



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, MAY 19, 2026 – 7:00 PM  
CITY HALL – SECOND FLOOR**

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**MINUTES**

**1. Call meeting to order**

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

**2. Roll call**

Present: Council members Huckabee, Johnson, Lescohier, Price and President Jaeckel. Also present: City Manager, City Clerk/Treasurer, City Attorney, Director of Public Works, Director of Neighborhood Services, City Electrician, Fire Chief and Water Superintendent.

**3. Pledge of Allegiance**

President Jaeckel led the Pledge of Allegiance.

**4. Consent Agenda**

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

- a. *Review and possible action relating to the **minutes of the May 5, 2026 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- b. *Review and possible action relating to the **minutes of the May 12, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- c. *Review and possible action relating to **building, plumbing, and electrical permit report for April 2026** (Draeger, Building Inspector/Zoning Administrator)*
- d. *Review and possible action relating to the City Clerk-issued **License and Permit Report for May** (Ebbert, Clerk/Treasurer/Finance Director)*
- e. *Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements as of April 30, 2026** (Ebbert, Clerk/Treasurer/Finance Director)*
- f. *Review and possible action on a **Special Event: Fort Fall Fiesta, September 12, 2026 from 12:00 - 4:00 p.m. at Jones Park** (Ebbert, Clerk/Treasurer/Finance Director)*

**5. Public Hearings**

None.

## 6. Public Comment for Matters on the Agenda

Elliott Larson, 415 McMillen Street - spoke on access for the developing area currently owned by the Hospital off of McMillen Street. He commented on current traffic patterns, times and travelers. He encouraged another access road for the residents in the area of McMillen Street and Schumacher Way.

## 7. Petitions, Requests, and Communications

- a. *Review and possible action relating to a proclamation declaring **May 3-9, 2026, as Drinking Water Week** in the City of Fort Atkinson (Houseman, City Manager)*  
Johnson moved, seconded by Huckabee to approve a Proclamation declaring May 3-6, 2026 as Drinking Water Week in the City of Fort Atkinson. Motion carried.

## 8. Resolutions and Ordinances

- a. *Review and possible action relating to a **Resolution for a Sustainable Funding Solution to the state's Transportation Fund** (Houseman, City Manager)*  
Manager Houseman provided that the League of Wisconsin Municipalities is encouraging their members to adopt a Resolution and distribute it to Wisconsin elected officials with the goal of gaining support for a sustainable transportation funding solution. From 2000 to 2025, the Consumer Price Index increased by 90.7%, outpacing the state's sizable investment in General Transportation Aids (GTAs) which increased 60.4%. From 2020 to 2023, the Producer Price Index for concrete rose 20.2% while GTAs rose 4.0%. Cities and villages only have an average of 14.0% to 15.7% of their transportation expenses covered by GTAs, a figure that has declined in recent years. While growth in local transportation aids has slowed, so have transportation revenues.

Price moved, seconded by Huckabee to adopt the Resolution supporting a sustainable transportation funding solution and direct the City Clerk to distribute the Resolution to the elected officials representing the City of Fort Atkinson and Jefferson County. Motion carried.

- b. *Review and possible action relating to a **Resolution adopting Standard Construction Specifications** (Navin, Director of Public Works)*  
Director Navin stated that the City has not had a document consisting of all construction standard specifications. Each proposed project specifications were approved individually. City staff have completed a comprehensive review and update to the City's Standard Specifications for public works and utility improvements. These specifications govern how streets, curb and gutter, sidewalks, utilities, and similar infrastructure are constructed for both City projects and private development.

Lescohier moved, seconded by Price to approve the Resolution adopting Standard Construction Specifications. Motion carried.

- c. *First reading of an ordinance relating to a **Zoning Map Amendment** for the property located at 550 McMillen St. (parcel numbers 226-0614-3443-018 and 226-0614-3434-045), from Institutional (I) to Multi-Family Residential-30 (MRM-30) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger shared the proposed project involves a Zoning Map Amendment for two existing parcels from Institutional to Multi-Family Residential-30 (MRH-30) to facilitate the future development of four multifamily apartment buildings with 24 units in each. Pending the proposed amendment, the applicant has indicated that they will seek a certified survey map to combine the two existing parcels; a conditional use permit for a group development to allow multiple principal buildings on the same lot; and site plan review for the details associated with the project. The parcel is currently zoned Institutional (I), which does not permit standalone multifamily residential buildings without a Community Living Arrangement or Institutional component. As such, a zoning map amendment would be required for this project. The applicant is proposing rezoning the property to Multi-Residential-30 (MRH-30), which allows up to 50 dwelling units per acre and is consistent with the proposed project density. The adjacent properties are zoned Institutional and Single Family Residential-5. This zoning is consistent with other multifamily developments in the area.

