitate public discussion.

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Director of Neighborhood and Building Services**

RE: **Review and possible action relating to Electrical Service upgrades at the Municipal Airport (Dreager, Director of Neighborhood and Building Services)**

BACKGROUND

The City Council approved the design of the 61C Airfield Navigation and Electrical Upgrades at their meeting on December 17, 2024. The proposed electrical service upgrade is part of the approved design and is necessary to implement the upgrades.

DISCUSSION

The Fort Atkinson Municipal Airport has been awarded federal funding through the Wisconsin Bureau of Aeronautics to complete airfield navigation lighting and electrical system upgrades. As part of this effort, it was determined that the existing electrical service to the airport, provided by WE Energies, is undersized and needs to be upgraded to a 320-amp, 120/240-volt service. The upgraded service will support the planned lighting improvements and provide sufficient capacity for future development at the airport. The project is planned to start in the fall of 2026 with the service upgrade being the initial work. The request is for the City to pay for the installation of the new service until the contract for the lighting project is awarded to a contractor. After the contract is awarded, the City will be reimbursed with federal funds, issued by the BOA.

FINANCIAL ANALYSIS

The proposed electrical service upgrade is an eligible component of the federally funded airfield lighting project and will be reimbursed to the City upon award and execution of the construction contract. The project is anticipated to begin in fall 2026, with the service upgrade serving as the initial phase of work.

To maintain the project schedule, the City is being asked to front the cost of installing the new electrical service prior to the lighting contract being awarded. Once the contract is in place, the City will be reimbursed through federal funds administered by the Wisconsin Bureau of Aeronautics, less the City’s required 2.5% local share.

Deferring the service installation until after contract award would eliminate the need for interim financing but could delay the overall project into 2027, potentially impacting airport operations and users.

The cost proposal from WE Energies totals $11,990.29, which includes seasonal construction premiums for work occurring between December 1 and March 31. Because the work is anticipated to occur outside this window, the cost can be reduced by $948.00, resulting in a revised total of $11,042.29. After accounting for the City's 2.5% share, the estimated federal reimbursement is $10,766.23.

RECOMMENDATION

Staff recommends the City Council approve the service installation at the Fort Atkinson Municipal Airport to be installed by WE Energies at a cost not to exceed $11,042.29.

ATTACHMENTS

1. 5177960 Cost Letter
2. 5177960 SKETCH
3. 61C-ALP-1991-ALP Pen and Ink_FINAL_3-19-25

We Energies
1300 Janesville Ave.
Fort Atkinson WI 53538
Phone 800-842-0813
www.we-energies.com

March 03, 2026

CITY OF FORT ATKINSON
111 N Main St
Fort Atkinson, WI 53538

THIS LETTER IS YOUR INVOICE FOR ELECTRIC SERVICE
N3377 County Road K , Fort Atkinson, WI 53538

Dear CITY OF FORT ATKINSON,

With your returned service application, you are on your way to having electric service installed at your location.

Please confirm that the following electric service details are correct. If not, please call me right away.

Type:	Rewired Service	Subdivision:	n/a
Class:	TBD	Lot #:	
Size:	320 amps	Work Request #:	5177960 (for internal use only)
Voltage:	120/240V-3W		

Your next steps are to:

1. *Send in payment for electric service installation.*
   - **The cost for electric service installation is: $11,990.29**
   - This includes $948.00 for installation from December 1 through March 31.
   - We must receive your payment and electrical inspection before we can schedule your installation. Please include the service address with your payment, and send it to us in the enclosed envelope.
   - In the event we encounter unusual conditions during the installation of your service, there may be additional charges.
   - This amount is valid for 90 days from the date of this letter.
   - If an additional cost estimate is needed within 12 months, there will be a charge for preparing the new estimate.
2. *Sign and return one of the enclosed sketches:*
   - Review, sign and return an enclosed sketch in the envelope provided.
   - Draw and label any private underground facilities on the sketch.
   - We must receive your approved and signed sketch before step #3 below.
3. *Send or fax the* Ready for Service *card when the site is ready for electric service installation:*
   - Your construction site is ready for service when requirements 1-4 on the *Ready for Service* card are met.
   - When we receive your card, we will call you to discuss the installation.

4. Mark private underground facilities.
   - Locate and mark (with stakes, spray paint or flags) or expose any customer-owned underground obstructions or facilities.
   - If you are not sure what this includes, please call for more information.
   - We Energies and/or its agents will not be held responsible for damage to unmarked, private facilities.

Contact me for all of your electric installation needs.

I'm here to make sure your questions are answered and any concerns you have are addressed. On behalf of We Energies, I appreciate the opportunity to serve you and look forward to providing you with safe, reliable and reasonably-priced electricity.

Sincerely,

Deborah Domagalski

Deborah Domagalski
Energy Services Consultant
Phone 920-563-1273; Fax 920-563-1281

ELEC WR **FT 5177960**

GAS WR

CITY / TOWN / VILLAGE: C/ FORT ATKINSON

CUST/PROJ NAME: CITY OF FORT ATKINSON

PROJECT LOCATION: N3377 COUNTY ROAD K

WORK DESCRIPTION: ELECTRIC SERVICE REWIRE

1Ø 200A > 320A 120/240V

PREPARED BY: JOSH LUNETTA (K)

E-MAIL: JOSH.LUNETTA@WE-ENERGIES.COM

OFFICE #: CELL #: 262-903-0747

PAGER #: IO #: 5453

PROJECT ID: CGS #:

DATE PREPARED: 2/3/26 DATE REVISED:

COMMON INFORMATION

STAKING REQUIREMENTS:

[X] SURVEYOR [ ] STAKED

[ ] DESIGNER [ ] NOT NEEDED

MAIN / SERVICE IN EASEMENT:

[X] YES [ ] NO

RESTORE PRIVATE PROPERTY: [ ] WE ENERGIES [X] CUSTOMER

WORK IS APPROX 2,600 FT, DIRECTION S OF CL OF

AIRPORT RD NEAREST CROSS STREET *(ALSO FOR GAS SERVICE TEE)*

ELECTRIC INFORMATION

OPER MAP #: 3492-7568-04 FEEDER/LINE #: Z8355

CATV JOINT USE #: TEL JOINT USE #:

PROPOSED GAS SERVICE INFORMATION

MTR SIZE: MTR TYPE: PRES:

SERV PIPE SIZE: MATERIAL:

MTR LOC: FT. OF CORNER

CONSTRUCTION TYPE:

[ ] EFV

[ ] RELIGHT

[ ] CURB VLV

[ ] TIE IN PIPING

RAILROAD PERMITTING/FLAGGING REQUIRED [ ] YES [X] NO **RR NAME**

CORROSION CONTACT: **PHONE #:**

JOB INFO:

SECTION / TOWN / RANGE: SW1/4 SEC 23, T 6N, R14E
SITE VISIT COMPLETED BY: JOSH LUNETTA
JOB OWNER: DEBORAH DOMAGALSKI 920-563-1273

MAIN CONTACTS:

- [ ] CONTRACTOR/BUILDER:
- [ ] PLUMBER/HVAC:
- [X] ELECTRICIAN: TERRY DONOVAN 715-579-7025
- [X] CUSTOMER: JEDIDIAH DRAEGER 920-397-9901

CONTINGENCIES & COMMENTS:

DIGGERS HOTLINE / MISS DIG REQUIRED

WE ENERGIES WILL COMPLETE LAWN / PAVEMENT REPAIR ON:

- [X] ROAD ROW
- [ ] NEIGHBORING PROPERTY
- [ ] NONE
- [ ] CUSTOMER PROPERTY

WE ENERGIES WILL HAUL SPOIL FROM:

- [ ] ROAD ROW
- [ ] NEIGHBORING PROPERTY
- [X] NONE
- [ ] CUSTOMER PROPERTY

CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION
WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE

CONSTRUCTION REMARKS

* FINAL STABILIZATION SHALL BE PERMANENT SEED

* AND EROSION MAT CLASS 1, TYPE B URBAN.

SIGN HERE

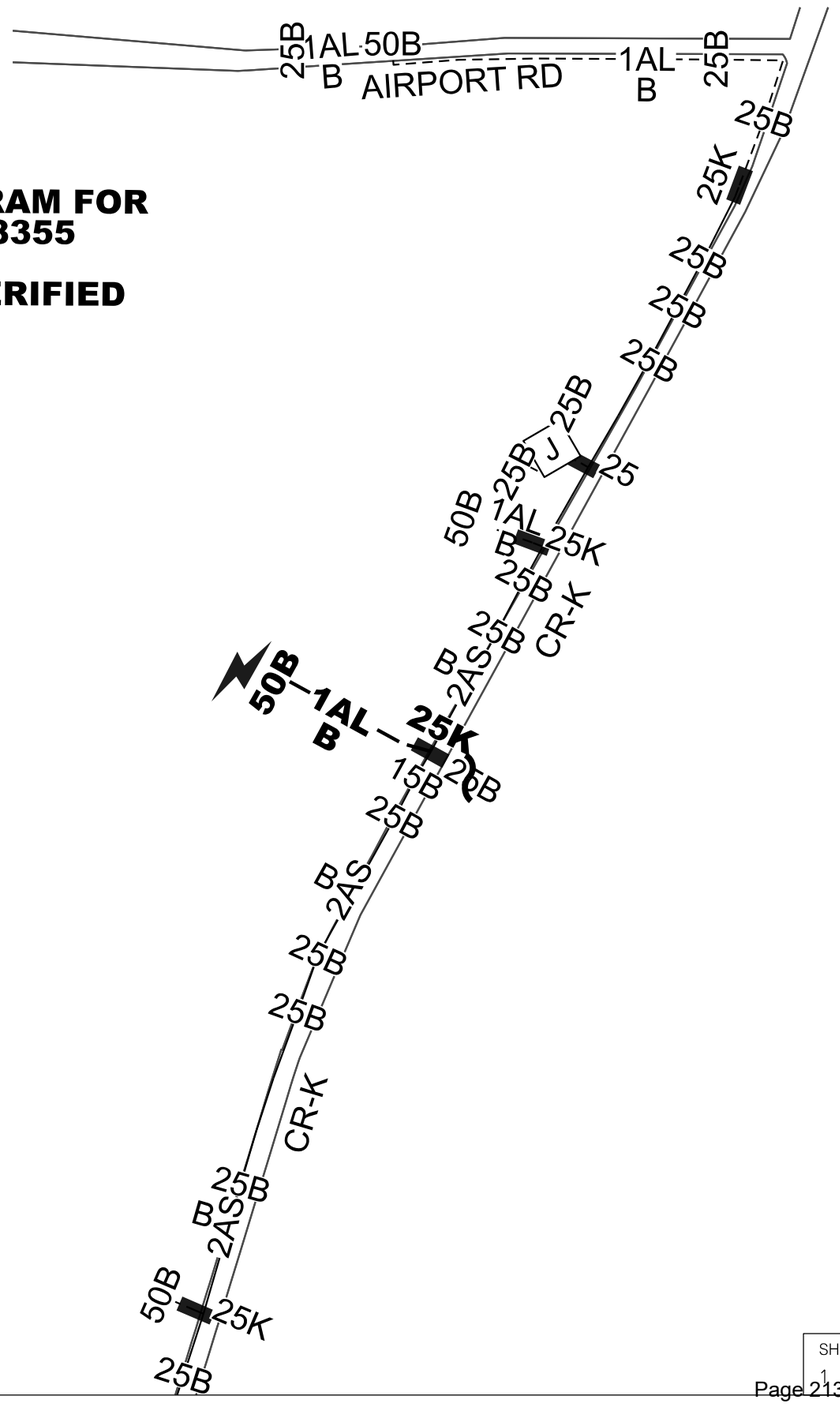
CUSTOMER'S SIGNATURE OF APPROVAL DATE

CRITICAL SAFETY RULES - EO:
1. Enclosed space procedures
2. Excavation and shoring
3. Rubber gloves and sleeves
4. Fall protection
5. Lock out - Tag out
6. Seat belts
7. Securing parked vehicles

NORTH

CIRCUIT DIAGRAM FOR FEEDER: Z8355

NOT FIELD VERIFIED



3/2/2026 3:27:44 PM U:\Data\@Work Management\Western\FTSC\@FTSC 5160000 - 5179999\5177960\CAD\5177960 DESIGN.dgn

ELEC WR **FT 5177960**

GAS WR

NORTH

25 200 AMP SVC MTR#

30 **1Ø 320A 120/240V STD: 601-82.3**

ENV 9, 10 12, 13

30'

11'

PL

S5 31'

ENV 9, 10 12, 13

7'

20 26U

50B

STD: 288-06.15

DISCONTINUED S5 347'

Z13 285'

PAVEMENT

WETLANDS

N3377

N3313

N3305

S3

S7

S5

16-05393
35-5

HIGH PRESSURE GAS SEE EAP

ZNCC

16-01246
45-5

CR-K

EOP

R/W

ZNCC 197'

194'

CAUTION

ENV 9-15

HPG

262'

23'

20'

3'

Z12

ZNCC 386'

20 26-

40-5

STD: 110-06.5

RISER DETAIL:

FUSE 25K

15 (89-07823
40-5
25B)

03-08195
40-5
15B

ZNC

MANUFACTURER: _____

KVA: _____

VOLTAGE: _____

LOCATION ID: _____

PHASE: _____

FLUID TYPE: _____ DESIGN IZ: _____

SERIAL: _____

MATERIAL #: 227-1125

ASSET ID #: _____

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY

WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N

Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____

SWITCHED BY: _____ DATE/TIME: _____

SHEET NO. 2 OF 2

WE ENERGIES - ELECTRIC OPERATIONS

CLEARANCE NOTES:

-LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.
-MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE & BELL OF PIPE.
-THIS APPLIES TO GAS AND WATER MAINS.
-MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.
-MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.
-MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.
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.

STANDARD WIRE KEY

OVERHEAD PRIMARY
E, F, H, Q, R, W, X or Z

Z	1 #2 ACSR
Z1	1 #1/0 ACSR
Z2	1 #3/0 ACSR
Z3	3 #2 ACSR
Z4	3 #1/0 ACSR
Z5	3 #3/0 ACSR
Z7	3 #336 ACSR
Z9	SPECIAL LIST ON SKETCH
Z10	1 WIRE REMOVAL
Z11	2 WIRE REMOVAL
Z12	3WIRE REMOVAL

DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z

Z13	1 #1 AL 25KV	X22	1 #2 Cu 15kV
Z14	3 #1 AL 25KV	X23	3 #2 Cu 15kV
Z15	3 #500 AL 28KV	Z24	1 #2 Cu 25kV
X16	1 #2 AL 15KV	Z25	3 #2 Cu 25kV
X17	3 #2 AL 15KV	X26	3 #500 Cu 15kV
X18	3 #500 AL 15KV	Z27	3 #500 Cu 28kV
R19	3 #1/0 AL 35KV	Z28	3 #750 Cu 28kV
R20	3 #750 AL 35KV	Z29	SPECIAL - LIST ON SKETCH
Z21	3 #750 AL 28KV		

NEUTRAL

N	1-#2 ACSR
N1	1-#1/0 ACSR
N2	1-#3/0 ACSR
N3	1-#4/0 AL
N4	1-#336 ACSR
N5	REMOVAL

GUYING

G	1/4" ARM GUY
G1	5/16" ARM GUY
G2	3/8" ARM GUY
G3	5/16" POLE GUY
G4	3/8" POLE GUY
G5	7/16" POLE GUY

SECONDARY - 1PHASE

S	6DX
S1	4 TX
S2	2 TX
S3	1/0 TXR
S4	3/0 TXR
S5	350 TXR
S6	750 TXR
S7	1/0 TXF
S8	4/0 TXF
S9	336 TXR
S10	750 TXF
S11	3 WIRE REMOVAL
S12	3 WIRE MAIN
S14	6DX CIC
S15	1/0TX CIC

SECONDARY - 3PHASE

$	1/0 TXF
$1	4/0 TXF
$2	336 TXF
$3	3/0 TX
$4	350 TX
$5	750 TX
$6	1/0 QXF
$7	3/0 QXF
$8	350 QXR
$9	750 QXR
$10	3 WIRE REMOVAL
$11	3/0 QXR
$12	4 WIRE REMOVAL

EROSION CONTROL LEGEND

ENV 8, 27	APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION
A/B/C/D	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
DW	APPROXIMATE DEWATERING BASIN LOCATION
	SURFACE WATER FLOW

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control

2. 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.
3. 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). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
4. Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
5. 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

6. 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

7. If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
   a. Any quantity of oil is spilled into surface water;
   b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
   c. Any oil spill containing greater than 500 ppm PCB;
   d. Five gallons or more of oil spilled to the ground;
   e. 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

8. 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

9. As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
10. All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
11. 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.
12. Excavated soils cannot be stockpiled in wetlands.
13. All excess spoils shall be removed from wetlands and placed in a suitable upland location.
14. Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
15. Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

Waterways

16. No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
17. No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
18. 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

19. 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.
20. In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
21. Exclusion fencing must be installed at the work area prior to March 15.
22. A qualified biologist must be present when conducting work at this location.

Invasive Species

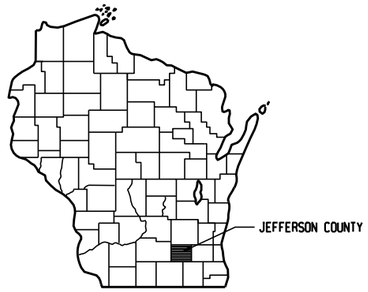
23. State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (http://council.wisconsinforestry.org/invasives/transportation/).

Cultural and Historical Resources, cont.

24. 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.
25. 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.
26. 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

27. A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
   a. Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
   b. Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
   c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



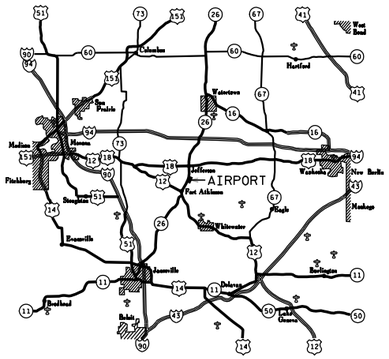
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

AIRPORT LAYOUT PLAN

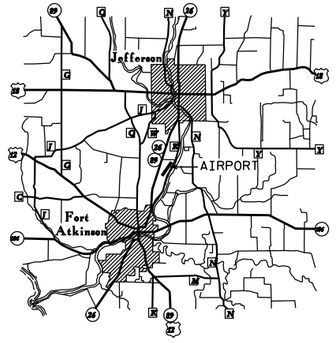
FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

INDEX TO SHEETS

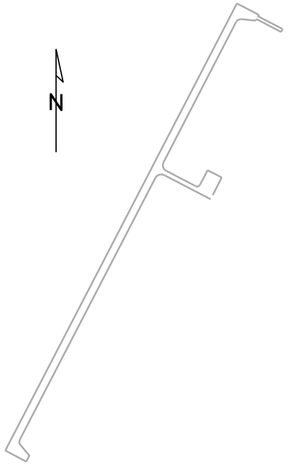
SHEET	TITLE	REVISION DATE
1	TITLE, APPROVAL,INDEX, & LOCATION	
2	AIRPORT LAYOUT PLAN	
3	TERMINAL AREA PLAN	
4	RUNWAY 3 APPROACH PLAN	
5	RUNWAY 21 APPROACH PLAN	
6	RUNWAY 3/21 APPROACH PLAN	
7	PROPERTY MAP	
8	LAND USE MAP	



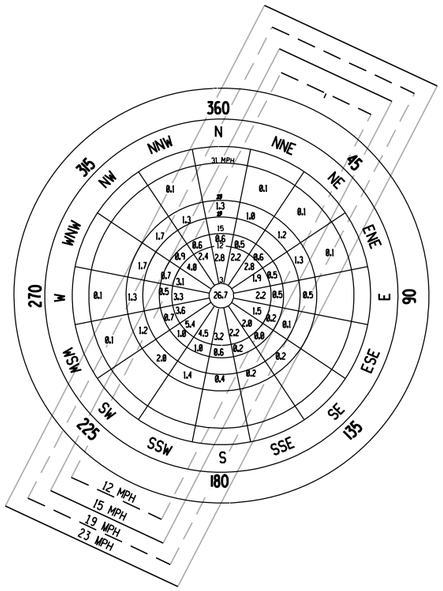
LOCATION MAP
SCALE 1"=APPROX. 13 MILES



VICINITY MAP
SCALE 1"=2 MILES



All Weather Wind Rose (% Distribution)



PERIOD OF RECORD: 1956-61
SOURCE: U.S. WEATHER BUREAU
STUDY NO. 4220
JANESVILLE, WI

RUNWAY COVERAGE

@12 MPH	@15 MPH
89.2%	93.7%

DESIGN CRITICAL AIRCRAFT DATA

	EXISTING & ULTIMATE
RUNWAY LENGTH	GEN. UTILITY I
AIRCRAFT WEIGHT	12,500 LBS.
APPROACH SPEED	≤ 120 KNOTS
WING SPAN	48'
TAIL HEIGHT	22'

REVISIONS

DESCRIPTION	DATE	FIRM OR AGENCY	BY
TO REFLECT "AS BUILT" CONDITIONS	4-10-90	B.O.A.	K.J.S.

FEDERAL AVIATION ADMINISTRATION

APPROVED Frank J. Donovan
DATE 3-14-91

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

REVIEWED BY: _____ P.E.
PROJECT MANAGER
DATE 5-18-90
APPROVED BY: _____ P.E.
CHIEF AIRPORT DEVELOPMENT SECTION
DATE 5-18-90

CITY OF FORT ATKINSON

APPROVED _____
TITLE City Engineer
DATE 4/30/90

Donohue
Engineers & Architects

APPROVED _____
PROJECT MANAGER
DATE _____

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

TITLE, APPROVAL,
INDEX, & LOCATION
FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4/28/88	13925.000	
DRAFTER: MN	CHECKER: MAH	SCALE: AS SHOWN	SHEET NO.: 1 OF 8

AE_FTATKS:TITLE.DGN

U.S. Department of Transportation
Federal Aviation Administration

Airports District Office
6020 - 28th Avenue South
Minneapolis, Minnesota 55450
Telephone (612)725-4363

RECEIVED DOT
MAR 18 1991
Dtv. of Transportation Assistance

March 14, 1991

Mr. James A. Jensen
Airport Development Engineer
Wisconsin Bureau of Aeronautics
Madison, Wisconsin 53707-7914

Fort Atkinson Municipal Airport
Fort Atkinson, Wisconsin
Airport Layout Plan Approval

Dear Mr. Jensen:

Enclosed for your use and file are two approved copies of the Fort Atkinson Municipal Airport Layout Plan (ALP) dated 4-28-88 submitted by your letter dated May 29, 1990. This approval cancels or supersedes all prior approvals. The airport development plan approval is conditional upon recognition of and adherence to the following:

1. Approval of the ALP is not to be considered a determination of necessity or as a commitment of Federal funding for accomplishment of the projected development. Inclusion of the proposed development signifies a concurrence for planning purposes based on review of conformance with current standards for safety, utility, and efficiency. Actual facility development will be governed by adherence to development standards applicable at the time the development is undertaken. Design standard modifications have been granted as follows:

The sheet 5 obstruction (pole) is considered grandfathered until an instrument approach is initiated at which time it should be lowered or removed.

If any of the design critical aircraft or aircraft groups change, this ALP must be reevaluated by the FAA.

2. Airport Improvement Program requirements stipulate that all development programs be reasonably consistent with the plans of planning agencies for the development of the area in which the airport is located, that fair consideration has been given to the interest of communities in or near the airport, and that development programs provide for the protection and enhancement of the quality of the environment.

3. A review of the landing area development proposed on the plan was conducted in accordance with Parts 77, 152, and 157 of the Federal Aviation Regulations (Aeronautical Study No. 90-AGL-1259-NRA). Refer to letter dated June 26, 1990. Based on considerations of safe and efficient use of airspace, the FAA offers no objection to the proposed ultimate airspace utilization as depicted on the development plan. The development plan will be afforded the status of a plan on file for the purpose of the Federal Aviation Regulation Part 77 obstruction evaluations or Part 152 airport aid program.

Due to insufficient information regarding planned development, this review did not include and evaluation of actual construction for which separate notice is required under Part 77 of the Federal Aviation Regulations. Prior to constructing any facility, structure or other items on the airport, notice consistent with requirements of Part 77 must be filed and evaluated. (FAA Form 7460-1)

If action or construction is planned without Federal aid which will change the status or geometries of runways, taxiways, aprons, or other operating areas of the airport, notice must be filed in accordance with FAR 157. (FAA Form 7480-1)

We trust the forgoing provides a reasonable explanation of the conditions inherent in our approval. If, however, either you or the sponsor desires a further clarification, please do not hesitate to contact this office.

