

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTU05lZz09>

Passcode: 53538

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AGENDA

- Page 1 of 104

Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)

- g. Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)
- h. Review and possible recommendation to the City Council on a request for a **Zoning Map Amendment** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)
- i. Update on previously approved projects (Houseman)

4. Adjournment

Date Posted:

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

Notice is hereby given that a majority of the Fort Atkinson City Council may 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.

Visit us online! City news and information can be found at www.fortatkinsonwi.gov, and be sure to follow us on Facebook @FortAtkinsonWI.



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 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, Commissioners Schultz and Council Representative Huckabee. Also present: City Clerk/Treasurer, Director of Neighborhood and Building Services and City Attorney.

Excused Absence: Commissioners Shull, Ciccarelli.

3. New Business

a. Review and possible action relating to the *minutes of the June 23, 2026, Plan Commission meeting* (Ebbert, Clerk/Treasurer/Finance Director)

Schultz moved, seconded by Huckabee to approve the minutes of the June 23, 2026 Plan Commission meeting. Motion carried.

b. Review and possible action on a *Site Plan Review* for an accessory structure on the Madison College Campus located at 827 Banker Road (SPR-2026-08) (Draeger, Director of Neighborhood and Building Services)

Director Draeger stated that Madison College owns two parcels along Madison Avenue and Banker Road that combine to make up the Fort Atkinson campus. The subject properties are a total of about 10 acres in size and include a main educational building, multiple accessory structures, a surface parking lot, and a small solar field. The proposed project includes the demolition of a small existing accessory structure (500 sf) and surrounding paved area (5,000 sf) to be replaced with a 2,400 square foot accessory structure to be used for storage. The only other proposed changes include a small, paved connection between the new structure and the existing east-west circulation driveway and returning the previously paved area back to seeded grass.

City staff recommends the Plan Commission approve the site plan for the accessory structure on the Madison College Campus located at 827 Banker Road, subject to the following conditions:

- Require the property owner to combine the two existing parcels (226-0614-3332-000 and 226-0614-3241-000) together into one parcel by Certified Survey Map.
- The application is required to provide an updated Site Plan to include the location of all ground-mounted and/or roof-mounted mechanicals with appropriate screening to be reviewed by City staff.
- Waive the 50% Class I material requirement for the North and South facades, taking into consideration the proposed side setbacks.
- Require the property owner to obtain all necessary permits prior to construction.
- Any other recommendations of City staff and the Plan Commission

Huckabee moved, seconded by Schultz to approve the Site Plan Review for an accessory structure on the Madison College campus located at 827 Banker Road subject to the conditions outlined in the staff report. Motion carried.

- c. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the property located at 827 Banker Road (SPR-2026-08) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger provided that the property owner, Area Board of Vocational, Technical and Adult Education (MATC), has submitted a request for approval of a Certified Survey Map (CSM) for the property located at 827 Banker Road. The purpose of the CSM is to combine the two existing parcels into a single parcel to facilitate the construction of a new accessory building, as proposed under the associated Site Plan Review application. The two existing parcels, totaling approximately 5.6 acres and 5.04 acres, will be combined to create one parcel. The preliminary Certified Survey Map identifies all existing easements and structures located on the property. Zoning is Institutional for both parcels.

Schultz moved, seconded by Huckabee to recommend the City Council approve the Certified Survey Map for the property located at 827 Banker Road, subject to conditions outlined in the staff report. Motion carried.

- d. *Review and possible recommendation to the City Council relating to an **Extraterritorial Certified Survey Map** for the property located at N2682 Kunz Road (CSM-2026-09) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger stated the applicant is requesting approval of a Certified Survey Map (CSM) to create a 1.15-acre A3 lot, including right-of-way to build a house, and a 1-acre A2 lot, including right-of-way to build a building for their HVAC business. The subject property is located within the Town of Koshkonong. The remaining property will stay A1. The City's Future Land Use Map designates the subject property as Agricultural/Rural. This designation is intended to preserve agricultural uses, farmsteads, and rural residential development at low densities consistent with Jefferson County's farmland preservation policies. The property is located in the City's Long-Range Urban Growth Area but is not anticipated to be developed in the foreseeable future.

Staff recommends that the Plan Commission recommend the City Council approve the Extraterritorial Certified Survey Map for the property located at N2682 Kunz Road subject

to the following conditions:

- The corrections outlined in the staff report.
- Waive the requirement to dedicate the Public Right of Way
- Any other conditions set by the Plan Commission

Schultz moved, seconded by Huckabee to recommend the City Council approve the Extraterritorial Certified Survey Map for the property located at N2682 Kunz Road subject to corrections outlined in the staff report and waiving of the public right of way. Motion carried.

e. Update on previously approved projects and discussion of land division process change (Houseman)

Manager Houseman discussed the land division process change following review of existing codes. Minor land divisions are able to be approved by staff as long as it does not include utilities, building of structures or major modifications requiring additional permits.

4. Adjournment

Huckabee moved, seconded by Schultz to adjourn. Meeting adjourned at 4:19 pm.

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



PUBLIC HEARING REPORT TO THE PLAN COMMISSION

DATE: July 28, 2026

PROPERTY ADDRESS: TID No. 12

PARCEL NUMBER: Various

OWNER: Various

APPLICANT: City of Fort Atkinson

FILE NUMBER: Creation of TID NO. 12

EXISTING ZONING: Various

PROPOSED ZONING: Various (no changes proposed)

EXISTING LAND USE: See Map

REQUESTED USES: None

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 12, generally located in the area around Main Street and then primarily along Madison Avenue, West Sherman Avenue, and Riverside Drive, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the Plan Commission and the Public.

TID 12 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

REQUEST OVERVIEW

There are 109 parcels proposed to be included in TID No. 12, for a total of about 32 acres of land. The estimated fair market value of the land and improvements in the TID is \$41,344,000. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID.

Proposed public project improvements may include, but are not limited to, sanitary sewer and water system improvements, pedestrian and bicycle safety improvements, the Mechanic Street boat launch improvements, public parking lot reconstruction, utility and road improvements, entryway signage, pedestrian and bicycle path extensions, administrative costs, financing costs, and others as outlined in the Project Plan.

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In addition, it was published in the *Jefferson County Daily Union* as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on July 27, 2026.

DISCUSSION

City staff welcomes discussion and feedback from the public and the Plan Commission on this matter.

RECOMMENDATION

No Plan Commission action is necessary after the public hearing.

Under the action item later on the agenda, staff recommends that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 12 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 12 creation
3. TID#12 creation DRAFT 4 project plan Fort Atkinson 072226

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 12
IN THE CITY OF FORT ATKINSON, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Fort Atkinson will hold an organizational Joint Review Board (JRB) meeting on July 27, 2026, at 3 p.m. in the Municipal Building Council Chambers, located at 101 N. Main Street, Fort Atkinson, WI 53538. The purpose of this meeting is to organize a JRB to consider the proposed project plan for TID 12. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Fort Atkinson, will hold a public hearing on July 28, 2026, at 4 p.m., in the Municipal Building Council Chambers, 101 N. Main Street, Fort Atkinson, WI regarding the proposed project plan for TID 12 in the City.

Access meeting online:

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09>; Meeting ID: 822 1486 0406; Passcode: 53538; Dial by Location +1 312 626 6799. Contact Sarah Weihert at 920-397-9901 to request accommodation or access assistance.

City of Fort Atkinson TID 12 is generally located in the area in the City around Main Street and then primarily along Madison Avenue, West Sherman Avenue, and Riverside Drive located within the City's limits.

TID 12 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

Proposed public project improvements may include but are not limited to sanitary sewer and water system improvements, road curb and gutter, intersection, and storm water infrastructure improvements, street improvements, lighting, sidewalks, multi-use trail and park improvements, entryway signage, pedestrian and bicycle path extensions, professional and organizational services, administrative costs, and finance costs.

As part of the project plan, cash grants may be made by the City of Fort Atkinson to owners, lessees, or developers of property within TID 12.

The proposed costs include projects within the proposed boundary and within a one-half mile radius of the boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed project plan. A copy of the TID 12 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the City Manager, Municipal Building, 101 N. Main Street, Fort Atkinson, WI 53538; Phone (920) 397-9901.

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

Publication Date: July 14, 2026 and July 21, 2026.



VIA EMAIL-RETURN RECEIPT REQUESTED

July 7, 2026

Michael Luckey, County Administrator, Jefferson County
Shawna Marquardt, Dean of Regional Campuses, Madison Area Technical College
Nathan Knitt, Director of Business Services, School District of Fort Atkinson
Rebecca Houseman, City Manager, City of Fort Atkinson
Jonah Ralston, City of Fort Atkinson resident, Public Member (nominated)

RE: Notice of Public Hearing and Joint Review Board dates-Regarding Proposed Project Plan & District Boundary for Tax Incremental District No. 12 of the City of Fort Atkinson, Wisconsin

Dear Joint Review Board Member,

The City of Fort Atkinson is proposing the creation of Tax Incremental District No. 12 in the City. Pursuant to Section 66.1105 of Wisconsin Statutes, we need to hold our first meeting of the Joint Review Board within 14 days from the first public notice publication on July 14, 2026, and before the public hearing scheduled for July 28, 2026.

This letter is to inform you that a public hearing will be held on Tuesday, July 28, 2026, at 4 p.m. in the Fort Atkinson Municipal Building Council Chambers, 101 N. Main Street, regarding the Proposed Project Plan and District Boundary for Tax Incremental District No. 12 of the City of Fort Atkinson, Wisconsin.

The Wisconsin Tax Incremental Law provides that a Joint Review Board must be established with respect to the proposed project plan and must include members chosen by Jefferson County, Madison Area Technical College, School District of Fort Atkinson, City of Fort Atkinson and one public member chosen by a majority of the other Joint Review Board members.

The first meeting of the Joint Review Board will be held on Monday, July 27, 2026, at 3 p.m. in the Fort Atkinson Council Chambers, 101 N. Main Street. The purpose of the meeting will be to review the role of the Joint Review Board, elect a chairperson and a public member, and discuss the district's creation. Enclosed is a copy of the agenda for that meeting and a copy of the notice of public hearing for the Proposed Project Plan and District Boundary of Tax Incremental District No. 12.

The second Joint Review Board meeting has been scheduled for Monday, August 31, 2026 at 3 p.m.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please contact me at 920-397-9901 or houseman@fortatkinsonwi.gov.

Sincerely,

Rebecca Houseman
City Manager

Project Plan & District Boundary

Tax Incremental District No. 12 in the CITY OF FORT ATKINSON, WISCONSIN



August 18, 2026

(Approved Actions)

Organizational Joint Review Board Meeting Held	July 27, 2026
Public Hearing Held	July 28, 2026
Adopted by Planning Commission	July 28, 2026
Adopted by City Council	August 18, 2026
Adopted by Joint Review Board	August 31, 2026

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**City of Fort Atkinson
TID #12 Project Plan & District Boundary**

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Section 1: City of Fort Atkinson Officials

City Council

Kyle Jaeckel	President
Davin Lescohier	President Pro Tem
Bruce Johnson	Council Member
Peggy Huckabee	Council Member
Jena Price	Council Member

City Staff

Rebecca Houseman	City Manager
Michelle Ebbert	City Clerk/Treasurer/Finance Director
Zach Navin	Director of Public Works
David Westrick	City Attorney
Jedidiah Draeger	Director of Neighborhood & Building Services
Sarah Weihert	Public Relations/Executive Assistant

Planning Commission

Rebecca Houseman, Chairperson	Diana Shull
Peggy Huckabee, Council Representative	Vacant Citizen Position
John Ciccarelli	Zach Navin, Secretary
Eric Schultz	

Joint Review Board

Rebecca Houseman	City Representative - Chairperson
Michael Luckey	Jefferson County
Shawna Marquardt	Madison Area Technical College
Nathan Knitt	Fort Atkinson School District
Jonah Ralston	Public Member

Section 2: Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the City. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

The Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist or but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

Tax incremental financing is being proposed to encourage and support development within the District. Said financing is intended to be used for the projects outlined in this Project Plan ("Plan"). The District is located wholly within the City of Fort Atkinson. Any proposed and potential new development will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new development. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this Plan.

The City anticipates various public improvement project cost expenditures of approximately \$12,550,000 including financing/interest costs during the TID's 22-year expenditure period. Proposed public project improvements may include but not limited to developer incentives in the form of cash grants or TID loans, infrastructure improvements, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating approximately \$13,820,000 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, project costs within the TID, and project development incentives. The increment may be used for bicycle/pedestrian connections, street/sidewalk improvements, riverwalk and streetscape improvements, and

other infrastructure improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately \$13,820,000 will be created in the TID by the end of 2053. This additional value will be a result of the improvements made, and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this Plan.

Section 3: Summary of Findings

As required by Wis. Stats. § 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That the area described herein on the boundary map (page 6) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the city and is in need of redevelopment and that “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to

pay costs of some or all of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

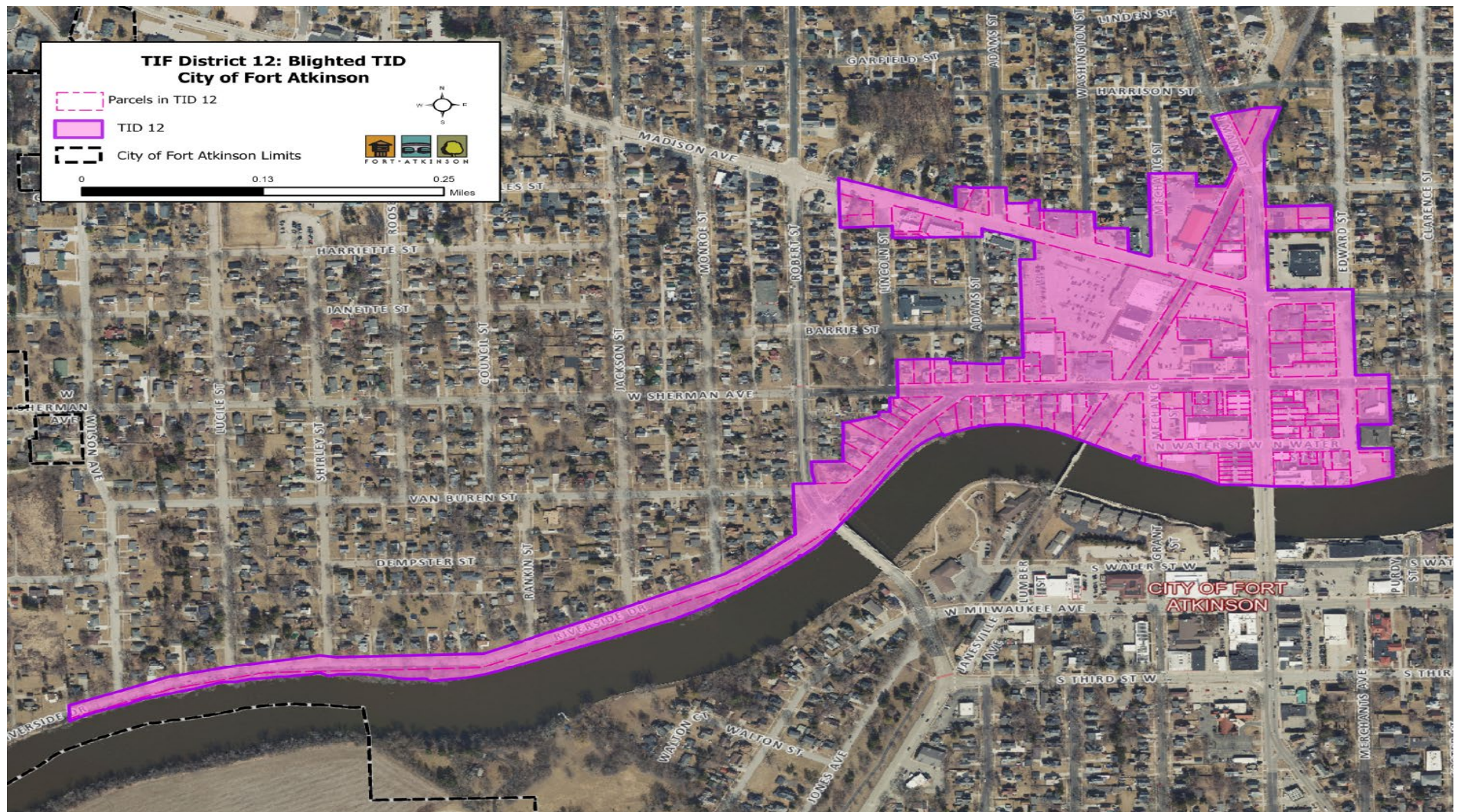
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

City of Fort Atkinson
TID #12 Project Plan & District Boundary

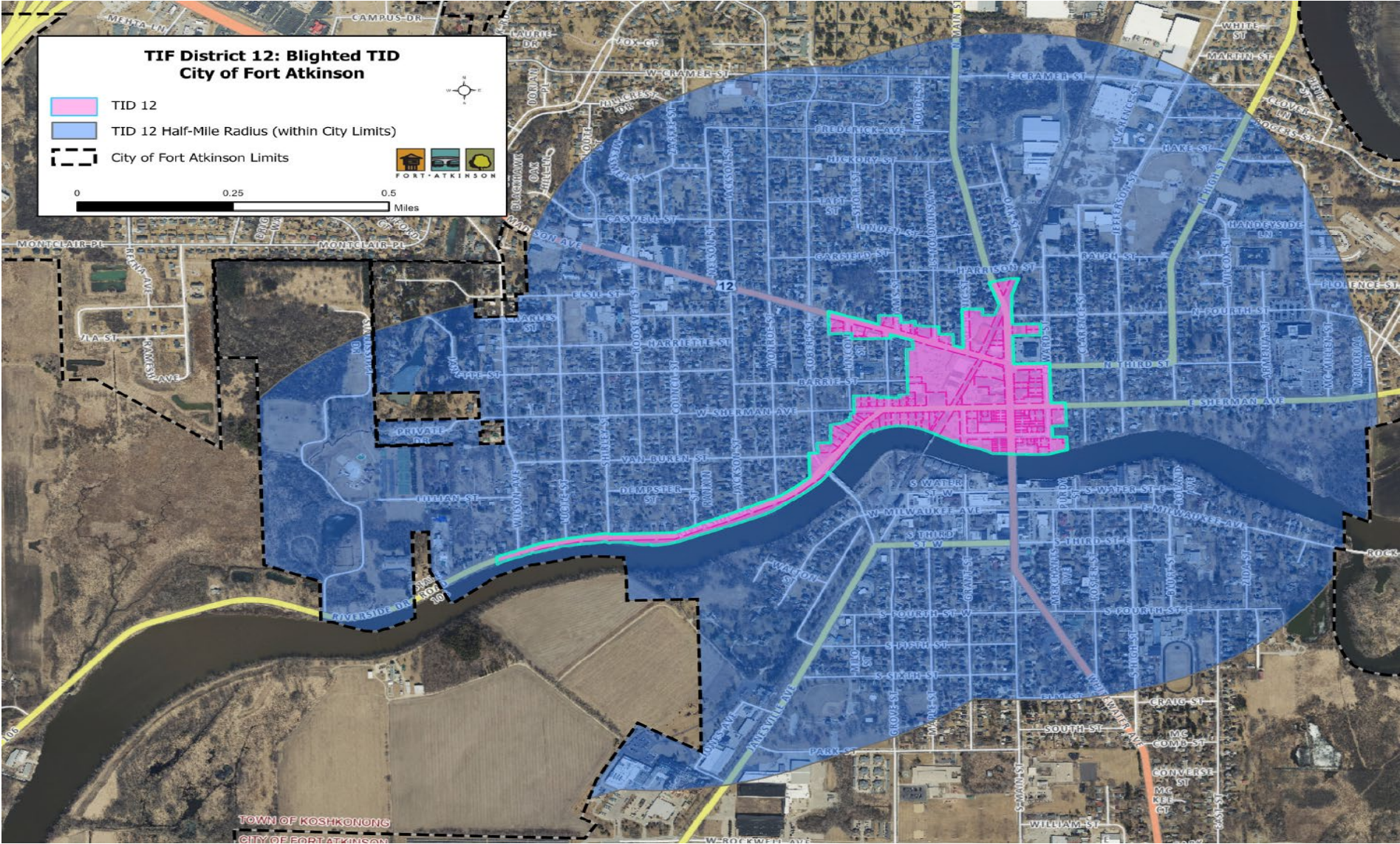
8. The TID is being created by the city as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