Johnson asked if other options are available for access to this property. Multiple access points exist; they route to McMillen per Draeger. Private property exists between this parcel and Memorial Drive, therefore, not allowing an access point. A traffic study was performed.

Draeger stated this is the first reading of the Ordinance. This property will require additional review by the City Council and the Plan Commission for future development. Johnson asked if stormwater issues would be addressed. Draeger confirmed the site plan review will address stormwater management, including retention ponds.

Lescohier mentioned that speeds in the subject area seem to be a concern for residents. The Police Department will be informed of concerns by neighbors.

Lescohier moved, seconded by Johnson to perform the first reading of this ordinance and direct the City Manager to prepare the Ordinance for a second reading at the meeting on June 2, 2026. 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 the **Wisconsin Department of Transportation's Carbon Reduction Program purchases** at a cost not to exceed \$13,835.00 (Armstrong, City Electrician)*

Electrician Armstrong stated that following a February 2024 award from the Wisconsin Department of Transportation's Carbon Reduction Program, the Fort Atkinson City Council approved the purchase of traffic signal controls and materials during its January 20, 2026, meeting. Two items were not eligible for reimbursement by the State of Wisconsin: the pedestrian countdown crossing LED housings and labor for installing the new traffic control equipment in the existing cabinets. It was originally understood by staff that the LED housings were not required for the operation of the signal controls and were considered optional. However, staff were recently notified by TAPCO's new sales representative that housings are required for the signal control to be mounted properly. Staff also requested a quote for the installation of this equipment from TAPCO to ensure that the traffic control signals are installed by a contractor familiar with the product.

Lescohier moved, seconded by Johnson to approve the usage of funds from the Traffic Control Supplies account not to exceed \$13,835.00 from TAPCO for the Wisconsin Department of Transportation's Carbon Reduction Program. Motion carried.

- b. *Review and Possible action regarding **professional services agreement** for Banker Road Development Water Modeling (Navin, Director of Public Works)*

Director Navin noted that the City has a computer-based hydraulic model of its water distribution system. Donohue & Associates previously utilized this model in 2023 to evaluate development along Banker Road. Because a portion of that development has occurred, staff is looking to re-evaluate the water system in this area to ensure infrastructure planning remains accurate for future development phases. Staff is proposing to enter into a professional services agreement with Donohue & Associates, Inc. to update hydraulic water modeling for the north-west side of the City, specifically the Banker Road development area. Now that staff has fire flow data and information regarding what has been installed, it is an optimal time to update this model. This modeling is a critical step in helping staff plan for future water utility infrastructure to support continued growth in this region, specifically on the east side of the planned relocation of Banker Road.

Huckabee moved, seconded by Price to approve the professional services agreement with Donohue & Associates, Inc. for the Banker Road Development Water Modeling in the amount not to exceed \$8,000. Motion carried.

- c. *Review and possible action relating to a request to update the **Alcohol Beverage License Premise Description** for 14 Sherman LLC, dba Paddyshack Golf & Gaming Lounge for use at 201 S. Main Street (Ebbert, Clerk/Treasurer/Finance Director)*

Clerk Ebbert discussed that Mitch and Erin Patterson, owners of 14 Sherman LLC DBA

Paddyshack Golf and Gaming Lounge at 201 S. Main Street have submitted documentation requesting to amend their premise description to allow for an enclosed, seasonal patio/sidewalk cafe that would permit consumption of alcohol. Applicants for alcohol beverage licenses must describe the premises where alcohol beverages are sold, served, consumed, or stored. With this property being zoned DHMU, Outdoor Entertainment within the Downtown Historic Mixed-Use District is allowed on a temporary basis for 90 days. To exceed the 90 days, a Conditional Use Permit is required to be issued by the Plan Commission. The Plan Commission held a Public Hearing on May 12, 2026, without participation. The Conditional Use Permit is scheduled for Plan Commission review and possible action on May 26, 2026. The City Council may approve the change in premise description, subject to Plan Commission approval of the CUP with an effective date of May 27, 2026.