Sincerely,

Frank J. Hermann

Frank J. Germann
Airports Engineer

cc: AGL-220
AGL-420
AGL-530
AGL-610
ARP-10

AE_FTATKS:LETTER1991.DGN

NOTES :

① WHEN PROPERTY INTEREST IS PURCHASED CONSIDERATION WILL INCLUDE THE FOLLOWING :

A. LIMITS OF LAND ELIGIBLE FOR FAA PARTICIPATION.
B. DESIRES OF PROPERTY OWNER.
C. EXISTING PROPERTY OWNERSHIP BOUNDARIES.
D. PROTECTION OF THE IMAGINARY SURFACES DESCRIBED IN FAR. PART 77.25
E. EXISTING LAND USE ZONING CONTROLS.

PROPERTY INTEREST WILL BE ACQUIRED BY FEE OR AIR EASEMENT RIGHTS.

FEDERAL AVIATION ADMINISTRATION	WISCONSIN DEPT. OF TRANSPORTATION BUREAU OF AERONAUTICS	FORT ATKINSON MUNICIPAL AIRPORT
THE WISCONSIN DEPARTMENT OF TRANSPORTATION, BUREAU OF AERONAUTICS, DOA APPROVES THE AIRPORT LAYOUT PLAN IN ACCORDANCE WITH THE FEDERAL AVIATION ADMINISTRATION BLOCK GRANT AGREEMENT AND SUBJECT TO AIRSPACE CASE _____ WITH LETTER DATED _____ APPROVED BY: _____ TITLE: _____ DATE: _____	REVIEWED BY: _____ DATE: _____ AIRPORT DEVELOPMENT ENGINEER APPROVED BY: _____ DATE: _____ AIRPORT ENGINEERING SECTION CHIEF	APPROVED BY: _____ TITLE: _____ DATE: _____

RUNWAY PROTECTION ZONE DATA

CLEAR ZONE DIMENSIONS

	RUNWAY	BASE	LENGTH	OUTER WIDTH	APPROACH SLOPE
EXISTING	3	250'	1000'	450'	20:1
	21	250'	1000'	450'	20:1
ULTIMATE	3	500'	1000'	800'	20:1
	21	500'	1000'	800'	20:1

RUNWAY SAFETY AREA

RUNWAY SAFETY AREA DIMENSIONS

	RUNWAY	WIDTH	LENGTH BEYOND RUNWAY END
EXISTING	3/21	150'	300'
ULTIMATE	3/21	150'	300'

RUNWAY OBJECT FREE AREA

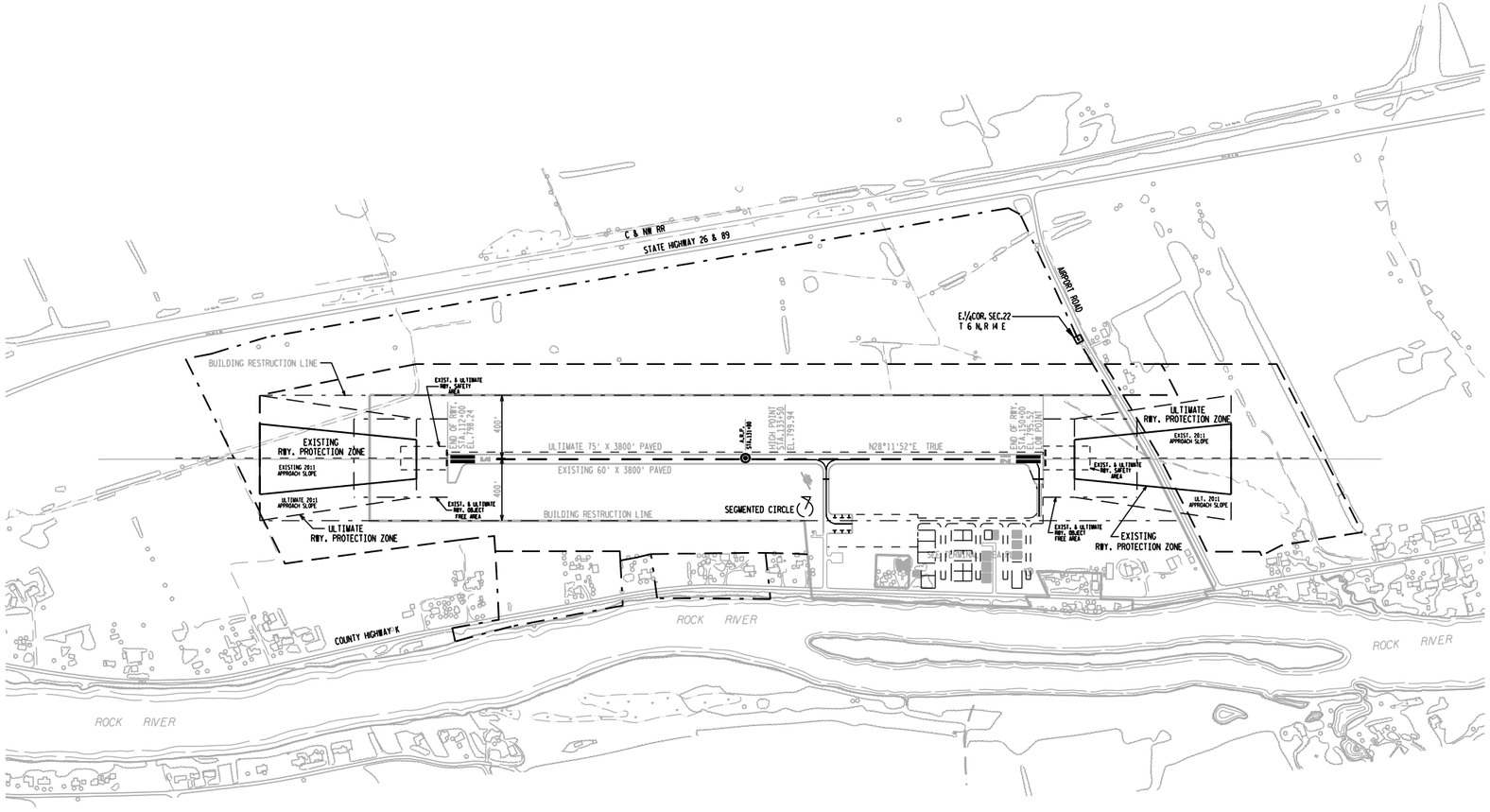
RUNWAY OBJECT FREE AREA DIMENSIONS

	RUNWAY	WIDTH	LENGTH BEYOND RUNWAY END
EXISTING	3/21	500' *	600' *
ULTIMATE	3/21	500' *	600' *

RUNWAY COORDINATES

RUNWAY	LAT.	LONG.
3	42°57'30"N	88°49'15"W
21	42°58'03"N	88°48'51"W

* NOT PROVIDED



NORTH
MAGNETIC DECLINATION
0° 23'E (1980)
0 200 400 600

RUNWAY DATA

		RUNWAY 3/21		RUNWAY	
		EXISTING	ULTIMATE	EXISTING	ULTIMATE
EFFECTIVE GRADIENT (%)		0.076%	0.076%		
PAVEMENT STRENGTH		12,500 LBS.	12,500 LBS.		
RUNWAY LIGHTING		LIRL	MIRL		
RUNWAY MARKING		V	N.P.I.		
RUNWAY PAVEMENT TYPE		BIT. CONC.	BIT. CONC.		
RUNWAY CATEGORY		U-V	U-NP		
APPROACH SLOPES	DESIGN	20:1	20:1		
	ACTUAL	44.9:1	26.3:1		
WIND COVERAGE	12 MPH	89.2%	89.2%		
	15 MPH	93.7%	93.7%		

U-UTILITY T-TRANSPORT P-PRECISION V-VISUAL NP-NON PRECISION

AIRPORT DATA

	EXISTING	ULTIMATE
MEAN MAX. TEMP. OF HOTTEST MONTH	84° JULY	84° JULY
AIRPORT ELEVATION (MSL)	800.0	800.0
AIRPORT COORDINATES (ARP) LAT.	42°57'46"N	
STA 131+00 LONG.	88°49'03"W	
AIRPORT NAVIGATIONAL AIDS	NONE	NDB
VISUAL AIDS	WIND CONE SEGM.CIRCLE ROT. BEACON	WIND CONE SEGM.CIRCLE ROT.BEACON WIND TEE
TAXIWAY LIGHTING - CONNECTORS A1 AND A2	REFLECTORS	EDGE LIGHTS
TAXIWAY LIGHTING - TAXIWAYS A AND B	REFLECTORS	REFLECTORS

LEGEND

EXISTING	ULTIMATE	
•••• ••••		THRESHOLD LIGHTS
———	— — — —	BITUMINOUS PAVEMENT
———	—— —— -	LIMITS OF RWY. PROTECTION ZONE
———		AIRPORT PROPERTY LINE
— —		CLEAR ZONE EASEMENT LIMITS
— — —		AVIGATION EASEMENT LIMITS

NO.	REVISIONS	BY	APR.	DATE
2	ELECTRICAL REPLACEMENT PROJECT	M&H	TPD	3/25
1	TO REFLECT "AS BUILT" CONDITIONS	B.O.A.	JAJ	4/90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

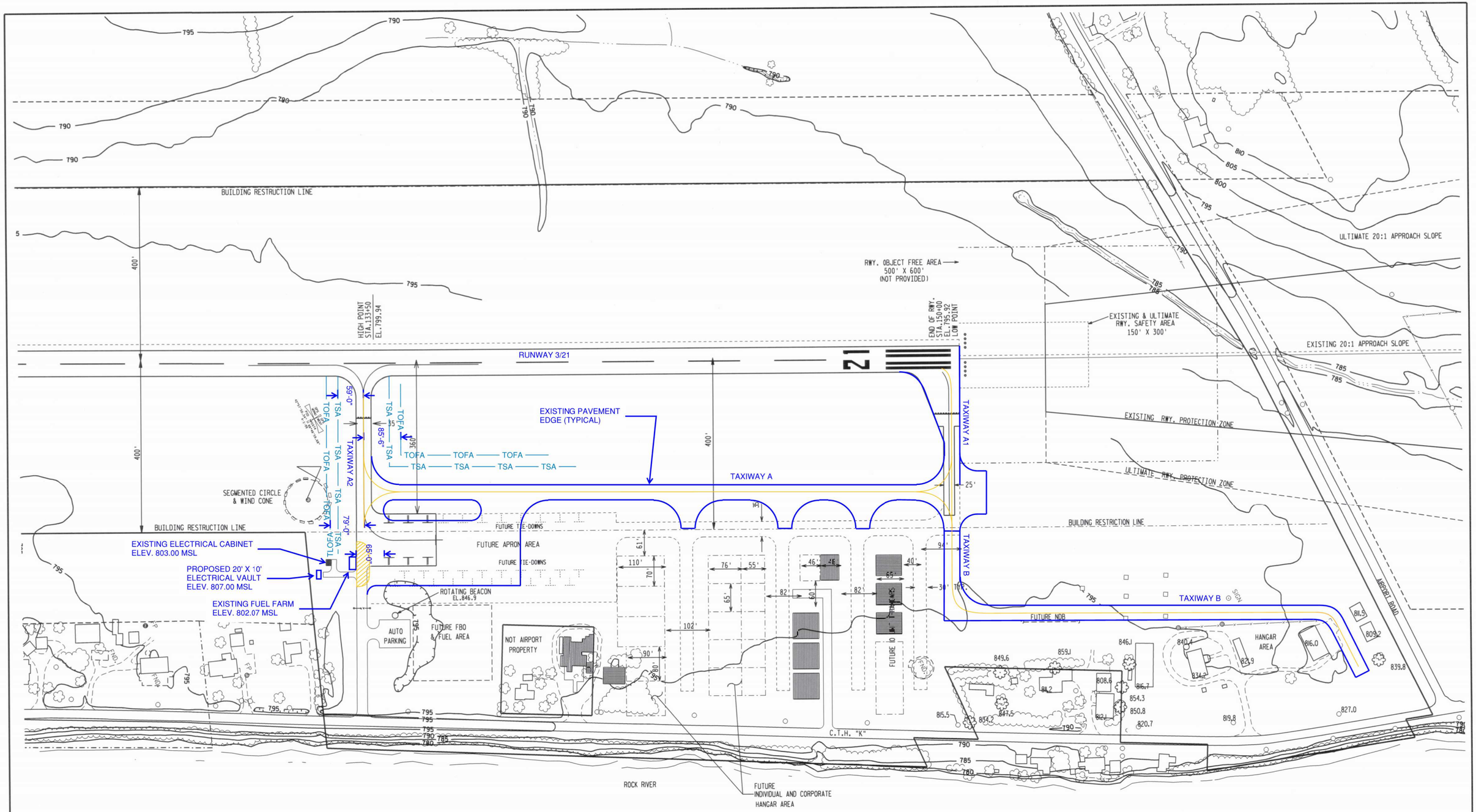
AIRPORT LAYOUT PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4/28/88	13925.000	
DRAFTER	CHECKER	SCALE	SHEET NO.
MN	MAH	AS SHOWN	2 OF 8

AE_FTATKS:ALP.DGN



NOTE:
BUILDING SET BACK IS 10' FROM LOT LINE
SHOWN IN HANGAR AREA.

FEDERAL AVIATION ADMINISTRATION	WISCONSIN DEPT. OF TRANSPORTATION BUREAU OF AERONAUTICS	FORT ATKINSON MUNICIPAL AIRPORT
THE WISCONSIN DEPARTMENT OF TRANSPORTATION, BUREAU OF AERONAUTICS - BOA APPROVES THE AIRPORT LAYOUT PLAN IN ACCORDANCE WITH THE FEDERAL AVIATION ADMINISTRATION BLOCK GRANT AGREEMENT AND SUBJECT TO AIRSPACE CASE _____ WITH LETTER DATED _____	REVIEWED BY: _____ AIRPORT DEVELOPMENT ENGINEER DATE: _____	APPROVED BY: _____ TITLE: _____ DATE: _____
APPROVED BY: _____ TITLE: _____ DATE: _____	APPROVED BY: _____ AIRPORT ENGINEERING SECTION CHIEF DATE: _____	

NORTH

TAXIWAY PAVEMENT	TAXIWAY DESIGN GROUP	TAXIWAY EDGE SAFETY MARGIN (TESM)	TAXIWAY SAFETY AREA (TSA)	TAXIWAY OBJECT FREE AREA (TOFA)
A	2B	7.50'	118.00'	171.00'
A1	2B	7.50'	118.00'	171.00'
A2	2B	7.50'	118.00'	171.00'
B	2B	7.50'	118.00'	171.00'

LEGEND

EXISTING	ULTIMATE	
		BUILDINGS
		PAVED RUNWAYS
		ULTIMATE PAVED AREAS
		BUILDING RESTRICTION LINE
∅		POWER POLES
-xx-		FENCE
		PROPERTY LINE
		CLEAR ZONE EASEMENT LIMITS
		AVIGATION EASEMENT LIMITS
— TOFA —		TAXIWAY OBJECT FREE AREA
- TLOFA -		TAXILANE OBJECT FREE AREA
— TSA —		TAXIWAY SAFETY AREA

NO.	REVISIONS	BY	APR.	DATE
2	ELECTRICAL REPLACEMENT PROJECT	M&H	TPD	3/25
1	TO REFLECT "AS BUILT" CONDITIONS	BOA	JAJ	4/90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

TERMINAL AREA PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue
Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4-25-88	13925.00	
DRAFTER: MN	CHECKER: MAH	SCALE: AS SHOWN	SHEET NO.: 3 OF 8

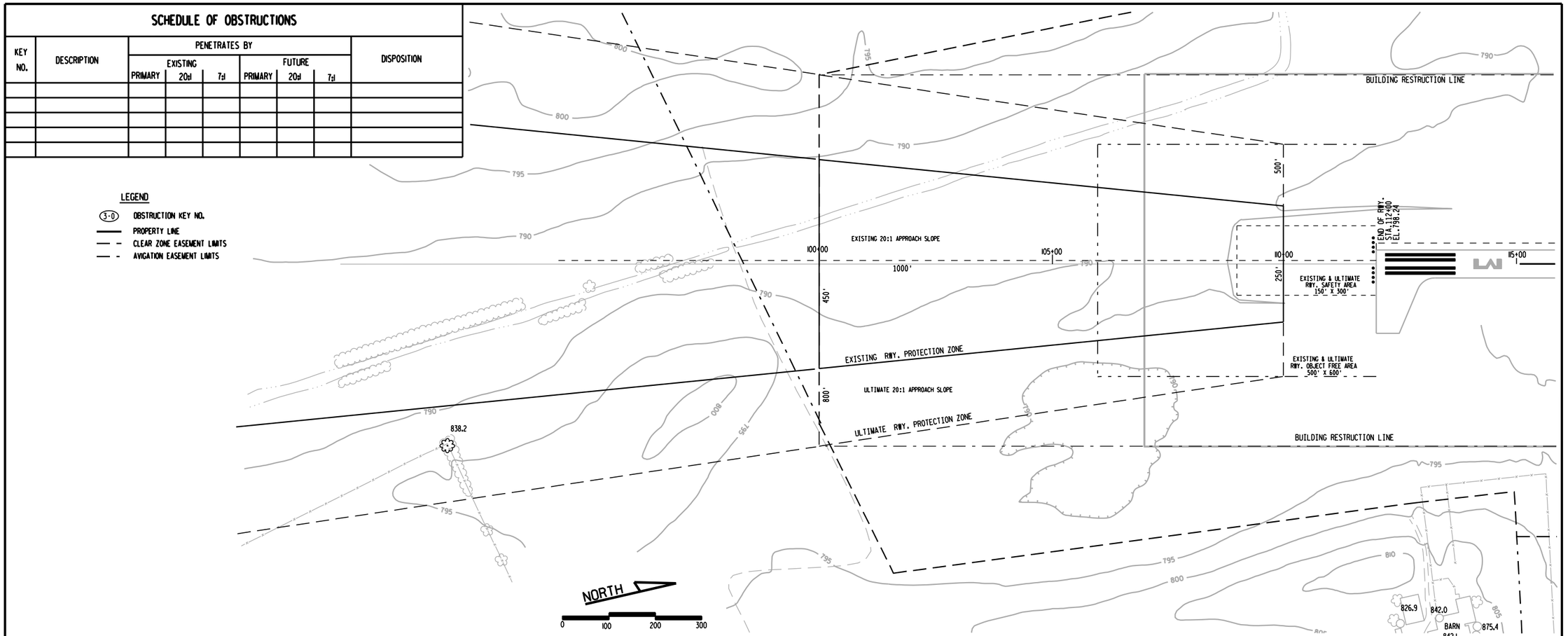
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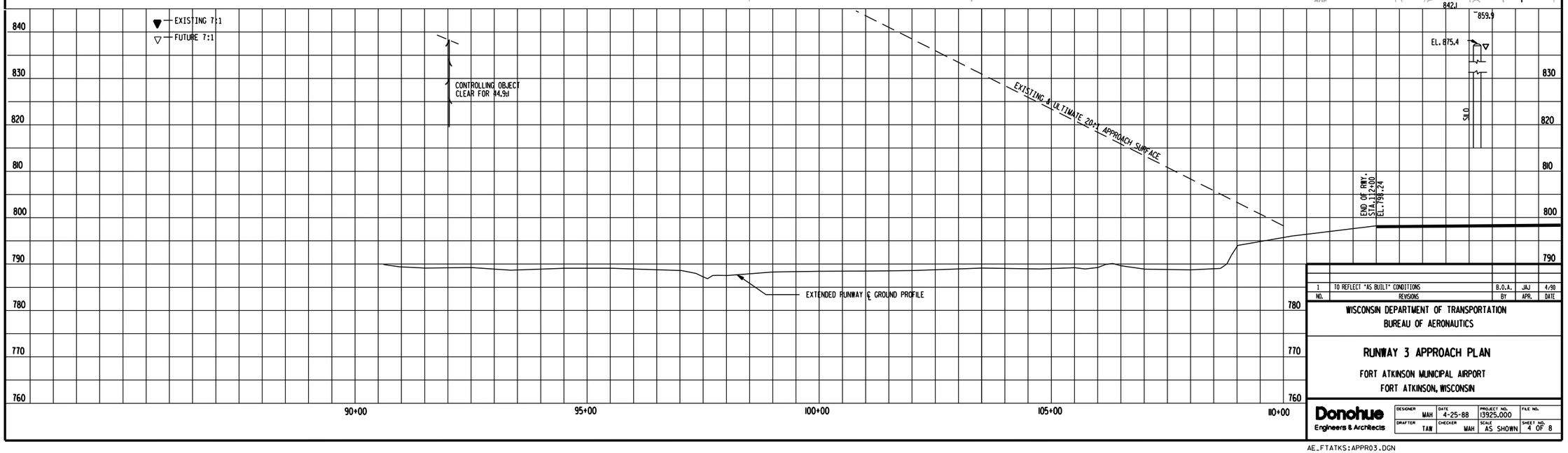
SCHEDULE OF OBSTRUCTIONS

KEY NO.	DESCRIPTION	PENETRATES BY						DISPOSITION
		EXISTING			FUTURE			
		PRIMARY	20:1	7:1	PRIMARY	20:1	7:1	

LEGEND

- (3-0) OBSTRUCTION KEY NO.
- PROPERTY LINE
- CLEAR ZONE EASEMENT LIMITS
- AVIGATION EASEMENT LIMITS





NO.	REVISIONS	BY	APR.	DATE
1	TO REFLECT "AS BUILT" CONDITIONS	B.O.A.	JAJ	4/90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

RUNWAY 3 APPROACH PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4-25-88	13925.000	
DRAFTER	CHECKER	SCALE	SHEET NO.
TAW	MAH	AS SHOWN	4 OF 8

AE_FTATKS:APPR03.DGN

SCHEDULE OF OBSTRUCTIONS

KEY NO.	DESCRIPTION	PENETRATES BY						DISPOSITION
		EXISTING			FUTURE			
		PRIMARY	20:1	7:1	PRIMARY	20:1	7:1	
21-1	POWER POLE						5'	LOWER OR BURY

NOTE :
CITY OF JEFFERSON, WATER TOWER AT STA. 214+03, 2,195 LEFT, ELEV. 990.84 IS CLEAR FOR 32.5:1

LEGEND

(21-0) OBSTRUCTION KEY NO.

PROPERTY LINE

CLEAR ZONE EASEMENT LIMITS

AVIGATION EASEMENT LIMITS

NORTH

0 100 200 300

AVG. 825'

HOUSE 829.0
ANT. 834.0
836.8
21-2

840.5
21-1

EL.793.8
CL.18.2'
ULTIMATE CONTROLLING OBJECT
CLEAR FOR 26.3:1

ULTIMATE 20:1 APPROACH SLOPE

EXISTING & ULTIMATE RWY. OBJECT FREE AREA 500' X 600' (NOT PROVIDED)

21-3 820.1
EXISTING CONTROLLING OBJECT

EL.790.5
CL.25.2'

EXISTING 20:1 APPROACH SLOPE

END OF RWY. STA.150+00 EL.795.52 LOW POINT

EXISTING & ULTIMATE RWY. SAFETY AREA 150' X 300'

EL.789.2
CL.31.3'

1000'

EXISTING RWY. PROTECTION ZONE

21-4 809.3

EL.791.7
CL.34.0'

EL.793.2
CL.35.8'

ULTIMATE RWY. PROTECTION ZONE

814.5
21-5

BUILDING RESTRUCTION LINE

SEE TERMINAL AREA PLAN

816.0

811.5

AIRPORT RD.

833.5

834.6
21-6
820.1
848.9

808.5

830.4

837.6

807.3

819.0

CTH. K

EXISTING 7:1
FUTURE 7:1

EXISTING & FUTURE APPROACH SLOPE 20:1

U.A.F. CLEAR FOR 26.3:1

EXISTING CLEAR FOR 41.2:1

EXISTING CONTROLLING OBJECT

MIN.15' CL.

MIN.15' CL.

℄ AIRPORT ROAD

℄ PROFILE OF AIRPORT RD.