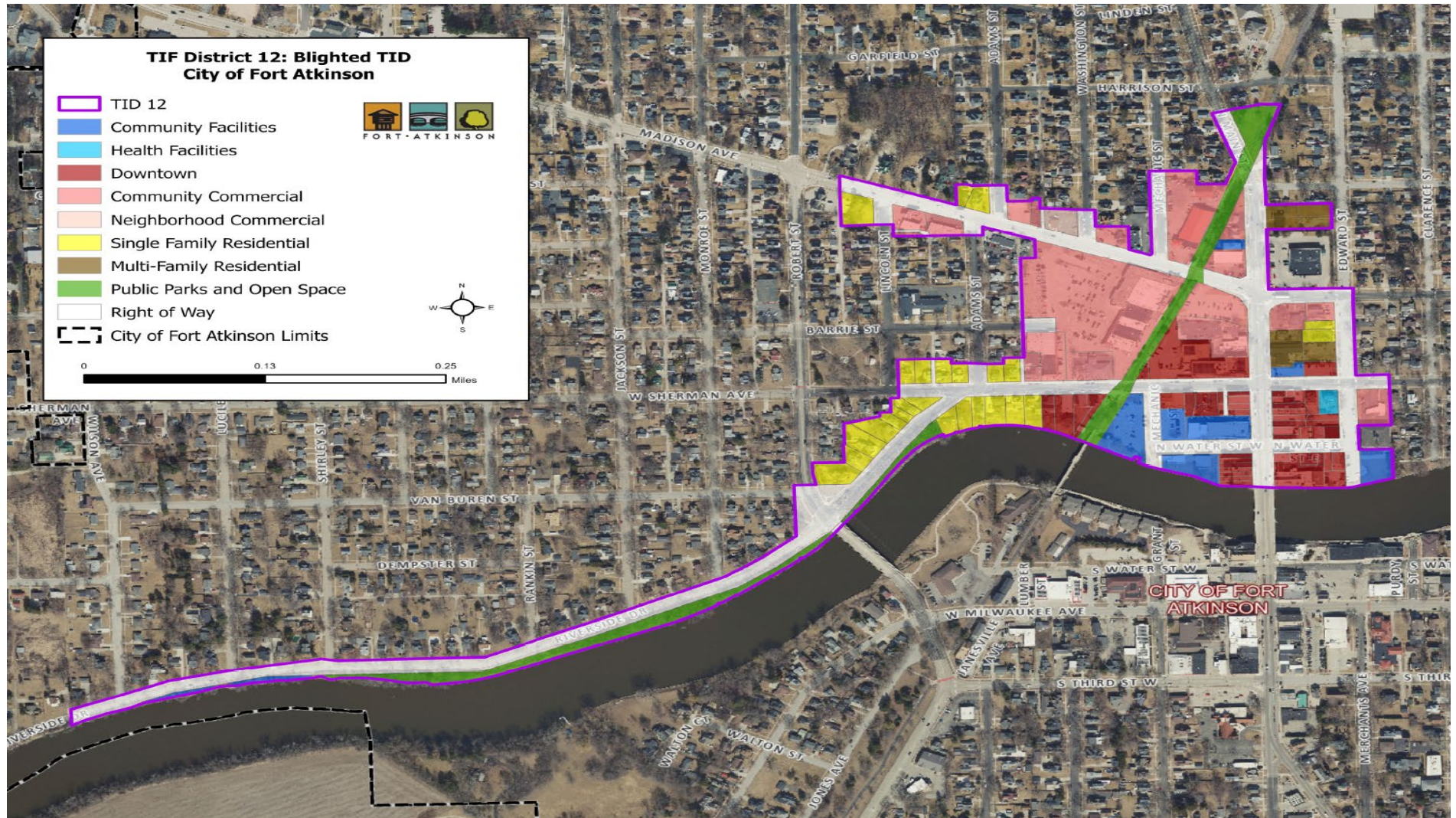
Current Map is reflective of the 01/01/2026 parcel list.



Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions



City of Fort Atkinson
TID #12 Project Plan & District Boundary

Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
1	226-0514-0411-031	No address	0.235	\$ -	\$ -	CITY OF FORT ATKINSON
2	226-0514-0411-030	317 N MAIN ST, FORT ATKINSON	0.284	\$ 217,700	\$ 259,900	W&J RENTALS LLC
3	226-0514-0322-044	325 EDWARD ST, FORT ATKINSON	0.165	\$ 36,000	\$ 43,000	STEPPING STONE CBRF LLC
4	226-0514-0411-079	208 MADISON AVE, FORT ATKINSON	0.323	\$ 171,400	\$ 204,600	FROSTIE FREEZE FORT LAND LLC
5	226-0514-0411-097	300 MADISON AVE, FORT ATKINSON	0.211	\$ 179,000	\$ 213,700	CHRISTIAN D BIRSCHING
6	226-0514-0411-098	304 MADISON AVE, FORT ATKINSON	0.125	\$ 174,300	\$ 208,100	THERESE CHYNOWETH
7	226-0514-0411-080	210 MADISON AVE, FORT ATKINSON	0.121	\$ 161,800	\$ 193,200	LUNAR PROPERTY LLC
8	226-0514-0411-081	212 MADISON AVE, FORT ATKINSON	0.183	\$ 44,600	\$ 53,200	LUNAR PROPERTY LLC
9	226-0514-0411-104	313 MADISON AVE, FORT ATKINSON	0.318	\$ 705,700	\$ 842,500	BACK TRUST
10	226-0514-0322-045	No address	0.165	\$ 36,000	\$ 43,000	STEPPING STONE CBRF LLC
11	226-0514-0411-123	301 MADISON AVE, FORT ATKINSON	0.316	\$ 398,000	\$ 475,200	J-LEE PROPERTIES LLP
12	226-0514-0411-029	311 N MAIN ST, FORT ATKINSON	0.105	\$ 235,200	\$ 280,800	JEFFREY J GRIEDL TRUST
13	226-0514-0411-148	300 WASHINGTON ST, FORT ATKINSON	5.985	\$ 4,463,500	\$ 5,328,900	FORTFEST HOLDINGS LLC
14	226-0514-0322-048	22 N THIRD ST, FORT ATKINSON	0.217	\$ 330,700	\$ 394,800	MICHAEL T FOERSTER
15	226-0514-0322-027	244 N MAIN ST, FORT ATKINSON	0.396	\$ 498,200	\$ 594,800	FORT ATKINSON AREA CHAMBER OF COMMERCE
16	226-0514-0411-138	201 WASHINGTON ST, FORT ATKINSON	0.643	\$ 1,151,200	\$ 1,374,400	FORTFEST HOLDINGS LLC
17	226-0514-0322-025	218 N MAIN ST, FORT ATKINSON	0.311	\$ 1,120,400	\$ 1,337,600	NORTH MAIN APARTMENTS LLC
18	226-0514-0411-135	210 W SHERMAN AVE, FORT ATKINSON	0.165	\$ 195,000	\$ 232,800	JOHNATHON J JACOBSON
19	226-0514-0411-137	No address	0.097	\$ 91,100	\$ 108,800	ALAN M WAGNER
20	226-0514-0411-112	308 W SHERMAN AVE, FORT ATKINSON	0.165	\$ 182,600	\$ 218,000	TERESA VERITY
21	226-0514-0411-134	202 ADAMS ST, FORT ATKINSON	0.124	\$ 179,300	\$ 214,100	VURMAC LLC
22	226-0514-0411-136	204 W SHERMAN AVE, FORT ATKINSON	0.103	\$ 178,100	\$ 212,600	BAC SHERMAN LLC
23	226-0514-0322-021	28 E SHERMAN AVE, FORT ATKINSON	0.193	\$ 262,800	\$ 313,800	H&K PROPERTIES
24	226-0514-0411-019	No address	0.179	\$ 20,400	\$ 24,400	ARBEN BEKIM LLC
25	226-0514-0411-021	29 W SHERMAN AVE, FORT ATKINSON	0.083	\$ 306,900	\$ 366,400	ARBEN BEKIM LLC
26	226-0514-0411-162	308 RIVERSIDE DR, FORT ATKINSON	0.111	\$ 179,900	\$ 214,800	RUTH A EICHENBERG
27	226-0514-0411-015	121 N MAIN ST, FORT ATKINSON	0.057	\$ 224,800	\$ 268,400	S&L LEHMANN PROPERTIES LLC
28	226-0514-0322-014	116 N MAIN ST, FORT ATKINSON	0.09	\$ 391,200	\$ 467,000	TONI WHITLEY
29	226-0514-0322-013	112 N MAIN ST, FORT ATKINSON	0.083	\$ 247,300	\$ 295,200	TAP LLC
30	226-0514-0412-016	316 RIVERSIDE DR, FORT ATKINSON	0.331	\$ 195,800	\$ 233,800	TYLER D HANSEN
31	226-0514-0322-023	No address	0.083	\$ 17,300	\$ 20,700	2701 HADDON INC
32	226-0514-0322-008	23 N WATER ST E, FORT ATKINSON	0.066	\$ 58,700	\$ 70,100	PREMIERBANK
33	226-0514-0322-011	106 N MAIN ST, FORT ATKINSON	0.085	\$ 256,200	\$ 305,900	KRUEGER FAMILY PROPERTIES LLC
34	226-0514-0322-003	No address	0.022	\$ 7,400	\$ 8,800	FIRST AMERICAN BANK & TRUST CO
35	226-0514-0322-001	96 N MAIN ST, FORT ATKINSON	0.055	\$ 381,700	\$ 455,700	FIRST AMERICAN BANK & TRUST CO
36	226-0514-0411-003	83 N MAIN ST, FORT ATKINSON	0.061	\$ 192,000	\$ 229,200	COCO MDO GROUP LLC
37	226-0514-0322-051	217 EDWARD ST, FORT ATKINSON	0.149	\$ 27,400	\$ 32,700	NORTH MAIN APARTMENTS LLC
38	226-0514-0322-052	No address	0.123	\$ 10,500	\$ 12,500	NORTH MAIN APARTMENTS LLC
39	226-0514-0411-113	304 W SHERMAN AVE, FORT ATKINSON	0.165	\$ 144,800	\$ 172,900	JESSICA A CLARK
40	226-0514-0411-111	314 W SHERMAN AVE, FORT ATKINSON	0.165	\$ 235,100	\$ 280,700	WALLACE E FLACH JR TRUST
41	226-0514-0411-114	300 W SHERMAN AVE, FORT ATKINSON	0.132	\$ 170,200	\$ 203,200	LEANN S BORCK
42	226-0514-0411-018	15 W SHERMAN AVE, FORT ATKINSON	0.03	\$ 123,500	\$ 147,400	ALE JILEK LLC
43	226-0514-0411-020	No address	0.069	\$ 25,600	\$ 30,600	ARBEN BEKIM LLC
44	226-0514-0411-016	125 N MAIN ST, FORT ATKINSON	0.07	\$ 222,700	\$ 265,900	BIG MAIN LLC
45	226-0514-0411-161	306 RIVERSIDE DR, FORT ATKINSON	0.14	\$ 145,000	\$ 173,100	WENDY S DREW
46	226-0514-0322-015	120 N MAIN ST, FORT ATKINSON	0.083	\$ 297,600	\$ 355,300	JADED JEME PROPERTIES LLC
47	226-0514-0411-022	33 W SHERMAN AVE, FORT ATKINSON	0.164	\$ 355,100	\$ 423,900	2 RIVERS HOLDINGS LLC
48	226-0514-0411-151	111 W SHERMAN AVE, FORT ATKINSON	0.183	\$ 232,800	\$ 277,900	RUSSELL O HARTWIG
49	226-0514-0412-015	312 RIVERSIDE DR, FORT ATKINSON	0.114	\$ 103,700	\$ 123,800	DAVID K STATZ
50	226-0514-0412-017	324 RIVERSIDE DR, FORT ATKINSON	0.35	\$ 194,600	\$ 232,300	TABOR TRUST
51	226-0514-0322-007	31 N WATER ST E, FORT ATKINSON	0.077	\$ 96,100	\$ 114,700	DAVID P BIENFANG TRUST
52	226-0514-0322-010	100 N MAIN ST, FORT ATKINSON	0.053	\$ 200,000	\$ 238,800	2701 HADDON INC
53	226-0514-0411-008	99 N MAIN ST, FORT ATKINSON	0.061	\$ 289,800	\$ 346,000	ZHU REAL ESTATE LLC
54	226-0514-0411-040	10 MADISON AVE, FORT ATKINSON	1.55	\$ 1,272,000	\$ 1,518,600	10 MADISON LLC
55	226-0514-0411-028	2 MADISON AVE, FORT ATKINSON	0.4	\$ 465,000	\$ 555,200	RJ2 LLC
56	226-0514-0322-012	108 N MAIN ST, FORT ATKINSON	0.083	\$ 200,000	\$ 238,800	2701 HADDON INC
57	226-0514-0322-009	No address	0.049	\$ 18,000	\$ 21,500	PREMIERBANK
58	226-0514-0412-018	328 RIVERSIDE DR, FORT ATKINSON	0.198	\$ 170,900	\$ 204,000	JASON T H REDENIUS
59	226-0514-0322-002	No address	0.063	\$ 25,500	\$ 30,400	FIRST AMERICAN BANK & TRUST CO
60	226-0514-0411-007	97 N MAIN ST, FORT ATKINSON	0.061	\$ 119,800	\$ 143,000	ZHU REAL ESTATE LLC
61	226-0514-0411-006	93 N MAIN ST, FORT ATKINSON	0.061	\$ 200,000	\$ 238,800	COVENANT LLC
62	226-0514-0322-049	233 EDWARD ST, FORT ATKINSON	0.101	\$ 126,900	\$ 151,500	TAMIKE INVESTMENTS LLC
63	226-0514-0322-024	210 N MAIN ST, FORT ATKINSON	0.348	\$ -	\$ -	CITY OF FORT ATKINSON

City of Fort Atkinson
TID #12 Project Plan & District Boundary

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
64	226-0514-0322-020	20 E SHERMAN AVE, FORT ATKINSON	0.131	\$ 209,100	\$ 249,600	KM HAUBENSCHILD LLC
65	226-0514-0322-019	14 E SHERMAN AVE, FORT ATKINSON	0.055	\$ 299,700	\$ 357,800	14 SHERMAN LLC
66	226-0514-0322-018	10 E SHERMAN AVE, FORT ATKINSON	0.018	\$ 168,400	\$ 201,100	14 SHERMAN LLC
67	226-0514-0322-017	130 N MAIN ST, FORT ATKINSON	0.037	\$ 235,000	\$ 280,600	RUDA RENTALS LLC
68	226-0514-0411-017	131 N MAIN ST, FORT ATKINSON	0.044	\$ 332,000	\$ 396,400	GUM & SQUASH LLC
69	226-0514-0322-016	124 N MAIN ST, FORT ATKINSON	0.055	\$ 147,600	\$ 176,200	CC NABER AND SONS TRUST
70	226-0514-0411-160	300 RIVERSIDE DR, FORT ATKINSON	0.117	\$ 203,800	\$ 243,300	KA CONNOR TRUST
71	226-0514-0411-014	No address	0.015	\$ 2,500	\$ 3,000	ALE JILEK LLC
72	226-0514-0411-012	115 N MAIN ST, FORT ATKINSON	0.057	\$ 283,000	\$ 337,900	BARE PROPERTIES LLC
73	226-0514-0411-013	No address	0.015	\$ 6,100	\$ 7,300	BARE PROPERTIES LLC
74	226-0514-0322-022	No address	0.083	\$ 17,300	\$ 20,700	TAP LLC
75	226-0514-0411-010	No address	0.329	\$ -	\$ -	CITY OF FORT ATKINSON
76	226-0514-0411-011	101 N MAIN ST, FORT ATKINSON	0.661	\$ -	\$ -	CITY OF FORT ATKINSON
77	226-0514-0412-005	89 N MAIN ST, FORT ATKINSON	0.061	\$ 180,100	\$ 215,000	MARK HILDEBRAND TRUST
78	226-0514-0411-004	87 N MAIN ST, FORT ATKINSON	0.061	\$ 198,300	\$ 236,700	PATCHES TOWER LLC
79	226-0514-0322-055	100 E SHERMAN AVE, FORT ATKINSON	0.496	\$ 369,800	\$ 441,500	FIRST AMERICAN BANK & TRUST CO
80	226-0514-0412-019	332 RIVERSIDE DR, FORT ATKINSON	0.524	\$ 274,000	\$ 327,100	LESLIE WOLFF
81	226-0514-0322-005	28 N WATER ST E, FORT ATKINSON	0.134	\$ 228,000	\$ 272,200	DAVID P BIENFANG TRUST
82	226-0514-0322-215	90 EDWARD ST, FORT ATKINSON	0.091	\$ -	\$ -	CITY OF FORT ATKINSON
83	226-0514-0411-024	102 W SHERMAN AVE, FORT ATKINSON	0.063	\$ 202,000	\$ 241,200	BAKERB LLC
84	226-0514-0411-163	201 N MAIN ST, FORT ATKINSON	1.383	\$ 2,799,400	\$ 3,342,200	BADGER47 LLC
85	226-0514-0322-030	318 N MAIN ST, FORT ATKINSON	0.33	\$ 282,600	\$ 337,400	STEPPING STONE CBRF LLC
86	226-0514-0411-025	225 N MAIN ST, FORT ATKINSON	0.821	\$ 1,494,000	\$ 1,783,700	FRANCHISE REALTY INTERS
87	226-0514-0411-059	108 MADISON AVE, FORT ATKINSON	0.273	\$ 253,900	\$ 303,100	EZ INVESTMENTS LLC
88	226-0514-0411-153	201 W SHERMAN AVE, FORT ATKINSON	0.186	\$ 2,015,800	\$ 2,406,600	MT RENTALS
89	226-0514-0411-155	209 W SHERMAN AVE, FORT ATKINSON	0.258	\$ 222,200	\$ 265,300	ARIC J GUSTAFSON
90	226-0514-0411-150	107 W SHERMAN AVE, FORT ATKINSON	0.168	\$ 202,800	\$ 242,100	RUSSELL O HARTWIG
91	226-0514-0411-154	207 W SHERMAN AVE, FORT ATKINSON	0.245	\$ 191,600	\$ 228,700	MT RENTALS
92	226-0514-0322-004	No address	0.063	\$ 21,000	\$ 25,100	DAVID P BIENFANG TRUST
93	226-0514-0411-023	5 MECHANIC ST, FORT ATKINSON	0.869	\$ -	\$ -	CITY OF FORT ATKINSON
94	226-0514-0322-000	70 N MAIN ST, FORT ATKINSON	0.572	\$ 2,799,000	\$ 3,341,700	PREMIER BANK
95	226-0514-0411-157	219 W SHERMAN AVE, FORT ATKINSON	0.167	\$ 184,700	\$ 220,500	LINDSAY B MASLOWSKI
96	226-0514-0411-009	31 N WATER ST W, FORT ATKINSON	0.548	\$ -	\$ -	CITY OF FORT ATKINSON
97	226-0514-0411-002	79 N MAIN ST, FORT ATKINSON	0.072	\$ 155,100	\$ 185,200	ANDRA ESTATE LLC
98	226-0514-0322-050	225 EDWARD ST, FORT ATKINSON	0.165	\$ 240,100	\$ 286,700	NEW HOPE CONSTRUCTION LLC
99	226-0514-0322-026	226 N MAIN ST, FORT ATKINSON	0.165	\$ 146,800	\$ 175,300	CONN NEW BERLIN PROPERTIES LLC
100	226-0514-0411-156	213 W SHERMAN AVE, FORT ATKINSON	0.287	\$ 201,400	\$ 240,400	THERESA M NELSON
101	226-0514-0411-158	223 W SHERMAN AVE, FORT ATKINSON	0.185	\$ 185,000	\$ 220,900	JEAN M KLEMENT
102	226-0514-0411-159	307 RIVERSIDE DR, FORT ATKINSON	0.176	\$ 156,400	\$ 186,700	ROBERT M KACZMARCZIK
103	226-0514-0411-152	117 W SHERMAN AVE, FORT ATKINSON	0.292	\$ 230,800	\$ 275,500	REINEL PROPERTIES LLC
104	226-0514-0413-000	No address	2.817	\$ -	\$ -	CITY OF FORT ATKINSON
105	226-0514-0322-006	No address	0.18	\$ 59,900	\$ 71,500	DAVID P BIENFANG TRUST
106	226-0514-0411-027	No address	0.079	\$ -	\$ -	STATE OF WISCONSIN
107	226-0514-0411-026	7 MADISON AVE, FORT ATKINSON	0.855	\$ 280,000	\$ 334,300	BADGER47 LLC
108	226-0514-0412-006	401 MADISON AVE, FORT ATKINSON	0.403	\$ 185,800	\$ 221,800	BURNHAM HOUSE LLC
109	226-0514-0412-207	333 LINCOLN ST, FORT ATKINSON	0.148	\$ -	\$ -	MATTHEW VAHALA
			32.052	\$ 34,629,800	\$ 41,344,000	

Section 8: Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #12, the value increment of all existing Tax Increment Districts will be approximately 7.05%.