Huckabee moved, seconded by Johnson approve the change in the Alcohol Beverage License Premise Description for 14 Sherman, LLC, dba, Paddyshack Golf & Gaming Lounge, for use at 201 S. Main Street to include the patio/sidewalk café along the north side of the property on E. Milwaukee Avenue effective May 27, 2026, subject to approval of a Conditional Use Permit by the Plan Commission on May 26, 2026. Motion carried.

- d. *Review and possible action relating to a **Condominium Plat for Ridge View Estates Townhomes** located at 1364 and 1356 Marigold Drive (CPR-2026-01) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger discussed the proposed project involves subdividing an existing parcel to establish a condominium development that allows individual ownership of eight residential units while maintaining shared ownership of common site areas. The property is zoned MRM-12 with a Planned Unit Development (PUD) overlay, permitting multifamily residential use and design flexibility as approved through the PUD process. The parcel was originally created and rezoned in 2025 to support residential development consistent with the City's long-term planning goals. The Plan Commission recommended that the City Council approve the Condo Plat at its April 28, 2026, meeting, subject to the corrections noted in the Plan Commission memo.

Staff recommends the Condominium Plat with the following amendments:

Per Ch. 703, Wis. Stats. and Ch. A-E7, Wis. Admin Code: s. 703.09 (1)(a) The name of the condominium must include the word "condominium" or be followed by the words "a condominium".

s. 703.11 (2)(d) (d) All survey maps and floor plans submitted for recording shall be legibly prepared with a binding margin of 1.5 inches on the left side and a one-inch margin on all other sides on durable white media that is 14 inches long by 22 inches wide with a permanent nonfading black image. All linework and text must be drawn in black. Some linework on the submittal is drawn in red.

General Notes: 1) In NOTES 6. on Sheet 2, "Limited Common Areas" to be changed to "Limited Common Elements"

Lescohier moved, seconded by Johnson to approve the Condominium Plat for Ridge View

Estates Townhomes located at 1364 and 1356 Marigold Drive with the conditions outlined in the Staff memo. Motion carried.

- e. *Review and possible action relating to **disallowance of a claim** against the City of Fort Atkinson, Bohling (Ebbert, City Clerk/Treasurer/Finance Director)*  
Clerk Ebbert providing that 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. On May 12, 2026, staff received via Certified Mail a Notice of Claim from a property owner within the City. The notice was submitted to Statewide Services, which manages such claims for the City. Statewide Services Inc determined the City of Fort Atkinson is not liable and therefore recommended that the City Council 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.

Huckabee moved, seconded by Price to disallow claim WM000282260042 against the City of Fort Atkinson from the Claimant pursuant to Wisconsin Statutes 893.80(1)(g). Motion carried.

- f. *Review and possible action relating to the repairs to **Fire Department's Engine 8161 by Rennert's Fire Equipment Service** at a cost not to exceed \$25,000 (Peterson, Fire Chief)*  
Chief Peterson shared that Engine 8161 is a 2018 Pierce Enforcer frontline fire engine in the Fort Atkinson Fire Department's fleet. The vehicle was recently taken out of service after staff identified significant wear and failure within the front suspension and steering system, specifically involving the upper and lower ball joints. Due to the complexity of fire apparatus suspension systems and the specialized nature of the repair, the vehicle was transported to Rennert's Fire Equipment Service for diagnosis and repair. The current estimated repair cost from Rennert's Fire Equipment Service is \$21,478.88, as detailed in the attached proposal. Due to the extent of disassembly required and the possibility of additional worn or damaged components being identified during reassembly and final road testing, staff is requesting authorization for repairs in an amount not to exceed \$25,000. This contingency accounts for potential parts pricing variability and any additional wear discovered during the completion of repairs. Funds are available within the Fire Truck Maintenance account to cover this expenditure.

Lescohier moved, seconded by Johnson to approve the repairs to Engine 8161 by Rennert's Fire Equipment Service, the factory-authorized Pierce dealer for this region, in an amount not to exceed \$25,000.00. Motion carried.

## 12. Miscellaneous

None.

### **13. Public Comment for Matters Not on the Agenda**

John Hausz, 104 Jefferson Street - He stated extra budget money exists as the expense for the Electrician's bucket truck came in under budget. He feels the difference can be used on ramp and curb repairs. He inquired about the clock on N. Main Street that no longer functions. He provided estimates to repair the clock.

### **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)*  
Huckabee moved, seconded by Lescohier to approve the list of Verified Claims as presented and authorize payment. Motion carried.

### **15. Adjournment**

Huckabee moved, seconded by Johnson to adjourn. Meeting adjourned at 7:53 pm.

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