EXTENDED RUNWAY ℄ GROUND PROFILE

END OF RWY. STA.150+00 EL.795.52 LOW POINT

150+00 155+00 160+00 165+00 170+00

860 850 840 830 820 810 800 790 780

NO.	REVISIONS	BY	APR.	DATE
1	AS TO REFLECT "AS BUILT" CONDITIONS	BDA	JAJ	4-90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

RUNWAY 21 APPROACH PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4-25-88	13925.000	
DRAFTER WN	CHECKER MAH	SCALE AS SHOWN	SHEET NO. 5 OF 8

AE_FTATKS:APPRO21.DGN

SCHEDULE OF OBSTRUCTIONS

KEY NO.	DESCRIPTION	PENETRATES BY						DISPOSITION
		EXISTING			FUTURE			
		PRIMARY	20:1	7:1	PRIMARY	20:1	7:1	
1-1	TREE						10	TOP OR REMOVE

LEGEND
- (00-0) OBSTRUCTION KEY NO.
- PROPERTY LINE
- CLEAR ZONE EASEMENT LIMITS
- AVIGATION EASEMENT LIMITS

BUILDING RESTRICTION LINE

EXIST. HIGH POINT
STA.133+50
EL.799.94

115+00 120+00 125+00 130+00 135+00 140+00 145+00

EXISTING 60' X 3800' RWY.

400'

400'

BUILDING RESTRICTION LINE

SEE TERMINAL AREA PLAN

ROTATING BEACON
EL.846.9

NOT AIRPORT PROPERTY

HSE 816.7
TV 825.3

HSE 809.3
TV 847.5

NORTH

0 100 200

FUTURE 7:1
EXISTING 7:1

EXISTING ℄ PROFILE

860 850 840 830 820 810 800 790

115+00 120+00 125+00 130+00 135+00 140+00

NO.	REVISIONS	BY	APR.	DATE
1	AS TO REFLECT "AS BUILT" CONDITIONS	BOA	JAJ	4-90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

RUNWAY 3-21 APPROACH PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue
Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
MAH	4-25-88	13925.000	
DRAFTER TAW	CHECKER MAH	SCALE AS SHOWN	SHEET NO. 6 OF 8

AE_FTATKS:APPRO321.DGN

AREAS	ACRES	TYPE OF INTEREST	AQUISITION PROGRAM
A	61.522	FEE SIMPLE	CITY
B	9.529	CLEAR ZONE EASEMENT	CITY
C	31.646	AVIGATION EASEMENT	CITY
D	16.521	FEE SIMPLE	AIP 3- 55- 0029- 01 (1989)
E	61.671	CLEAR ZONE EASEMENT	AIP 3- 55- 0029- 01 (1989)
F	19.333	AVIGATION EASEMENT	AIP 3- 55- 0029- 01 (1989)
TOTAL FEE OWNED			102.594 AC
TOTAL CLEAR ZONE EASEMENT			71.201 AC
TOTAL AVIGATION EASEMENT			94.971 AC

CURVE TABLE

△ = 01°-47'22"
R = 1910.08'
L = 102.19'
LC.BRG = N 15°-37'37"E, 102.18'

NORTH
0 150 300 450

AIRPORT ROAD
67'TOWN RD 200'

ULTIMATE 75'X 3,000' RUNWAY

EXISTING 30:1 APPROACH SLOPE

FUTURE 30:1 APPROACH SLOPE

NOT AIRPORT PROPERTY

MEANDER LINE S 15°-49'50"E, 489.88'

MEANDER LINE 1402.64' ±
S 39°-27'29"W

ROCK RIVER

NO.	REVISIONS	BY	APR.	DATE
1	AS TO REFLECT "AS BUILT" CONDITIONS	BOA	JAJ	4-90

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

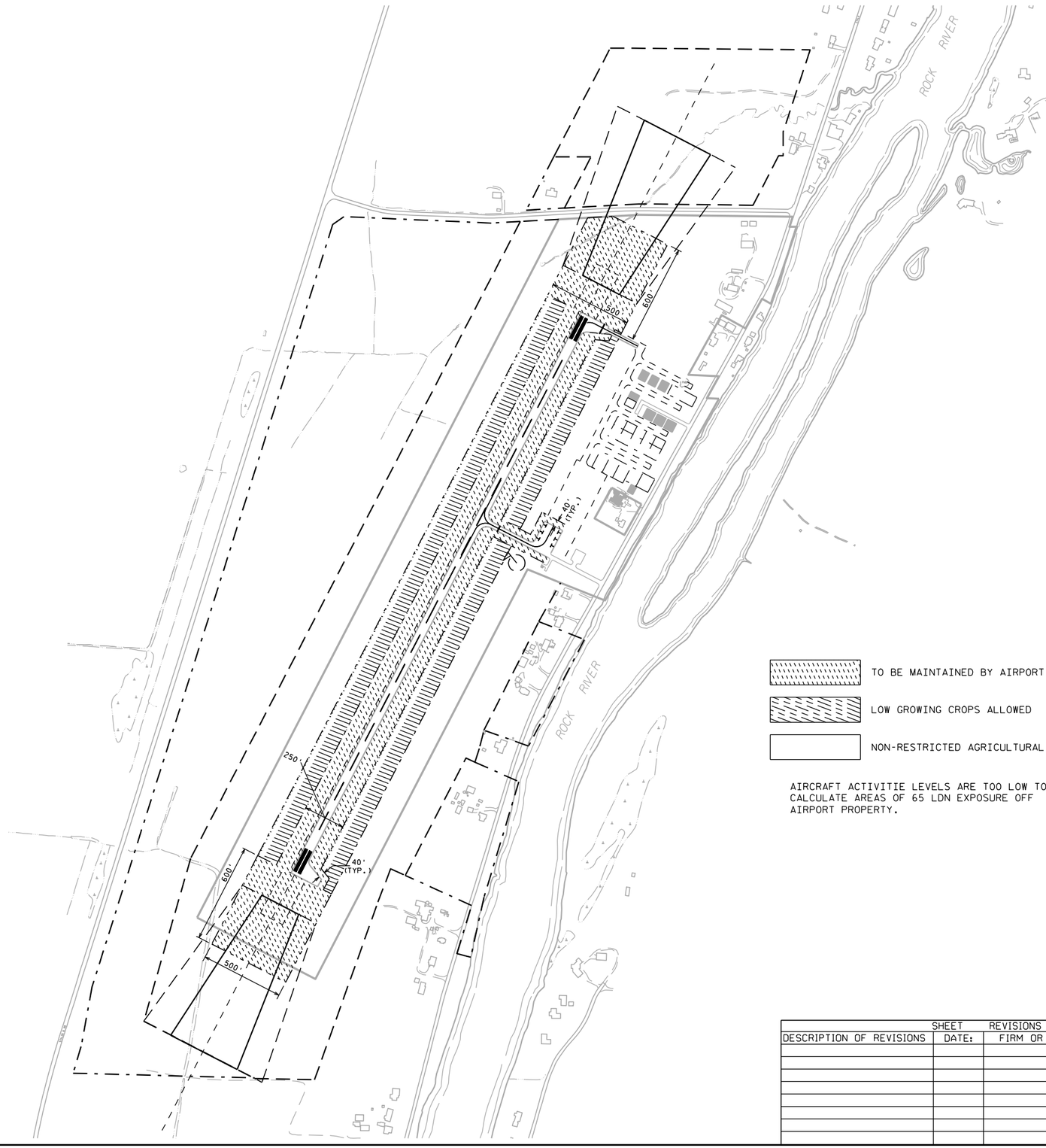
PROPERTY MAP

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

Donohue Engineers & Architects

DESIGNER	DATE	PROJECT NO.	FILE NO.
JSK	4-25-88	13925	
DRAFTER MN	CHECKER MAH	SCALE AS SHOWN	SHEET NO. 7 OF 8

AE FTATKS:PROPERTY.DGN



-LEGEND-

- EXISTING AIRFIELD PAVEMENT
- EXISTING ROADS
- EXISTING BUILDINGS
- RAILROAD TRACKS
- DITCH
- EXISTING AIRPORT PROPERTY LINE (FEE SIMPLE)
- EXISTING CLEAR ZONE EASEMENT LINE
- EXISTING AVIGATION EASEMENT LINE
- B.R.L. BUILDING RESTRICTION LINE
- PROPOSED BUILDINGS
- PROPOSED PAVEMENT

- TO BE MAINTAINED BY AIRPORT (MOWING, ETC.)
- LOW GROWING CROPS ALLOWED
- NON-RESTRICTED AGRICULTURAL USES

AIRCRAFT ACTIVITIE LEVELS ARE TOO LOW TO CALCULATE AREAS OF 65 LDN EXPOSURE OFF AIRPORT PROPERTY.

N

0 500' 1000 FEET
SCALE

SHEET REVISIONS			
DESCRIPTION OF REVISIONS	DATE:	FIRM OR AGENCY NAME	DWN BY:

LAND USE PLAN

FORT ATKINSON MUNICIPAL AIRPORT
FORT ATKINSON, WISCONSIN

WISCONSIN DEPARTMENT OF TRANSPORTATION
BUREAU OF AERONAUTICS

SCALE: 1"=300'	DATE: 4-16-90	DWN. BY: B.O.A.	SHEET 8 OF 8

AE_FTATKS:LDUSE.DGN

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Tom Williamson, Public Works Superintendent**

RE: **Review and possible action related to the purchase of a Single Axle Plow Truck for the Department of Public Works Operations (Williamson, Superintendent of Public Works Operations)**

BACKGROUND

The City Council approved the Department of Public Works request to purchase a single-axle plow truck, for a budgeted amount of $230,000.00, in the Capitol Improvement Expenditures Budget for calendar year 2026. This purchase request was made by the Department to replace a 24-year-old single-axle plow truck that has served the city well but has come to the end of its useful life.

DISCUSSION

Staff prepared for this purchase by reaching out to Ewald Ford, of Hartford, WI, as the State of Wisconsin approved Ford heavy-duty truck vendor and Lakeside International Truck, of Janesville, WI, to prepare proposals to meet the Department's predetermined performance specifications. Staff also reached out to the City's preferred chassis up-fit company, Monroe Truck, to prepare the up-fit proposals to accompany each individual truck proposal.

Both truck suppliers responded with competitive proposals that have been included with this agenda item. Ewald Ford, of Hartford, proposed the Ford F750 Heavy Duty Single Axle Truck as specified by the Department for the amount of $87,718.00, with the up-fit proposal from Monroe to match the chassis for an amount of $138,183.00.

Lakeside International, of Janesville, proposed the International MV607 SBA in two options. The first with a Cummins B6.7 325 HP engine for the amount of $107,674.00, and the second with a larger Cummins L9 330 HP engine for the amount of $109,803.00, with the up-fit proposal from Monroe to match the chassis for the amount of $139,708.00.

In summary, the Ford F750 from Ewald Ford, of Hartford, total proposed cost, with up-fit, is $225,901.00, and the International MV607 SBA with the 325 HP engine and up-fit, is $247,382.00. The table below shows each proposal by line item and vendor.

Vender	Bid Item	Bid Amount
Ewald Ford, Hartford	Ford F750 Specified Cab and Chassis	$ 87,718.00
Monroe Truck, Monroe	Ford F750 Specified Up-fit (Dump Box, Plow, Salter)	$ 138,183.00
		$ 225,901.00
Lakeside International, Janesville	International MV609 SBA 6.7 Cab and Chassis	$ 107,674.00
Monroe Truck, Monroe	MV609 SBA Specified Up-fit (Dump Box, Plow, Salter)	$ 139,708.00
		$ 247,382.00
Lakeside International, Janesville	International MV609 SBA 6.7 Cab and Chassis	$ 109,803.00
Monroe Truck, Monroe	MV609 SBA Specified Up-fit (Dump Box, Plow, Salter)	$ 139,708.00
		$ 249,511.00

FINANCIAL ANALYSIS

The CIP budget item for the Single Axle Plow Truck was approved at $230,000.00 for 2026 purchase. The low bidder was Ewald Ford, of Hartford, WI, including the specified up-fit by Monroe Truck, of Janesville, WI, for the total amount of $225,901.00. This amount falls under the approved CIP budget for the Department of Public Works, which is shown in the snippet of the CIP table below. The revenue source identified is the 2026/2027 borrowing.

RECOMMENDATION

Staff recommends the City Council approve the purchase of the 2027 Ford F750 Plow Truck and Up-fit package from Eward Ford, of Hartford, and Monroe Truck, of Janesville, respectively, in the amount of $225,901.00 and authorize the City Manager to execute the contract.

ATTACHMENTS

1. Fort Atkinson '27 F750
2. Fort Atkinson F750 Monroe Upfit (QUOTE)
3. Ft Atkinson, City of-MV SA Patrol-B6.7-4784-03-041026
4. Ft Atkinson, City of-MV SA Patrol-L9-4784-02-041026
5. International Upfit - 2SPS000030-0-FTATKINSONCITYOF-DPW (IH MV QUOTE 03202026)
6. CIP Document - Single Axle PLow

Prepared for: , City of Fort Atkinson
Office: 920-397-9909
Email: twilliamson@fortatkinsonwi.gov

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715

Client Proposal

Prepared by:
Christine Gensch
Office: 920-285-2360
Quote ID: FortAtkins
Date: 04/13/2026

Prepared for:
City of Fort Atkinson
Prepared by: Christine Gensch
04/13/2026

EWALD'S HARTFORD FORD | 2570 E SUMNER HARTFORD WI | 53027

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

, City of Fort Atkinson
Office: 920-397-9909
Email: twilliamson@fortatkinsonwi.gov

Re: Quote ID FortAtkins 04/13/2026

To Whom It May Concern,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Christine Gensch

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

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Selected Equip & Specs	10
Warranty	20
Vehicle Dimension and Performance	21

Prepared for:
City of Fort Atkinson
Prepared by: Christine Gensch
04/13/2026

EWALD'S HARTFORD FORD | 2570 E SUMNER HARTFORD WI | 53027

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$81,195.00
Options	$16,265.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge (12)	$0.00
Destination Charge	$2,495.00
Subtotal	$99,955.00

Pre-Tax Adjustments

Code	Description	MSRP
Disc 2-13-26	Ewald & Municipal Discount	-$12,237.00
Total		$87,718.00

* Vehicle is exempted from Federal Excise Tax.

Customer Signature

Acceptance Date

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
F7D	Base Vehicle Price (F7D)	$81,195.00
Engines		
99X	6.7L Power Stroke V8 Turbo Diesel - 330 HP @ 2600 RPM *850 lb.-ft. torque @ 1500 RPM.*	$3,495.00
425	50-State Emissions	N/C
41H	Engine Block Heater, Phillips, 120 Volt/750 Watt *Includes removable grille cover.*	$155.00
Transmissions		
44D	Ford TorqShift HD 10-Speed Automatic - with PTO Provision *Includes tow/haul.*	STD
Front Wheels & Tires		
643	Wheels, Front 22.5" X 8.25" White Powder Coated Steel, 10-Hole *(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.*	STD
T2E	Tires, Front Two 11R22.5H Michelin X Multi Energy Z (501 Rev/Mile)	$240.00
Rear Wheels & Tires		
663	Wheels, Rear 22.5" X 8.25" White Powder Coated Steel, 10-Hole *(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.*	STD
RMB	Tires, Rear Four 11R22.5H Michelin X Multi D (494 Rev/Mile)	$405.00
Brakes		
67A	Air Brakes (4 WHEEL DRUM) - Straight Truck w/Traction Control	$2,530.00

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Meritor Q-Plus with ABS, Bendix Anti-Lock Brake System, 4-channel. Includes 15" x 4" front brakes, dual direct reading air pressure gauges, brake lines color coded nylon, Bendix 13.2 CFM capacity air compressor, instrument panel mounted yellow knob parking brake control valve, automatic slack adjusters front and rear, two rear spring parking air brake chambers mounted on front of rear axle, three drain valves and two air tanks (Reference Body Builders Book for location). Rear brake size and components dependent upon axle selection. Uses existing ABS system to minimize wheel slipping during acceleration. Usage determined by the air brake package selected. (Not recommended with Hi-Rail Train Systems). Deletes hand operated park brake lever. *Includes:* *- Air Dryer, Bendix AD/IS w/Heater* *Mounted left frame rail (for Hydraulic brake applications that include stand alone engine air compressor).*	
98B	Final Upfit Center of Gravity - Low CG (38" to 48" FINAL Center of Gravity) *With MY23 having Electronic Stability Control Standard. When air brakes are selected, the "final upfit center of gravity (CG)" must be selected by dealer when ordering. If the final CG is not known, use the ESC delete (18A) feature. Where the final upfit CG is known, and the unit requires ESC for other features (such as Driver Assist Technology) select the appropriate CG value range when ordering air brake during the specing process. Call TRKLINE (877-875-5463) with any questions.*	N/C
62D	Air Dryer, Bendix AD/IS w/Heater *Mounted left frame rail (for Hydraulic brake applications that include stand alone engine air compressor).*	Included
Front Axle and Suspension		
43D	14,000 Lb. Cap. Non-Driving - Dana	$1,280.00
61F	Taper-Leaf Springs, Parabolic - 14,000 Lb. Cap *3-leaf, 62" x 3.15". Also includes, standard duty, dual, double acting shock absorbers.*	$425.00
15S	Front Stabilizer Bar	$490.00
60A	Lube, Front Axle, EmGard 50W, Synthetic Oil	$50.00
Rear Axle and Suspension		
47X	26,000 Lb. Single Reduction - Open - Dana / Spicer S26-190 *NOTE: When specifying an axle ratio, check performance guidelines for startability and gradeability.*	$2,445.00
68T	Multi-Leaf Springs - 31,000 Lb. Cap *For 23,000 lb. and 26,000 lb. rear axles. Includes 4,500 lb auxiliary rubber spring.*	$490.00
X5D	5.57 Axle Ratio	N/C
Wheelbase		

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

As Configured Vehicle (cont'd)

Code	Description	MSRP
158WB	158" Wheelbase/84" CA/49" AF/246" OAL	STD
Frame		
538	Single Channel - Straight 'C' 16.98 SM, 120,000 PSI *2,037,600 RBM. Heat treated alloy steel; 10.250" x 3.610" x 0.375" (260.4mm x 91.66mm x 9.5mm).*	$650.00
532	Frame Extension, Front - Integral 20" in Front of Grille *Includes:* *- Grille, Fixed - Black/Gray* *- Bumper, Front - Delete - Also Deletes Mounting Brackets*	$490.00
76X	Bumper, Front - Delete - Also Deletes Mounting Brackets	Included
86B	Grille, Fixed - Black/Gray	Included
Exhaust		
91D	Under Cab, Vertical Outlet, Right Side, Switchback-Style - Intrudes 2" Into Clean CA WARNING! The selection of this Exhaust could reduce the available CA dimension. *Single, horizontal muffler, right side under cab outside of frame rail with vertical exhaust passenger side rear corner with heat shield and turnout exit.*	$1,100.00
Fuel Tanks		
65B	Fuel Tank - LH 50 Gallon Rectangular - Aluminum	STD
Electrical / Alternator / Battery		
STDALT	Extra Heavy Duty Alternator - 12-Volt, 195 Amp	Included
55M	Jump Start Stud - Remote Mounted	$90.00
63B	Battery - Two 900 CCA, 1800 Total, Includes Steel Battery Box *12Volt, Motorcraft.*	$120.00

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

As Configured Vehicle (cont'd)

Code	Description	MSRP
59C	Body Builder Wiring - At End of Frame, Combined - (ILO Standard - Back of Cab Combined) *Includes sealed connectors for 2 ground circuits, with combined left/stop, combined right/stop, stop lamps, back up lamps. Also includes 2 additional pass through wires to cab.*	$135.00
962	Daytime Running Lamps (Not Configurable)	$25.00
61A	Embedded Modem Delete This option MUST be added to each order for the duration of the model year. *This will be a forced option on all orders and builds from start of production.*	-$75.00
Seats		
88E	30/0/30 Air Ride Driver (External Air Source) & Air Ride Passenger (External Air Source) w/Consolette - Vinyl	$810.00
Cab Interior		
600A	Preferred Equipment Package 600A *Includes:* *- Wheel Seals, Front - Oil Lubricated, SKF ScotSeal PlusXL Seals* *- Wheel Seals, Rear - Oil Lubricated, SKF ScotSeal PlusXL Seals* *- Manual Regen Initiation - Driver Interface in Message Center* *- Engine Exhaust Brake* *- Extra Heavy Duty Alternator - 12-Volt, 195 Amp* *- Lights - Roof Marker/Clearance - Amber Lenses, 5 Lights* *- Tow Hooks, Front (2) - Frame-Mounted, Painted Black* *- Four Body Builder Switches - Mounted in Center Instrument Panel* *With connector access located in engine compartment. Amperages vary by switch: 10, 15, 25, 25.* *- Floor Covering - Black Vinyl* *- Intelligent Oil Life Monitor* *- Steering Column - Tilt / Telescoping* *- Steering Wheel - Black PVC w/Integral Cruise Control Switches, Includes Audio Controls*	N/C
90P	Power Equipment Group - (Included in (90A) Appearance Group) *Includes power front side windows, power door locks and door trim panel.* *Includes:* *- Remote Keyless Entry*	$580.00
214	4 Speaker Option For 588 Radio	$30.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

As Configured Vehicle (cont'd)

Code	Description	MSRP
588	Radio: AM/FM Stereo w/2 Speakers, USB Input, Clock Display and Bluetooth	STD
Cab Exterior		
59A	Horn, Air - Black, Single Trumpet *Air solenoid operated, chassis mounted on rail back of bumper.*	$90.00
54R	Mirrors, Dual - Heated & Motorized Rectangular, XL2020 - 102" Width *Integral spot mirror, sail type, solid black finish.*	$215.00
Miscellaneous		
PAINT	Paint Type - Environmentally Friendly, "3 - Wet System"	STD
Fleet Options		
B4A	Net Invoice Fleet Option	$0.00
Exterior Color		
YZ_01	Oxford White	N/C
Interior Color		
E_01	Gray	N/C
SUBTOTAL		$97,460.00
Fuel Charge (12)		$0.00
Destination Charge		$2,495.00
TOTAL		$99,955.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs

Dimensions

• GCWR: 50,000 lbs. • Front brake diameter: 15.0" *** Rear brake diameter: 16.5"** • Driver distance from axle: 54.4" • Vehicle body length: 246.0" • Vehicle body width: 96.7" *** Vehicle body height: 95.3"** • Wheelbase: 158.0" • Turning radius (to curb): 21.9' *** Front track: 83.5" * Rear track: 72.7"** • Cab to axle: 84.0" • Rear tire outside width: 96.0" • Axle to end of frame: 49.0" *** Frame section modulus: 17.0 cu.in. * Frame yield strength (psi): 120000.0** • Frame rail depth: 10.3" *** Frame rail width: 3.6"** • Frame rail thickness: .4" • Frame rail section: 9.5" • Front bumper to front axle: 39.0" *** Front frame extension: 20.0"** • Headroom first-row: 40.7" • Leg room first-row: 41.4" • Shoulder room first-row: 68.0" • Hip room first-row: 67.6"

Powertrain

• Compression ignition system *** 6.7L V-8 diesel direct injection, intercooled turbo, diesel, engine with 330HP** • Engine cylinders: V-8 *** Horsepower: 330 HP@2600 RPM * Torque: 850 lb.-ft.@1500 RPM * Engine block heater** • Radiator • Engine retarder system • Auxiliary power take-off • Fuel/water separator • RNDM shift indicator • 75 mph speed limiter • 10-speed automatic • Rear-wheel drive • Recommended fuel: diesel • Low-speed ABS traction control • Standard rear differential

Fuel Economy and Emissions

• Federal emissions

Suspension and Handling

• Standard ride suspension • Gas-pressurized front shock absorbers

Driveability

*** Air brake system** • 4-wheel antilock (ABS) brakes • Four channel ABS brakes • Rigid axle front suspension • Leaf spring front suspension *** Front anti-roll bar** • Tapered leaf front suspension • Rigid axle rear suspension • Leaf spring rear suspension • Hydraulic power-assist steering system • Re-circulating ball steering • 2-wheel steering system

Body Exterior

• Side assist steps • 2 doors • Monotone paint • Black side window trim • Black door handles • Black windshield trim • 2 front tow hooks *** Grey grille * Stationary radiator mounted grille** • Convex spotter in driver and passenger side door mirrors • Trailer style side mirrors • Black door mirrors • English measure truck 279/82R22.5 AS BSW front and rear tires • 22.5 x 8.25-inch front and dual rear wheels • White front wheels • Steel front wheels • White rear wheels • Steel rear wheels • Disc rear wheel

Convenience

*** Power door locks with 2 stage unlocking * Keyfob activated door locks * Auto-locking doors** • Cruise control with steering wheel mounted controls *** Power first-row windows** • Partial floor console • Driver foot rest • Fixed rear windshield • Front beverage holders • Standard glove box • 2 beverage holders *** Driver and passenger door bins** • Dashboard storage • Trip computer • Upfitter switches *** Single air horn** • Steering column lever gearshift location

Comfort

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

• Manual climate control • Cloth headliner material • Full headliner coverage • Full vinyl floor covering • Full floor coverage • Urethane steering wheel • Manual tilting steering wheel • Manual telescopic steering wheel

Seats and Trim

• Seating capacity: 2 • Driver seat armrest • Front passenger seat armrest *** Captain driver seat** • Folding driver seat back *** High driver seat back * Driver seat air suspension** • 4 driver seats way-direction • Manual fore/aft *** Fixed driver seat headrest * Captain passenger seat * Folding passenger seat back * High passenger seat back * Passenger seat air suspension * 4 passenger seats way-direction** • Manual fore/aft *** Fixed passenger seat headrest** • Vinyl front seat upholstery

Entertainment Features

• AM/FM • In-vehicle audio • AM radio • FM radio • Seek scan • Auxiliary input jack • External memory control • Standard grade speakers *** Speakers number: 4** • Steering wheel mounted audio controls • Wireless audio streaming • Fixed audio antenna

Lighting, Visibility and Instrumentation

• Analog instrumentation display • Trip odometer • Digital clock • Driver information center • Tachometer • Oil pressure gauge • Engine/electric motor temperature gauge • Oil temperature gauge • Transmission fluid temperature gauge • Engine hour meter • Diesel exhaust fluid (def) gauge *** Primary air pressure gauge** • Light tinted windows • Reflector headlights • Halogen headlights • Auto on/off headlight control • Multiple enclosed headlights • Delay-off headlights • Variable intermittent front windshield wipers • Speed sensitive wipers *** Illuminated entry** • Front reading lights • Variable instrument panel light • Daytime running lights • Cab clearance lights • Delay interior courtesy lights

Technology and Telematics

• Handsfree wireless device connectivity • 1 USB port

Safety and Security

• Vehicle tracker *** Remote panic alarm** • Electronic stability control system

Dimensions

General Weights

* **Curb weight**	**11,349 lbs.**	* **Rear curb weight**	**4,287 lbs.**
Front GAWR	13220 lbs.	Rear GAWR	24020 lbs.
GVWR	37000 lbs.	GCWR	50000 lbs.