Valuation Test Compliance Calculation

2025 Projected Equalized Valuation (TID IN)	\$ 1,555,582,500
Limit for 12% Test	\$ 186,669,900
Increment Value of Existing TIDs	\$ 42,303,600
Projected Base Value of New TIDs 9 and 11 previously approved	\$ 26,058,600
Projected Base Value of New TID	<u>\$ 41,344,000</u>
Total Value Subject to Test	\$ 109,706,200

Compliance (\$109,706,200 < \$186,669,900) Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

City of Fort Atkinson
TID #12 Project Plan & District Boundary

Project Key	TID #12 Project Name	Estimated Project Cost
1	Sanitary Sewer Project	\$ 250,000.00
2	Pedestrian and Bicycle Safety Improvements	\$ 250,000.00
3	Mechanic Street Boat Launch	\$ 250,000.00
4	Public Parking Lot Reconstruction	\$ 1,000,000.00
5	Park/Trail Improvements	\$ 750,000.00
6	Utility and Road Improvements	\$ 2,000,000.00
7	Entryway and wayfinding signage improvements	\$ 150,000.00
8	Streetscape enhancements and green infrastructure improvements	\$ 250,000.00
9	Regional Stormwater Improvements	\$ 500,000.00
10	Pedestrian/Bicycle Path Extensions and Improvements	\$ 500,000.00
11	City Land Purchases	\$ 750,000.00
12	Direct Developer Assistance	\$ 1,500,000.00
13	Financing and Interest	\$ 4,000,000.00
14	Administrative and Organization Fees	\$ 400,000.00
TOTAL ESTIMATED PROJECT COSTS		\$ 12,550,000.00

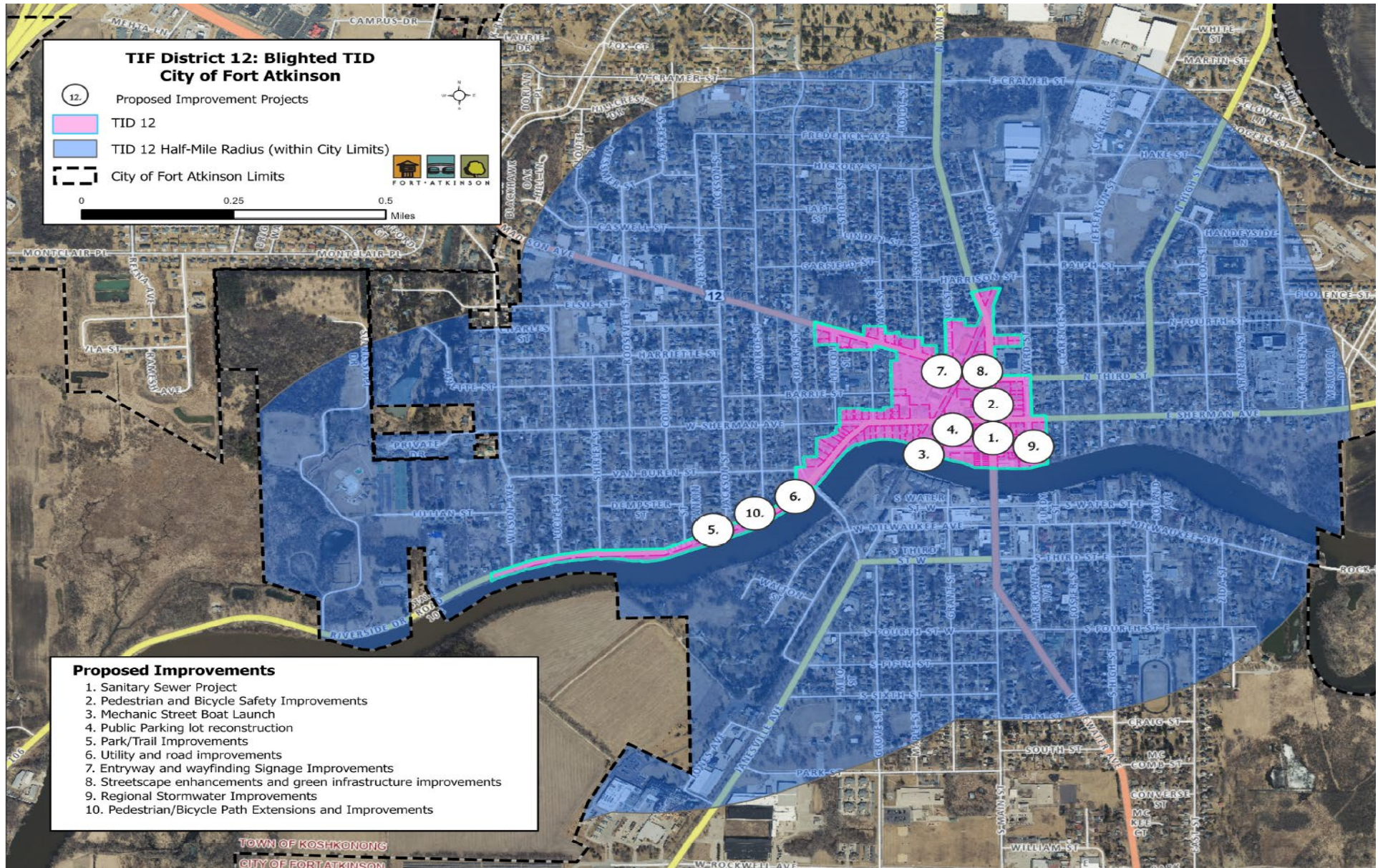
Project Descriptions

1. Sanitary Sewer Project – Sanitary Sewer repair project in the 100 block of N. Main St.
2. Pedestrian and Bicycle Safety Improvements – Install pavement markings across Main Street at intersections per MUTCD standards, install standard pavement marking (6-inch wide) crosswalk strips on the side streets, consider epoxy paint (or an option for City to easily maintain), install bicycle safety routes and incorporate bicycle travel lane signage, incorporate bicycle travel lane signage per MUTCD standards, explore opportunities to connect lanes and routes to connect southeastern portion of the community to downtown.
3. Mechanic Street Boat Launch – Improve downtown boat launch area.
4. Public Parking lot reconstruction – Improve and reconstruct downtown parking lots.
5. Park/Trail Improvements – Rock River Riverwalk reconstruction, extension and/or improvements, or other improvements identified in the City’s Comprehensive Plan (2022), Comprehensive Outdoor

City of Fort Atkinson
TID #12 Project Plan & District Boundary

- Recreation Plan (2023), or through a planned development. This may include a connection to the Glacial River Bike Trail system.
6. Utility and Road Improvements – within ½ mile of the TID boundaries necessary to support the proper and responsible development of the TID.
 7. Entryway and Wayfinding Signage Improvements – prepare for possible new entryway signage and/or wayfinding signage at Main Street entrance points and throughout the project area.
 8. Streetscape Enhancements and Green Infrastructure Improvements – Improve downtown aesthetics by diversifying street trees, adding uniform street lighting, adding uniform planters containing dwarf shrubs or small flowering annuals. Adding trash cans, bicycle racks and benches in a uniform color and design, etc., per the 2025 Council-adopted Main Street Corridor Plan.
 9. Regional Stormwater Improvements – regional stormwater improvements may include public or private stormwater detention and retention within the TID and within ½ mile of the TID boundaries.
 10. Pedestrian/Bicycle Path Extensions and Improvements – Glacial River Bike trail pedestrian and bicycle path future extensions and connections may be considered within the TID and within ½ mile of the TID.
 11. City Land Purchases – the City may purchase land throughout the life of the TID for public infrastructure, parkland, and/or if an opportunity arises where the purchase of land would benefit the City and the TID.
 12. Direct Developer Assistance – Direct developer assistance and incentives may be utilized through TIF in order to take advantage possible development opportunities for the redevelopment of blighted properties.
 13. Financing and Interest – the cost of issuance and interest on borrowing needed for projects along with interest due to development for any developer incentive loan in the redevelopment of blighted properties.
 14. Administrative & Organizational Fees – City staff and consultants planning, engineering, legal, and administrative fees, along with organizational fees, Department of Revenue annual fees, and the costs associated with the creation of this TID.

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. INFRASTRUCTURE IMPROVEMENTS	\$5,900,000
2. DEVELOPER ASSISTANCE	\$1,500,000
4. LAND PURCHASES	\$750,000
4. FINANCING & INTEREST	\$4,000,000
5. ADMINISTRATIVE & ORGANIZATION FEES	\$400,000
ESTIMATED TOTAL	\$12,550,000

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without amending the Plan.

The City has provided a full list of projects that would only be included in the TID in the event sufficient increment growth is expected to be generated. The City reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses.

The Plan authorizes the expenditure of funds for project costs within a ½ mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible in so far as:

**City of Fort Atkinson
TID #12 Project Plan & District Boundary**

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #12 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #12. The proforma analyzes expenses based on project plan costs of TID #12 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #12 tax increments will be used to fund project costs and implementation of this Plan. In 2054, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The City plans to fund project costs with cash received from future TID #12 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan.

Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the cities' borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over

**City of Fort Atkinson
TID #12 Project Plan & District Boundary**

the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$12,550,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 27 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

All lands within the TID proposed for inclusion in this amendment were either within the City limits as of January 1, 2004, or, if annexed after that date, have been within the City for a minimum of three years.

Section 15: Proposed Changes in Zoning Ordinances

Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The City does anticipate that the TID will require changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Fort Atkinson Comprehensive Plan.

Section 17: Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the City.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The City does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

City of Fort Atkinson
TID #12 Project Plan & District Boundary

Section 21: Exhibit A Cash Flow Proforma Analysis

City of Fort Atkinson
Tax Increment District No. 12
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	2.00%
2025 Gross Tax Rate (per \$1000 Equalized Value).....	\$17.75
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues			Expenditures						TID Status			Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Advance from General Fund	Total Revenues	PAYGO Payment to Developer	Hypothetical 2028 Borrowing	Land Purchase	General Fund Repayment	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)														(December 31)			
(1)																	
Base Value								\$1.5 Million	\$5.9 Million								
\$41,344,000								Total P&I									
2026	\$41,344,000			\$0	\$17.75		\$0						\$0	\$0	\$0		2026
2027	\$41,344,000	\$826,880	\$5,000,000	\$5,826,880	\$17.75	\$0	\$10,000	\$0	\$0			\$10,000	\$10,000	\$0	\$0		2027
2028	\$47,170,880	\$943,418	\$5,000,000	\$11,770,298	\$17.75	\$0	\$15,000	\$0	\$0			\$15,000	\$15,000	\$0	\$0		2028
2029	\$53,114,298	\$1,062,286	\$5,000,000	\$17,832,584	\$17.75	\$103,427	\$103,427	\$62,125	\$0			\$15,000	\$77,125	\$26,302	\$26,302		2029
2030	\$59,176,584	\$1,183,532	\$2,500,000	\$21,516,115	\$17.75	\$208,923	\$228,923	\$124,250	\$0		\$15,000	\$154,250	\$74,673	\$100,975	\$100,975		2030
2031	\$62,860,115	\$1,257,202	\$2,500,000	\$25,273,318	\$17.75	\$316,528	\$331,528	\$124,250	\$277,738			\$15,000	\$416,988	(\$85,459)	\$15,516		2031
2032	\$66,617,318	\$1,332,346	\$2,500,000	\$29,105,664	\$17.75	\$381,911	\$401,911	\$124,250	\$277,738			\$15,000	\$416,988	(\$15,076)	\$439		2032
2033	\$70,449,664	\$1,408,993	\$2,500,000	\$33,014,657	\$17.75	\$448,601	\$448,601	\$124,250	\$277,738			\$15,000	\$416,988	\$31,614	\$32,053		2033
2034	\$74,358,657	\$1,487,173	\$2,500,000	\$37,001,830	\$17.75	\$516,626	\$516,626	\$124,250	\$277,738			\$35,000	\$451,988	\$64,638	\$96,691		2034
2035	\$78,345,830	\$1,566,917	\$0	\$38,568,747	\$17.75	\$586,010	\$586,010	\$124,250	\$377,738			\$30,000	\$546,988	\$39,023	\$135,714		2035
2036	\$79,912,747	\$1,598,255	\$0	\$40,167,002	\$17.75	\$656,782	\$656,782	\$124,250	\$523,488			\$15,000	\$662,738	(\$5,955)	\$129,759		2036
2037	\$81,511,002	\$1,630,220	\$0	\$41,797,222	\$17.75	\$684,595	\$684,595	\$124,250	\$562,863			\$15,000	\$702,113	(\$17,517)	\$112,242		2037
2038	\$83,141,222	\$1,662,824	\$0	\$43,460,046	\$17.75	\$712,964	\$712,964	\$124,250	\$550,113			\$15,000	\$689,363	\$23,602	\$135,843		2038
2039	\$84,804,046	\$1,696,081	\$0	\$45,156,127	\$17.75	\$741,901	\$741,901	\$124,250	\$687,363			\$15,000	\$826,613	(\$84,712)	\$51,132		2039
2040	\$86,500,127	\$1,730,003	\$0	\$46,886,130	\$17.75	\$771,416	\$771,416	\$124,250	\$668,238			\$15,000	\$807,488	(\$36,072)	\$15,060		2040
2041	\$88,230,130	\$1,764,603	\$0	\$48,650,732	\$17.75	\$801,521	\$801,521	\$71,125	\$699,113			\$15,000	\$785,238	\$16,284	\$31,344		2041
2042	\$89,994,732	\$1,799,895	\$0	\$50,450,627	\$17.75	\$832,229	\$832,229	\$0	\$677,863			\$15,000	\$692,863	\$139,366	\$170,710		2042
2043	\$91,794,627	\$1,835,893	\$0	\$52,286,520	\$17.75	\$863,550	\$863,550	\$0	\$656,613			\$15,000	\$671,613	\$191,938	\$362,648		2043
2044	\$93,630,520	\$1,872,610	\$0	\$54,159,130	\$17.75	\$895,499	\$895,499	\$0	\$635,363			\$15,000	\$650,363	\$245,136	\$607,784		2044
2045	\$95,503,130	\$1,910,063	\$0	\$56,069,193	\$17.75	\$928,086	\$928,086	\$0	\$739,113	\$750,000		\$15,000	\$1,504,113	(\$576,027)	\$31,757		2045
2046	\$97,413,193	\$1,948,264	\$0	\$58,017,456	\$17.75	\$961,325	\$961,325		\$712,550			\$15,000	\$727,550	\$233,775	\$265,532		2046
2047	\$99,361,456	\$1,987,229	\$0	\$60,004,686	\$17.75	\$995,228	\$995,228		\$685,988			\$15,000	\$700,988	\$294,241	\$559,773		2047
2048	\$101,348,686	\$2,026,974	\$0	\$62,031,659	\$17.75	\$1,029,810	\$1,029,810		\$844,425			\$15,000	\$859,425	\$170,385	\$730,157	Expenditures Recovered	2048
2049	\$103,375,659	\$2,067,513	\$0	\$64,099,172	\$17.75	\$1,065,083	\$1,065,083					\$15,000	\$565,000	\$500,083	\$1,230,241	Expenditures Recovered	2049
2050	\$105,443,172	\$2,108,863	\$0	\$66,208,036	\$17.75	\$1,101,062	\$1,101,062					\$15,000	\$15,000	\$1,086,062	\$2,316,303	Expenditures Recovered	2050
2051	\$107,552,036	\$2,151,041	\$0	\$68,359,077	\$17.75	\$1,137,760	\$1,137,760					\$15,000	\$15,000	\$1,122,760	\$3,439,063	Expenditures Recovered	2051
2052	\$109,703,077	\$2,194,062	\$0	\$70,553,138	\$17.75	\$1,175,193	\$1,175,193					\$15,000	\$15,000	\$1,160,193	\$4,599,255	Expenditures Recovered	2052
2053					\$17.75	\$1,213,374	\$1,213,374					\$15,000	\$15,000	\$1,198,374	\$5,797,629	Expenditures Recovered	2053
2054						\$1,252,318	\$1,252,318						\$0	\$1,252,318	\$7,049,947	Expenditures Recovered	2054
		\$43,053,138	\$27,500,000			\$20,381,722	\$80,000	\$20,461,722	\$1,500,000	\$10,131,775	\$750,000	\$80,000	\$400,000	\$13,411,775			

Type of TID: Blight

2026 TID Inception (8/18/2026)

2048 Final Year to Incur TIF Related Costs

2053 Maximum Legal Life of TID (27 Years)

2054 Final Tax Collection Year

(1) Includes \$27,500,000 in new construction increment

Section 22: Estimated Tax Increments By Taxing Entity

City of Fort Atkinson - TID # 12					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2026	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ 103,427	\$ 16,482	\$ 34,994	\$ 48,459	\$ 3,492
2030	\$ 208,923	\$ 33,294	\$ 70,687	\$ 97,888	\$ 7,054
2031	\$ 316,528	\$ 50,441	\$ 107,095	\$ 148,305	\$ 10,688
2032	\$ 381,911	\$ 60,861	\$ 129,216	\$ 178,939	\$ 12,895
2033	\$ 448,601	\$ 71,488	\$ 151,780	\$ 210,186	\$ 15,147
2034	\$ 516,626	\$ 82,329	\$ 174,796	\$ 242,057	\$ 17,444
2035	\$ 586,010	\$ 93,386	\$ 198,271	\$ 274,567	\$ 19,787
2036	\$ 656,782	\$ 104,664	\$ 222,217	\$ 307,726	\$ 22,176
2037	\$ 684,595	\$ 109,096	\$ 231,627	\$ 320,757	\$ 23,115
2038	\$ 712,964	\$ 113,617	\$ 241,225	\$ 334,049	\$ 24,073
2039	\$ 741,901	\$ 118,228	\$ 251,016	\$ 347,607	\$ 25,050
2040	\$ 771,416	\$ 122,931	\$ 261,002	\$ 361,436	\$ 26,047
2041	\$ 801,521	\$ 127,729	\$ 271,188	\$ 375,541	\$ 27,063
2042	\$ 832,229	\$ 132,623	\$ 281,577	\$ 389,929	\$ 28,100
2043	\$ 863,550	\$ 137,614	\$ 292,175	\$ 404,604	\$ 29,158
2044	\$ 895,499	\$ 142,705	\$ 302,984	\$ 419,573	\$ 30,236
2045	\$ 928,086	\$ 147,898	\$ 314,010	\$ 434,841	\$ 31,337
2046	\$ 961,325	\$ 153,195	\$ 325,256	\$ 450,415	\$ 32,459
2047	\$ 995,228	\$ 158,598	\$ 336,727	\$ 466,300	\$ 33,604
2048	\$ 1,029,810	\$ 164,109	\$ 348,427	\$ 482,502	\$ 34,772
2049	\$ 1,065,083	\$ 169,730	\$ 360,362	\$ 499,029	\$ 35,963
2050	\$ 1,101,062	\$ 175,463	\$ 372,535	\$ 515,887	\$ 37,177
2051	\$ 1,137,760	\$ 181,311	\$ 384,951	\$ 533,081	\$ 38,416
2052	\$ 1,175,193	\$ 187,277	\$ 397,616	\$ 550,619	\$ 39,680
2053	\$ 1,213,374	\$ 193,361	\$ 410,534	\$ 568,509	\$ 40,970
2054	\$ 1,252,318	\$ 199,567	\$ 423,711	\$ 586,756	\$ 42,285
TOTALS	\$ 20,381,722	\$ 3,247,995	\$ 6,895,978	\$ 9,549,561	\$ 688,188

Section 23: Exhibit B City Attorney Opinion

LEGAL OPINION OF THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 12

PURPOSE

The undersigned is the attorney for the City of Fort Atkinson, Wisconsin. The purpose of this legal opinion is to comment upon the projected plan for the creation of a Tax Increment District (TID) No. 12. Said District is being created to provide for public improvements and development incentives to encourage residential and commercial development on the City's central downtown area north of the Rock River, including part of the downtown area. Said TID shall be created as a Blight District.

