



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

**JOINT REVIEW BOARD MEETING
IN PERSON AND VIA ZOOM
MONDAY, JULY 27, 2026 – 3:00 PM
MUNICIPAL BUILDING – SECOND FLOOR**

<https://us02web.zoom.us/j/85428841842?pwd=Ab2aYg0cL8dlQ7Y6q5Rbw0L4oiA3X.1>

Meeting ID: 854 2884 1842

Passcode: 590971

Dial by Location

+1 312 626 6799

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 397-9901. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

- 1. Call meeting to order**
- 2. Roll call**
- 3. Discuss Role of the Joint Review Board**
 - a. Department of Revenue Tax Incremental Financial Manual - Role of JRB
- 4. 2025 TID Reports**
 - a. Review and possible action relating to the 2025 TID No. 6 Report
 - b. Review and possible action relating to the 2025 TID No. 7 Report
 - c. Review and possible action relating to the 2025 TID No. 9 Report
 - d. Review and possible action relating to the 2025 TID No. 10 Report
- 5. Unfinished Business**
 - a. Review and possible action relating to the Minutes of the June 22, 2026 Joint Review Board meeting
 - b. Review and discussion of the proposed Project Plan and Boundary of Tax Incremental District No. 11
 - c. Review and possible action relating to the Joint Review Board Resolution creating

TID No. 11

- d. Review and discussion of the proposed Project Plan and Territory Addition Amendment #1 for Tax Incremental District No. 9
- e. Review and possible action relating to the Joint Review Board Resolution amending TID No. 9

6. New Business

- a. Appointment of Chairperson for TID No. 12 and TID No. 13
- b. Appointment of Public Member for TID No. 12 and TID No. 13
- c. Overview of purpose and description of the Tax Incremental District No. 12 being created
- d. Overview of purpose and description of the Tax Incremental District No. 13 being created
- e. Set the next meeting date for formal review and action on TID No. 12 and TID No. 13 (August 31, 2026)

7. Adjournment

The purpose of this meeting is to reconvene the Joint Review Board to review and discuss the proposed Project Plan and Boundary for the City of Fort Atkinson TID No. 11 and the proposed Project Plan and Territory Amendment No. 1 for the City of Fort Atkinson TID No. 9, pursuant to Section 66.1105 of the Wisconsin Statutes. A final decision may be made regarding TID No. 11 and No. 9, resolutions may be made, and the municipality will be notified of its decision. Also, the purpose of this meeting is to organize the Joint Review Board to review the proposed plan and district boundary for the City of Fort Atkinson Tax Incremental District No. 12 and the City of Fort Atkinson Tax Incremental District No. 13, pursuant to Section 66.1105 of the Wisconsin Statutes. The City of Fort Atkinson has contracted with Robert W. Baird & Company to assist in the creations and amendment of the project plans listed above. If you have any further questions about the duties of the Joint Review Board or want to discuss this project before the meeting, you may contact Rebecca Houseman, City Manager, at 920-397-9901.

Date Posted: July 23, 2026

CC: JRB Members: Chairperson and City Representative Rebecca Houseman; Jefferson County Representative Michael Luckey; Fort Atkinson School District Representative Nathan Knitt; Madison Area Technical College Representative Shawna Marquardt; Citizen Representative Jonah Ralston; City Council; City Staff; City Attorney; News Media

Notice is hereby given that a majority of the Fort Atkinson City Council will be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute

a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d. 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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