Trailering Weights

GCWR	50,000 lbs.

Weights

Maximum GVWR	37,000 lbs.	* **Max RBM (in.-lbs.)**	**2,037,600 max RBM (in.-lbs.)**
Nominal RBM (in.-lbs.)	1,211,200 nominal RBM (in.-lbs.)		

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Front Weights

* **Front curb weight**	**7,062 lbs.**	* **Axle capacity front**	**14,000 lbs.**
* **Spring rating front**	**14,000 lbs.**	Tire/wheel capacity front	13,220 lbs.

Rear Weights

* **Axle capacity rear**	**26,000 lbs.**	* **Spring rating rear**	**31,000 lbs.**
* **Tire/wheel capacity rear**	**24,020 lbs.**		

Exterior Measurements

Vehicle body length	246.0"	Vehicle body width	96.7"
* **Vehicle body height**	**95.3"**	Wheelbase	158.0"
Front brake diameter	15.0"	Front frame height loaded	35.2"
* **Rear brake diameter**	**16.5"**	* **Front frame height unloaded**	**37.6"**
* **Rear frame height loaded**	**37.1"**	* **Rear frame height unloaded**	**38.3"**
Turning radius (to bumper)	23.5'	Width - mirrors folded	90.7"
Width - mirrors extended	121.9"	* **Front track**	**83.5"**
* **Rear track**	**72.7"**	Driver distance from axle	54.4"
Turning radius (to curb)	21.9'	Cab to axle	84.0"
Rear tire outside width	96.0"	Axle to end of frame	49.0"
* **Frame section modulus**	**17.0 cu.in.**	* **Frame yield strength (psi)**	**120000.0**
Frame rail depth	10.3"	* **Frame rail width**	**3.6"**
Frame rail thickness	.4"	Frame rail section	9.5"
Front bumper to front axle	39.0"	* **Front frame extension**	**20.0"**

Headroom

Headroom first-row	40.7"

Legroom

Leg room first-row	41.4"

Shoulder Room

Shoulder room first-row	68.0"

Hip Room

Hip room first-row	67.6"

Front And Rear GAWR Total Will Exceed Overall GVWR

Powertrain

Engine

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

- **Engine 6.7L V-8 diesel direct injection, intercooled turbo, diesel, engine with 330HP**

Engine cylinders	V-8	Valves per cylinder	4
Ignition	Compression ignition system	Engine location	Front mounted engine
Engine block material	Iron engine block	Engine mounting direction	Longitudinal mounted engine
		Cylinder head material	Aluminum cylinder head

Engine Specs

Displacement	6.7L	cc	405.9 cu.in.
Bore	3.9"	Stroke	4.25"
Compression ratio	16.2	* **Governed RPM**	**3400 RPM**
* **Compressor capacity**	**13.20 cu.ft. cfm**	* **Air dryer**	**Air dryer**
* **Air system moisture ejector type**	**Manual air system moisture ejector**		

Engine Power

* **Horsepower**	**330 HP@2600 RPM**	* **Torque**	**850 lb.-ft.@1500 RPM**

Alternator

Alternator amps	195A	Alternator type	Heavy-duty alternator

Battery

Battery type	Dual lead acid battery	* **Battery rating**	**1800CCA**
Battery step	Battery step	Battery location	Battery location forward right
Battery run down protection	Battery run down protection		

Engine Extras

* **Block heater**	**Engine block heater**	Radiator	Radiator
Fuel/water separator	Fuel/water separator	Auxiliary power take-off	Auxiliary power take-off
Engine retarder	Engine retarder system	Shift indicator	RNDM shift indicator

Transmission

Transmission	10-speed automatic	Transmission electronic control	Transmission electronic control
Speed limiter	75 mph speed limiter	Overdrive transmission	Overdrive transmission
Lock-up transmission	Lock-up transmission	First gear ratio	4.615
Second gear ratio	2.919	Third gear ratio	2.132
Fourth gear ratio	1.773	Fifth gear ratio	1.519
Sixth gear ratio	1.277	Reverse gear ratio	4.695
Seventh gear ratio	1	Eighth gear ratio	0.851
Ninth gear ratio	0.687	Tenth gear ratio	0.632
Stall ratio	1.97	Selectable mode transmission	Selectable mode transmission

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Sequential shift control ..... Sequential shift control
PTO transmission provision ..... PTO transmission provision
Transmission oil cooler ..... Transmission oil cooler

Drive Type

Drive type ..... Rear-wheel drive

Drivetrain

* **Axle ratio** **5.57**
Axle speed ..... Single axle speed

Exhaust

Tailpipe ..... Aluminized steel single exhaust
Additional muffler location ..... right
Additional tailpipe location ..... right
Additional muffler type ..... horizontal
* **Additional tailpipe type** ..... **vertical**

Fuel

Fuel type ..... diesel

Fuel Tank

Front left fuel tank shape ..... rectangular
DEF capacity ..... 8.00 gal.
Front left fuel tank capacity ..... 50.01 US gallons

Drive Feature

Traction control ..... Low-speed ABS traction control
Differential ..... Standard rear differential

Fuel Economy and Emissions

Emissions

Emissions ..... Federal emissions

Suspension and Handling

Suspension

Suspension ..... Standard ride suspension
Front shock absorbers ..... Gas-pressurized front shock absorbers

Driveability

Brakes

* **Brake type** ..... **Air brake system**
ABS brakes ..... 4-wheel antilock (ABS) brakes
ABS brakes ..... Four channel ABS brakes

Front Suspension

* **Front anti-roll** ..... **Front anti-roll bar**
Suspension type front ..... Leaf spring front suspension
Suspension ride type front ..... Rigid axle front suspension

Front Spring

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Regular front springs ..... Regular front springs
Springs front ..... Tapered leaf front suspension

Rear Spring

Springs rear ..... Multi-leaf rear suspension
Rear springs ..... Regular grade rear springs

Rear Suspension

Suspension type rear ..... Leaf spring rear suspension
Suspension ride type rear ..... Rigid axle rear suspension

Steering

Steering ..... Hydraulic power-assist steering system
Steering type ..... Re-circulating ball steering
Steering type number of wheels ..... 2-wheel steering system

Exterior

Front Wheels

Front wheels diameter ..... 22.5"
Front wheels width ..... 8.3"

Rear Wheels

Rear wheels diameter ..... 22.5"
Rear wheels width ..... 8.3"

Front And Rear Wheels

Appearance ..... none

Front Tires

Aspect 82
Diameter ..... 22.5"
Sidewalls ..... BSW
Tread ..... AS
Type ..... english measure truck tire
Width 279mm
* **Front wheel - RPM 501**

Rear Tires

Aspect 82
Diameter ..... 22.5"
Sidewalls ..... BSW
Tread ..... AS
Type ..... english measure truck tire
Width 279mm
* **Rear wheel - RPM 494**

Body Exterior

Exterior Features

* **Frame extension type ..... Integral frame extension type**
Number of doors ..... 2 doors
Side steps ..... Side assist steps
Front splash guards ..... Front splash guards

Frame

Clean CA frame ..... Clean CA frame

Body

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Body panels ... Composite and galvanized steel body panels

Mirrors

Convex spotter ... Convex spotter in driver and passenger side door mirrors

Tires

Front tires LT load rating ... H
Rear tires LT load rating ... H

Wheels

Front wheel type ... Disc front wheel
Dual rear wheels ... Dual rear wheels
Number of front wheel studs ... 10 front wheel studs
Number of rear wheel studs ... 10 rear wheel studs

Convenience

Door Locks

* **Door locks ... Power door locks with 2 stage unlocking**
* **Keyfob door locks ... Keyfob activated door locks**
* **Auto door locks ... Auto-locking doors**

Cruise Control

Cruise control ... Cruise control with steering wheel mounted controls

Exterior Mirrors

* **Door mirrors ... Power door mirrors**
Folding door mirrors ... Manual folding door mirrors
Heated door mirrors ... Heated driver and passenger side door mirrors

Front Side Windows

* **First-row windows ... Power first-row windows**

Floor Console

Floor console ... Partial floor console

Passenger Visor

Visor passenger mirror ... Passenger visor mirror

Power Outlets

12V power outlets ... 2 12V power outlets

Pedals

Driver foot rest ... Driver foot rest

Rear Windshield

Rear windshield ... Fixed rear windshield

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Storage

* **Door bins front**	**Driver and passenger door bins**	Number of beverage holders	2 beverage holders
Beverage holders	Front beverage holders	Glove box	Standard glove box
Dashboard storage	Dashboard storage		

Windows Feature

* **One-touch up window**	**Driver and passenger one-touch up windows**	* **One-touch down window**	**Driver and passenger one-touch down windows**

Miscellaneous

Trip computer	Trip computer	Gearshift location	Steering column lever gearshift location
Upfitter switches	Upfitter switches	* **Horn**	**Single air horn**

Comfort

Climate Control

Climate control	Manual climate control

Headliner

Headliner material	Cloth headliner material	Headliner coverage	Full headliner coverage

Floor Trim

Floor covering	Full vinyl floor covering	Floor coverage	Full floor coverage

Steering Wheel

Steering wheel material	Urethane steering wheel	Steering wheel telescopic	Manual telescopic steering wheel
Steering wheel tilt	Manual tilting steering wheel		

Seats and Trim

Seat Capacity

Seating capacity	2

Front Seats

* **Front seat type**	**Captain driver seat**	* **Front seat type**	**Captain passenger seat**
Driver seat back	Folding driver seat back	* **Driver seat back type**	**High driver seat back**
* **Driver seat suspension**	**Driver seat air suspension**	Driver seats way-direction	4 driver seats way-direction
Driver seat fore/aft	Manual fore/aft	* **Driver headrest type**	**Fixed driver seat headrest**
* **Passenger seat back**	**Folding passenger seat back**	* **Passenger seat back type**	**High passenger seat back**
* **Passenger seat suspension**	**Passenger seat air suspension**	* **Passenger seats way-direction**	**4 passenger seats way-direction**

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Passenger seat fore/aft ..... Manual fore/aft
* **Passenger headrest type** ..... **Fixed passenger seat headrest**
Armrests front driver ..... Driver seat armrest
Armrests front passenger ..... Front passenger seat armrest

Front Seat Trim

Front seat upholstery ..... Vinyl front seat upholstery
Front seatback upholstery ..... Carpet front seatback upholstery

Gearshifter Material

Gearshifter material ..... Urethane gear shifter material

Entertainment Features

Radio Features

Aux input jack ..... Auxiliary input jack
External memory ..... External memory control
Seek scan ..... Seek scan

Speakers

Speakers ..... Standard grade speakers
* **Speakers number** **4**

Audio Features

Steering mounted audio control ..... Steering wheel mounted audio controls
Wireless streaming ..... Wireless audio streaming

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer ..... Trip odometer
Instrumentation display ..... Analog instrumentation display

Instrumentation Displays

Driver information center ..... Driver information center
Clock ..... Digital clock

Instrumentation Gauges

Tachometer ..... Tachometer
* **Primary air pressure gauge** ..... **Primary air pressure gauge**
Oil pressure gauge ..... Oil pressure gauge
Oil temperature gauge ..... Oil temperature gauge
Transmission temperature gauge ..... Transmission fluid temperature gauge
Engine/electric motor temperature gauge ..... Engine/electric motor temperature gauge
Engine hour meter ..... Engine hour meter
DEF fluid gauge ..... Diesel exhaust fluid (def) gauge

Instrumentation Warnings

Oil pressure warning ..... Oil pressure warning
Low fuel warning ..... Low fuel warning
Low brake fluid warning ..... Low brake fluid warning
Battery charge warning ..... Battery charge warning
Headlights on reminder ..... Headlights on reminder
Key in vehicle warning ..... Key in vehicle warning
Door ajar warning ..... Door ajar warning
Service interval warning ..... Service interval indicator

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Selected Equip & Specs (cont'd)

Transmission fluid temperature warning Transmission fluid temp warning

Low diesel exhaust fluid (DEF) warning Low diesel exhaust fluid (DEF) warning

Glass

Tinted windows Light tinted windows

Headlights

Headlights Halogen headlights

Headlight type Reflector headlights

Auto headlights Auto on/off headlight control

Multiple headlights Multiple enclosed headlights

Delay off headlights Delay-off headlights

Front Windshield

Wipers Variable intermittent front windshield wipers

Speed sensitive wipers Speed sensitive wipers

Interior Lighting

* **Illuminated entry** **Illuminated entry**

Variable panel light Variable instrument panel light

Front reading lights Front reading lights

Lights

Running lights Daytime running lights

Interior courtesy lights Delay interior courtesy lights

Clearance lights Cab clearance lights

Technology and Telematics

Connectivity

Handsfree Handsfree wireless device connectivity

USB Ports

USB ports 1 USB port

Safety and Security

Security System

* **Remote panic alarm** **Remote panic alarm**

Vehicle tracker Vehicle tracker

Traction Control

Electronic stability control Electronic stability control system

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2027 F-750 Diesel Regular Cab Base (F7D)

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Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 24 months/unlimited

Powertrain Warranty

Powertrain warranty ..... 24 months/unlimited

Corrosion Perforation

Corrosion perforation warranty ..... 36 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 24 months/unlimited

Diesel Engine Warranty

Diesel engine warranty ..... 60 months/250,000 miles

Transmission Warranty

Transmission warranty ..... 60 months/250,000 miles

Frame Rail Warranty

Frame Rail Warranty ..... 60 months/unlimited

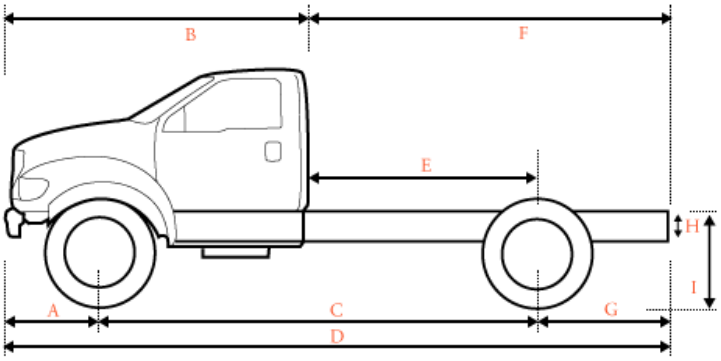
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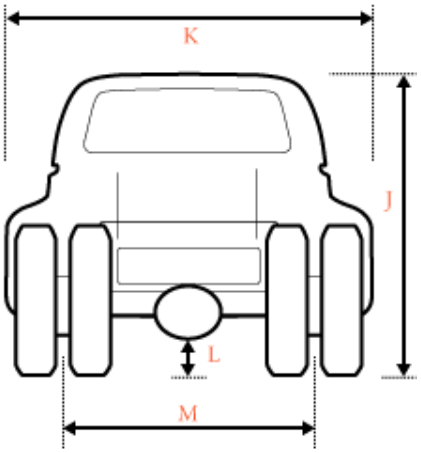
2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Vehicle Dimension and Performance Summary

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.





Dimensions

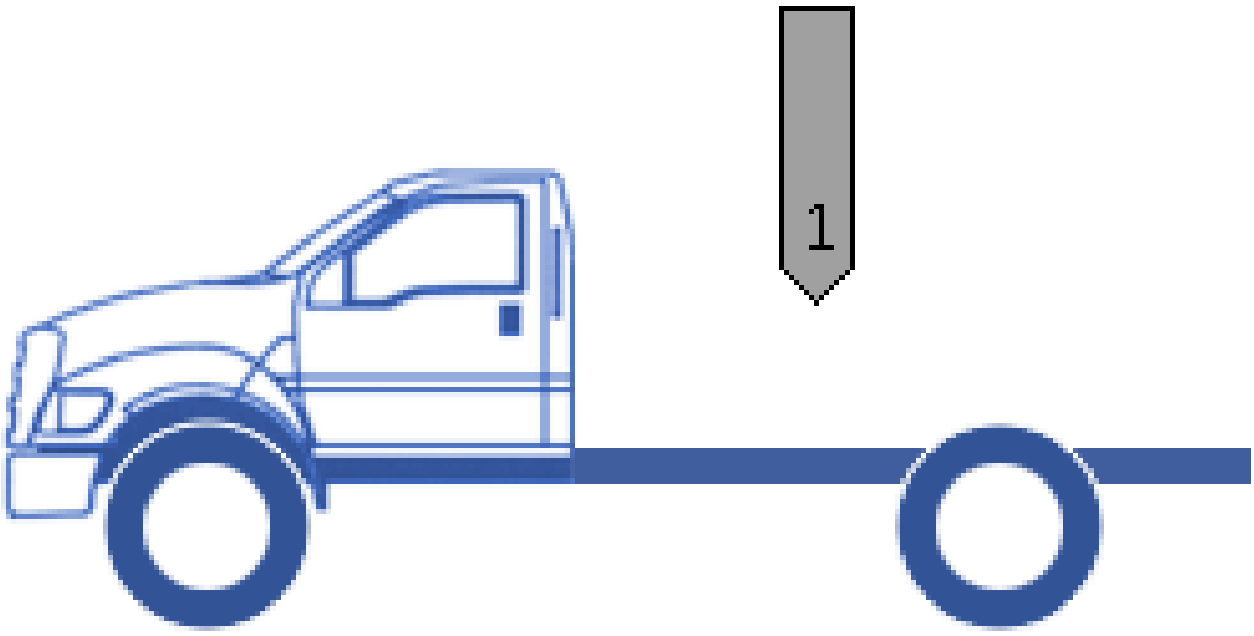
A	Front of Bumper to Front Axle	39.00 in.
B	Front Bumper to Back of Cab (BBC)	113.00 in.
C	Wheelbase (WB)	158.00 in.
D	Overall Length (OAL)	246.00 in.
E	Back of Cab to Rear Axle (CA)	84.00 in.
F	Back of Cab to End of Frame	133.00 in.
G	Rear Axle to End of Frame (AF)	49.00 in.
H	Frame Section Height	10.30 in.
I	Rear Frame Height Unloaded	38.30 in.
I	Rear Frame Height Loaded	37.10 in.
J	Cab Height	95.30 in.
K	Body Width	96.70 in.
L	Maximum Ground Clearance	N/A
L	Minimum Ground Clearance	N/A
M	Front Tread	83.50 in.
M	Rear Tread	72.70 in.

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Vehicle Dimension and Performance Summary (cont'd)



Weight

Licensing

GVWR exceeds 26,000 lbs and requires a Commercial Driver's License (CDL). Contact your local state commercial driver licensing office for specifics on what your state requires.

GVW	Front Axle	Rear Axle	Totals
Chassis	7,062 lbs	4,287 lbs	11,349 lbs
Body	0 lbs	0 lbs	0 lbs
Occupants Weight	200 lbs	100 lbs	300 lbs
1 Max Payload - (Max Payload)	5,958 lbs	19,633 lbs	25,591 lbs
TOTAL	**13,220 lbs**	**24,020 lbs**	**37,240 lbs**

Ratings	Front Axle	Rear Axle	GVWR
GAWR	**13,220 lbs**	**24,020 lbs**	**37,000 lbs**
Wheels/Tires	13,220 lbs	24,020 lbs	
Suspension	14,000 lbs	31,000 lbs	
Axle	14,000 lbs	26,000 lbs	
Legal Axle Limit	0 lbs	0 lbs	

Front And Rear GAWR Total Will Exceed Overall GVWR

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2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Vehicle Dimension and Performance Summary (cont'd)

Start, Grade and Speed

Shift Indicator

Vehicle equipped **without** *Park Pawl. Shift indicator will display* **RNDM.**

Start	Ratio	Desired	Calculated
Start grade capability in 1st gear	4.62	15.00 %	26.85 %
Start grade capability in reverse	4.70	15.00 %	27.32 %

Grade	Ratio	Desired	Calculated
Maximum grade in 8th gear	0.85	3.00 %	5.03 %
Maximum grade in 9th gear	0.69	3.00 %	4.06 %
Maximum grade in 10th gear	0.63	3.00 %	3.73 %

Speed	Desired	Calculated
Top Speed (level grade)	75 mph	117 mph
To meet your requirement you need a maximum axle ratio of 8.71		
Top Speed on 3% grade	55 mph	
To meet your requirement you need a maximum of 216 hp		
Cruise Speed	60 mph	79 mph
Engine RPM at desired cruise speed		1,739 rpm

Variables in Use

Start

Rear axle ratio:	5.57	Clutch engagement torque:	425 ft.lbs.
Tire size:	11R22.5 (494 rev/mile)	Torque conversion ratio:	1.97
Gross Vehicle Weight (GVW):	37,000 lbs		

Grade

Rear axle ratio:	5.57	Gross Vehicle Weight (GVW):	37,000 lbs
Tire size:	11R22.5 (494 rev/mile)	Peak engine torque:	850 ft.lbs.