In making this opinion, the undersigned has reviewed not only the plan itself, but pertinent official notices and other records created as a result of this proposal.

POWER TO CREATE TAX INCREMENTAL DISTRICTS

The enabling Statute to create Tax Incremental Districts is set forth in Section 66.1105(4), Wisconsin Statutes. I find that the City of Fort Atkinson has the legal authority to create the Tax Incremental District that is set forth in the aforementioned proposal. I further find that the proposed purpose of said Tax Incremental District is a proper purpose for such a District as set forth in Section 66.1105(4), Wisconsin Statutes (2019-2020).

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

The procedure for creation of a Tax Incremental District is set forth mainly in Section 66.1105(4), Wisconsin Statutes. I find that all required notices mandated by that provision have been properly given by the appropriate City officials.

In reviewing the plan itself, I find that it includes a statement properly listing the kind, number and location of all proposed public works or improvements. I further find that the plan contains a proper economic feasibility study, a detailed list of estimated project costs, a description of the methods of financing all estimated project costs and the time such costs will be incurred.

I further find that said proposal contains the necessary maps properly indicating the boundaries of the Tax Incremental District, the location of future improvements to be made, existing uses and conditions of real property in said District and proposed changes of existing zoning, Building Codes and City Ordinances, if any.

I further find that said proposal contains a list of estimated project costs and a statement of the method for the relocation of any person to be displaced (there are none). Finally, I find that said proposal properly indicates how the creation of the aforementioned Tax Incremental District promotes the orderly development of the City of Fort Atkinson.

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CONCLUSION

It is the opinion of the undersigned that the aforementioned plan meets all the necessary criteria as established by the Wisconsin Statutes. As stated previously, all necessary notices have been made in a timely fashion. Before this Tax Incremental District can be formally established, the approval of the Planning Commission and Common Council of the City of Fort Atkinson as well as the Joint Review Board must be obtained if they have not already obtained.

Dated this 9 day of July, 2026.



David R. Westrick
City Attorney for the City of Fort Atkinson

Section 24: Exhibit C TID #12 Boundary Legal Description

LEGAL DESCRIPTION – TID #12

LOT 1, BLK 1, MRS. BARRIES ADD. EX N34FT., BEG ON W/L OF N. MAIN ST 191 FT N OF MADISON AV, N84DG12' N 93.5FT TO E/L OF C&NW RR CO, N272FT, S265FT TO POB., LOT 4, BLK 12, MARSTON & PRITCHARD ADD., LOT 21 & S1/3 OF LOT 20, BLK 4, GREEN & RANKIN'S ADD, THE S1/3 BEING 15FT ON THE E & 25FT ON THE W. EX PT IN USH 12 IN DOC 1086061. RERECORD IN DOC 1089994., BEG AT SE/C OF LOT 9, BLK 5, GREEN & RANKIN'S ADD, N138.5 FT, W50FT, S TO A PT ON MADI- SON AV 97.9FT W OF POB, E97. 9FT TO POB. EX PT IN USH 12 IN DOC 1095112., BEG AT SW/C LOT 9, BLK 5, GREEN&RANKIN'S ADD, N100.81FT S89DG46'E 40.3FT, S68DG46'E 18.35FT, E12.52FT SLY TO MAD- ISON AV TO A PT 30FT ELY OF POB, WLY 30FT TO POB. ALSO DRVWY AGRMT IN 334-419., E40FT OF LOT 19, BLK 4, GREEN & RANKIN'S ADD. ALSO E29FT OF S14FT LOT 18., LOT 19, BLK 4, GREEN & RANKINS ADD. EX E40FT., BEG INTERS S/L MADISON AVE & E/L LINCOLN ST, S69DG27'E 126.60FT, S13DG16'W 89.60FT, S89DG52'W 98FT, N131.85FT TO POB. ALSO THAT PT LOT 2 LYG S OF RELOCATED ALLEY. EX .003A IN USH 12 DOC 1092548., LOT 5, BLK 12, MARSTON & PRITCHARD ADD., BEG INTERS S/L MADISON AVE & E/L LINCOLN ST S69DG27'E 126.60FT TO POB, S13DG16'W 89.60FT, SELY ALG CUR RAD 37FT TO EXT OF S/L LOT 1, BLK 11 WM BARRIES ADD, N89DG52'E TO W/L ADAMS ST, N67.81FT, N69DG27'W 145.63FT TO POB., BEG ON W/L OF N MAIN ST. 147 FT N OF N/L MADISON AV, N44FT N84DG12'W TO E/L OF RR ROW, SLY APPROX 50FT, E TO POB., COM SW/C BLK 8 WM J BARRIE'S ADD, S89DG51'E 152.5FT TO C/L VAC WASH ST, N142.47FT TO POB: N95.21FT, N89DG58'W 32.5FT, N70FT TO N/L BARRIE S N89DG58'W ALG SD N/L 120FT N299.72FT, N89DG59'E 54.91FT N0DG02'E 90.62FT TO S/L MAD. AVE, S69DG40'E 69.42FT, S70 DG06'E 515.52FT, S26DG14'W 559.8FT, N89DG51'W 34.71FT, N142.47FT, N89DG51'W 170.01 FT TO POB., BEG AT NE/C LOT 1, BLK 2, ORIG. PLAT, S79FT, W105FT, N90 FT, E105FT, S11FT TO POB., BEG AT NW/C LOT 2, BLK 2, ORIG. PLAT, N11FT, E135FT, S90 FT, W5FT, S41FT, W10FT, S7.5FT, W120FT, N137.5FT TO POB. EX BEG 11FT N OF NW/C LOT 2, E 39.92FT, S70DG23'W 24.25FT, S54DG40'W 22.82FT, S31DG22'W 22.82FT, S15DG37'W 24.44FT TO MAIN ST, N53.37FT TO POB. EX BEG NW/C LOT 6, S6.5FT, ELY TO PT 7.5FT S OF NE/C SD LOT, N7.5FT, W120FT TO POB., LOT 2, EX S25FT OF W30FT&LOT S1&3, BLK 8, WM J BARRIES ADD ALSO W1/2 VAC WASHINGTON ST ADJ., LOTS 7&10 & N21FT LOT 11, BLK 2, ORIG PLAT. EX PT IN CSM 3951-19-81, DOC 1036168, LOT 3, BLK 9, WM. J. BARRIE'S ADD., N45FT OF LOT 4 & S25FT OF W 1/2 OF LOT 2, BLK 8, WM.J. BARRIE'S ADD., LOT 3, BLK 13, A CONT. OF BARRIE'S ADD., S90FT OF LOT 4, BLK 9, WM. J. BARRIE'S ADD., LOT 4, BLK 8, WM. J. BARRIE' S ADD. EX N 45 FT., E70FT OF LOTS 1&4, BLK

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4, ORIG PLAT., E30FT LOT 2 & W10FT OF E90FT LOT 2 & E90FT LOT 3, BLK 3, WM.J. BARRIES ADD., W30FT LOTS 2&3, BLK 3, WM.J. BARRIES ADD., BEG 40FT E OF NW/C LOT 1, BLK 19, A CONT. OF BARRIE'S ADD, S78.7FT, SE98.5FT TO RIVER- SIDE DR, NE40.5FT, NW TO PT 27FT S OF N/L SD LOT, N27FT, W12FT TO POB. ALSO & SBJ TO ROW IN MISC 5-626. 308 RIVERSIDE DR, N30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD. EX W37.5FT., S1/2 LOT 3 & W10FT S1/2 LOT 4, BLK 4, ORIG PLAT ALSO ESMT IN 688-989., N30FT LOT 6, BLK 4, ORIG PLAT, BEG 238.5FT NE OF SE/C LOT 2 BLK 19, A CONT. OF BARRIE'S ADD, NW TO S/L D.313-27, NE TO PT 112FT S OF N/L SD LOT, NE TO E/L SD LOT 89.5FT S OF NE/C, S & SE ALG E/L LOT 2 TO SE/C LOT 1 SD ADD, SW-POB., S30FT LOT 5, BLK 4, ORIG PLAT, W48FT OF E104FT LOT 8, BLK 4 ORIG PLAT. SUBJ TO 8FT ROW., N37FT OF W100FT LOT 7, BLK 4 ORIG PLAT. ALSO ROW., N32FT OF E30FT OF W37FT OF LOT 2, BLK 6, ORIGINAL PLAT., N39.5FT LOT 4, BLK 6, ORIGINAL PLAT., S22FT OF N132FT OF LOTS 1&2, BLK 7, WM.J. BARRIES ADD. SUBJ TO A ROW OVER W6FT IN DOC 776412. ALSO 11.6FT ESMT IN DOC 888387., N54FT LOT 8, BLK 2, ORIG PLAT, LOT 9 & S6FT LOT 8, BLK 2 ORIG PLAT. EX PT IN CSM 3951 -19-81, DOC 1036168., LOT 4, BLK 12, WM. J. BARRIE'S ADD., LOT 4, BLK 13, A CONT. OF BARRIE'S ADD., LOT 3, BLK 12, WM. J. BARRIE'S ADD. EX N24FT., W21.5FT OF LOT 1, BLK 3, WM. J. BARRIES ADD., W50FT OF E80FT LOT 2, BLK 3, WM.J. BARRIES ADD., S37FT OF E82.5FT OF LOT 1, BLK 3, WM.J. BARRIES ADD. ALSO ROW IN DOC 153157. ALSO STAIRWAY ROW. ALSO ROW IN DOC 267529., BEG 157FT W OF NE/C LOT 1, BLK 19, A CONT OF BARRIE'S ADD, W28FT, S27FT, SELY TO PT 139.5FT, SW OF SD NE/C, NE 32.5FT, NW TO POB., N1/2 LOT 3, BLK 4, ORIG PLAT ALSO ROW OVER E10FT LOT 2 IN DOC 784105., N80FT OF LOT 10, BLK 3, WM. J. BARRIES ADD. ALSO A ROW IN COMMON OVER N10FT OF S40 FT SD LOT 10., LOT 5 & E6.4FT OF LOT 4, BLK 5, CYRUS CURTIS ADD. EX N60FT OF E 15.28FT OF LOT 5., BEG AT MOST SLY COR LOT 1, BLK 19, CONT. OF BARRIE'S ADD NE45FT, NW98.5FT, N8.7FT, W40 FT TO W/L SD LOT, S&SELY ALG W/L TO POB., BEG 149.5FT NE OF SE/C LOT 2 BLK 19, A CONT. OF BARRIE'S ADD, NE 89FT, NW TO S/L D.313- 27, SE TO PT 120FT S OF N/L SD LOT, W15FT, S105FT, NE7FT, SE126FT TO POB., E56FT LOT 8, BLK 4, ORIG PLAT, S23FT OF W100FT LOT 7, BLK 4 ORIG PLAT. SUBJ TO ROW., N22FT OF LOTS 1&2, BLK 7, WM J. BARRIES ADD, SUB. TO A ROW OVER W6FT. ALSO 11.6FT EASMT IN 804-113., LOTS 8, 9, 10, 11, & 12 & W1/2 OF LOT 7, BLK 1, MRS. SNELL' S ADD. ALSO W12.5FT OF C&NW RR ROW. ALSO INF IN DEEDS 399-527 & 409-202., BEG AT THE INTER OF W/L OF N MAIN ST & N/L OF MADISON AV, N147FT, W TO E/L OF RR, SWLY TO N/L OF MADISON AV, SELY TO POB. EX SE 30FT TRI DEEDED TO THE CITY IN DOC 894879., S30FT LOT 6, BLK 4, ORIG PLAT, E20FT LOT 7 & W16FT LOT 8, BLK 4, ORIG PLAT. ALSO ROW., BEG 72FT NE OF SE/C BLK 19, NW 75.5FT, W4FT, N85FT, E4FT, NE 7FT, SE126FT TO PT 77.5FT NE OF POB, SWLY 77.5FT TO POB, LOT 2, BLK 19, CONT OF BARRIE'S ADD., E24FT OF N61FT

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LOT 3 & W37FT OF N61FT OF LOT 2, EX N32FT OF E30FT OF W37FT OF LOT 2, BLK 6, ORIGINAL PLAT., S22FT OF N44FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A 6FT ROW ON W SIDE. ALSO 11.6FT EASMT IN 804-113, S22FT OF N66FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A 6FT ROW ON W SIDE. ALSO 11.6FT EASMT IN 804-113, S41FT OF E110FT OF LOT 4, BLK 2, ORIGINAL PLAT., LOT 1, CSM 3951-19-81., W50FT LOTS 1&4, BLK 4, ORIG PLAT. EX W10FT OF S1/2 LOT 4 SUBJ TO ESMT IN 688-989., E40FT LOT 2, BLK 4,ORIG PLAT SUBJ TO ROW OVER E10FT ALSO ROW OVER E10FT OF N30FT LOT 3, BLK 4., W26FT OF E66FT OF N1/2 LOT 2 BLK 4, ORIG PLAT., N30FT OF W54FT LOT 2, BLK 4, ORIG PLAT., N23FT OF E82.5FT OF LOT 1, BLK 3, WM.J. BARRIES ADD., S30FT OF W80FT LOT 2, BLK 4, ORIG PLAT., BEG AT NE/C LOT 1, BLK 19, A CONT BARRIE'S ADD, SW107FT, NW TO PT 80FT E OF NW/C SD LOT, E TO POB., W21.5FT OF N30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD., S30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD. EX W37.5FT., W21.5FT OF S30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD., N30FT LOT 5, BLK 4,ORIG PLAT, S40FT OF LOT 10 & ALL OF LOT 9, BLK 3,WM.J. BARRIES ADD. SUBJ TO A 10FT ROW IN COMMON OVER N10FT OF S40FT SD LOT10, LOTS 5,6,7&8,BLK 3, WM.J. BARRIES ADD. ADD. INFOIN D., S22FT OF N88FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A ROW OVER W 6FT. ALSO 11.6FT ESMT IN DOC 888387., S22FT OF N110FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A ROW OVER W 6FT. ALSO 11.6FT EASMT IN 804-113., LOT 2 & N1/2 LOT 3, BLK 5, ORIG PLAT., BEG SW/C LOT 2, BLK 19,CONT BARRIE'S ADD,N110FT,E120FT, SE75.5FT,SWLY ALG RIVERSIDE DR 72FT,W132FT TO POB. EX LD IN ST IN DOC 704378. EX PT IN USH 12 IN DOC 1155162., N1/2 E1/2 LOT 1,BLK 6, ORIGINAL PLAT. ALSO ADJ PT OF W1/2 VAC EDWARD ST IN DOC 1151093., LOT 1, CSM 4145-20-179. ALSO ESMT IN DOC 1082187. ALSO COM E/L EDWARD ST & SW/ C SD CSM, S89DG51'E 84.63FT, S10FT, N89DG51'W 84.61FT, N00DG08'W 10FT TO POB. EX COM NW/C SD CSM, S89DG51'E 119.68FT, S10FT, N89DG51'W 119.66FT, N00DG08'W 10FT TO POB., SE/C OF LOT 5, BLK 4, WM J BARRIE'S ADD, LYG SE OF A LINE PARALLEL WITH & 20FT SELY FROM C/L OF C&NWRR CO'S MOST ELY TRACK (LD LEASED TO M. MAZOR). ALSO PT VAC MECHANIC ST IN 1143727., PCL 2, CSM 1202-4-88. ALSO PT VAC MECHANIC ST IN DOC 1169841 & 1169842., LOTS 3 & 6, BLK 12, MARSTON & PRITCHARD ADD., PCL 1, CSM 1202-4-88, LOT 11, BLK 3, GREEN & RAN- KIN'S ADD. EX N66FT. EX PT IN USH 12 IN DOC 1098064., W45FT OF LOT 3, BLK 5, CYRUS CURTIS ADD. ALSO BEG 1.5FT W OF NE/C LOT 3, WLY 13.5FT, S88FT, ELY 13.5FT N TO POB., W55FT OF LOT 1, BLK 5,CYRUS CURTIS ADD & E13.5FT OF LOT 1, BLK 24,A CONT BARRIE'SADD, N60FT OF LOTS 5&6, EX W44.72 FT OF LOT 5, BLK 5, CYRUS CURTIS ADD. ALSO A PCL OF LD W OF C&NW RR 30FT AT SHERMAN AV & 16FT AT ROCK RIVER., LOT 2 & E5FT OF LOT 1, BLK 5 CYRUS CURTIS ADD., N1/2 W1/2 LOT 1,BLK 6, ORIGINAL PLAT. ALSO PT OF FOLLOWING ADJ TO SD PCL: BEG NE/C LOT 2, BLK 6, S89DG55'W

City of Fort Atkinson
TID #12 Project Plan & District Boundary

1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., LOT 7, BLK 5, CYRUS CURTIS ADD., LOT 4, EX N39.5FT, LOT 3, EX E 24FT OF N61FT, LOT 2, EX W 37FT OF N61FT, BLK 6, ORIG PLAT. EX BEG NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT TO E/L LOT 2, N0DG09'W 174FT TO POB. ALSO COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., BEG 11FT W OF NE/C LOT 2, BLK 24, A CONT BARRIE'S ADD, W47 FT, S TO RIV, E47.5FT, N-POB. ALSO DRWY AGRRE DOC 1063403., LOTS 3, 4 & 5, BLK 7, WM. J. BARRIES ADD. ADD. INFO DEED 215-318. ALSO 11.6FT EASMT IN 804-113., BEG 132FT S OF NE/C OF BLK 7 WM.J. BARRIES ADD, W120FT, S26 FT, E120FT, N26FT TO POB. SUBJ TO ROW. ALSO 11.6FT ESMT IN DOC 888387., LOT 5, BLK 2, ORIGINAL PLAT., LOT 6, BLK 2, ORIG PLAT., W64FT OF LOT 1 & E11FT LOT 2 BLK 24, A CONT. BARRIE'S ADD, BEG 58FT W OF NE/C LOT 2, BLK 24, A CONT OF BARRIE'S ADD, W32FT, SW49FT, S TO RIV, E47.5FT N TO POB. ALSO DRWY AGREE DOC 1063403. EX PT IN USH 12 IN DOC 1156039., LOT 2, BLK 24, A CONT. BARRIE'S ADD. EX E 106FT. EX PT IN USH 12 IN DOC 1151769., COM NE/C LOT 4, BLK 5, CYRUS CURTIS ADD, W6.40FT TO POB, W55.10FT, S00DGE 88FT, W13.5 FT, S00DGE 99.79FT, S61DG49' E 71.74FT, N26DG33'E 12FT, N00DGW 203.33FT TO POB. ALSO LD LYG BTW M/L & RIV., ALL LD BTWN RIVERSIDE DR & ROCK RIV. FROM W/L REPLAT ALPETER'S ADD TO W/L BLK 24, CONT OF BARRIE'S ADD. ALSO A TRI PCL BOUNDED ON N BY VAN BUREN ST, ON W BY ROBERT ST & E BY RIVERSIDE DR., S1/2 LOT 1, BLK 6, ORIG PLAT ALSO PT OF FOLLOWING ADJ TO SD PCL: BEG NE/C LOT 2, BLK 6 S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB. ALSO ADJ PT OF W1/2 VAC EDWARD ST IN DOC 1151093., BEG NE/C BLK 1, WM.J. BARRIES ADD, N69DG50'W 189.38FT, S63DG 35'E 182.99FT, SELY 26.34FT, N 38.5FT TO POB. U.S.H 12., COM NE/C BLK 1, WM J BARRIES ADD, S23FT TO POB, N63DG35'W 198.49FT TO E ROW/L RR, SWLY ON SD/L 201.1FT, S83DG55'E 163.67FT, S67DG47'W 107.44FT, N TO POB. EX PT IN ST., LOT 1, CSM 6552, DOC 1493301, LOT 2, CSM 6552, DOC 1493301

Section 25: Disclaimer Text

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.



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

PUBLIC HEARING REPORT TO THE PLAN COMMISSION

DATE: July 28, 2026

PROPERTY ADDRESS: TID No. 13

PARCEL NUMBER: Various

OWNER: Various

APPLICANT: City of Fort Atkinson

FILE NUMBER: Creation of TID NO. 13

EXISTING ZONING: Various

PROPOSED ZONING: Various (no changes proposed)

EXISTING LAND USE: See Map

REQUESTED USES: None

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 13, generally located in the area around Main Street and then primarily along Water Street, Milwaukee Avenue, and Third Street, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the Plan Commission and the Public.

TID 13 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

REQUEST OVERVIEW

There are 80 parcels proposed to be included in TID No. 13, for a total of about 18 acres of land. The estimated fair market value of the land and improvements in the TID is \$23,045,300. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID.

Possible projects include Market Square Improvements, Whitewater Avenue and Main Street Intersection Safety Improvements, South Main Street and South Third Street rehabilitation, public parking lot reconstruction, utility improvement projects, road and intersection improvements, possible City land purchases, park/trail improvements and extensions, entryway signage improvements, regional stormwater improvements, pedestrian/bicycle path extensions and improvements, direct development incentives, financing and interest, and administrative and organizational fees. These projects are further described in the proposed project plan.

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In addition, it was published in the *Jefferson County Daily Union* as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on July 27, 2026.

DISCUSSION

City staff welcomes discussion and feedback from the public and the Plan Commission on this matter.

RECOMMENDATION

No Plan Commission action is necessary after the public hearing.

Under the action item later on the agenda, staff recommends that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 13 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 13 creation
3. TID#13 creation DRAFT 3 project plan Fort Atkinson 072226

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 13
IN THE CITY OF FORT ATKINSON, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Fort Atkinson will hold an organizational Joint Review Board (JRB) meeting on July 27, 2026, at 3 p.m. in the Municipal Building Council Chambers, located at 101 N. Main Street, Fort Atkinson, WI 53538. The purpose of this meeting is to organize a JRB to consider the proposed project plan for TID 13. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Fort Atkinson, will hold a public hearing on July 28, 2026, at 4 p.m., in the Municipal Building Council Chambers, 101 N. Main Street, Fort Atkinson, WI regarding the proposed project plan for TID 13 in the City.

Access meeting online:

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09>; Meeting ID: 822 1486 0406; Passcode: 53538; Dial by Location +1 312 626 6799. Contact Sarah Weihert at 920-397-9901 to request accommodation or access assistance.

City of Fort Atkinson TID 13 is generally located in the area in the City around Main Street and then primarily along Water Street, Milwaukee Avenue, and Third Street located within the City's limits.

TID 13 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

Proposed public project improvements may include but are not limited to sanitary sewer and water system improvements, road curb and gutter, intersection, and storm water infrastructure improvements, street improvements, lighting, sidewalks, multi-use trail and park improvements, entryway signage, pedestrian and bicycle path extensions, professional and organizational services, administrative costs, and finance costs.

As part of the project plan, cash grants may be made by the City of Fort Atkinson to owners, lessees, or developers of property within TID 13.

The proposed costs include projects within the proposed boundary and within a one-half mile radius of the boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed project plan. A copy of the TID 13 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the City Manager, Municipal Building, 101 N. Main Street, Fort Atkinson, WI 53538; Phone (920) 397-9901.

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

Publication Date: July 14, 2026 and July 21, 2026.



VIA EMAIL-RETURN RECEIPT REQUESTED

July 7, 2026

Michael Luckey, County Administrator, Jefferson County
Shawna Marquardt, Dean of Regional Campuses, Madison Area Technical College
Nathan Knitt, Director of Business Services, School District of Fort Atkinson
Rebecca Houseman, City Manager, City of Fort Atkinson
Jonah Ralston, City of Fort Atkinson resident, Public Member (nominated)

RE: Notice of Public Hearing and Joint Review Board dates-Regarding Proposed Project Plan & District Boundary for Tax Incremental District No. 13 of the City of Fort Atkinson, Wisconsin

Dear Joint Review Board Member,

The City of Fort Atkinson is proposing the creation of Tax Incremental District No. 13 in the City. Pursuant to Section 66.1105 of Wisconsin Statutes, we need to hold our first meeting of the Joint Review Board within 14 days from the first public notice publication on July 14, 2026, and before the public hearing scheduled for July 28, 2026.

This letter is to inform you that a public hearing will be held on Tuesday, July 28, 2026, at 4 p.m. in the Fort Atkinson Municipal Building Council Chambers, 101 N. Main Street, regarding the Proposed Project Plan and District Boundary for Tax Incremental District No. 13 of the City of Fort Atkinson, Wisconsin.

The Wisconsin Tax Incremental Law provides that a Joint Review Board must be established with respect to the proposed project plan and must include members chosen by Jefferson County, Madison Area Technical College, School District of Fort Atkinson, City of Fort Atkinson and one public member chosen by a majority of the other Joint Review Board members.

The first meeting of the Joint Review Board will be held on Monday, July 27, 2026 at 3 p.m. in the Fort Atkinson Council Chambers, 101 N. Main Street. The purpose of the meeting will be to review the role of the Joint Review Board, elect a chairperson and a public member, and discuss the district's creation. Enclosed is a copy of the agenda for that meeting and a copy of the notice of public hearing for the Proposed Project Plan and District Boundary of Tax Incremental District No. 13.

The second Joint Review Board meeting has been scheduled for Monday, August 31, 2026 at 3 p.m.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please contact me at 920-397-9901 or houseman@fortatkinsonwi.gov.

Sincerely,

Rebecca Houseman
City Manager

Project Plan & District Boundary

Tax Incremental District No. 13 in the CITY OF FORT ATKINSON, WISCONSIN



August 18, 2026

(Approved Actions)

Organizational Joint Review Board Meeting Held	July 27, 2026
Public Hearing Held	July 28, 2026
Adopted by Planning Commission	July 28, 2026
Adopted by City Council	August 18, 2026
Adopted by Joint Review Board	August 31, 2026

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**City of Fort Atkinson
TID #13 Project Plan & District Boundary**

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Section 1: City of Fort Atkinson Officials

City Council

Kyle Jaeckel	President
Davin Lescohier	President Pro Tem
Bruce Johnson	Council Member
Peggy Huckabee	Council Member
Jena Price	Council Member

City Staff

Rebecca Houseman	City Manager
Michelle Ebbert	City Clerk/Treasurer/Finance Director
Zach Navin	Director of Public Works
David Westrick	City Attorney
Jedidiah Draeger	Director of Neighborhood & Building Services
Sarah Weihert	Public Relations/Executive Assistant

Planning Commission

Rebecca Houseman, Chairperson	Diana Shull
Peggy Huckabee, Council Representative	Vacant Citizen Position
John Ciccarelli	Zach Navin, Secretary
Eric Schultz	

Joint Review Board

Rebecca Houseman	City Representative - Chairperson
Michael Luckey	Jefferson County
Shawna Marquardt	Madison Area Technical College
Nathan Knitt	Fort Atkinson School District
Jonah Ralston	Public Member

Section 2: Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the City. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

The Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist of but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

Tax incremental financing is being proposed to encourage and support development within the District. Said financing is intended to be used for the projects outlined in this Project Plan ("Plan"). The District is located wholly within the City of Fort Atkinson. Any proposed and potential new development will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new development. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this Plan.

The City anticipates various public improvement project cost expenditures of approximately \$17,425,000 including financing/interest costs during the TID's 22-year expenditure period. Proposed public project improvements may include but not limited to developer incentives in the form of cash grants or TID loans, infrastructure improvements, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating approximately \$20,162,000 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, project costs within the TID, and project development incentives. The increment may be used for bicycle/pedestrian connections, street/sidewalk improvements, riverwalk and streetscape improvements, and

other infrastructure improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately \$32,500,000 will be created in the TID by the end of 2053. This additional value will be a result of the improvements made, and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this Plan.

Section 3: Summary of Findings

As required by Wis. Stats. § 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That the area described herein on the boundary map (page 6) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the city and is in need of redevelopment and that “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to

pay costs of some or all of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

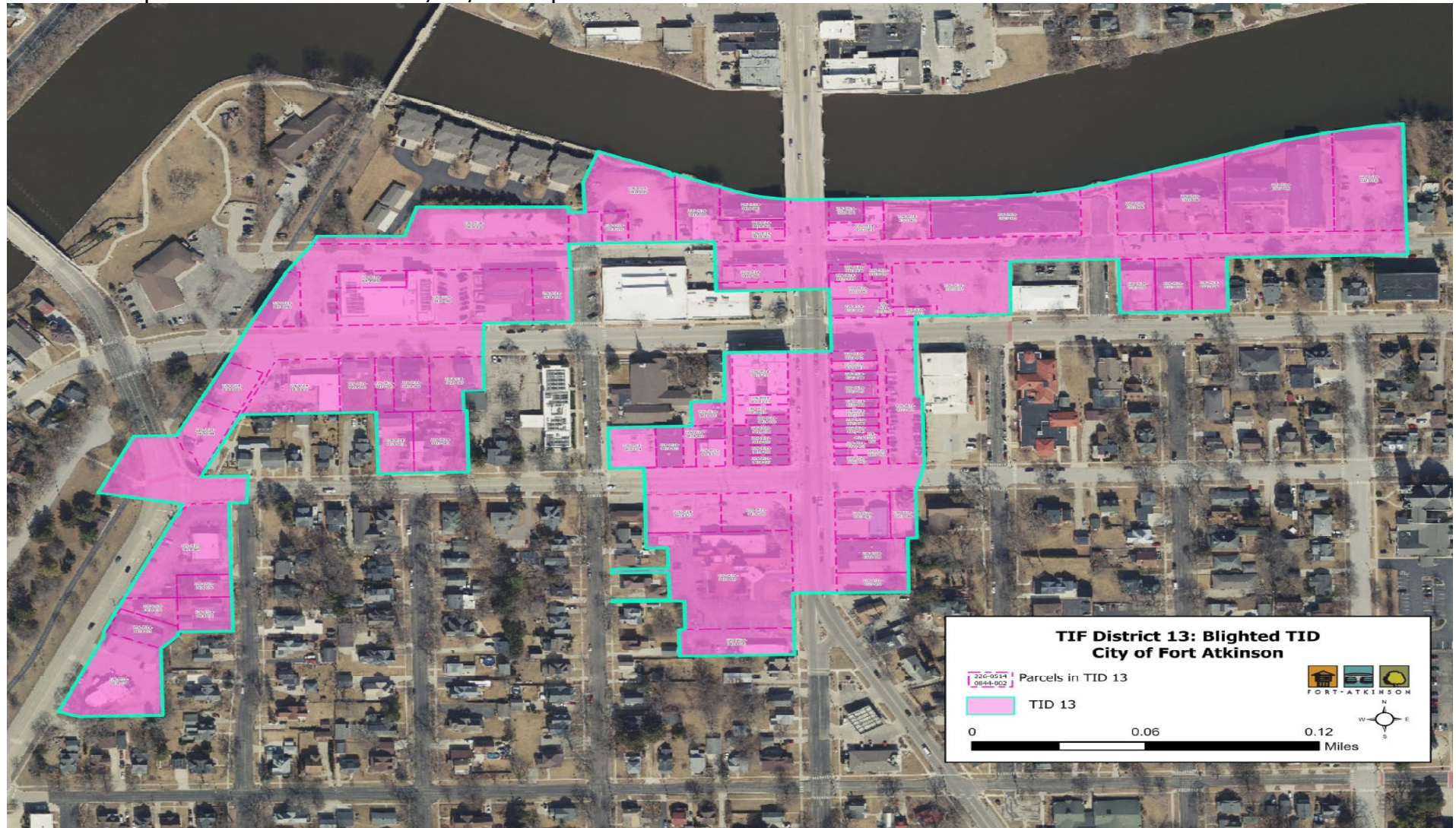
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

City of Fort Atkinson
TID #13 Project Plan & District Boundary

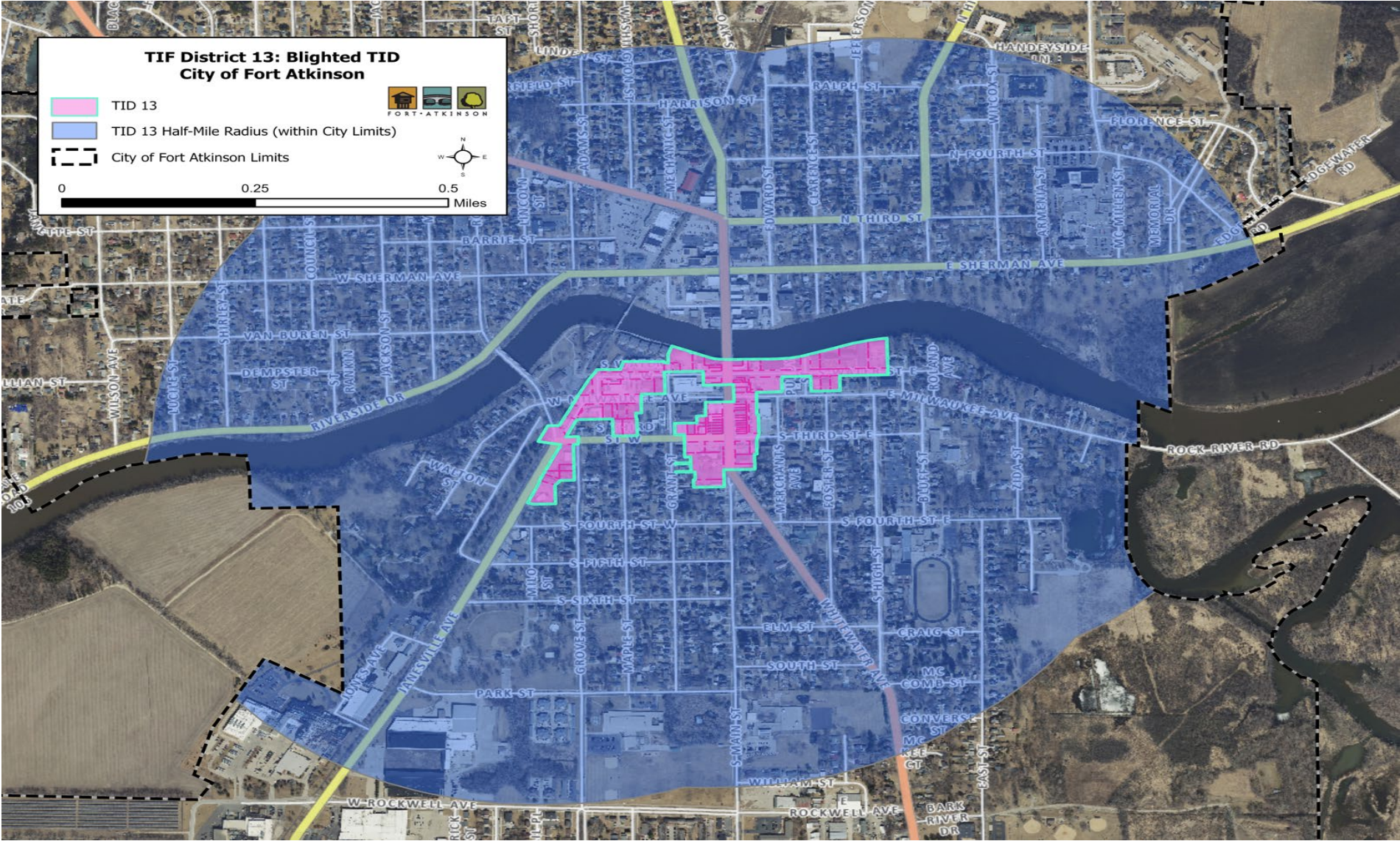
8. The TID is being created by the City as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