Speed

Engine Power:	330 hp @ 2,600 rpm	Worst road surface	Typical Highway
Governed RPM:	3,400 rpm	Final Drive Ratio:	0.63
Frontal Area:	57.95 ft²	Drag Coefficient	0.80
Cruising RPM	2,300 rpm		

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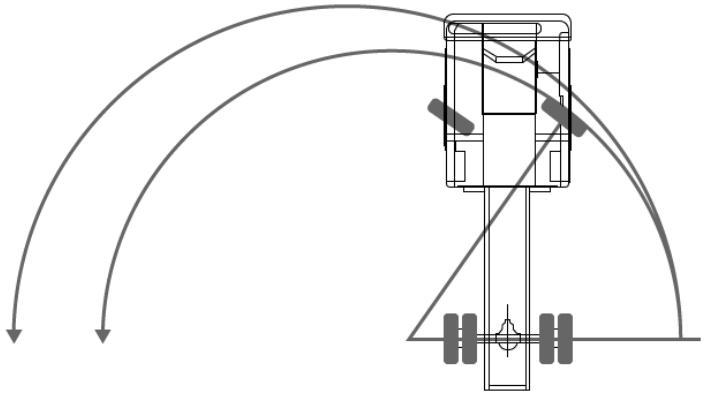
2027 F-750 Diesel Regular Cab Base (F7D)

Price Level: 715 | Quote ID: FortAtkins

Vehicle Dimension and Performance Summary (cont'd)

Turning Radius

Turning radius to curb:	21.92 ft
Turning radius to bumper:	23.49 ft



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1151 W Main Avenue
DePere, WI 54115
Sales Rep: SHAWN STEINMANN
Ph: (608) 214-0061
www.MonroeTruck.com

J.O. #

Quotation ID: 2MAW004375
Date: 2/23/2026
Valid thru: 3/25/2026
Terms: NET 30
Quoted by: Mark Woelfel
Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:
FT ATKINSON,CITY OF-D.P.W. (ATTN:)
700 JAMES PLACE
FT ATKINSON, WI 53538
Ph: 920-563-7789 **/ Fax:** 920-563-7776
Email:

Chassis Information

Year: *2026*	***Make:*** *FORD*		***Model:*** *F-750*		***Chassis Color:***	***Cab Type:*** *REGULAR*
Single/Dual: *DRW*	***CA:*** *84.0*	***CT:*** *-1.0*	***Wheelbase:*** *158.0*	***Engine:*** *DIESEL*	***F.O. Number #:***	***Vin:***

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
10' MONROE STAINLESS STEEL DUMP BODY - 1/2 x 78 STAINLESS STEEL CABSHIELD, 100% WELDED - BODY: 120"L, 84" ID, 96" OD - 48"H STRAIGHT FRONT - 26"H SINGLE PANEL SIDES W/ RUBRAIL - 36"H STRAIGHT REAR WITH SINGLE PANEL TAILGATE - 7 GAUGE 201 STAINLESS STEEL SIDES & ENDS - AIR RELEASE TAILGATE - 3/16" AR450 FLOOR W/ STAINLESS STEEL WESTERN UNDERSTRUCTURE (CROSSMEMBERLESS) - TWO LIGHT CUT-OUTS IN REAR POSTS - RECESSED STOP/TURN/ TAIL & BACKUP LIGHTS W/ SEALED WIRING HARNESS & JUNCTION BOX - REAR RUBBER FLAPS - BACK UP ALARM - LADDER: 3-RUNG SLIDE-OUT, FOLD-DOWN, STAINLESS STEEL - STAINLESS STEEL GRAB HANDLE - STAINLESS STEEL SPRING LOADED SHOVEL HOLDER - INSTALLED	
10' RC860 LESS HYDRAULICS HOIST - DUAL BODY PROP - FULL SUBFRAME - 18 TON CAPACITY HOIST - FULLY GRESEABLE	
PINTLE MOUNT; 1/2" PLATE WITH 3/4" D-RINGS (NO HITCH) - 15 TON PINTLE HOOK - 7-WAY RV TRAILER PLUG	
AERO 10'-13' EASY COVER ASPHALT TARP SYSTEM - MODEL 575 - ELECTRIC MOTOR W/ IN-CAB SWITCH - ALUMINUM HOUSING MOUNTED BEHIND CAB SHIELD - ALUMINUM TARP ARMS - ASPHALT TARP MATERIAL	
TRUCK PORTION PLOW HITCH - FOLD-FLAT LIFTARM - TELESCOPIC LIFTARM KIT - 4 X 10 DA PLOW LIFT CYLINDER - SIDE PLATE KIT FOR WING	

Description	Amount

MONROE FULL MOLDBOARD TRIP REVERSIBLE PLOW - MP36R11-ISCTT
- 10 GAUGE ROLL FORMED STRAIGHT MOLDBOARD
- (6) 1/2" X 4" TAPERED, ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP MOLDBOARD ANGLE
- 4" X 4" X 3/4" BOTTOM MOLDBOARD ANGLE
- HORIZONTAL MOLDBOARD BRACE ANGLES
- 5/8" X 8" ONE-PIECE TOP PUNCH CUTTING EDGE
- DUAL COMPRESSION TRIP SPRING ASSEMBLIES
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- 3-1/2" X 3-1/2" X 1/2" SEMI-CIRCLE
- (2) 3" X 10" DOUBLE ACTING POWER REVERSE CYLINDERS WITH CUSHION VALVE
- BUILT-IN MONROE LEVEL LIFT ASSEMBLY
- MOLDBOARD AND PUSHFRAME 100% CONTINUOUSLY WELDED
- MOLDBOARD POWDER COATED ORANGE
- PUSH FRAME POWDER COATED BLACK
- PLOW PORTION LOOP
* RUBBER SNOW DEFLECTOR, INSTALLED
* PARKING JACK, INSTALLED
- 36" FLUORESCENT ORANGE MARKERS

8’ MONROE FRONT-MOUNT JUNIOR PATROL WING (RIGHT SIDE)
- SHEAR-BOLT TRIP
- 10 GAUGE MOLDBOARD
- 27" INTAKE HEIGHT & 28" DISCHARGE HEIGHT
- 3/8” ONE-PIECE TAPERED FLAME CUT RIBS
- (2) DOUBLE-ACTING CYLINDERS
- DIRECT-LIFT FRONT WING POST
- UNDER-FRAME CROSS TUBE ASSEMBLY W/ MOUNTING PLATES
- MOLDBOARD POWDER COATED ORANGE
- HARDWARE POWDER COATED BLACK
- DUAL AIR BAG KIT W/ AUTOMATIC CONTROL
- 36" FLUORESCENT ORANGE MARKER ON TOE AND HEEL

MONROE UNDER-TAILGATE, GEAR BOX DRIVE SPREADER (MS966-OW/DD-GB) W/ SPEED SENSOR
- 201 STAINLESS STEEL
- 6" DIA. AUGER W/ ONE-WAY FLIGHTING FOR LEFT OR RIGHT DISCHARGE
- 7 GA., 96" TROUGH W/ 1/4" END PLATES
- ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
- HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
- QUICK DETACH MOUNTING BRACKETS
- INNER TAILGATE SHIELDS
- SPINNER ASSY POLY DISC WITH STAINLESS STEEL FRAME

MONROE PRE-WET SYSTEM
- 100-GAL POLY TANK, TAILGATE MOUNTED W/ STAINLESS STEEL FRAME
- CLOSED LOOP HYDRAULIC BASE KIT W/ PLUMBING KIT
- 4 GPM HYDRAULIC PUMP W/ 14" X 7" X 6.5" ENCLOSURE AND PLUMBING KIT W/O HYDRAULIC VALVE
- (2) 2-GPM NOZZLES MOUNTED AT SPINNER ASSY
- FLUSH KIT - BULK FILL KIT - SPINNER QUICK DISCONNECT

ELECTRIC HYDRAULICS PACKAGE
STANDARD EQUIPMENT:
- D/A HOIST W/500 PSI DOWNSIDE RELIEF, 40GPM
- D/A PLOW, 20 GPM
- D/A PLOW ANGLE, 20 GPM
- D/A WING TOE, 20 GPM, W/500 PSI DOWNSIDE RELIEF
- D/A WING HEEL, 20 GPM, W/500 PSI DOWNSIDE RELIEF, 1800 PSI PRESSURE LIMITER
- PRE-WET, 7 GPM
- AUGER 14GPM
- SPINNER 7 GPM
- 30 GALLON CAPACITY STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER
- FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
- 60 P.S.I. CONDITION INDICATOR
- STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
- HYDRAULIC ENCLOSURE WILL BE MOUNTED ON FRAME RAIL
- FORCE SSC6100 GROUND BASED SPREADER CONTROL W/ IGRIP JOYSTICK
- INSTALLED

Description	Amount

LIGHTING:
- JW SPEAKER PLOW LIGHTS MOUNTED ON BOSS LIGHTBAR ONTO TRUCK PORTION HITCH
- WHELEN LED LIGHTBAR, AMBER/GREEN, MOUNTED DIRECTLY TO CABSHIELD
- AMBER/GREEN LED OVAL STROBES IN REAR POST
- CLEAR SPINNER AND WING LIGHT

Quote Total: $138,183.00

***** NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.***

Additional Options:

Description	Amount	Add to quote?
SECOND TARP ARM TO HELP REDUCE TARP BILLOWING	$685.00	Yes / No
UPGRADE MONROE STAINLESS STEEL BODY TO 10' CRYSTEEL SELECT SS DUMP BODY	$3,790.00	Yes / No
UPGRADE LED S/T/T BACK UP COMBO TO GROTE HEATED LED S/T/T AND BACK UP LIGHTS	$136.00	Yes / No
EXTERNAL TAILGATE SIDE SHIELD KIT IN LIEU OF TAILGATE PROPS AND INNER TAILGATE SHIELDS	$1,098.00	Yes / No
FORCE AMERICA, PRECISE,WIRELESS SENSOR ONLY - DISPLAYED IN 6100 SPREADER CONTROLLER	$771.00	Yes / No
FORCE FA-1142655 CAMERA FOR FORCE AMERICA 6100 SPREADER CONTROL (GEN 5 ONLY) - DISPLAYED IN 6100 SPREADER CONTROL - EACH CAMERA (CAN ADD UP TO THREE)	$1,054.00	Yes / No
WHELEN AMBER LIGHTS IN LIEU OF AMBER/GREEN LIGHTS - LIGHTBAR ON CABSHIELD - OVAL STROBES IN REAR POST	N/C	Yes / No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Customer Signature:	Customer P.O. Number:	Date of Acceptance:

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General Terms and Conditions for the Sale of Goods by Subsidiaries of ASH North America, Inc.

1. SCOPE AND VALIDITY

1.1. These General Terms and Conditions for the Sale of Goods (these "Terms") govern the sale and delivery of all goods and products (the "Products"), and all transactions incidental thereto, by such subsidiary of ASH North America, Inc. identified on the respective Con-firmed Order (as defined below) as the seller or supplier ("Seller") to any of its customers (each a "Customer"). The liability of each such subsidiary under these Terms or any Confirmed Order shall be several and not joint. Customer acknowledges and agrees that nothing in these Terms or any Confirmed Order shall be construed as implying joint liability in any case of ASH North America, Inc. or any of its subsidiaries. Each Seller shall be solely responsible for its own acts or omissions under the respective agreement with Customer.

1.2. No other terms or conditions shall be of any force or effect unless otherwise specifically agreed upon by Seller in a writing duly executed by an authorized officer of Seller. These Terms supersede any and all prior oral quotations, communications, agreements, or under-standings of the parties in respect to the sale and delivery of the Products. The Seller may issue additional Terms and Conditions of Sale for certain products. These shall apply in addition to the present Terms. Any additional or different terms or conditions contained in Customer's Order (as defined below), response to Seller's confirmation, or any other form or document supplied by Customer are hereby expressly rejected and are rendered null, void, and of no effect. These Terms may not be modified, amended, waived, superseded, or rescinded, except by written agreement signed by an authorized officer of Seller. Delivery of the Products by Seller does not constitute acceptance of any of Customer's terms and conditions and do not serve to modify or amend these Terms.

1.3. The issuance of an Order (as defined below) by Customer to Seller or any communication or conduct of Customer which confirms an agreement for the delivery of Products by Seller, as well as acceptance in whole or in part by Customer of any delivery of Products by Seller, shall be construed as Customer's acceptance of these Terms.

2. OFFERS, ORDERS AND CONFIRMATION

2.1. Unless otherwise specified by Seller in writing, all offers made by Seller are not binding and may be revoked by Seller at any time without any liability to Customer.

2.2. Customer shall issue to Seller orders for the purchase of Products, in written form via the order process determined by Seller from time to time (each, an "Order"). By issuing an Order to Seller, Customer makes an offer to purchase the Products pursuant to these Terms and the terms set forth on such Order. Provided that the Order contains the same terms as in Seller's corresponding offer, the Order shall be binding on Customer for six (6) weeks after Seller's receipt of such Order.

2.3. Seller may refuse an Order for any or no reason. No Order is binding upon Seller until Seller's acceptance of the Order in writing**,** the issuance of any governmental permit, license, or authority to Seller, as may be required under applicable laws, rules and regulations, and the receipt by Seller of a resale license to be provided by Customer (a "Confirmed Order").

2.4. Specifications and other information on drawings, data sheets, pictures, plans, brochures, catalogs, or Seller's website shall not be binding on Seller unless such specifications and information have been agreed to in writing by Seller in a Confirmed Order. Notwithstanding a Confirmed Order, Seller shall have no obligation to deliver Products to Customer or otherwise fulfill any of its obligations set forth in a Con-firmed Order if Customer is in breach of any of its obligations hereunder or any Confirmed Order.

2.5. Customer may submit to Seller written requests to change the terms of a Confirmed Order (each such request, a "Change Order Re-quest"). Seller may, at its sole discretion, consider such Change Order Request, provided that Seller will have no obligation to perform any Change Order Request unless and until Seller has agreed in writing to adopt such Change Order Request. If Seller elects to consider such a Change Order Request, then Seller shall promptly notify Customer of any adjustment to the applicable purchase price for the Products.

2.6. In the event Customer cancels any Confirmed Order for any reason, Customer shall reimburse to Seller all of Seller's costs and expenses associated with or incurred due to such cancellation, including but not limited to the cost of raw materials, labor, and storage if cancellation occurs before Seller's commencement of production. In the event Customer cancels any Confirmed Order for any reason and Seller has started the production of the Product on the respective Con-firmed Order, Customer shall pay to Seller the full purchase price.

2.7. Each Confirmed Order shall be considered a separate agreement between the parties, and any failure to deliver the Products under any Confirmed Order shall have no consequences for other deliveries of Products.

3. PRICES

3.1. Unless otherwise agreed to by the parties in the applicable Confirmed Order, the prices of the Products shall be FCA (agreed de-livery location on the applicable Confirmed Order), Incoterms 2022.

3.2. Unless otherwise agreed by the parties in a Confirmed Order, the price of the Products shall not include transportation, insurance, packaging, and Tooling (as defined below) and other materials used for the manufacturing and delivery, sales or Heavy Vehicle Use Tax (HVUT), other use tax or any other similar applicable federal, state or foreign taxes, duties, levies, or charges in any jurisdiction in connection with the sale or delivery of the Products ("Taxes"), Such Taxes shall be payable by Customer, and if Seller is responsible for the collection thereof, such Taxes shall either be added to the price invoiced or be separately invoiced by Seller to Customer. Any special requests concerning shipping, transportation, and insurance shall be communicated to Seller in a timely manner and subject to Seller's prior written approval. Customer shall bear all costs resulting from such requests.

In case of lead delivery times of more than two (2) months, Customer hereby acknowledges and agrees that Seller, may, at its sole discretion, increase or decrease the agreed prices on any Confirmed Order in the event of material price changes in wages, materials, energy or raw material after the date of the Confirmed Order.

4. PAYMENT TERMS

4.1. Except as set forth in Section 4.2 or unless otherwise agreed in writing by Seller, the purchase price for the Products and all other amounts due under a Confirmed Order shall be due and payable in US dollars within thirty (30) days following the date of Seller's invoice for such Products without any discount, deduction or offset whatsoever. In no event shall any loss, damage, injury or destruction, Force Majeure (as defined below), or any other event beyond Customer's control re-lease Customer from its obligation to make the payments required herein. Payment of all amounts due hereunder shall be made by bank transfer or in any other manner set forth on Seller's invoice. Customer shall be solely responsible for any bank fees, or other fees, incurred due to the wire transfer or any other selected payment method. If Seller agrees to payment by credit card, Seller shall charge an appropriate transaction fee, which the Customer shall also pay.

4.2. In the event Seller becomes aware of circumstances or has rea-son to believe that there are circumstances that may have an adverse effect on Customer's financial condition, Seller may require the Customer to pay the total amount of the purchase price or fees, or a portion thereof prior to the delivery of the Products. Seller may, without any liability to Customer, refuse the delivery of any Product in the event the Customer fails to make the payment as required under this Section 4.2.

4.3. Time is of the essence for the payment of all amounts due to Seller under any Confirmed Order. If Customer fails to make payments of any amount when due, Customer shall pay interest to Seller at the rate of one percent (1%) per month or such lesser amount as may be permitted by applicable law starting from the due date until payment to Seller of such amount

in full. In addition to the interest, Seller may, at its sole discretion, charge the Customer a flat fee of $40 for each re-minder notice issued to Customer due to late payments. If Customer fails to comply with these Terms or a Confirmed Order, or if Customer becomes insolvent, all balances then due and owing to Seller shall be-come due immediately, notwithstanding any payment terms agreed by the parties. All costs and expenses incurred by Seller with respect to the collection of overdue payments (including, without limitation, rea-sonable attorney's fees, expert fees, and other expenses of litigation) shall be borne by Customer. Every payment by Customer shall first be applied to pay for Seller's cost of collection, then interest owed by Customer, and then to the oldest outstanding claim.

4.4. Notwithstanding anything in the foregoing Section 4.3 or Section 5, if the parties agreed on installment payments in a Confirmed Order and Customer fails to make any installment payment when due, the remaining balance including accrued interest, and any expenses incurred by Seller shall be due and payable to Seller promptly upon Customer's receipt of written notice of delinquency from Seller.

5. SECURITY INTEREST

5.1. If Seller extends credit to Customer for the purchase price for any Products (including but not limited to pursuant to Section 4.1.), or any other amounts due to Seller, Customer hereby grants to Seller as security for the timely payment and performance of all Customer's payment obligations to Seller, a first priority security interest (the "Security Interest") in all Products heretofore or in the future delivered to Customer and in the proceeds thereof for as long as such Products shall not have been sold by Customer in the ordinary course of business (the "Collateral"). Seller shall be entitled to file any and all financing, continuation, or similar statements under the Uniform Commercial Code in any jurisdiction and take any and all other action necessary or desirable, in Seller's sole and absolute discretion, to perfect its Security Interest in the Collateral and to establish, continue, preserve, and protect Seller's Security Interest in the Collateral. Customer agrees to take any and all actions and provide Customer with all information necessary to enable Seller to perfect and enforce its Security Interest in all jurisdictions and vis-à-vis any of Customer's creditors, and hereby irrevocably grants to Seller a power of attorney to execute all necessary statements or documents in Customer's name for the perfection and enforcement of such Security Interest. The Security Interest shall remain in force until payment in full of the entire purchase price for such Products, and any other amounts due to Seller by Customer. Seller may, without notice, change or withdraw extensions of credit at any time.

6. OBLIGATIONS OF CUSTOMER

6.1. Customer shall use the Products solely for their intended purpose and pursuant to Seller's instructions, and agrees to use only qualified personnel for the handling of the Products. Customer shall ensure that its customers, employees, agents, and other representatives comply with this Section 6.1. and shall be responsible for their acts and omissions.

7. DELIVERY AND ACCEPTANCE

7.1. Unless otherwise agreed in writing by Seller, all deliveries of Products shall be made FCA (agreed delivery location) (Incoterms 2020) and title to and risk of loss for the Products shall pass to Customer upon delivery pursuant to this Section 7.1.

7.2. Any delivery and performance times or dates communicated by or on behalf of Seller are estimates and shall not be binding on Seller. Seller may make partial delivery of Products to be delivered under any Confirmed Order and invoice Customer separately for such partial de-liveries or performance. If Customer has not received the Products after six (6) weeks from the estimated delivery date, Customer may make a written request to Seller for delivery. Customer hereby acknowledges and agrees that the actual delivery date of the Products is conditioned upon the complete, accurate and timely delivery of materials from Seller's vendors and suppliers. No delay in delivery of any Products shall relieve Customer of its obligation to accept the delivery or performance thereof and make payments of any amounts due in accordance with these Terms, including but not limited to delays caused govern-mental restrictions on exports or imports and similar measures.

7.3. Customer's failure to accept the delivery of Products pursuant to a Confirmed Order shall not release or excuse Customer from its obligation to timely pay all amounts due in connection with such Con-firmed Order. The Products shall be deemed delivered at the time they have been made available to Customer. If Customer rejects or revokes acceptance of Products, or fails to pay any amounts when due, Seller, in its sole and absolute discretion, may extend the period of delivery of Products by such period as Seller may deem reasonable with such period not exceeding three (3) months from the agreed delivery date, or withhold or cancel delivery of any Products, or cancel any or all Con-firmed Orders without any further obligations to Customer whatsoever.

In such event, Customer shall be responsible for any and all costs and expenses incurred, or damages or losses suffered by Seller in connection with any such delay notwithstanding any action or inaction by Seller with regard to such delay. Any remaining Products that have not been accepted by Customer within the extended delivery period deter-mined by Seller will be delivered and invoiced by Seller to Customer and Customer agrees to accept such delivery and pay for the purchase price and other amounts payable for the delivered Products.

8. EXAMINATION AND CONFORMITY TO ORDER

8.1. Promptly upon receipt of any Products, Customer shall conduct a full and complete inspection of such Products as to any defects and to confirm compliance with all requirements of the applicable Confirmed Order. Customer shall notify Seller in writing of any packaging defects, apparent defects, or non-compliance of such Products with the applicable Confirmed Order that Customer has or could reasonably have discovered during such inspection within seven (7) days from the date of receipt of such Products, and Customer shall notify Seller in writing within three (3) days of the date on which Customer shall first have become aware of any hidden defect or non-compliance which could not reasonably have been discovered during Customer's initial inspection of the Products. Such notification shall include reasonable details (including images) on the alleged defects including lot, batch, or Order numbers.

8.2. If Customer fails to timely notify Seller of any defects or other non-compliance of any Products delivered or Customer (or its customers, employees, agents, or representatives) uses, destroys, or modifies any Products that Customer knows or should have known to be defective or non-compliant without Seller's prior written consent, Customer shall be deemed to have unconditionally accepted such Products and waived all of its claims for breach of warranty or otherwise in respect of such Products.

8.3. Customer may only return the Products to Seller with Seller's prior written approval. If the return has been approved by Seller, Customer shall return the Products to Seller at Customer's sole risk and expense to the destination directed by Seller.

8.4. Complaints of Customer in connection with the shipping or transport shall be directed to the carrier promptly upon receipt of the delivery or the freight documents.

9. LIMITED PRODUCT WARRANTY

9.1. Seller warrants to Customer that the Products will be free of defects in material and workmanship and conform with the requirements set forth in the applicable Confirmed Order for a period of twelve (12) months from the date of delivery for new business Products and ninety (90) days for after sales Products. (the "Limited Product Warranty").

9.2. Unless expressly agreed to in writing by Seller, Seller makes no warranty that the Products comply with applicable law, regulations, or specifications in any jurisdiction in which the Products may be used, integrated or incorporated. Any governmental or other approvals necessary in connection with the use, integration or incorporation of the Products shall be Customer's sole responsibility.

9.3. The Limited Product Warranty shall be void if the Defect (as defined below) resulted from (a) improper or inadequate use, storage, handling, operation, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following delivery of the Product, (e) Customer's failure to properly communicate

Seller's instructions and warnings to users of the Products, (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

9.4. In the event of an alleged breach of the Limited Product Warranty (a "Defect"), Customer shall, at Customer's sole expense, send the Product to Seller. Seller shall conduct the necessary tests on such Product within a reasonable period. If Seller confirms the Defect, Seller shall, at its sole option and discretion, repair or replace the Defective Product. If the repair or replacement of the Defective Product is commercially unreasonable to Seller, Seller may, at its sole discretion, issue a refund to Customer in the amount Seller deems adequate. Such repair, replacement, or refund shall be the sole liability of Seller and the sole remedy of Customer with respect to a Defect. In no event shall any warranty claims for a Defect be made after twelve (12) months from the date of Customer's receipt of the Products. Any Products or parts returned to Seller for removal or repair under this Section 9.4 shall be the property of Seller. Any applicable Limited Product Warranty period shall not start anew with the repair or replacement of the Defective Product (or any portion thereof).

9.5. Except for Limited Product Warranty, SELLER HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. Seller makes no other warranties with respect to the Products, and no person is authorized to make any warranties on behalf of Seller that are inconsistent with the warranties set forth under this Section 9.

10. LIMITATION OF LIABILITY

10.1. IN NO EVENT SHALL SELLER BE LIABLE TO CUSTOMER, ITS CUSTOMERS, EMPLOYEES, AGENTS, AND OTHER REPRESENTATIVES FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIM-ITED TO, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, OR USE, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANY OF THE TERMS CONTAINED HEREIN, SELLER'S LIABILITY FOR ANY CLAIM – WHETHER BASED UPON CONTRACT, TORT, EQUITY, NEGLI-GENCE, OR ANY OTHER LEGAL CONCEPT – SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY THE CUSTOMER FOR THE PRODUCTS, GIVING RISE TO SUCH CLAIM. CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THESE TERMS FAIRLY ALLOCATE THE RISKS BETWEEN SELLER AND CUSTOMER, THAT SELLER'S PRICING REFLECTS THIS ALLOCATION OF RISK, AND BUT FOR THIS ALLOCATION AND LIMITATION OF LIABILITY, SELLER WOULD NOT HAVE ENTERED INTO AN AGREEMENT WITH CUSTOMER FOR THE SALE OF THE PRODUCTS.

10.2. Seller shall not be liable for, and Customer assumes responsibility and shall indemnify, defend, and hold Seller harmless for any and all claims, including without limitation claims for personal injury or property damages, resulting from (a) the improper or inadequate use, storage, handling, operation, assembly, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, or repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following the delivery of the Products, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, or (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

10.3. In jurisdictions that limit or preclude limitations or exclusion of remedies, damages, or liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages, or liability set forth in these Terms are intended to apply to the maximum extent permitted by applicable law, and these Terms shall be deemed amended to comply with such limitations or exclusions. Customer may also have other rights that vary by state, country or other jurisdiction.

11. CONFIDENTIALITY

11.1. "Confidential Information" means: (i) any know-how, trade secrets, and other business or technical information of Seller that is confidential or proprietary or due to its nature or under the circumstances of its disclosure the Customer knows or has reason to know should be treated as confidential or proprietary, including but not limited to quotations, drawings, project documentation, samples and models.

11.2. Confidential Information does not include information that: (i) is or becomes generally known to the public through no fault or breach of these Terms by the Customer; (ii) is rightfully known by the Customer at the time of disclosure without an obligation of confidentiality; (iii) is independently developed by the Customer without use of Seller's Confidential Information; (iv) is rightfully received by the Customer from a third party without restriction on use or disclosure; or (v) is disclosed with Seller's prior written approval.

11.3. Customer shall not use Seller's Confidential Information except as necessary to use the Products and will not disclose such Confidential Information to any third party except to those of its employees, agents, subcontractors, or representatives who have a bona fide need to know such Confidential Information to enable Customer to use the Products; provided that each such employee, agent, subcontractor, and/or representative is/are bound by a written agreement that contains use and nondisclosure restrictions not less stringent than the terms set forth in this Section 11.3. The Customer will employ all reasonable steps to protect Seller's Confidential Information from unauthorized use or disclosure, including, but not limited to, all steps that it takes to protect its own information of like importance. The foregoing obligations will not restrict the Customer from disclosing Seller's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body, provided that the Customer gives reasonable notice to Seller to contest such order or requirement; (ii) to its legal or financial advisors; and (iii) as required under applicable securities regulations.

11.4. In the event of a violation or threatened violation of Customer's obligations under this Section 11, Seller shall be entitled to seek equitable relief, including in the form of a restraining order, orders for pre-liminary or permanent injunction, specific performance and any other relief that may be available from any court, without the requirement to secure or post any bond, or show actual monetary damages in connection with such relief. These remedies shall not be deemed to be exclusive but in addition to all other remedies available under these Terms, at law, or in equity.

12. INTELLECTUAL PROPERTY

12.1 Seller reserves the sole and exclusive ownership of the intellectual property rights in the Products (including but not limited to the technology used to manufacture the Products) and any improvements thereof regardless of inventorship or authorship. Customer shall not (and shall cause its employees, agents, representatives and customers to not) reverse engineer, decompile, disassemble, or decode any of Seller's intellectual property embedded or used in any of the Product.

13. FORCE MAJEURE

13.1. Seller shall not be responsible for any failure or delay in its performance under these Terms due to causes beyond its reasonable control, including, but not limited to, disruptions of the public power supply, communications, and transportation infrastructure, govern-mental measures, malware or hacker attacks, fire, extraordinary weather events, epidemics, pandemics (or any government restrictions implemented as a result thereof), nuclear and chemical accidents, earthquakes, war, terrorist attacks, labor disputes, strikes, lockouts, shortages of or inability to obtain labor, energy, raw materials or sup-plies, or other acts of God.

14. MISCELLANEOUS

14.1. If any provision contained in these Terms or any Confirmed Or-der is held by final judgment of a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal, or unenforceable provision shall be severed from the remainder of these Terms or such Confirmed Order, and the remainder of these Terms or such Confirmed Order shall be enforced. In addition, the invalid, illegal, or unenforceable provision shall be deemed to be automatically modified, and, as so modified, to be included in these Terms, such modification being made to the minimum extent necessary to render such provision valid, legal, and enforceable.

14.2. Seller may assign its rights and/or delegate its liabilities under any Confirmed Order at any time. Customer may not assign its rights or delegate its responsibilities under a Confirmed Order without Seller's prior written consent.

14.3. Seller's waiver of any breach or violation of these Terms or the provisions of any Confirmed Order by Customer shall not be construed as a waiver of any other present or future breach or breaches by Customer.

14.4. The parties hereto are independent contractors and nothing in these Terms will be construed as creating a joint venture, partnership, employment, or agency relationship between the parties.

14.5. Notices by a party regarding the exercise of rights and obligations under these Terms must be signed by authorized representatives of such party, and delivered via courier, mail, or e-mail to the other party's address indicated in the applicable Confirmed Order, provided that a notice by e-mail shall only be validly given if receipt thereof is acknowledged in writing by the recipient.

15. ENTIRE AGREEMENT; CONFLICTS.

15.1. These Terms, including the applicable Confirmed Order, constitute the entire and exclusive agreement of the parties regarding the subject matter hereof and supersede any and all prior or contemporaneous agreements, communications, and understandings (both written and oral) regarding such subject matter. In the event of a conflict between the provisions of these Terms and the provisions of a Confirmed Order, the provisions of the Confirmed Order will govern and control. Seller may amend or modify these Terms from time to time. Seller may, at its sole discretion, provide Customer with written notice of any such changes, revisions, amendments, or modifications, provided, however that any such changes, revisions, amendments, or modifications shall become effective without any further action by any party and that they shall not apply to any Confirmed Order prior to the effective date of such changes, revisions, amendments, or modifications.

16. APPLICABLE LAW AND JURISDICTION

16.1. These Terms and the Confirmed Orders shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule that would defer to or cause the application of the substantive laws of any jurisdiction other than Wisconsin. The parties hereby expressly exclude the application of the 1980 United Nations Convention on Contracts for the International Sale of Goods.

16.2. Any dispute, controversy, or claim arising out of or relating to these Terms and any Confirmed Order, including but not limited to the execution, performance, or termination thereof or to any issue of liability arising out of the performance of these Terms or any Confirmed Order, which the parties have not been able to settle amicably shall be submitted to the exclusive jurisdiction of the state or federal courts with jurisdiction in the County of Calumet, Wisconsin, provided that notwithstanding the foregoing, Seller shall be entitled to seek specific performance and injunctive relief in any court of competent jurisdiction. Each party hereby waives any and all claims, pleas, or defenses (including without limitation a plea for *forum non conveniens*) that would permit such party to seek the jurisdiction of any courts or arbitration tribunals other than those set forth in the preceding sentence.

16.3. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR IN-DIRECTLY ARISING OUT OF OR RELATING TO THESE TERMS.

MV607 SBA

Sales Proposal For:

CITY OF FORT ATKINSON

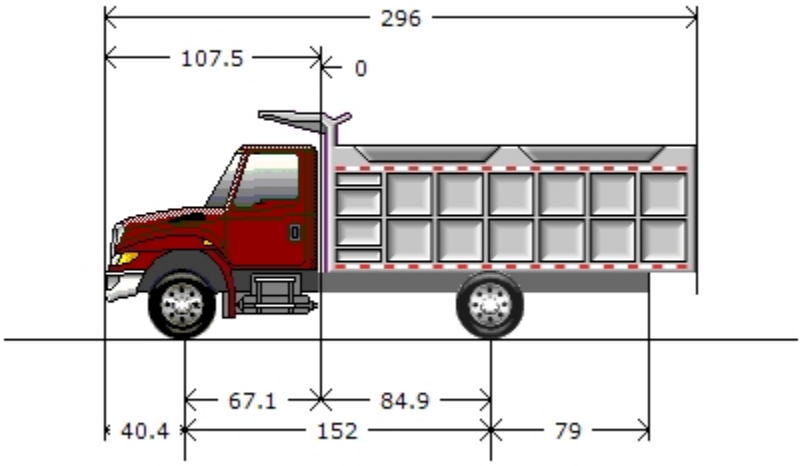
Presented By:

LAKESIDE INTL-JANESVILLE

Prepared For:
CITY OF FORT ATKINSON
Don Knaak
700 JAMES PL.
FORT ATKINSON, WI 53538-
(920)563 - 7771
Reference ID: F750 Match Spec

Presented By:
LAKESIDE INTL-JANESVILLE
Patrick McNamara
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(608)754-8195

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2027 MV607 SBA (MV607)

AXLE CONFIG:	4X2
APPLICATION:	Construction Dump
MISSION:	Requested GVWR: 52000. Calc. GVWR: 37240. Calc. GCWR: 50000 Calc. Start / Grade Ability: 31.76% / 1.45% @ 55 MPH Calc. Geared Speed: 79.0 MPH
DIMENSION:	Wheelbase: 152.00, CA: 84.90, Axle to Frame: 79.00
ENGINE, DIESEL:	{Cummins B6.7 325} EPA 2024, 325HP @ 2400 RPM, 750 lb-ft Torque @ 1800 RPM, 2600 RPM Governed Speed, 325 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-122A} I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range H FUEL MAX RSA (GOODYEAR), 497 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range H FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WP Location 1: 2303, Red (Std) Chassis schematic N/A

Code	Description
MV60700	Base Chassis, Model MV607 SBA with 152.00 Wheelbase, 84.90 CA, and 79.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1ANA	AXLE CONFIGURATION 4x2
	Notes : Pricing may change if axle configuration is changed.
1CAG	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.250" x 3.610" x 0.375" (260.4mm x 91.7mm x 9.5mm); 456.0" (11582mm) Maximum OAL
1LLK	BUMPER, FRONT Omit Item
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WEH	WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)
2AST	AXLE, FRONT NON-DRIVING {Meritor MFS-14-122A} I-Beam Type, 14,000-lb Capacity
3ADD	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers
	Includes : SPRING PINS Rubber Bushings, Maintenance-Free
	Notes : In combinations where chassis component weights may cause a chassis lean, a spring is used in front left spring pack to offset this imbalance & provide a level chassis, within 3/8", with body installed.
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EDN	AIR DRYER {Bendix AD-9SI} with Heater, Includes Safety Valve
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VLE	AIR DRYER LOCATION Mounted Inside Engine Compartment, Right Side
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes

Code	Description
4XCY	BRAKES, REAR {Meritor 16.5X7 Q-PLUS HD} Air S-Cam Type, Cast Spider, Heavy Duty Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 26,000-lb Capacity per Axle
4XDP	BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity
4XEZ	AIR TANK LOCATION (2) Mounted Between the Rails, Back of Cab, One on Each Side, Parallel to Rails
5710	STEERING COLUMN Tilting and Telescoping
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PSA	STEERING GEAR {Sheppard M100} Power
6DGC	DRIVELINE SYSTEM {Dana Spicer} SPL170, for 4x2/6x2
7BEV	AFTERTREATMENT COVER Steel, Black
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8GHU	ALTERNATOR {Delco Remy 28SI} Brush Type, 12 Volt, 200 Amp Capacity, Pad Mount, with Remote Sense
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RGA	2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

Code	Description
8TPR	STOP, TURN, TAIL & B/U LIGHTS {Weldon} Multi-Function LED Lamp, Mounted Outside Rails, Includes LED License Plate Light
8TUU	BATTERY CABLES with 1 Auxiliary Battery Post, Positive
8VBE	HORN, ELECTRIC (1) Trumpet Style
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XDU	BATTERY BOX Steel, with Aluminum Cover, 14" Wide, 2-3 Battery Capacity, Mounted Left Side Under Cab
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XKL	STARTING MOTOR {Mitsubishi Electric Automotive America 90P47} 12-Volt, with Soft-Start
8XMB	CONNECTOR, DASH, CENTER PANEL Cab Wiring for TMC RP1226 Vehicle Accessory Connector; Includes 14-pin Connector with Switched Power, Battery Power, Ignition Power, Ground & Body 250K Datalink, Connector Located Behind Instrument Panel Center Console
8XPA	HEADLIGHTS LED, with Daytime Running Lights, Automatic Twilight Controlled
8XPK	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB-A Port and USB-C Port, Located in the Instrument Panel
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HCZ	GRILLE Stationary, Molded in Black, with Chrome Surround
9WBN	FENDER EXTENSIONS Painted
9WBW	FRONT END Tilting, Fiberglass, with Three Piece Construction, Dual Air Intakes
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WP"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	CONNECTED PLATFORM Includes Connectivity Module and Five Year Data Plan
10SLV	PROMOTIONAL PACKAGE Government Silver Package
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non-CARB Omnibus and/or Non-ACT Adopting State or Exempt Vehicle. Not for use on vehicles registering in CA. Contains non-mitigated legacy engine & cannot be registered in CA unless exempt. You may be held liable under state law for failure to properly register vehicle.
	Notes : CANNOT BE REGISTERED IN CA. For vehicles that will be registered in States other than CA.
10WCY	SAFETY TRIANGLES
10WUE	MUD FLAPS, FRONT WHEELS (2) Rubber, Mounted on Fender Extension
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door

Code	Description
12EXY	ENGINE, DIESEL {Cummins B6.7 325} EPA 2024, 325HP @ 2400 RPM, 750 lb-ft Torque @ 1800 RPM, 2600 RPM Governed Speed, 325 Peak HP (Max)
12THJ	FAN DRIVE {Horton Drivemaster} Automatic On/Off Type, with Normally Closed Temperature Control Includes : FAN Nylon
12VCE	AIR CLEANER Single Element, Fire Retardant Media
12VKM	EMISSION, CALENDAR YEAR {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2026
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use
12VYP	ENGINE CONTROL, REMOTE MOUNTED No Provision for Remote Mounted Engine Control
12WPV	OIL PAN 15 Quart Capacity, For Cummins ISB/B6.7 Engines
12WVH	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Door
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations
12XCE	RADIATOR Aluminum, 3-Row, Down Flow, Front to Back System, 738 SqIn Louvered, with 477 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty
13BDR	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WGH	TRANSMISSION DIPSTICK Relocated to Right Side of Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14AHL	AXLE, REAR, SINGLE {Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends . Gear Ratio: 6.14
14VAJ	SUSPENSION, REAR, SINGLE 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
14WMG	AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 30 thru 39.99 Pints
15LMN	FUEL/WATER SEPARATOR {Racor 400 Series,} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor
15LRE	LOCATION FUEL/WATER SEPARATOR Mounted Under Hood, Left Side, Above Front Axle
15SXJ	FUEL TANK Top Draw, Non-Polished Aluminum, 24" Dia, 50 US Gal (189L), Mounted Left Side, Under Cab

Code	Description
15WCN	DEF TANK 5 US Gal (19L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab Includes : CLEARANCE/MARKER LIGHTS (5) Flush Mounted
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure or Auxiliary Air Pressure (if Air Equipped) : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure, Primary and Secondary (if Air Equipped)
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16KDC	SEAT, PASSENGER {National 2000 195} Air-Suspension, High Back with Integral Headrest, Cloth, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Back Angle Adjust
16KZX	SEAT, DRIVER {National 2000 195} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Back Angle Adjust
16SNS	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Black Heads and Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VBS	CONSOLE, CENTER Polypropylene, with One Coin Holder, One Cup Holder and One Thermos Holder, with Laptop PC or Clipboard Storage, Includes small Storage Area
16VKB	CAB INTERIOR TRIM Classic, for Day Cab Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLK	CAB REAR SUSPENSION Air Suspension, for Mid Cab Height
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16XJN	INSTRUMENT PANEL Flat Panel
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DTU	WHEELS, FRONT {Accuride 29001} DISC; 22.5x7.50 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
29WLK	WHEEL BEARING, FRONT, LUBE {EmGard FE-75W-90} Synthetic Oil

Code	Description
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches
60AKG	BDY INTG, PTO ACCOMMODATION for (3) Latched Rocker Switches, (1) PTO Switch, (2) Generic Switches to Control (3) 30 amp relays, with Programmable Interlocks, for Body Builder Hook up in the Engine Compartment Left Side, Recommended for Automatic Transmissions
7382138131	(2) TIRE, FRONT 11R22.5 Load Range H FUEL MAX RSA (GOODYEAR), 497 rev/mile, 75 MPH, All-Position
7382138137	(4) TIRE, REAR 11R22.5 Load Range H FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
	Services Section:
40129	WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A
	Special Delivery Prep
	Floor Mats
	Title and Fees

(US DOLLAR)

Description	Price
Net Sales Price:	$107,674.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

If you haven't added a planned maintenance service contract to your proposal yet, please get in touch with your local dealer, International or IC Bus Sales Representative to learn more about the benefits when ordering together with the vehicle.

International® Financial offers loans, a full line up of lease options, and can establish a line of credit for use towards the purchase of International and IC Bus vehicles. Ask your dealer, International® or IC Bus® Sales Representative about completing an International Financial credit application and any promotional offers that may be available. International Financial services are provided by Navistar Financial Corporation.

The TOPS FET Calculation is an estimate for reference purposes only. The seller is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described here in are International Motors, LLC* standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

International Motors, LLC d/b/a International Motors USA LLC in Illinois and Ohio.

MV607 SBA

Sales Proposal For:

CITY OF FORT ATKINSON

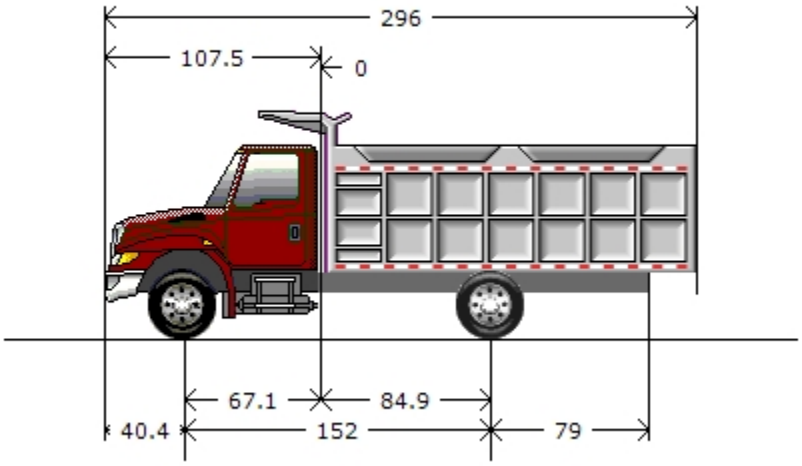
Presented By:

LAKESIDE INTL-JANESVILLE

Prepared For:
CITY OF FORT ATKINSON
Don Knaak
700 JAMES PL.
FORT ATKINSON, WI 53538-
(920)563 - 7771
Reference ID: L9

Presented By:
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Patrick McNamara
3850 Kennedy Rd
JANESVILLE WI 53545 -
(608)754-8195

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Model Profile
2027 MV607 SBA (MV607)

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APPLICATION:	Construction Dump
MISSION:	Requested GVWR: 52000. Calc. GVWR: 37240. Calc. GCWR: 80000 Calc. Start / Grade Ability: 33.25% / 2.33% @ 55 MPH Calc. Geared Speed: 66.8 MPH
DIMENSION:	Wheelbase: 152.00, CA: 84.90, Axle to Frame: 79.00
ENGINE, DIESEL:	{Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-122A} I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
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TIRE, REAR:	(4) 11R22.5 Load Range H FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WP Location 1: 2303, Red (Std) Chassis schematic N/A

Code	Description
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1LLK	BUMPER, FRONT Omit Item
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WEH	WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)
2AST	AXLE, FRONT NON-DRIVING {Meritor MFS-14-122A} I-Beam Type, 14,000-lb Capacity
3ADD	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers
	Includes : SPRING PINS Rubber Bushings, Maintenance-Free
	Notes : In combinations where chassis component weights may cause a chassis lean, a spring is used in front left spring pack to offset this imbalance & provide a level chassis, within 3/8", with body installed.
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EDN	AIR DRYER {Bendix AD-9SI} with Heater, Includes Safety Valve
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VLE	AIR DRYER LOCATION Mounted Inside Engine Compartment, Right Side
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes

Code	Description
4XCY	BRAKES, REAR {Meritor 16.5X7 Q-PLUS HD} Air S-Cam Type, Cast Spider, Heavy Duty Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 26,000-lb Capacity per Axle
4XDP	BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity
4XEZ	AIR TANK LOCATION (2) Mounted Between the Rails, Back of Cab, One on Each Side, Parallel to Rails
5710	STEERING COLUMN Tilting and Telescoping
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PSA	STEERING GEAR {Sheppard M100} Power
6DGC	DRIVELINE SYSTEM {Dana Spicer} SPL170, for 4x2/6x2
7BEV	AFTERTREATMENT COVER Steel, Black
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8GHU	ALTERNATOR {Delco Remy 28SI} Brush Type, 12 Volt, 200 Amp Capacity, Pad Mount, with Remote Sense
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RGA	2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

Code	Description
8TPR	STOP, TURN, TAIL & B/U LIGHTS {Weldon} Multi-Function LED Lamp, Mounted Outside Rails, Includes LED License Plate Light
8TUU	BATTERY CABLES with 1 Auxiliary Battery Post, Positive
8VBE	HORN, ELECTRIC (1) Trumpet Style
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XDU	BATTERY BOX Steel, with Aluminum Cover, 14" Wide, 2-3 Battery Capacity, Mounted Left Side Under Cab
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XMB	CONNECTOR, DASH, CENTER PANEL Cab Wiring for TMC RP1226 Vehicle Accessory Connector; Includes 14-pin Connector with Switched Power, Battery Power, Ignition Power, Ground & Body 250K Datalink, Connector Located Behind Instrument Panel Center Console
8XPA	HEADLIGHTS LED, with Daytime Running Lights, Automatic Twilight Controlled
8XPK	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB-A Port and USB-C Port, Located in the Instrument Panel
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HCZ	GRILLE Stationary, Molded in Black, with Chrome Surround
9WBN	FENDER EXTENSIONS Painted
9WBW	FRONT END Tilting, Fiberglass, with Three Piece Construction, Dual Air Intakes
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WP"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	CONNECTED PLATFORM Includes Connectivity Module and Five Year Data Plan
10SLV	PROMOTIONAL PACKAGE Government Silver Package
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non-CARB Omnibus and/or Non-ACT Adopting State or Exempt Vehicle. Not for use on vehicles registering in CA. Contains non-mitigated legacy engine & cannot be registered in CA unless exempt. You may be held liable under state law for failure to properly register vehicle.
	Notes : CANNOT BE REGISTERED IN CA. For vehicles that will be registered in States other than CA.
10WCY	SAFETY TRIANGLES
10WUE	MUD FLAPS, FRONT WHEELS (2) Rubber, Mounted on Fender Extension
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door

Code	Description
12EYX	ENGINE, DIESEL {Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)
12THJ	FAN DRIVE {Horton Drivemaster} Automatic On/Off Type, with Normally Closed Temperature Control Includes : FAN Nylon
12VCE	AIR CLEANER Single Element, Fire Retardant Media
12VKL	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2026
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use
12VYP	ENGINE CONTROL, REMOTE MOUNTED No Provision for Remote Mounted Engine Control
12WTA	FAN DRIVE SPECIAL EFFECTS Fan Cooling Ring with Fan Shroud Effects, Engine Mounted
12WVH	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Door
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations
12XCA	RADIATOR Aluminum, 3-Row, Down Flow, Front to Back System, 837 SqIn Louvered, with 477 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty
13BDR	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WGH	TRANSMISSION DIPSTICK Relocated to Right Side of Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14AHL	AXLE, REAR, SINGLE {Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends . Gear Ratio: 6.14
14VAJ	SUSPENSION, REAR, SINGLE 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
14WMG	AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 30 thru 39.99 Pints
15LMN	FUEL/WATER SEPARATOR {Racor 400 Series,} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor
15LRE	LOCATION FUEL/WATER SEPARATOR Mounted Under Hood, Left Side, Above Front Axle
15SXJ	FUEL TANK Top Draw, Non-Polished Aluminum, 24" Dia, 50 US Gal (189L), Mounted Left Side, Under Cab

Code	Description
15WCN	DEF TANK 5 US Gal (19L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab Includes : CLEARANCE/MARKER LIGHTS (5) Flush Mounted
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure or Auxiliary Air Pressure (if Air Equipped) : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure, Primary and Secondary (if Air Equipped)
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16KDC	SEAT, PASSENGER {National 2000 195} Air-Suspension, High Back with Integral Headrest, Cloth, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Back Angle Adjust
16KZX	SEAT, DRIVER {National 2000 195} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Back Angle Adjust
16SNS	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Black Heads and Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VBS	CONSOLE, CENTER Polypropylene, with One Coin Holder, One Cup Holder and One Thermos Holder, with Laptop PC or Clipboard Storage, Includes small Storage Area
16VKB	CAB INTERIOR TRIM Classic, for Day Cab Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLK	CAB REAR SUSPENSION Air Suspension, for Mid Cab Height
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16XJN	INSTRUMENT PANEL Flat Panel
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DTU	WHEELS, FRONT {Accuride 29001} DISC; 22.5x7.50 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
29WLK	WHEEL BEARING, FRONT, LUBE {EmGard FE-75W-90} Synthetic Oil

Code	Description
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches
60AKG	BDY INTG, PTO ACCOMMODATION for (3) Latched Rocker Switches, (1) PTO Switch, (2) Generic Switches to Control (3) 30 amp relays, with Programmable Interlocks, for Body Builder Hook up in the Engine Compartment Left Side, Recommended for Automatic Transmissions
7382138131	(2) TIRE, FRONT 11R22.5 Load Range H FUEL MAX RSA (GOODYEAR), 497 rev/mile, 75 MPH, All-Position
7382138137	(4) TIRE, REAR 11R22.5 Load Range H FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
	Services Section:
40129	WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A
	Special Delivery Prep
	Floor Mats
	Title and Fees

(US DOLLAR)

Description	Price
Net Sales Price:	$109,803.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

If you haven't added a planned maintenance service contract to your proposal yet, please get in touch with your local dealer, International or IC Bus Sales Representative to learn more about the benefits when ordering together with the vehicle.