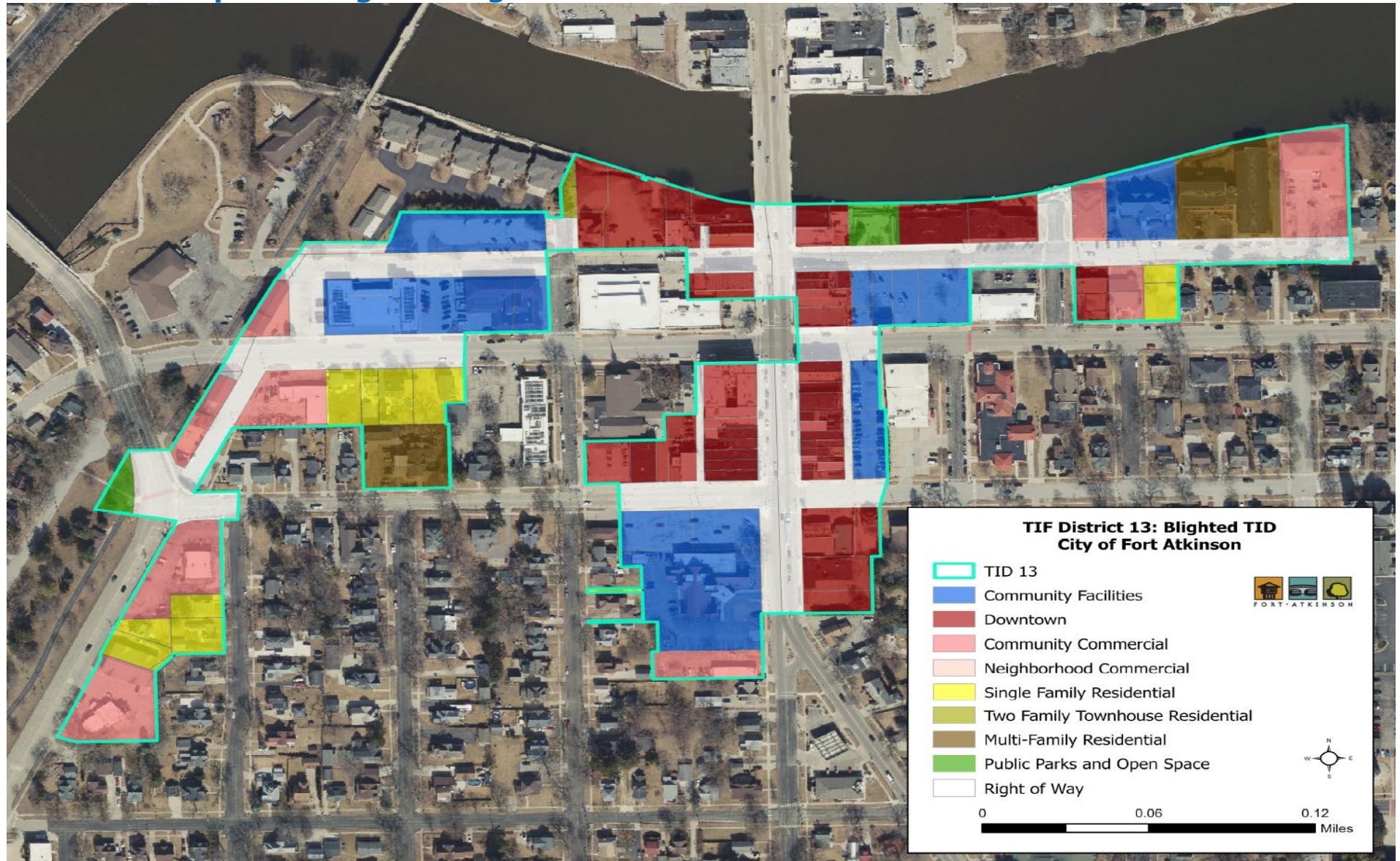
Current Map is reflective of the 01/01/2026 parcel list.



Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions



City of Fort Atkinson
TID #13 Project Plan & District Boundary

Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
226-0514-0323-010	226-0514-0323-010	225 S WATER ST E, FORT ATKINSON	0.773	\$ 744,300.00	\$888,600.00	GAJNATH LLC
226-0514-0323-009	226-0514-0323-009	217 S WATER ST E, FORT ATKINSON	1	\$ -	\$0.00	FW RIVERVIEW MANOR LLC
226-0514-0323-008	226-0514-0323-008	211 S WATER ST E, FORT ATKINSON	0.528	\$ -	\$0.00	ROCK RIVER HERITAGE INC
226-0514-0323-006	226-0514-0323-006	201 S WATER ST E, FORT ATKINSON	0.212	\$ -	\$0.00	AMERICAN LEGION #166
226-0514-0323-001	226-0514-0323-001	95 S MAIN ST, FORT ATKINSON	0.147	\$ 503,300.00	\$600,900.00	JAIME BROCK
226-0514-0323-002	226-0514-0323-002	15 S WATER ST E, FORT ATKINSON	0	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0323-000	226-0514-0323-000	91 S MAIN ST, FORT ATKINSON	0.09	\$ 432,500.00	\$516,400.00	DAVID BRILL
226-0514-0414-097	226-0514-0414-097	111 S WATER ST W, FORT ATKINSON	0.453	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0323-039	226-0514-0323-039	103 S MAIN ST, FORT ATKINSON	0.029	\$ 158,800.00	\$189,600.00	AKE PROPERTIES LLC
226-0514-0323-033	226-0514-0323-033	19 E MILWAUKEE AVE, FORT ATKINSON	0.046	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-089	226-0514-0414-089	121 W MILWAUKEE AVE, FORT ATKINSON	0.1	\$ 160,500.00	\$191,600.00	HARRIET SCHERER
226-0514-0414-090	226-0514-0414-090	123 W MILWAUKEE AVE, FORT ATKINSON	0.2	\$ 158,500.00	\$189,200.00	JANA SCHULZ
226-0514-0414-091	226-0514-0414-091	127 W MILWAUKEE AVE, FORT ATKINSON	0.45	\$ 236,500.00	\$282,400.00	STEPTOE PROPERTIES LLC
226-0514-0323-043	226-0514-0323-043	201 S MAIN ST, FORT ATKINSON	0.045	\$ 213,900.00	\$255,400.00	14 SHERMAN LLC
226-0514-0323-045	226-0514-0323-045	211 S MAIN ST, FORT ATKINSON	0.084	\$ 220,900.00	\$263,700.00	RUDA RENTALS LLC
226-0514-0414-013	226-0514-0414-013	222 S MAIN ST, FORT ATKINSON	0.057	\$ 198,400.00	\$236,900.00	CONOR NELAN
226-0514-0414-024	226-0514-0414-024	36 S THIRD ST W, FORT ATKINSON	0.2	\$ 312,200.00	\$372,700.00	36 SOUTH THIRD LLC
226-0514-0414-021	226-0514-0414-021	14 S THIRD ST W, FORT ATKINSON	0.086	\$ 395,400.00	\$472,100.00	WJ PROPERTIES LLC
226-0514-0414-111	226-0514-0414-111	38 S WATER ST W, FORT ATKINSON	0.086	\$ 343,200.00	\$409,700.00	WATER ST LLC
226-0514-0323-032	226-0514-0323-032	No address	0.609	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-099	226-0514-0414-099	100 GRANT ST, FORT ATKINSON	0.548	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-098	226-0514-0414-098	124 W MILWAUKEE AVE, FORT ATKINSON	0.298	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-096	226-0514-0414-096	104 LUMBER ST #1, FORT ATKINSON	0.186	\$ 325,000.00	\$388,000.00	BAKERB LLC
226-0514-0323-042	226-0514-0323-042	6 E MILWAUKEE AVE, FORT ATKINSON	0.048	\$ 304,000.00	\$362,900.00	14 SHERMAN LLC
226-0514-0414-088	226-0514-0414-088	117 W MILWAUKEE AVE, FORT ATKINSON	0.2	\$ 229,900.00	\$274,500.00	HARRIET SCHERER
226-0514-0323-044	226-0514-0323-044	209 S MAIN ST, FORT ATKINSON	0.046	\$ 148,300.00	\$ 177,100.00	THOMAS BERGEY TRUST
226-0514-0414-010	226-0514-0414-010	200 S MAIN ST, FORT ATKINSON	0.244	\$ 1,374,700.00	\$ 1,641,200.00	BLACK HAWK PHASE IV LLC
226-0514-0414-020	226-0514-0414-020	No address	0.083	\$ 6,800.00	\$8,100.00	ROBERT BELL
226-0514-0414-012	226-0514-0414-012	218 S MAIN ST, FORT ATKINSON	0.07	\$ 178,000.00	\$212,500.00	ROBERT BELL
226-0514-0414-023	226-0514-0414-023	26 S THIRD ST W, FORT ATKINSON	0.116	\$ 324,700.00	\$387,700.00	26 SOUTH THIRD LLC
226-0514-0414-015	226-0514-0414-015	228 S MAIN ST, FORT ATKINSON	0.057	\$ 259,700.00	\$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0414-017	226-0514-0414-017	234 S MAIN ST, FORT ATKINSON	0.057	\$ 259,700.00	\$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0323-048	226-0514-0323-048	221 S MAIN ST, FORT ATKINSON	0.042	\$ 187,200.00	\$223,500.00	221-223 S MAIN LLC
226-0514-0323-049	226-0514-0323-049	225 S MAIN ST, FORT ATKINSON	0.035	\$ 136,300.00	\$162,700.00	MILK ADVISORY BOARD LLC
226-0514-0323-050	226-0514-0323-050	227 S MAIN ST, FORT ATKINSON	0.036	\$ 105,900.00	\$126,400.00	MILK ADVISORY BOARD LLC
226-0514-0323-051	226-0514-0323-051	229 S MAIN ST, FORT ATKINSON	0.028	\$ 84,400.00	\$100,800.00	LC COORDINATED CAPITAL HOLDINGS L
226-0514-0323-053	226-0514-0323-053	235 S MAIN ST, FORT ATKINSON	0.042	\$ 129,900.00	\$155,100.00	THOMAS BROM
226-0514-0323-087	226-0514-0323-087	303 S MAIN ST, FORT ATKINSON	0.265	\$ 898,900.00	\$1,073,200.00	ARIEL 105 LLC
226-0514-0414-071	226-0514-0414-071	316 GROVE ST, FORT ATKINSON	0.192	\$ 162,000.00	\$193,400.00	DOUGLAS HORSTMAYER TRUST
226-0514-0414-030	226-0514-0414-030	340 S MAIN ST, FORT ATKINSON	0.315	\$ 330,800.00	\$394,900.00	W&J HALL TRUST
226-0514-0414-074	226-0514-0414-074	325 JANESVILLE AVE, FORT ATKINSON	0.806	\$ 457,600.00	\$546,300.00	C AQUA INVESTMENT PARTNERSHIP LL
226-0514-0414-076	226-0514-0414-076	317 JANESVILLE AVE, FORT ATKINSON	0.162	\$ 172,400.00	\$205,800.00	CARCAM RENTALS LLC
226-0514-0323-037	226-0514-0323-037	12 S WATER ST E, FORT ATKINSON	0.026	\$ 143,900.00	\$171,800.00	14 SHERMAN LLC
226-0514-0323-038	226-0514-0323-038	101 S MAIN ST, FORT ATKINSON	0.045	\$ 295,500.00	\$352,800.00	BAKERB LLC
226-0514-0414-008	226-0514-0414-008	100 S MAIN ST, FORT ATKINSON	0.12	\$ 704,800.00	\$841,500.00	TUTTLE PROPERTIES LLC
226-0514-0323-040	226-0514-0323-040	107 S MAIN ST, FORT ATKINSON	0.103	\$ 369,400.00	\$441,000.00	GERALD MOOREN TRUST
226-0514-0323-139	226-0514-0323-139	No address	0.015	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0323-041	226-0514-0323-041	No address	0.097	\$ 216,900.00	\$259,000.00	GERALD MOOREN TRUST
226-0514-0414-029	226-0514-0414-029	320 S MAIN ST, FORT ATKINSON	1.216	\$ -	\$0.00	FIRST UNITED METHODIST CHURCH
226-0514-0414-011	226-0514-0414-011	210 S MAIN ST, FORT ATKINSON	0.055	\$ 177,700.00	\$212,200.00	BLACKHAWK PHASE III LLC
226-0514-0323-046	226-0514-0323-046	217 S MAIN ST, FORT ATKINSON	0.045	\$ 205,300.00	\$245,100.00	APRL LLC
226-0514-0323-047	226-0514-0323-047	219 S MAIN ST, FORT ATKINSON	0.044	\$ 200,100.00	\$238,900.00	APRL LLC
226-0514-0414-014	226-0514-0414-014	226 S MAIN ST, FORT ATKINSON	0.057	\$ 285,900.00	\$341,300.00	ELW HOLDINGS LLC

**City of Fort Atkinson
TID #13 Project Plan & District Boundary**

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
226-0514-0414-022	226-0514-0414-022	No address	0.091	\$ 18,300.00	\$21,800.00	ROBERT BELL
226-0514-0323-054	226-0514-0323-054	15 S THIRD ST E, FORT ATKINSON	0.395	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-016	226-0514-0414-016	232 S MAIN ST, FORT ATKINSON	0.057	\$ 259,700.00	\$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0323-052	226-0514-0323-052	No address	0.037	\$ 46,200.00	\$55,200.00	THOMAS BROM
226-0514-0414-028	226-0514-0414-028	No address	0.275	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-027	226-0514-0414-027	No address	0.304	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-069	226-0514-0414-069	303 S THIRD ST W, FORT ATKINSON	0.62	\$ 339,000.00	\$404,700.00	SHIP KEITH HOOGLAND LIMITED PARTNER
226-0514-0323-088	226-0514-0323-088	14 S THIRD ST E, FORT ATKINSON	0.129	\$ 164,400.00	\$196,300.00	14-3RDE LLC
226-0514-0323-089	226-0514-0323-089	311 S MAIN ST, FORT ATKINSON	0.256	\$ 134,000.00	\$160,000.00	BLACK HAWK PHASE III LLC
226-0514-0323-090	226-0514-0323-090	No address	0.155	\$ 19,500.00	\$23,300.00	BLACK HAWK PHASE III LLC
226-0514-0414-070	226-0514-0414-070	312 GROVE ST, FORT ATKINSON	0.126	\$ 152,500.00	\$ 182,100.00	ELIZABETH RICHTER
226-0514-0414-075	226-0514-0414-075	323 JANESVILLE AVE, FORT ATKINSON	0.173	\$ 274,100.00	\$ 327,200.00	C AQUA INVESTMENT PARTNERSHIP LL
226-0514-0323-005	226-0514-0323-005	41 S WATER ST E, FORT ATKINSON	0.635	\$ 2,050,200.00	\$2,447,700.00	HP HOLDINGS LLC
226-0514-0414-100	226-0514-0414-100	No address	0.677	\$ -	\$0.00	CITY OF FORT ATKINSON
226-0514-0414-095	226-0514-0414-095	214 JANESVILLE AVE, FORT ATKINSON	0.156	\$ 60,900.00	\$72,700.00	DAS LAGERHAUS LLC
226-0514-0414-094	226-0514-0414-094	212 JANESVILLE AVE, FORT ATKINSON	0.242	\$ 268,100.00	\$320,100.00	CPW SERVICES INC
226-0514-0414-084	226-0514-0414-084	114 S THIRD ST W, FORT ATKINSON	0.338	\$ 366,700.00	\$437,800.00	ANGEL MEYO
226-0514-0414-087	226-0514-0414-087	109 W MILWAUKEE AVE, FORT ATKINSON	0.258	\$ 270,600.00	\$323,100.00	BAKERB LLC
226-0514-0414-004	226-0514-0414-004	18 S WATER ST W, FORT ATKINSON	0.32	\$ 432,800.00	\$516,700.00	WILLIAM CAMPLIN
226-0514-0414-005	226-0514-0414-005	22 S WATER ST W, FORT ATKINSON	0.61	\$ 190,000.00	\$226,800.00	SASAT LLC
226-0514-0414-000	226-0514-0414-000	88 S MAIN ST, FORT ATKINSON	0.169	\$ 344,100.00	\$410,800.00	ROCK RIVER RENTAL LLC
226-0514-0414-001	226-0514-0414-001	90 S MAIN ST, FORT ATKINSON	0.044	\$ 115,100.00	\$137,400.00	ROCK RIVER RENTAL LLC
226-0514-0414-002	226-0514-0414-002	96 S MAIN ST, FORT ATKINSON	0.059	\$ 448,100.00	\$535,000.00	ROCK RIVER RENTAL LLC
226-0514-0414-083	226-0514-0414-083	118 S THIRD ST W, FORT ATKINSON	0.2	\$ 172,900.00	\$206,400.00	ANGEL MEYO
226-0514-0323-026	226-0514-0323-026	211 E MILWAUKEE AVE, FORT ATKINSON	0.2	\$ 43,500.00	\$51,900.00	JESUS GONZALEZ LARA
226-0514-0323-030	226-0514-0323-030	201 E MILWAUKEE AVE, FORT ATKINSON	0.2	\$ -	\$0.00	WISCONSIN TELEPHONE COMPANY
226-0514-0323-028	226-0514-0323-028	204 S WATER ST E, FORT ATKINSON	0.2	\$ 377,800.00	\$451,100.00	TAMMY MEINEL
TOTALS				\$ 19,302,600.00	\$ 23,045,300.00	

Section 8: Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #13, the value increment of all existing Tax Increment Districts will be approximately 4.20%.

Valuation Test Compliance Calculation

2025 Projected Equalized Valuation (TID IN)	\$ 1,555,582,500
Limit for 12% Test	\$ 186,669,900
Increment Value of Existing TIDs	\$ 42,303,600
Projected Base Value of New TID	\$ 23,045,300
Total Value Subject to Test	\$ 65,348,900

Compliance (\$65,348,900 < \$186,669,900) Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

Project Key	TID #13 Project Name	Estimated Project Cost
1	Market Square Improvements (parking lot #7)	\$ 1,500,000.00
2	Whitewater & Main Street intersection safety improvements	\$ 125,000.00
3	South Main Street improvements (3rd Street to Rockwell)	\$ 1,500,000.00
4	South 3rd Street Rehabilitation	\$ 1,500,000.00
5	Public Parking Lot Reconstruction	\$ 750,000.00
6	Park/Trail Improvements	\$ 2,500,000.00
7	Utility and Road Improvements	\$ 1,500,000.00
8	Entryway and wayfinding signage improvements	\$ 150,000.00
9	Streetscape enhancements and green infrastructure improvements	\$ 250,000.00
10	Regional Stormwater Improvements	\$ 500,000.00
11	Pedestrian/Bicycle Path Extensions and Improvements	\$ 500,000.00
12	City Land Purchases	\$ 750,000.00
13	Direct Developer Assistance	\$ 1,500,000.00
14	Financing and Interest	\$ 4,000,000.00
15	Administrative and Organization Fees	\$ 400,000.00
TOTAL ESTIMATED PROJECT COSTS		\$ 17,425,000.00