International® Financial offers loans, a full line up of lease options, and can establish a line of credit for use towards the purchase of International and IC Bus vehicles. Ask your dealer, International® or IC Bus® Sales Representative about completing an International Financial credit application and any promotional offers that may be available. International Financial services are provided by Navistar Financial Corporation.

The TOPS FET Calculation is an estimate for reference purposes only. The seller is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described here in are International Motors, LLC* standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

International Motors, LLC d/b/a International Motors USA LLC in Illinois and Ohio.

monroe
a brand of aebi schmidt

1151 W Main Avenue
DePere, WI 54115
Sales Rep: SHAWN STEINMANN
Ph: (608)214-0061
www.MonroeTruck.com

J.O. #

Quotation ID: 2SPS000030
Date: 3/20/2026
Valid thru: 4/19/2026
Terms: NET 30
Quoted by: Shawn Steinmann
Ph/Fax: 608-214-0061 / 608-329-8521

Quoted to:
FT ATKINSON, CITY OF-D.P.W. (ATTN:)
700 JAMES PLACE
FT ATKINSON, WI 53538
Ph: 920-563-7789 **/ Fax:** 920-563-7776
Email:

Chassis Information

Year: *2026*	***Make:*** *INTERNATIONAL*		***Model:*** *MV SERIES*		***Chassis Color:***	***Cab Type:*** *REGULAR*
Single/Dual: *DRW*	***CA:*** *85.0*	***CT:*** *-1.0*	***Wheelbase:*** *-1.0*	***Engine:*** *DIESEL*	***F.O. Number #:***	***Vin:***

Notes: TRUCK TO HAVE FRONT FRAME EXTENSIONS, STATIONARY GRILL, PLOW LIGHT CIRCUIT AND SWITCH PANEL

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount

10' MONROE STAINLESS STEEL DUMP BODY
- 1/2 x 78 STAINLESS STEEL CABSHIELD, 100% WELDED
- BODY: 120"L, 84" ID, 96" OD
- 48”H STRAIGHT FRONT
- 26"H SINGLE PANEL SIDES W/ RUBRAIL
- 36"H STRAIGHT REAR
- 7 GAUGE 201 STAINLESS STEEL SIDES & ENDS
- AIR RELEASE TAILGATE W/ FULL RIBBED DOUBLE WALL BRACING
- 3/16" AR450 FLOOR W/ STAINLESS STEEL WESTERN UNDERSTRUCTURE (CROSSMEMBERLESS)
- RECESSED STOP/TURN/ TAIL & BACKUP LIGHTS W/ SEALED WIRING HARNESS & JUNCTION BOX
- REAR RUBBER FLAPS
- BACK UP ALARM
- LADDER: 3-RUNG SLIDE-OUT, FOLD-DOWN, STAINLESS STEEL
- STAINLESS STEEL GRAB HANDLE
- STAINLESS STEEL SPRING LOADED SHOVEL HOLDER
- INSTALLED

10' RC860 LESS HYDRAULICS HOIST
- DUAL BODY PROP
- FULL SUBFRAME
- 18 TON CAPACITY HOIST
- FULLY GRESEABLE

PINTLE MOUNT; 1/2" PLATE WITH 3/4" D-RINGS (NO HITCH)
- 15 TON PINTLE HOOK
- 7-WAY RV TRAILER PLUG

AERO 10'-13' EASY COVER ASPHALT TARP SYSTEM - MODEL 575
- ELECTRIC MOTOR W/ IN-CAB SWITCH
- ALUMINUM HOUSING MOUNTED BEHIND CAB SHIELD
- ALUMINUM TARP ARMS
- ASPHALT TARP MATERIAL

TRUCK PORTION PLOW HITCH
- FOLD-FLAT LIFTARM
- TELESCOPIC LIFTARM KIT
- 4 X 10 DA PLOW LIFT CYLINDER
- SIDE PLATE KIT FOR WING

Description	Amount

MONROE FULL MOLDBOARD TRIP REVERSIBLE PLOW - MP36R11-ISCTT
- 10 GAUGE ROLL FORMED STRAIGHT MOLDBOARD
- (6) 1/2" X 4" TAPERED, ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP MOLDBOARD ANGLE
- 4" X 4" X 3/4" BOTTOM MOLDBOARD ANGLE
- HORIZONTAL MOLDBOARD BRACE ANGLES
- 5/8" X 8" ONE-PIECE TOP PUNCH CUTTING EDGE
- DUAL COMPRESSION TRIP SPRING ASSEMBLIES
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- 3-1/2" X 3-1/2" X 1/2" SEMI-CIRCLE
- (2) 3" X 10" DOUBLE ACTING POWER REVERSE CYLINDERS WITH CUSHION VALVE
- BUILT-IN MONROE LEVEL LIFT ASSEMBLY
- MOLDBOARD AND PUSHFRAME 100% CONTINUOUSLY WELDED
- MOLDBOARD POWDER COATED ORANGE
- PUSH FRAME POWDER COATED BLACK
- PLOW PORTION LOOP
- RUBBER SNOW DEFLECTOR, INSTALLED
- PARKING JACK, INSTALLED
- 36" FLUORESCENT ORANGE MARKERS

8’ MONROE FRONT-MOUNT JUNIOR PATROL WING (RIGHT SIDE)
- SHEAR-BOLT TRIP
- 10 GAUGE MOLDBOARD
- 27" INTAKE HEIGHT & 28" DISCHARGE HEIGHT
- 3/8” ONE-PIECE TAPERED FLAME CUT RIBS
- (2) DOUBLE-ACTING CYLINDERS
- DIRECT-LIFT FRONT WING POST
- UNDER-FRAME CROSS TUBE ASSEMBLY W/ MOUNTING PLATES
- MOLDBOARD POWDER COATED ORANGE
- HARDWARE POWDER COATED BLACK
- DUAL AIR BAG KIT W/ AUTOMATIC CONTROL
- 36" FLUORESCENT ORANGE MARKER ON TOE AND HEEL

MONROE UNDER-TAILGATE, GEAR BOX DRIVE SPREADER (MS966-OW/DD-GB) W/ SPEED SENSOR
- 201 STAINLESS STEEL
- 6" DIA. AUGER W/ ONE-WAY FLIGHTING FOR LEFT OR RIGHT DISCHARGE
- 7 GA., 96" TROUGH W/ 1/4" END PLATES
- ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
- HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
- QUICK DETACH MOUNTING BRACKETS
- INNER TAILGATE SHIELDS
- SPINNER ASSY POLY DISC WITH STAINLESS STEEL FRAME

MONROE PRE-WET SYSTEM
- 100-GAL POLY TANK, TAILGATE MOUNTED W/ STAINLESS STEEL FRAME
- CLOSED LOOP HYDRAULIC BASE KIT W/ PLUMBING KIT
- 4 GPM HYDRAULIC PUMP W/ 14" X 7" X 6.5" ENCLOSURE AND PLUMBING KIT W/O HYDRAULIC VALVE
- (2) 2-GPM NOZZLES MOUNTED AT SPINNER ASSY
- FLUSH KIT - BULK FILL - SPINNER QUICK DISCONNECT

ELECTRIC HYDRAULICS PACKAGE
- D/A HOIST W/500 PSI DOWNSIDE RELIEF, 40GPM
- D/A PLOW, 20 GPM
- D/A PLOW ANGLE, 20 GPM
- D/A WING TOE, 20 GPM, W/500 PSI DOWNSIDE RELIEF
- D/A WING HEEL, 20 GPM, W/500 PSI DOWNSIDE RELIEF, 1800 PSI PRESSURE LIMITER
- PRE-WET, 7 GPM
- AUGER 14GPM - SPINNER 7 GPM
- 30 GALLON CAPACITY STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER
- FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
- 60 P.S.I. CONDITION INDICATOR
- STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
- HYDRAULIC ENCLOSURE WILL BE MOUNTED ON FRAME RAIL
- FORCE SSC6100 GROUND BASED SPREADER CONTROL W/ IGRIP JOYSTICK
- STAINLESS STEEL LINES WITH SHORT WHIP HOSES
- HOT SHIFT PTO WITH TXV-92 LOADSENSE PUMP
- INSTALLED

Description	Amount

LIGHTING:
- JW SPEAKER PLOW LIGHTS MOUNTED ON BOSS LIGHTBAR ONTO TRUCK PORTION HITCH
- WHELEN LED LIGHTBAR, AMBER, MOUNTED DIRECTLY TO CABSHIELD
- AMBER LED OVAL STROBES IN REAR POST
- CLEAR SPINNER AND WING LIGHT

Quote Total: $139,708.00

***** NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.***

Additional Options:

Description	Amount	Add to quote?
SECOND TARP ARM TO HELP REDUCE TARP BILLOWING	$685.00	Yes / No
UPGRADE MONROE STAINLESS STEEL BODY TO 10' CRYSTEEL SELECT SS DUMP BODY	$3,790.00	Yes / No
UPGRADE LED S/T/T BACK UP COMBO TO GROTE HEATED LED S/T/T AND BACK UP LIGHTS	$136.00	Yes / No
EXTERNAL TAILGATE SIDE SHIELD KIT IN LIEU OF TAILGATE PROPS AND INNER TAILGATE SHIELDS	$1,098.00	Yes / No
FORCE AMERICA, PRECISE,WIRELESS SENSOR ONLY - DISPLAYED IN 6100 SPREADER CONTROLLER	$771.00	Yes / No
FORCE FA-1142655 CAMERA FOR FORCE AMERICA 6100 SPREADER CONTROL (GEN 5 ONLY) - DISPLAYED IN 6100 SPREADER CONTROL - EACH CAMERA (CAN ADD UP TO THREE)	$1,054.00	Yes / No
WHELEN AMBER LIGHTS IN LIEU OF AMBER/GREEN LIGHTS - LIGHTBAR ON CABSHIELD - OVAL STROBES IN REAR POST	N/C	Yes / No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Customer Signature:	Customer P.O. Number:	Date of Acceptance:

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General Terms and Conditions for the Sale of Goods by Subsidiaries of ASH North America, Inc.

1. SCOPE AND VALIDITY

1.1. These General Terms and Conditions for the Sale of Goods (these "Terms") govern the sale and delivery of all goods and products (the "Products"), and all transactions incidental thereto, by such subsidiary of ASH North America, Inc. identified on the respective Con-firmed Order (as defined below) as the seller or supplier ("Seller") to any of its customers (each a "Customer"). The liability of each such subsidiary under these Terms or any Confirmed Order shall be several and not joint. Customer acknowledges and agrees that nothing in these Terms or any Confirmed Order shall be construed as implying joint liability in any case of ASH North America, Inc. or any of its subsidiaries. Each Seller shall be solely responsible for its own acts or omissions under the respective agreement with Customer.

1.2. No other terms or conditions shall be of any force or effect unless otherwise specifically agreed upon by Seller in a writing duly executed by an authorized officer of Seller. These Terms supersede any and all prior oral quotations, communications, agreements, or under-standings of the parties in respect to the sale and delivery of the Products. The Seller may issue additional Terms and Conditions of Sale for certain products. These shall apply in addition to the present Terms. Any additional or different terms or conditions contained in Customer's Order (as defined below), response to Seller's confirmation, or any other form or document supplied by Customer are hereby expressly rejected and are rendered null, void, and of no effect. These Terms may not be modified, amended, waived, superseded, or rescinded, except by written agreement signed by an authorized officer of Seller. Delivery of the Products by Seller does not constitute acceptance of any of Customer's terms and conditions and do not serve to modify or amend these Terms.

1.3. The issuance of an Order (as defined below) by Customer to Seller or any communication or conduct of Customer which confirms an agreement for the delivery of Products by Seller, as well as acceptance in whole or in part by Customer of any delivery of Products by Seller, shall be construed as Customer's acceptance of these Terms.

2. OFFERS, ORDERS AND CONFIRMATION

2.1. Unless otherwise specified by Seller in writing, all offers made by Seller are not binding and may be revoked by Seller at any time without any liability to Customer.

2.2. Customer shall issue to Seller orders for the purchase of Products, in written form via the order process determined by Seller from time to time (each, an "Order"). By issuing an Order to Seller, Customer makes an offer to purchase the Products pursuant to these Terms and the terms set forth on such Order. Provided that the Order contains the same terms as in Seller's corresponding offer, the Order shall be binding on Customer for six (6) weeks after Seller's receipt of such Order.

2.3. Seller may refuse an Order for any or no reason. No Order is binding upon Seller until Seller's acceptance of the Order in writing**,** the issuance of any governmental permit, license, or authority to Seller, as may be required under applicable laws, rules and regulations, and the receipt by Seller of a resale license to be provided by Customer (a "Confirmed Order").

2.4. Specifications and other information on drawings, data sheets, pictures, plans, brochures, catalogs, or Seller's website shall not be binding on Seller unless such specifications and information have been agreed to in writing by Seller in a Confirmed Order. Notwithstanding a Confirmed Order, Seller shall have no obligation to deliver Products to Customer or otherwise fulfill any of its obligations set forth in a Con-firmed Order if Customer is in breach of any of its obligations hereunder or any Confirmed Order.

2.5. Customer may submit to Seller written requests to change the terms of a Confirmed Order (each such request, a "Change Order Re-quest"). Seller may, at its sole discretion, consider such Change Order Request, provided that Seller will have no obligation to perform any Change Order Request unless and until Seller has agreed in writing to adopt such Change Order Request. If Seller elects to consider such a Change Order Request, then Seller shall promptly notify Customer of any adjustment to the applicable purchase price for the Products.

2.6. In the event Customer cancels any Confirmed Order for any reason, Customer shall reimburse to Seller all of Seller's costs and expenses associated with or incurred due to such cancellation, including but not limited to the cost of raw materials, labor, and storage if cancellation occurs before Seller's commencement of production. In the event Customer cancels any Confirmed Order for any reason and Seller has started the production of the Product on the respective Con-firmed Order, Customer shall pay to Seller the full purchase price.

2.7. Each Confirmed Order shall be considered a separate agreement between the parties, and any failure to deliver the Products under any Confirmed Order shall have no consequences for other deliveries of Products.

3. PRICES

3.1. Unless otherwise agreed to by the parties in the applicable Confirmed Order, the prices of the Products shall be FCA (agreed de-livery location on the applicable Confirmed Order), Incoterms 2022.

3.2. Unless otherwise agreed by the parties in a Confirmed Order, the price of the Products shall not include transportation, insurance, packaging, and Tooling (as defined below) and other materials used for the manufacturing and delivery, sales or Heavy Vehicle Use Tax (HVUT), other use tax or any other similar applicable federal, state or foreign taxes, duties, levies, or charges in any jurisdiction in connection with the sale or delivery of the Products ("Taxes"), Such Taxes shall be payable by Customer, and if Seller is responsible for the collection thereof, such Taxes shall either be added to the price invoiced or be separately invoiced by Seller to Customer. Any special requests concerning shipping, transportation, and insurance shall be communicated to Seller in a timely manner and subject to Seller's prior written approval. Customer shall bear all costs resulting from such requests.

In case of lead delivery times of more than two (2) months, Customer hereby acknowledges and agrees that Seller, may, at its sole discretion, increase or decrease the agreed prices on any Confirmed Order in the event of material price changes in wages, materials, energy or raw material after the date of the Confirmed Order.

4. PAYMENT TERMS

4.1. Except as set forth in Section 4.2 or unless otherwise agreed in writing by Seller, the purchase price for the Products and all other amounts due under a Confirmed Order shall be due and payable in US dollars within thirty (30) days following the date of Seller's invoice for such Products without any discount, deduction or offset whatsoever. In no event shall any loss, damage, injury or destruction, Force Majeure (as defined below), or any other event beyond Customer's control re-lease Customer from its obligation to make the payments required herein. Payment of all amounts due hereunder shall be made by bank transfer or in any other manner set forth on Seller's invoice. Customer shall be solely responsible for any bank fees, or other fees, incurred due to the wire transfer or any other selected payment method. If Seller agrees to payment by credit card, Seller shall charge an appropriate transaction fee, which the Customer shall also pay.

4.2. In the event Seller becomes aware of circumstances or has rea-son to believe that there are circumstances that may have an adverse effect on Customer's financial condition, Seller may require the Customer to pay the total amount of the purchase price or fees, or a portion thereof prior to the delivery of the Products. Seller may, without any liability to Customer, refuse the delivery of any Product in the event the Customer fails to make the payment as required under this Section 4.2.

4.3. Time is of the essence for the payment of all amounts due to Seller under any Confirmed Order. If Customer fails to make payments of any amount when due, Customer shall pay interest to Seller at the rate of one percent (1%) per month or such lesser amount as may be permitted by applicable law starting from the due date until payment to Seller of such amount in full. In addition to the interest, Seller may, at its sole discretion, charge the Customer a flat fee of $40 for each re-minder notice issued to Customer due to late payments. If Customer

fails to comply with these Terms or a Confirmed Order, or if Customer becomes insolvent, all balances then due and owing to Seller shall be-come due immediately, notwithstanding any payment terms agreed by the parties. All costs and expenses incurred by Seller with respect to the collection of overdue payments (including, without limitation, rea-sonable attorney's fees, expert fees, and other expenses of litigation) shall be borne by Customer. Every payment by Customer shall first be applied to pay for Seller's cost of collection, then interest owed by Customer, and then to the oldest outstanding claim.

4.4. Notwithstanding anything in the foregoing Section 4.3 or Section 5, if the parties agreed on installment payments in a Confirmed Order and Customer fails to make any installment payment when due, the remaining balance including accrued interest, and any expenses incurred by Seller shall be due and payable to Seller promptly upon Customer's receipt of written notice of delinquency from Seller.

5. SECURITY INTEREST

5.1. If Seller extends credit to Customer for the purchase price for any Products (including but not limited to pursuant to Section 4.1.), or any other amounts due to Seller, Customer hereby grants to Seller as security for the timely payment and performance of all Customer's payment obligations to Seller, a first priority security interest (the "Security Interest") in all Products heretofore or in the future delivered to Customer and in the proceeds thereof for as long as such Products shall not have been sold by Customer in the ordinary course of business (the "Collateral"). Seller shall be entitled to file any and all financing, continuation, or similar statements under the Uniform Commercial Code in any jurisdiction and take any and all other action necessary or desirable, in Seller's sole and absolute discretion, to perfect its Security Interest in the Collateral and to establish, continue, preserve, and protect Seller's Security Interest in the Collateral. Customer agrees to take any and all actions and provide Customer with all information necessary to enable Seller to perfect and enforce its Security Interest in all jurisdictions and vis-à-vis any of Customer's creditors, and hereby irrevocably grants to Seller a power of attorney to execute all necessary statements or documents in Customer's name for the perfection and enforcement of such Security Interest. The Security Interest shall remain in force until payment in full of the entire purchase price for such Products, and any other amounts due to Seller by Customer. Seller may, without notice, change or withdraw extensions of credit at any time.

6. OBLIGATIONS OF CUSTOMER

6.1. Customer shall use the Products solely for their intended purpose and pursuant to Seller's instructions, and agrees to use only qualified personnel for the handling of the Products. Customer shall ensure that its customers, employees, agents, and other representatives comply with this Section 6.1. and shall be responsible for their acts and omissions.

7. DELIVERY AND ACCEPTANCE

7.1. Unless otherwise agreed in writing by Seller, all deliveries of Products shall be made FCA (agreed delivery location) (Incoterms 2020) and title to and risk of loss for the Products shall pass to Customer upon delivery pursuant to this Section 7.1.

7.2. Any delivery and performance times or dates communicated by or on behalf of Seller are estimates and shall not be binding on Seller. Seller may make partial delivery of Products to be delivered under any Confirmed Order and invoice Customer separately for such partial de-liveries or performance. If Customer has not received the Products after six (6) weeks from the estimated delivery date, Customer may make a written request to Seller for delivery. Customer hereby acknowledges and agrees that the actual delivery date of the Products is conditioned upon the complete, accurate and timely delivery of materials from Seller's vendors and suppliers. No delay in delivery of any Products shall relieve Customer of its obligation to accept the delivery or performance thereof and make payments of any amounts due in accordance with these Terms, including but not limited to delays caused govern-mental restrictions on exports or imports and similar measures.

7.3. Customer's failure to accept the delivery of Products pursuant to a Confirmed Order shall not release or excuse Customer from its obligation to timely pay all amounts due in connection with such Con-firmed Order. The Products shall be deemed delivered at the time they have been made available to Customer. If Customer rejects or revokes acceptance of Products, or fails to pay any amounts when due, Seller, in its sole and absolute discretion, may extend the period of delivery of Products by such period as Seller may deem reasonable with such period not exceeding three (3) months from the agreed delivery date, or withhold or cancel delivery of any Products, or cancel any or all Con-firmed Orders without any further obligations to Customer whatsoever.

In such event, Customer shall be responsible for any and all costs and expenses incurred, or damages or losses suffered by Seller in connection with any such delay notwithstanding any action or inaction by Seller with regard to such delay. Any remaining Products that have not been accepted by Customer within the extended delivery period deter-mined by Seller will be delivered and invoiced by Seller to Customer and Customer agrees to accept such delivery and pay for the purchase price and other amounts payable for the delivered Products.

8. EXAMINATION AND CONFORMITY TO ORDER

8.1. Promptly upon receipt of any Products, Customer shall conduct a full and complete inspection of such Products as to any defects and to confirm compliance with all requirements of the applicable Confirmed Order. Customer shall notify Seller in writing of any packaging defects, apparent defects, or non-compliance of such Products with the applicable Confirmed Order that Customer has or could reasonably have discovered during such inspection within seven (7) days from the date of receipt of such Products, and Customer shall notify Seller in writing within three (3) days of the date on which Customer shall first have become aware of any hidden defect or non-compliance which could not reasonably have been discovered during Customer's initial inspection of the Products. Such notification shall include reasonable details (including images) on the alleged defects including lot, batch, or Order numbers.

8.2. If Customer fails to timely notify Seller of any defects or other non-compliance of any Products delivered or Customer (or its customers, employees, agents, or representatives) uses, destroys, or modifies any Products that Customer knows or should have known to be defective or non-compliant without Seller's prior written consent, Customer shall be deemed to have unconditionally accepted such Products and waived all of its claims for breach of warranty or otherwise in respect of such Products.

8.3. Customer may only return the Products to Seller with Seller's prior written approval. If the return has been approved by Seller, Customer shall return the Products to Seller at Customer's sole risk and expense to the destination directed by Seller.

8.4. Complaints of Customer in connection with the shipping or transport shall be directed to the carrier promptly upon receipt of the delivery or the freight documents.

9. LIMITED PRODUCT WARRANTY

9.1. Seller warrants to Customer that the Products will be free of defects in material and workmanship and conform with the requirements set forth in the applicable Confirmed Order for a period of twelve (12) months from the date of delivery for new business Products and ninety (90) days for after sales Products. (the "Limited Product Warranty").

9.2. Unless expressly agreed to in writing by Seller, Seller makes no warranty that the Products comply with applicable law, regulations, or specifications in any jurisdiction in which the Products may be used, integrated or incorporated. Any governmental or other approvals necessary in connection with the use, integration or incorporation of the Products shall be Customer's sole responsibility.