Project Descriptions

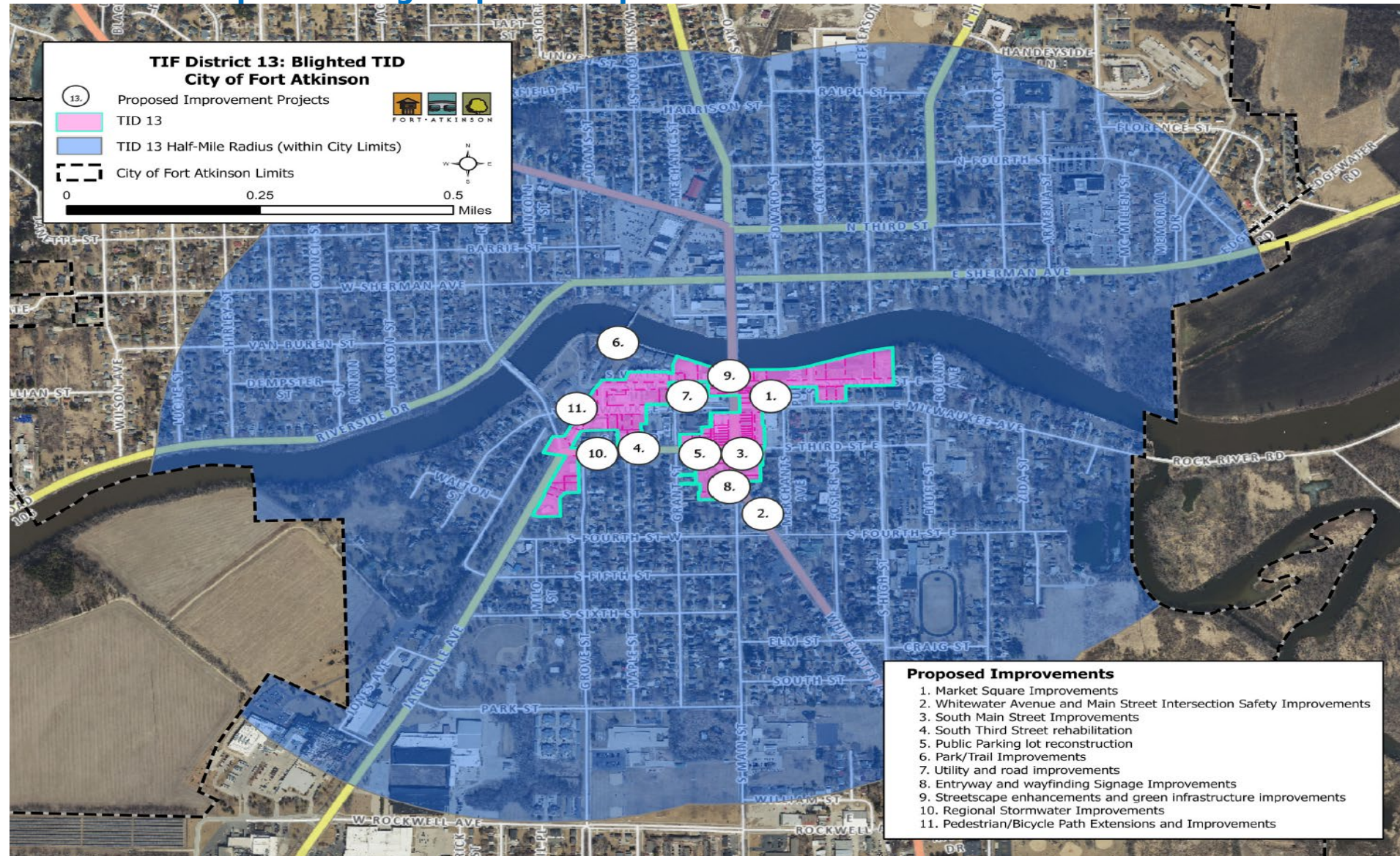
1. Market Square Improvements – creation of a market square at the South Water Street and Milwaukee Avenue parking lot. Per the 2025 Council-adopted Main Street Corridor Plan, recommendations include reconstructing the parking lot and a portion of S. Water St. and Milwaukee Ave., adding market square features called out in the plan including plantings, signage, bumpouts, and placemaking features.
2. Whitewater Avenue and Main Street Intersection Safety Improvements – improvements may include reconfiguring the intersection roadway so that Main Street intersects Whitewater Avenue at a 90-degree angle, new driveway access points to Whitewater Avenue, add green space/pocket park area at the

- corner, add painted cross walk ladder markings per MUTCD standards and commission a traffic study prior to changes, per the 2025 Council-adopted Main Street Corridor Plan.
3. South Main Street Improvements – South Third Street to Rockwell Avenue. Improvements may include traffic signals and/or circulation improvements, safety improvements, and pedestrian and bicycle improvements in general, per the 2025 Council-adopted Main Street Corridor Plan.
 4. South Third Street rehabilitation – Improvements may include traffic signals and/or circulation improvements, safety improvements, and pedestrian and bicycle improvements in general, per the 2025 Council-adopted Main Street Corridor Plan.
 5. Public Parking Lot Reconstruction – Improve and reconstruct downtown parking lots.
 6. Park/Trail Improvements – Rock River Riverwalk reconstruction, extension and/or improvements, or other improvements identified in the City’s Comprehensive Plan (2022), Comprehensive Outdoor Recreation Plan (2023), or through a planned development. This may include a connection to the Glacial River Bike Trail system.
 7. Utility and Road Improvements –within ½ mile of the TID boundaries to support the proper and responsible development of the TID.
 8. Entryway and Wayfinding Signage Improvements – prepare for possible new entryway signage and/or wayfinding signage at Main Street entrance points and throughout the project area.
 9. Streetscape Enhancements and Green Infrastructure Improvements – Improve downtown aesthetics by diversifying street trees, adding uniform street lighting, adding uniform planters containing dwarf shrubs or small flowering annuals. Adding trash cans, bicycle racks and benches in a uniform color and design, etc., per the 2025 Council-adopted Main Street Corridor Plan.
 10. Regional Stormwater Improvements – regional stormwater improvements may include public or private stormwater detention and retention within the TID and within ½ mile of the TID boundaries.
 11. Pedestrian/Bicycle Path Extensions and Improvements – Glacial River Bike trail pedestrian and bicycle path future extensions and connections may be considered within the TID and within ½ mile of the TID.
 12. City Land Purchases – the City may purchase land throughout the life of the TID for public infrastructure, parkland, and/or if an opportunity arises where the purchase of land would benefit the City and the TID.

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13. Direct Developer Assistance – Direct developer assistance and incentives may be utilized through TIF in order to take advantage possible development opportunities for the redevelopment of blighted properties.
14. Financing and Interest – the cost of issuance and interest on borrowing needed for projects along with interest due to development for any developer incentive loan in the redevelopment of blighted properties.
15. Administrative & Organizational Fees – City staff and consultants planning, engineering, legal, and administrative fees, along with organizational fees, Department of Revenue annual fees, and the costs associated with the creation of this TID.

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. INFRASTRUCTURE IMPROVEMENTS	\$10,775,000
2. DEVELOPER ASSISTANCE	\$1,500,000
4. LAND PURCHASES	\$750,000
4. FINANCING & INTEREST	\$4,000,000
5. ADMINISTRATIVE & ORGANIZATION FEES	\$400,000
ESTIMATED TOTAL	\$17,425,000

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without amending the Plan.

The City has provided a full list of projects that would only be included in the TID in the event sufficient increment growth is expected to be generated. The City reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses.

The Plan authorizes the expenditure of funds for project costs within a ½ mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible in so far as:

City of Fort Atkinson
TID #13 Project Plan & District Boundary

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #13 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #13. The proforma analyzes expenses based on project plan costs of TID #13 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #13 tax increments will be used to fund project costs and implementation of this Plan. In 2054, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The City plans to fund project costs with cash received from future TID #13 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development

Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the cities. borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over

**City of Fort Atkinson
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the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$12,550,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 27 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

All lands within the TID proposed for inclusion in this amendment were either within the City limits as of January 1, 2004, or, if annexed after that date, have been within the City for a minimum of three years.

Section 15: Proposed Changes in Zoning Ordinances

Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The City does anticipate that the TID will require changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Fort Atkinson Comprehensive Plan.

Section 17: Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the City.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The City does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

**City of Fort Atkinson
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Section 21: Exhibit A Cash Flow Proforma Analysis

**City of Fort Atkinson
Tax Increment District No. 13
Cash Flow Proforma Analysis**

Assumptions	
Annual Inflation During Life of TID.....	2.00%
2025 Gross Tax Rate (per \$1000 Equalized Value).....	\$17.75
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues			Expenditures							TID Status			Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Advance from General Fund	Total Revenues	PAYGO Payment to Developer	Hypothetical 2028 Borrowing	Land Purchase	Other Capital Expenditures	General Fund Repayment	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)	(1)							\$1.5 Million	\$6 Million Total P&I								(December 31)	
Base Value \$23,045,300																		
2026	\$23,045,300		\$0	\$17.75			\$0							\$0	\$0	\$0		2026
2027	\$23,045,300	\$460,906	\$5,000,000	\$17.75	\$0	\$10,000	\$10,000	\$0	\$0				\$10,000	\$10,000	\$0	\$0		2027
2028	\$28,506,206	\$570,124	\$5,000,000	\$17.75	\$0	\$15,000	\$15,000	\$0	\$0				\$15,000	\$15,000	\$0	\$0		2028
2029	\$34,076,330	\$681,527	\$5,000,000	\$17.75	\$96,931		\$96,931	\$62,125	\$0				\$15,000	\$77,125	\$19,806	\$19,806		2029
2030	\$39,757,857	\$795,157	\$5,000,000	\$17.75	\$195,801		\$195,801	\$124,250	\$0				\$15,000	\$139,250	\$56,551	\$76,357		2030
2031	\$45,553,014	\$911,060	\$5,000,000	\$17.75	\$296,648	\$50,000	\$346,648	\$124,250	\$282,200				\$15,000	\$421,450	(\$74,802)	\$1,555		2031
2032	\$51,464,074	\$1,029,281	\$2,500,000	\$17.75	\$399,512	\$25,000	\$424,512	\$124,250	\$282,200				\$15,000	\$421,450	\$3,062	\$4,617		2032
2033	\$54,993,356	\$1,099,867	\$2,500,000	\$17.75	\$504,433		\$504,433	\$124,250	\$282,200			\$85,000	\$15,000	\$506,450	(\$2,017)	\$2,600		2033
2034	\$58,593,223	\$1,171,864	\$2,500,000	\$17.75	\$567,078		\$567,078	\$124,250	\$282,200			\$15,000	\$15,000	\$436,450	\$130,628	\$133,228		2034
2035	\$62,265,087	\$1,245,302	\$0	\$17.75	\$630,976		\$630,976	\$124,250	\$382,200				\$15,000	\$521,450	\$109,526	\$242,754		2035
2036	\$63,510,389	\$1,270,208	\$0	\$17.75	\$696,151		\$696,151	\$124,250	\$527,950				\$15,000	\$667,200	\$28,951	\$271,705		2036
2037	\$64,780,597	\$1,295,612	\$0	\$17.75	\$718,255		\$718,255	\$124,250	\$567,325				\$15,000	\$706,575	\$11,680	\$283,385		2037
2038	\$66,076,209	\$1,321,524	\$0	\$17.75	\$740,802		\$740,802	\$124,250	\$554,575				\$15,000	\$693,825	\$46,977	\$330,362		2038
2039	\$67,397,733	\$1,347,955	\$0	\$17.75	\$763,799		\$763,799	\$124,250	\$691,825				\$15,000	\$831,075	\$67,276	\$263,085		2039
2040	\$68,745,687	\$1,374,914	\$0	\$17.75	\$787,256		\$787,256	\$124,250	\$672,700				\$15,000	\$811,950	(\$24,694)	\$238,391		2040
2041	\$70,120,601	\$1,402,412	\$0	\$17.75	\$811,182		\$811,182	\$71,125	\$703,575				\$15,000	\$789,700	\$21,482	\$259,873		2041
2042	\$71,523,013	\$1,430,460	\$0	\$17.75	\$835,587		\$835,587	\$0	\$682,325				\$15,000	\$697,325	\$138,262	\$398,134		2042
2043	\$72,953,474	\$1,459,069	\$0	\$17.75	\$860,479		\$860,479	\$0	\$661,075				\$15,000	\$676,075	\$184,044	\$582,539		2043
2044	\$74,412,543	\$1,488,251	\$0	\$17.75	\$885,870		\$885,870	\$0	\$639,825				\$15,000	\$654,825	\$231,045	\$813,584		2044
2045	\$75,900,794	\$1,518,016	\$0	\$17.75	\$911,769		\$911,769	\$0	\$743,575	\$750,000			\$15,000	\$1,508,575	(\$596,806)	\$216,777		2045
2046	\$77,418,810	\$1,548,376	\$0	\$17.75	\$938,185		\$938,185		\$717,013				\$15,000	\$732,013	\$206,173	\$422,950		2046
2047	\$78,967,186	\$1,579,344	\$0	\$17.75	\$965,130		\$965,130		\$690,450				\$15,000	\$705,450	\$259,680	\$682,630		2047
2048	\$80,546,530	\$1,610,931	\$0	\$17.75	\$992,613		\$992,613		\$953,888				\$15,000	\$968,888	\$23,726	\$706,356		2048
2049	\$82,157,460	\$1,643,149	\$0	\$17.75	\$1,020,647		\$1,020,647				\$775,000		\$15,000	\$790,000	\$230,647	\$937,003		2049
2050	\$83,800,609	\$1,676,012	\$0	\$17.75	\$1,049,241		\$1,049,241				\$1,000,000		\$15,000	\$1,015,000	\$34,241	\$971,243		2050
2051	\$85,476,622	\$1,709,532	\$0	\$17.75	\$1,078,407		\$1,078,407				\$1,000,000		\$15,000	\$1,015,000	\$63,407	\$1,034,650		2051
2052	\$87,186,154	\$1,743,723	\$0	\$17.75	\$1,108,156		\$1,108,156				\$1,000,000		\$15,000	\$1,015,000	\$93,156	\$1,127,806	Expenditures Recovered	2052
2053					\$1,138,500		\$1,138,500				\$1,000,000		\$15,000	\$1,015,000	\$123,500	\$1,251,306	Expenditures Recovered	2053
2054					\$1,169,451		\$1,169,451							\$0	\$1,169,451	\$2,420,757	Expenditures Recovered	2054
	\$33,384,577	\$32,500,000			\$20,162,857	\$100,000	\$20,262,857	\$1,500,000	\$10,317,100	\$750,000	\$4,775,000	\$100,000	\$400,000	\$17,842,100				

Type of TID: Blight

2026 TID Inception (8/18/2026)

2048 Final Year to Incur TIF Related Costs

2053 Maximum Legal Life of TID (27 Years)

2054 Final Tax Collection Year

(1) Includes \$32,500,000 in new construction increment

Section 22: Estimated Tax Increments By Taxing Entity

City of Fort Atkinson - TID #13					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2026		\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ 96,931	\$ 15,447	\$ 32,796	\$ 45,416	\$ 3,273
2030	\$ 195,801	\$ 31,202	\$ 66,247	\$ 91,740	\$ 6,611
2031	\$ 296,648	\$ 47,273	\$ 100,368	\$ 138,990	\$ 10,016
2032	\$ 399,512	\$ 63,666	\$ 135,171	\$ 187,186	\$ 13,490
2033	\$ 504,433	\$ 80,386	\$ 170,671	\$ 236,345	\$ 17,032
2034	\$ 567,078	\$ 90,369	\$ 191,866	\$ 265,696	\$ 19,147
2035	\$ 630,976	\$ 100,551	\$ 213,485	\$ 295,634	\$ 21,305
2036	\$ 696,151	\$ 110,937	\$ 235,537	\$ 326,172	\$ 23,506
2037	\$ 718,255	\$ 114,460	\$ 243,015	\$ 336,528	\$ 24,252
2038	\$ 740,802	\$ 118,053	\$ 250,644	\$ 347,092	\$ 25,013
2039	\$ 763,799	\$ 121,718	\$ 258,425	\$ 357,867	\$ 25,790
2040	\$ 787,256	\$ 125,456	\$ 266,361	\$ 368,857	\$ 26,582
2041	\$ 811,182	\$ 129,269	\$ 274,456	\$ 380,068	\$ 27,390
2042	\$ 835,587	\$ 133,158	\$ 282,713	\$ 391,502	\$ 28,214
2043	\$ 860,479	\$ 137,124	\$ 291,136	\$ 403,165	\$ 29,054
2044	\$ 885,870	\$ 141,171	\$ 299,726	\$ 415,062	\$ 29,911
2045	\$ 911,769	\$ 145,298	\$ 308,489	\$ 427,196	\$ 30,786
2046	\$ 938,185	\$ 149,508	\$ 317,427	\$ 439,573	\$ 31,678
2047	\$ 965,130	\$ 153,801	\$ 326,543	\$ 452,198	\$ 32,588
2048	\$ 992,613	\$ 158,181	\$ 335,842	\$ 465,075	\$ 33,516
2049	\$ 1,020,647	\$ 162,648	\$ 345,327	\$ 478,209	\$ 34,462
2050	\$ 1,049,241	\$ 167,205	\$ 355,001	\$ 491,607	\$ 35,428
2051	\$ 1,078,407	\$ 171,853	\$ 364,870	\$ 505,272	\$ 36,412
2052	\$ 1,108,156	\$ 176,594	\$ 374,935	\$ 519,210	\$ 37,417
2053	\$ 1,138,500	\$ 181,429	\$ 385,202	\$ 533,428	\$ 38,441
2054	\$ 1,169,451	\$ 186,362	\$ 395,674	\$ 547,929	\$ 39,487
TOTALS	\$ 20,162,857	\$ 3,213,117	\$ 6,821,927	\$ 9,447,015	\$ 680,799

Section 23: Exhibit B City Attorney Opinion

LEGAL OPINION OF THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 13

PURPOSE

The undersigned is the attorney for the City of Fort Atkinson, Wisconsin. The purpose of this legal opinion is to comment upon the projected plan for the creation of a Tax Increment District (TID) No. 13. Said District is being created to provide for public improvements and development incentives to encourage residential and commercial development on the City's central downtown area south of the Rock River, including part of the downtown area. Said TID shall be created as a Blight District.

In making this opinion, the undersigned has reviewed not only the plan itself, but pertinent official notices and other records created as a result of this proposal.

POWER TO CREATE TAX INCREMENTAL DISTRICTS

The enabling Statute to create Tax Incremental Districts is set forth in Section 66.1105(4), Wisconsin Statutes. I find that the City of Fort Atkinson has the legal authority to create the Tax Incremental District that is set forth in the aforementioned proposal. I further find that the proposed purpose of said Tax Incremental District is a proper purpose for such a District as set forth in Section 66.1105(4), Wisconsin Statutes (2019-2020).

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

The procedure for creation of a Tax Incremental District is set forth mainly in Section 66.1105(4), Wisconsin Statutes. I find that all required notices mandated by that provision have been properly given by the appropriate City officials.

In reviewing the plan itself, I find that it includes a statement properly listing the kind, number and location of all proposed public works or improvements. I further find that the plan contains a proper economic feasibility study, a detailed list of estimated project costs, a description of the methods of financing all estimated project costs and the time such costs will be incurred.

I further find that said proposal contains the necessary maps properly indicating the boundaries of the Tax Incremental District, the location of future improvements to be made, existing uses and conditions of real property in said District and proposed changes of existing zoning, Building Codes and City Ordinances, if any.

I further find that said proposal contains a list of estimated project costs and a statement of the method for the relocation of any person to be displaced (there are none). Finally, I find that said proposal properly indicates how the creation of the aforementioned Tax Incremental District promotes the orderly development of the City of Fort Atkinson.

City of Fort Atkinson
TID #13 Project Plan & District Boundary

CONCLUSION

It is the opinion of the undersigned that the aforementioned plan meets all the necessary criteria as established by the Wisconsin Statutes. As stated previously, all necessary notices have been made in a timely fashion. Before this Tax Incremental District can be formally established, the approval of the Planning Commission and Common Council of the City of Fort Atkinson as well as the Joint Review Board must be obtained if they have not already obtained.

Dated this 1 day of July, 2026.