9.3. The Limited Product Warranty shall be void if the Defect (as defined below) resulted from (a) improper or inadequate use, storage, handling, operation, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following delivery of the Product, (e) Customer's failure to properly communicate

Seller's instructions and warnings to users of the Products, (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

9.4. In the event of an alleged breach of the Limited Product Warranty (a "Defect"), Customer shall, at Customer's sole expense, send the Product to Seller. Seller shall conduct the necessary tests on such Product within a reasonable period. If Seller confirms the Defect, Seller shall, at its sole option and discretion, repair or replace the Defective Product. If the repair or replacement of the Defective Product is commercially unreasonable to Seller, Seller may, at its sole discretion, issue a refund to Customer in the amount Seller deems adequate. Such repair, replacement, or refund shall be the sole liability of Seller and the sole remedy of Customer with respect to a Defect. In no event shall any warranty claims for a Defect be made after twelve (12) months from the date of Customer's receipt of the Products. Any Products or parts returned to Seller for removal or repair under this Section 9.4 shall be the property of Seller. Any applicable Limited Product Warranty period shall not start anew with the repair or replacement of the Defective Product (or any portion thereof).

9.5. Except for Limited Product Warranty, SELLER HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. Seller makes no other warranties with respect to the Products, and no person is authorized to make any warranties on behalf of Seller that are inconsistent with the warranties set forth under this Section 9.

10. LIMITATION OF LIABILITY

10.1. IN NO EVENT SHALL SELLER BE LIABLE TO CUSTOMER, ITS CUSTOMERS, EMPLOYEES, AGENTS, AND OTHER REPRESENTATIVES FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIM-ITED TO, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, OR USE, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANY OF THE TERMS CONTAINED HEREIN, SELLER'S LIABILITY FOR ANY CLAIM – WHETHER BASED UPON CONTRACT, TORT, EQUITY, NEGLI-GENCE, OR ANY OTHER LEGAL CONCEPT – SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY THE CUSTOMER FOR THE PRODUCTS, GIVING RISE TO SUCH CLAIM. CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THESE TERMS FAIRLY ALLOCATE THE RISKS BETWEEN SELLER AND CUSTOMER, THAT SELLER'S PRICING REFLECTS THIS ALLOCATION OF RISK, AND BUT FOR THIS ALLOCATION AND LIMITATION OF LIABILITY, SELLER WOULD NOT HAVE ENTERED INTO AN AGREEMENT WITH CUSTOMER FOR THE SALE OF THE PRODUCTS.

10.2. Seller shall not be liable for, and Customer assumes responsibility and shall indemnify, defend, and hold Seller harmless for any and all claims, including without limitation claims for personal injury or property damages, resulting from (a) the improper or inadequate use, storage, handling, operation, assembly, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, or repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following the delivery of the Products, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, or (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

10.3. In jurisdictions that limit or preclude limitations or exclusion of remedies, damages, or liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages, or liability set forth in these Terms are intended to apply to the maximum extent permitted by applicable law, and these Terms shall be deemed amended to comply with such limitations or exclusions. Customer may also have other rights that vary by state, country or other jurisdiction.

11. CONFIDENTIALITY

11.1. "Confidential Information" means: (i) any know-how, trade secrets, and other business or technical information of Seller that is confidential or proprietary or due to its nature or under the circumstances of its disclosure the Customer knows or has reason to know should be treated as confidential or proprietary, including but not limited to quotations, drawings, project documentation, samples and models.

11.2. Confidential Information does not include information that: (i) is or becomes generally known to the public through no fault or breach of these Terms by the Customer; (ii) is rightfully known by the Customer at the time of disclosure without an obligation of confidentiality; (iii) is independently developed by the Customer without use of Seller's Confidential Information; (iv) is rightfully received by the Customer from a third party without restriction on use or disclosure; or (v) is disclosed with Seller's prior written approval.

11.3. Customer shall not use Seller's Confidential Information except as necessary to use the Products and will not disclose such Confidential Information to any third party except to those of its employees, agents, subcontractors, or representatives who have a bona fide need to know such Confidential Information to enable Customer to use the Products; provided that each such employee, agent, subcontractor, and/or representative is/are bound by a written agreement that contains use and nondisclosure restrictions not less stringent than the terms set forth in this Section 11.3. The Customer will employ all reasonable steps to protect Seller's Confidential Information from unauthorized use or disclosure, including, but not limited to, all steps that it takes to protect its own information of like importance. The foregoing obligations will not restrict the Customer from disclosing Seller's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body, provided that the Customer gives reasonable notice to Seller to contest such order or requirement; (ii) to its legal or financial advisors; and (iii) as required under applicable securities regulations.

11.4. In the event of a violation or threatened violation of Customer's obligations under this Section 11, Seller shall be entitled to seek equitable relief, including in the form of a restraining order, orders for pre-liminary or permanent injunction, specific performance and any other relief that may be available from any court, without the requirement to secure or post any bond, or show actual monetary damages in connection with such relief. These remedies shall not be deemed to be exclusive but in addition to all other remedies available under these Terms, at law, or in equity.

12. INTELLECTUAL PROPERTY

12.1 Seller reserves the sole and exclusive ownership of the intellectual property rights in the Products (including but not limited to the technology used to manufacture the Products) and any improvements thereof regardless of inventorship or authorship. Customer shall not (and shall cause its employees, agents, representatives and customers to not) reverse engineer, decompile, disassemble, or decode any of Seller's intellectual property embedded or used in any of the Product.

13. FORCE MAJEURE

13.1. Seller shall not be responsible for any failure or delay in its performance under these Terms due to causes beyond its reasonable control, including, but not limited to, disruptions of the public power supply, communications, and transportation infrastructure, govern-mental measures, malware or hacker attacks, fire, extraordinary weather events, epidemics, pandemics (or any government restrictions implemented as a result thereof), nuclear and chemical accidents, earthquakes, war, terrorist attacks, labor disputes, strikes, lockouts, shortages of or inability to obtain labor, energy, raw materials or sup-plies, or other acts of God.

14. MISCELLANEOUS

14.1. If any provision contained in these Terms or any Confirmed Or-der is held by final judgment of a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal, or unenforceable provision shall be severed from the remainder of these Terms or such Confirmed Order, and the remainder of these Terms or such Confirmed Order shall be enforced. In addition, the invalid, illegal, or unenforceable provision shall be deemed to be automatically modified, and, as so modified, to be included in these Terms, such modification being made to the minimum extent necessary to render such provision valid, legal, and enforceable.

14.2. Seller may assign its rights and/or delegate its liabilities under any Confirmed Order at any time. Customer may not assign its rights or delegate its responsibilities under a Confirmed Order without Seller's prior written consent.

14.3. Seller's waiver of any breach or violation of these Terms or the provisions of any Confirmed Order by Customer shall not be construed as a waiver of any other present or future breach or breaches by Customer.

14.4. The parties hereto are independent contractors and nothing in these Terms will be construed as creating a joint venture, partnership, employment, or agency relationship between the parties.

14.5. Notices by a party regarding the exercise of rights and obligations under these Terms must be signed by authorized representatives of such party, and delivered via courier, mail, or e-mail to the other party's address indicated in the applicable Confirmed Order, provided that a notice by e-mail shall only be validly given if receipt thereof is acknowledged in writing by the recipient.

15. ENTIRE AGREEMENT; CONFLICTS.

15.1. These Terms, including the applicable Confirmed Order, constitute the entire and exclusive agreement of the parties regarding the subject matter hereof and supersede any and all prior or contemporaneous agreements, communications, and understandings (both written and oral) regarding such subject matter. In the event of a conflict between the provisions of these Terms and the provisions of a Confirmed Order, the provisions of the Confirmed Order will govern and control. Seller may amend or modify these Terms from time to time. Seller may, at its sole discretion, provide Customer with written notice of any such changes, revisions, amendments, or modifications, provided, however that any such changes, revisions, amendments, or modifications shall become effective without any further action by any party and that they shall not apply to any Confirmed Order prior to the effective date of such changes, revisions, amendments, or modifications.

16. APPLICABLE LAW AND JURISDICTION

16.1. These Terms and the Confirmed Orders shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule that would defer to or cause the application of the substantive laws of any jurisdiction other than Wisconsin. The parties hereby expressly exclude the application of the 1980 United Nations Convention on Contracts for the International Sale of Goods.

16.2. Any dispute, controversy, or claim arising out of or relating to these Terms and any Confirmed Order, including but not limited to the execution, performance, or termination thereof or to any issue of liability arising out of the performance of these Terms or any Confirmed Order, which the parties have not been able to settle amicably shall be submitted to the exclusive jurisdiction of the state or federal courts with jurisdiction in the County of Calumet, Wisconsin, provided that notwithstanding the foregoing, Seller shall be entitled to seek specific performance and injunctive relief in any court of competent jurisdiction. Each party hereby waives any and all claims, pleas, or defenses (including without limitation a plea for *forum non conveniens*) that would permit such party to seek the jurisdiction of any courts or arbitration tribunals other than those set forth in the preceding sentence.

16.3. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR IN-DIRECTLY ARISING OUT OF OR RELATING TO THESE TERMS.

SECTION R - 2026 CAPITAL IMPROVEMENTS PROJECT BUDGET

City of Fort Atkinson
2026 Capital Improvements Projects Budget
Expenditure Detail

PROJECT LINE ITEM		2026 REQUEST	2026 PROPOSED LEVY FUNDED	2026-2027 BORROWING	2026 PROPOSED TRANSPORT FUNDING	OTHER FUNDING SOURCE (SEE TABLE)	PUSHED TO FUTURE CIP	PROJECT DESCRIPTION
DEPARTMENT	PROJECT							
2026 CAPITAL IMPROVEMENTS PROJECT BUDGET								
LIBRARY	COMPUTER REPLACEMENT	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff and patron library computers every 5 years. This cost will be reimbursed by the library's trust.
LIBRARY	REPLACE PHONE SYSTEM	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff phones throughout the library. The current system was installed in 2010.
LIBRARY	SORTING MACHINE REPLACEMENT	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00	$ -	Replacement of sorting machine for checkin/sorting of library materials.
MUNICIPAL BUILDING	SECURITY DOOR ACCESS	$ 15,000.00	$ 15,000.00				$ -	Door control at 5 doors provided by new key FOB system for security. Using same system as the new Parks and Public Works building.
MUNICIPAL BUILDING	EXTERIOR RAMP REPAIRS	$ 22,000.00	$ -	$ 22,000.00	$ -	$ -	$ -	Repair existing ramps, stairs, and railings at the entrance areas to be ADA-compliant. Address buckling and uneven pavers to eliminate the current trip hazards. This is included on page 63 of the Municipal Facilities Assessment, 2022 and noted for Election ADA Compliance.
MUSEUM	NEW ROOF	$ 200,000.00	$ -	$ -	$ -	$ 200,000.00	$ -	Insurance claim for 2025, under review with Insurance / obtaining quotes.
PARKS	FORD F450 FLATBED TRUCK W/DUMP BODY	$ 70,000.00	$ 70,000.00	$ -	$ -	$ -	$ -	Retiring a 1999 flat bed (30 years old). Valuable vehicle for hauling. Upgrade to F450 from F350 with flat-bed dump body to minimize overloading the trucks and maximize safety when hauling equipment and/or materials (salt/gravel).
PARKS	REPLACE -TENNIS COURTS Resurfacing Courts 5-8	$ 26,000.00	$ -	$ -	$ -	$ -	$ 26,000.00	5-Year Maintenenace schedule to fill cracks, level courts, and apply color coating on courts 5-8 at Rock River Park. Includes painting of tennis and pickle ball court lines. Seek donor to assist with funding.
POLICE DEPARTMENT	SQUAD/BODY CAMERAS	$ 26,000.00	$ 26,000.00	$ -	$ -	$ -	$ -	One unit per marked squad (7 marked squads, 12 Body Cams) 2032 est.
POLICE DEPARTMENT	EMERGENCY BACK-UP GENERATOR	$ 84,000.00	$ -	$ 84,000.00	$ -	$ -	$ -	Replace emergency generator.
POLICE DEPARTMENT	SQUAD CARS	$ 72,000.00	$ -	$ 72,000.00	$ -	$ -	$ -	2 squad replacements per year + changeover costs (1 squad in 2026, 2027, 2029)
POLICE DEPARTMENT	HVAC/BOILER SYSTEM	$ 90,000.00	$ -	$ 90,000.00	$ -	$ -	$ -	Replace boilder system for building.
PUBLIC WORKS - OPERATIONS	SINGLE AXLE W/WING PLOW AND SALTER	$ 230,000.00	$ -	$ 230,000.00	$ -	$ -	$ -	Replace 23 year old Single Axle Plow Truck w/ Wing (Fleet 12)
PUBLIC WORKS - OPERATIONS	VOLVO 130E WHEELED EXCAVATOR W/GRAPPLE ATTACHMENT	$ 235,000.00	$ -	$ 235,000.00	$ -	$ -	$ -	Replace 19 Y.O. CaseTractor Backhoe (Fleet 39)/ Sell Fleet 9 Prentice & Fleet 5 Tandem Axle (Offset Value Approx. $20,000.00)

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Tom Williamson, Public Works Superintendent**

RE: **Review and possible action related to the Purchase of a Wheeled Excavator with Attachments for the Department of Public Works Operations (Williamson, Superintendent of Public Works Operations)**

BACKGROUND

The City Council approved the Department of Public Works request to purchase a Wheeled Excavator, for a budgeted amount of $235,000.00, in the Capitol Improvement Expenditures Budget for calendar year 2026. This purchase request was made by the Department to replace a 19-year-old Case Tractor Backhoe that has served the city well for its useful life and to replace a 1967 Prentice Crane Grapple, with a 1972 Ford F700 Chassis, utilized in forestry work that has long since passed its safe useful life.

This proposed addition to the Department's fleet offers multi-functional capabilities to assist in many of the City's infrastructure maintenance needs. A wheeled excavator will allow for travel at average roadway speeds to allow mobilization in minutes, all around the community, without the need for a truck and trailer. It will operate effectively on and off the road to allow for work to take place within the terrace or city streets for repairs of storm sewer, ditching, ponds, curb and gutter, tree removal, and pavement excavations. The proposed Wheeled Excavator is intended to replace multiple pieces of equipment, increase operator safety, increase productivity, and perform department work more efficiently.

DISCUSSION

Staff prepared for this purchase by reaching out to several area vendors to prepare proposals to meet the Department's predetermined performance specifications. The Department received one response that included a competitive proposal for Aring Equipment Company, of Butler, WI, for a Volvo EWR130E Wheeled Excavator in the amount of $232,831.00. The remaining vendors all indicated that they could not compete with Volvo pricing including the specified attachments required by the Department. Staff received and attached a letter to this memo from one of the City's preferred vendors (Miller Bradford & Risberg Inc.) indicating they could not be competitive and opted not to bid.

FINANCIAL ANALYSIS

The CIP budget item for the proposed Wheeled Excavator was approved at $235,000.00 for 2026 purchase. The low bidder was Aring Equipment Company, of Butler, WI, including all specified attachments, for the total amount of $232,831.00. This amount falls under the approved CIP budget for the Department of Public Works. Page 199 of the approved 2026 City Budget Document is attached and shows this request highlighted at the bottom of the page. The funding source included in the budget is the 2026/2027 Borrowing.

RECOMMENDATION

Staff recommends the Council approve the purchase of the Volvo EWR130E Wheeled Excavator, and all specified attachments, from Aring Equipment Company, of Butler, for the amount of $232,831.00 and authorize the City Manager to execute the contract.

ATTACHMENTS

1. Fort Atkinson EW130 updated quote
2. Case Dealer Email Response 20260115
3. CIP Document - Excavator

Aring
EQUIPMENT COMPANY

VOLVO

BUTLER (MILWAUKEE)
13001 West Silver Spring Drive
Butler, WI 53007
(262) 781-3770

DEFOREST (MADISON)
5005 Cake Parkway
DeForest, WI 53532
(608) 846-9600

DEPERE (GREEN BAY)
1600 North Ashland Avenue
DePere, WI 54115
(920) 336-3601

EAU CLAIRE
2727 Alpine Road
Eau Claire, WI 54703
(715) 835-6132

Prepared For:

Fort Atkinson DPW
600 Talcott Ave
Fort Atkinson, WI, 53538

Quote

Quote No.	Q4499
Date	Oct 13, 2025
Valid Till	Nov 13, 2025
Salesman	Craig Dering

Product Details	Unit Price	Quantity	Total
EWR130E WHEELED EXCAVATOR New order out 2026 Volvo excavator per attached specs. Includes Steelwrist TRX14 S50 tiltrotator with 37" digging bucket with teeth and 59" tiltrotator grading bucket.	$ 218,495.00	1	$ 218,495.00
MISC. EXCAVATOR ATTACHMENT New Steelwrist Multi wood grapple, MGX14-SQ50. Gripper area .32 yd , Gripper reach 63 5/16".	$ 10,330.00	1	$ 10,330.00
MISC. EXCAVATOR ATTACHMENT Upgrade to gripper on Steelwrist	$ 4,006.00	1	$ 4,006.00

Sub Total	$ 232,831.00
Sales Tax	$ 0.00
F.E.T. Tax (If applicable)	
Grand Total	**$ 232,831.00**

Terms & Conditions:

Notes:
FOB Fort Atkinson DPW yard
Plus any applicable taxes

Tom Williamson

From: Boone Rule <BRule@Miller-Bradford.com>
Sent: Thursday, January 15, 2026 9:17 AM
To: Tom Williamson
Subject: rubber tired excavator

Good Morning Tom,

it was good chatting with you! I'm sorry that we wont be able to participate in the bidding of a rubber tire excavator for your spec. The smallest model Case offers will not be even closely competitive in pricing. Our smallest model has way more HP, operating weight, dig depth and features that are not necessarily needed for the City therefore, we will not be participating in this one. Please keep me in mind for your upcoming equipment needs!

Thank you,

Miller Bradford & Risberg Inc.
Deforest, WI 53532
Boone Rule
608.220.6379

SECTION R - 2026 CAPITAL IMPROVEMENTS PROJECT BUDGET

City of Fort Atkinson
2026 Capital Improvements Projects Budget
Expenditure Detail

PROJECT LINE ITEM		2026 REQUEST	2026 PROPOSED LEVY FUNDED	2026-2027 BORROWING	2026 PROPOSED TRANSPORT FUNDING	OTHER FUNDING SOURCE (SEE TABLE)	PUSHED TO FUTURE CIP	PROJECT DESCRIPTION
DEPARTMENT	PROJECT							
2026 CAPITAL IMPROVEMENTS PROJECT BUDGET								
LIBRARY	COMPUTER REPLACEMENT	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff and patron library computers every 5 years. This cost will be reimbursed by the library's trust.
LIBRARY	REPLACE PHONE SYSTEM	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff phones throughout the library. The current system was installed in 2010.
LIBRARY	SORTING MACHINE REPLACEMENT	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00	$ -	Replacement of sorting machine for checkin/sorting of library materials.
MUNICIPAL BUILDING	SECURITY DOOR ACCESS	$ 15,000.00	$ 15,000.00				$ -	Door control at 5 doors provided by new key FOB system for security. Using same system as the new Parks and Public Works building.
MUNICIPAL BUILDING	EXTERIOR RAMP REPAIRS	$ 22,000.00	$ -	$ 22,000.00	$ -	$ -	$ -	Repair existing ramps, stairs, and railings at the entrance areas to be ADA-compliant. Address buckling and uneven pavers to eliminate the current trip hazards. This is included on page 63 of the Municipal Facilities Assessment, 2022 and noted for Election ADA Compliance.
MUSEUM	NEW ROOF	$ 200,000.00	$ -	$ -	$ -	$ 200,000.00	$ -	Insurance claim for 2025, under review with Insurance / obtaining quotes.
PARKS	FORD F450 FLATBED TRUCK W/DUMP BODY	$ 70,000.00	$ 70,000.00	$ -	$ -	$ -	$ -	Retiring a 1999 flat bed (30 years old). Valuable vehicle for hauling. Upgrade to F450 from F350 with flat-bed dump body to minimize overloading the trucks and maximize safety when hauling equipment and/or materials (salt/gravel).
PARKS	REPLACE -TENNIS COURTS Resurfacing Courts 5-8	$ 26,000.00	$ -	$ -	$ -	$ -	$ 26,000.00	5-Year Maintenenace schedule to fill cracks, level courts, and apply color coating on courts 5-8 at Rock River Park. Includes painting of tennis and pickle ball court lines. Seek donor to assist with funding.
POLICE DEPARTMENT	SQUAD/BODY CAMERAS	$ 26,000.00	$ 26,000.00	$ -	$ -	$ -	$ -	One unit per marked squad (7 marked squads, 12 Body Cams) 2032 est.
POLICE DEPARTMENT	EMERGENCY BACK-UP GENERATOR	$ 84,000.00	$ -	$ 84,000.00	$ -	$ -	$ -	Replace emergency generator.
POLICE DEPARTMENT	SQUAD CARS	$ 72,000.00	$ -	$ 72,000.00	$ -	$ -	$ -	2 squad replacements per year + changeover costs (1 squad in 2026, 2027, 2029)
POLICE DEPARTMENT	HVAC/BOILER SYSTEM	$ 90,000.00	$ -	$ 90,000.00	$ -	$ -	$ -	Replace boilder system for building.
PUBLIC WORKS - OPERATIONS	SINGLE AXLE W/WING PLOW AND SALTER	$ 230,000.00	$ -	$ 230,000.00	$ -	$ -	$ -	Replace 23 year old Single Axle Plow Truck w/ Wing (Fleet 12)
PUBLIC WORKS - OPERATIONS	VOLVO 130E WHEELED EXCAVATOR W/GRAPPLE ATTACHMENT	$ 235,000.00	$ -	$ 235,000.00	$ -	$ -	$ -	Replace 19 Y.O. CaseTractor Backhoe (Fleet 39)/ Sell Fleet 9 Prentice & Fleet 5 Tandem Axle (Offset Value Approx. $20,000.00)

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

MEMORANDUM

DATE: **April 21, 2026**

TO: **Fort Atkinson City Council**

FROM: **Adrian Bump, Police Chief**

RE: **Review and possible action relating to the purchase of grant-funded Thermal Imaging Devices at a cost not to exceed $9,570 (Bump, Police Chief)**

BACKGROUND

The Police Department recently was awarded an investigative focused equipment grant through the State of Wisconsin. Within this approved grant, specific equipment identified for purchase was thermal imaging monoculars.

DISCUSSION

Thermal imaging devices are specialized cameras that detect infrared radiation (heat) emitted by objects, converting it into a visible image called a thermogram, which represents temperature variations. Unlike traditional cameras, they function in total darkness, smoke, or fog, making them essential for surveillance, search and rescue and other dynamic applications.

These devices will be assigned to both the Detective Bureau for investigations as well as the patrol division for street investigations and other dynamic uses.

FINANCIAL ANALYSIS

Thermal Imaging, especially infrared units, has traditionally been very expensive to purchase as well as maintain. They require a lot of battery power, making them previously impractical for extended use. New technology has brought forward advancements in thermal imaging, making them practical and efficient in a handheld device perfect for law enforcement use in the field.

<u>Price Comparison Information:</u>

Infrared Device: Trijicon IR-Patrol IRMO-100 $4,882.00 X 2 Units = $9,764
Thermal Device: AGM Taipan V2 25-384 Thermal Monocular $1,595 X 6 Units = $9,570
Local Authorized Dealer providing quotes: Top Pack Defense

The State of Wisconsin reimburses purchases made under this awarded grant after the grant is closed. Purchases like this that are reimbursed are assigned to a Police Department Outlay Account,16-60-0062-1100, and will be utilized pending full reimbursement.

RECOMMENDATION

Staff recommends the City Council approve the purchase of six (6) AGM Thermal Monoculars as approved under the State of Wisconsin Department of Justice Law Enforcement Grant. Expended funds for this specific part of the grant cannot exceed the grant-approved amount of $9,754 for night vision imaging. The purchase of the AGM devices allows the department to be under budget and also obtain six units instead of only two.

ATTACHMENTS

1. Est_11311_from_Top_Pack_Defense_15484
2. Est_11243_from_Top_Pack_Defense_12964

Top Pack Defense

1797 Sunfield Street
Sun Prairie, WI 53590

Estimate

Date	Estimate #
3/24/2026	11311

Name / Address
Fort Atkinson Police Department 101 S Water St W, Fort Atkinson, WI 53538

Project

Description	Qty	Cost	Total
AGM TAIPAN V225-384	6	1,595.00	9,570.00

Let me know if you any questions
Tony -608-318-5238

Total $9,570.00

Customer Signature _____

Top Pack Defense

1797 Sunfield Street
Sun Prairie, WI 53590

Estimate

Date	Estimate #
10/23/2025	11243

Name / Address
Fort Atkinson Police Department 101 S Water St W, Fort Atkinson, WI 53538

Project

Description	Qty	Cost	Total
TRIJICON IR-PATROL IRMO-100	1	4,882.00	4,882.00
		Total	$4,882.00

Customer Signature _____