David R. Westrick
City Attorney for the City of Fort Atkinson

Section 24: Exhibit C TID #13 Boundary Legal Description

LEGAL DESCRIPTION – TID #13

LOT 7 & 8, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO 16.5 FT ROW. ALSO ESMT IN DOC 1282881., LOT 1, CSM 669-3-23 SUBJ TO 16.5FT ROW. ALSO AGREEMENT IN DOC 1278880., LOTS 2&3, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1282882., LOT 1, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1089146., S43.5FT LOT 1, & W36FT LOT 2 BLK 25, DWIGHT FOSTER ET AL. ALSO ESMT IN DOC 1089145., W56FT LOT 3 & E30FT LOT 2, BLK 25, DWIGHT FOSTER ET AL ADD. ALSO ESMT DOC 1089150., N34.5FT OF LOT 1, BLK 25, DWIGHT FOSTER ET AL ADD. SUBJ TO ESMT IN DOC 864277. SUBJ TO ESMT IN DOC 1089147., BEG 48.5FT W OF NE/C LOT 3, BLK 12, ORIG PLAT, W149.5FT, S132FT, E149.5FT, N132FT TO POB., W60FT OF S21FT OF N42FT LOT 1, BLK 10, DWIGHT FOSTER ET AL ADD., S25FT OF W80FT OF E150FT LOT 2, BLK 10, DWIGHT FOSTER ET AL ADD., E1/2 OF LOT 5, BLK 13, ORIG. PLAT., W1/2 OF LOT 5, BLK 13, ORIG PLAT. ALSO COM NW/C SD LOT 5 BLK 13, W33FT, S132FT, E33FT N132FT TO POB., LOTS 3&9, BLK G, MILO JONES ADD. EX PT IN ST., S23FT LOT B & N6INS. LOT C, BLK 15, A SUB OF LOT 1, DWIGHT FOSTER'S ADD., LOTS E & D, BLK 15, SUB. OF LOT 1, DWIGHT FOSTER'S ADD., LOT 5, EX N24.33FT OF W22FT, STEVENS-DAVIS ADD., LOTS 15&16, STEVENS-DAVIS ADD. EX E50.5FT LOT 15., S68FT OF LOT 14, EX W22.42FT STEVENS-DAVIS ADD., BEG SW/C OF UNPLATTED LD BTN LOT 3, BLK 8, ORIG PLAT GRANT ST, E47.83FT, N78.5FT, W47.83FT, S78.5FT TO POB. SUBJ TO & ALSO 10FT ROW'S. SUBJ TO ENCROACHMENT IN DOC 1429957., LOT 3 & E150FT LOT 2, EX S25FT OF W80FT OF E150FT, LOT 2, BLK 10, DWIGHT FOSTER ET AL ADD., LOT 1 & E115FT OF LOT 2, BLK 12, ORIG PLAT., W50FT OF LOT 2 & E48.5FT OF LOT 3, BLK 12, ORIG PLAT., SURVEYED AS LOT 1, CSM 1504- 4-592, DOC 775606. REVISED AS LOT 1, CSM 1509-5-1, DOC 775844. REVISED AS LOT 1, CSM 1604-5-149, DOC 782982., LOT A & N2FT LOT B, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER'S ADD., LOT 4, BLK 13, ORIG PLAT., LOT C, BLK 15, SUBD OF LOT 1, DWIGHT FOSTER'S ADD. EX N 6 IN., LOTS 1&2 & N1FT OF LOT 3, STEVENS-DAVIS ADD. SUBJ TO ESMT IN DOC 1476068., LOT 13, STEVENS-DAVIS ADD., LOT 4 & N24.33FT OF W22FT OF LOT 5, STEVENS-DAVIS ADD., E50.5FT OF LOT 15, STEVENS-DAVIS ADD., LOT 7, STEVENS-DAVIS ADD., LOT 9, STEVENS-DAVIS ADD., LOT H, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER'S ADD. ALSO INT IN PARTITIONS., BEG 74.75FT N OF SW/C BLK 15 DWIGHT FOSTER'S ADD, N18.32FT E83FT, S18.80FT, W83FT TO POB., BEG 56FT N OF SW/C BLK 15, DWIGHT FOSTER'S ADD, N18.75FT E83FT, S18.75FT, W83FT TO POB., BEG 41.3FT N OF SW/C BLK 15, DWIGHT FOSTER'S ADD, N14.7FT, E83FT, S14.7FT, W83FT TO POB., LOT M, BLK 15, SUB OF LOT 1, DWIGHT FOSTER'S ADD., BEG AT NW/C LOT 1, BLK 17, DWIGHT FOSTER ET AL ADD,

City of Fort Atkinson
TID #13 Project Plan & District Boundary

S115.5FT,E99.12FT,N115.5FT, W100.8FT TO POB., S4FT OF E100FT OF LOT 1 & T LOT 2, EX S8FT, BLK 1, JOHN MCPHERSON'S SUB., LOT 7,E 76.02 FT LOT 8,BLK A MILO JONES ADD., LOTS 6 & 7, BLK 1, JOHN MC PHERSON'S SUB. ALSO BEG AT SW/C SD LOT 6, W TO JANESVILLE AVE, NE TO W/L LOT 6, SELY ALG W/L SD LOT TO POB. ALSO PT RD VAC IN DOC 979263 AS FOLLOWS: COM NW/C BLK W, CONT OF MILO JONES ADD, N22DG22'E 245.28 FT TO POB, N22DG22'E 131.51 FT, N23DG33'W 6.3FT, N05DG42 'E 68.16FT, S24DG31'W 380.49 FT, S66DG14'E 31.61FT TO POB, N1/2 OF LOT 8, BLK 1, JOHN MCPHERSON'S ADD. EX BEG NW/C LOT 8, SWLY 12.5FT, E48.5FT, NWLY TO POB. ALSO PT LOT 1 LYG S OF LINE COM 4FT N OF NE/C LOT 2 & RUN W TO PT N/L LOT 8, 48.5FT E OF W/L LOT 8 12.5FT S OF NW/C THEREOF, ALL IN BLK 1 JOHN MCPHERSONS ADD., BEG 77FT E OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E27 FT, S42FT,W27FT,N42FT TO POB, BEG NW/C BLK 10, DWIGHT FOSTER ET AL ADD,E77FT,S42FT W17FT,N21FT,W60FT,N21FT- POB, E125FT OF LOT 1, BLK 11, ORIG. PLAT., COM 42FT S OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E 104FT, S43FT, W104FT, N43FT TO POB., BEG 85FT S & 90FT E OF NW/C BLK 10, E14FT, S47FT, W14FT, N47FT TO POB., BEG 85FT S OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E90 FT, S47FT, W90FT, N47FT -POB, LOTS 1,2,3,4&6, BLK A, MILO JONES ADD. EX W68FT LOT 6. ALSO S38FT OF LOT 1 & S36FT LOTS 2,3&4, BLK 16, ORIG PLAT. EX N50FT OF W103.02FT OF LOTS 3&4, BLK A, MILO JONES ADD. EX COM NW/C LOT 4, BLK A, MILO JONES ADD, S0DG21'W 60FT TO POB, S0DG21'W 66.15FT, S89DG38'E 105FT, N0DG21'E 67.26FT, S89DG45'W 105FT TO POB., LOT 3, EX N1FT, STEVENS-DAVIS ADD., LOT F, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER ADD., LOT G, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER'S ADD., LOT 6, STEVENS-DAVIS ADD. ALSO ROW, N32FT OF LOT 14 & W22.42FT OF S68FT OF LOT 14, STEVENS-DAVIS ADD., LOT N, BLK 15, SUB OF LOT 1, DWIGHT FOSTER'S ADD. ALSO COM 34FT W OF NW/C LOT 3,BLK 15,DWIGHT FOSTER'S ADD,N32.5 FT,W65FT,S32.5FT,E65FT TOPOB ALSO COM NW/C LOT O, DWIGHT FOSTER'S ADD, S00DG03'E 116.23FT, N89DG59'E 55FT, N03DG33'W 116.23FT, S89DG59' W 55FT TO POB., LOT 8, STEVENS-DAVIS ADD., S19.3FT LOT L, BLK 15, SUB OF LOT 1,DWIGHT FOSTER ADD., N94FT OF LOT 1. ALSO LOT 2 EX W6FT & EX S36FT BLK 16, ORIG. PLAT., LOTS 3&4 & W6FT OF LOT 2,BLK 16,ORIG. PLAT.EX S36FT LOT 2 & EX E36FT OF S36FT LOT 3. EX S36FT OF LOT 4 & S36FT OF W36FT OF LOT 3, BLK 16., BEG NE/C LOT 1, BLK 1,JOHN MCPHERSON'S SUB, S88DG30'W 43.82FT,S81DG40'W 14.81FT, SWLY ON CUR WITH CD OF S53 DG18'W 48.46FT,S24DG56'W 225.31FT,N88DG30'E 98.42FT, N01DG29'W 55.18FT,N88DG30'E 100FT,N01DG29'W 176.3FT-POB., BEG NE/C LOT 1, BLK 17, DWIGHT FOSTER ET AL ADD,W31. 2FT,S115.5FT,E49.38FT,N115.5 FT,W16.5FT TO POB., BEG 115.5FT S OF NW/C LOT 1, BLK 17,DWIGHT FOSTER ET AL ADD,S84.5FT,E132FT,N84.5FT, W132FT-POB., BEG 200FT S OF NW/C LOT 1, BLK 17,DWIGHT FOSTER ET AL

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ADD,S51FT,E132FT,N51FT,W132 FT TO POB., E100FT OF S59FT OF LOT 1,BLK 1,JOHN MC PHERSON'S SUB. EX S4FT., S1/2 OF LOT 8, BLK 1, JOHN MC PHERSON'S SUB. EX W5FT SOLD TO CITY IN DOC 336804. ALSO PT RD VAC IN DOC 979263 AS FOLLOWS: COM NW/C BLK W, CONT OF MILO JONES ADD, N22 DG22'E 376.79FT, N23DG33'W 6.3FT, N5DG42'E 84.48FT TO POB, S67DG45'E 5.22FT, N05DG 42'E 12.52FT, N24DG56'E 42. 29FT, N66DG41'W 5FT, S20DG48 'W 54.35FT TO POB., LOTS 4,5,6 & 7, & E10FT LOT 3, BLK 25, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1089148. ALSO ESMT IN DOC 1089149. ALSO ESMT IN DOC 1089150., LOT 1, CSM 4437-22-181. ALSO AFFIDAVIT IN DOC 1134035. ALSO AFFIDAVIT IN 1188233., COM WLY EXT OF N/L OF S 3RD ST, 94FT SELY OF C/L CNW RR ROW, NELY 178.6FT TO POB, NELY 96.4FT, NWLY 70FT TO A PT 9FT SELY OF SPUR TRACK ICC #28, SWLY 96.4FT, SELY 75FT TO POB., BEG 94FT SE OF C/L RR &32FT NELY OF N/L S THIRD ST,NELY 134FT,NWLY 75FT,SWLY134FT,SE TO POB.EX LD IN ST. 482-355., LOT 8 & E1/2 OF LOT 7, BLK 13, ORIG. PLAT., LOT 3, BLK 13, ORIG PLAT. ALSO GARAGE ESMT IN DOC 939554. EX S48FT OF E38FT., LOT 2, BLK 8, ORIG PLAT. EX BEG SE/C SD LOT, N52.5FT, W31FT 8IN, N TO RIV, E TO E/L LOT 2, S TO POB. EX W37FT OF S74FT LOT 2, BLK 8, ORIG PLAT. ALSO E33FT OF LOT 3, BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1089144. SUBJ TO ESMT. SUBJ TO ESMT IN DOC 1506269., LOT 3, BLK 8, ORIG PLAT. EX E33FT. EX ESMT BEG 140FT N SE/C, W TO PT 160FT N OF SW/C. ALSO BEG INT E/L GRANT ST & N/L S WATER ST, E47.83 FT TO POB, ELY TO W/L LOT 3, BLK 8, ORIG PLAC, N ALG W/L TO RIV, W ALG RIV TO E/L GRANT ST, S TO PT 78.50FT N OF N/L S WATER ST, E47.83FT, S78.5FT TO POB. SUBJ TO ROW & ESMT. ALSO E1/2 GRANT ST VAC IN DOC 1040706. ALSO E1/2 VAC GRANT ST VAC IN DOC 1125779. EX COM SE/C CSM 4437-22-181, DOC 1125405, N71.75 TO POB, N22DG52'E 80 .4FT, NWLY 33.2FT TO NE/C SD LOT 2, S86.94FT TO POB., BEG 52.5FT N OF SE/C LOT 1, BLK 8, ORIG PLAT,W85FT,N TO ROCK RIV,E85FT,S TO POB.ALSO BEG 52.5FT N OF SE/C LOT 2 BLK 8, W31.8FT, N TO RIV,ELY TO E/L LOT 2, S TO POB. ALSO 1/3 INT IN ROW OVER E15FT OF LOT 2,BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1331116 & 1331117. SUBJ TO ESMT IN DOC 1370408. ALSO ESMT IN DOC 1506269., N22.5FT OF S52.5FT OF LOT 1, BLK 8. ALSO 1/3 INT IN ROW OVER E15FT OF LOT 2, BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1331116 & 1331117. ALSO ESMT IN DOC 1506269., E1/2 OF LOT 6 & W1/2 OF LOT 7, BLK 13, ORIG. PLAT., LOT 3, BLK 9, DWIGHT FOSTER ET AL ADD., LOT 1, BLK 9, DWIGHT FOSTER ET AL ADD. PROP ASSESSED BY TELCO MFG, LOT 2, BLK 9, DWIGHT FOSTER ET AL ADD.

Section 25: Disclaimer Text

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ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT REPORT TO THE PLAN COMMISSION

DATE: July 28, 2026

FILE NUMBER: SPR-2026-07

PROPERTY ADDRESS: 1911 Janesville Avenue

EXISTING ZONING: RH-35, Rural Holding

PARCEL NUMBER: 226-0514-1742-001

PROPOSED ZONING: MRH-30, Multi-Family Residential

OWNER: V&J Investment Properties, LLC

EXISTING LAND USE: Agriculture/Rural Residential

APPLICANT: Pelton Builders

REQUESTED USES: Multi-Family Residential

BACKGROUND

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

Section 15.10.32 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Conditional Use application and procedure. This requires A Site Plan and a public hearing before the Plan Commission.

REQUEST OVERVIEW

The applicant is proposing to rezone the property from RH-35 to MRH-30, and to obtain a Conditional Use Permit for a Group Development to accommodate seven multifamily buildings totaling 112 units within two separate phases.

The subject property is located on the far southern edge of Fort Akinson near the Klement Business Park and STH 26 Bypass/Janesville Avenue interchange. It is currently being used for farming and includes one single-family home. The Glacier River Trail borders the property to the west, Klement Towing (in the Town Koshkonong) borders the property to the north, and the Klement Business Park is located directly to the east.

The proposed development includes:

- Phase 1:
 - Four 16-unit Multi-Family Buildings (64 units)
 - New access point to Janesville Avenue

- Stormwater management area
- Surface parking
- Internal circulation driveways
-
- Phase 2:
 - Three 16-unit Multi-Family Buildings (48 units)
 - Surface parking
 - Internal circulation driveways

Each building is proposed to be identical in two stories in height with individual unit attached garages and entries. Additional surface parking is provided for each adjacent to the buildings and internal circulation driveways connect each area together.

The existing single-family home on the property is proposed to remain, and a new parcel will be created to include 0.9-acres. The multifamily buildings are proposed to the north, west, and south of the existing home.

Further, the subject property is identified as Planned Mixed Use within the Comprehensive Plan. This land use designation includes commercial, multifamily, and mixed-use buildings. The proposed Zoning Map Amendment is consistent with this designation.

The following staff report reviews the proposed Zoning Map Amendment and Conditional Use for a Group Development (multiple principal buildings on the same lot). The Site Plan for this project will be reviewed at a separate meeting.

ZONING MAP AMENDMENT REVIEW:

The existing property is currently zoned RH-35. This zoning district allows for and is oriented to agricultural and rural land uses. This district is also intended to be a holding district where property remains undeveloped until a proposed project comes forward and then is subsequently rezoned to accommodate said project. The Comprehensive Plan identifies the properties as Planned Mixed Use on the Future Land Use Map. The consistency between the proposed rezoning and the Comprehensive Plan is further described below.

The parcels must meet the minimum standards of the MRH-30 zoning district to accommodate the proposed rezoning. All proposed land uses and structures must also meet the minimum standards of each district and will be reviewed in detail associated with future required steps prior to development.

The minimum lot dimensions must be met for each parcel, as shown below:

Lot 1 - New Northern Parcel (MRH-35)

Bulk Regulation	MRH-35 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	228,201 sf
Minimum Lot Width	100 ft	408 ft
Minimum Lot Depth	120 ft	548 ft
Minimum Lot Frontage at ROW	50 ft	556 ft

Lot 2 - New Middle Parcel (MRH-35)

Bulk Regulation	MRH-35 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	41,910 sf
Minimum Lot Width	100 ft	187 ft
Minimum Lot Depth	120 ft	215 ft
Minimum Lot Frontage at ROW	50 ft	187 ft

Lot 3 - New Southern Parcel (MRH-35)

Bulk Regulation	MRH-35 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	265,891 sf
Minimum Lot Width	100 ft	564 ft
Minimum Lot Depth	120 ft	216 ft
Minimum Lot Frontage at ROW	50 ft	143 ft

ZONING MAP AMENDMENT CRITERIA:

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan Commission and City Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with and advancement of community goals within adopted

plans.

2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Mixed Use designation on the Future Land Use Map.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan. While there are no other multifamily residential land uses in this area, the proposed project reflects a community need (housing) and is generally reflective of the planned growth patterns in the area (mixed-use commercial, residential, and industrial).
4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map?
 1. The designations of the Zoning Map are not in conformance with the Comprehensive Plan. N/A
 2. A mapping mistake was made. N/A
 3. Factors have changed, such as new data, infrastructure, market conditions, development, annexation, or other zoning changes that make the subject property more appropriate for a different zoning district. Yes. The proposed zoning map amendment allows for the creation of additional housing units within the City of Fort Atkinson in reflection of the well-documented housing shortage in the community.
 4. Growth patterns or rates have changed, creating the need for an amendment to the Zoning Map. Yes. There is a well-documented shortage of housing in Fort Atkinson and across Wisconsin that necessitates additional housing opportunities within the community, which is consistent with the proposed amendment.

CONDITIONAL USE REVIEW

Under the Group Development section (15.06.02), applicants must demonstrate how the development complements the design and layout of nearby buildings and enhances, rather than detracts from, the desired character of the surrounding area. Additionally, all buildings must be of compatible architectural quality. Finally, building configuration shall allow for the potential future subdivision of the parcel for each individual building.

Group Development Standards:

Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; and signage requirements. = Met

The applicant shall demonstrate:

- Complements the design and layout of nearby buildings and developments. = Met (the design and layout provides the opportunity to create a new consistent land use pattern and layout

across the site in an evolving area of the community)

- Enhances, rather than detracts from, the desired character of the surrounding area. = Met (the area is evolving in terms of land use and development patterns; the proposed project aims to complement future surrounding developments)
- Architectural Quality. All buildings within the group and/or large development shall be compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (This will be reviewed further during Site Plan Review.)
- Development located within a group development shall be located so as to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired). = Met (future divisibility could be accomplished for the individual buildings within the Group Development)
- Roadway Connections. All nonresidential projects shall have direct access or access through an easement to an arterial or collector level street; or to a local street if no other access is available, as deemed appropriate by the City. = Met (direct access proposed to an arterial road)
- Parking. Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces by 25 percent or more shall be allowed according to the regulations of Section 15.06.06(8). = Met (This will be reviewed further during Site Plan Review)
- Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of 5 feet or by a physical barrier visible to drivers and pedestrians. = N/A (none proposed)
- Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Outdoor storage uses and areas shall meet the screening requirements of Section 15.06.21. = Met (This will be reviewed further during Site Plan Review)
- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (This will be reviewed further during Site Plan Review)
- Lighting. Onsite exterior lighting shall meet the standards in Section 15.06.20. = Met (This will be reviewed further during Site Plan Review)
- Signage. Signage shall meet the standards in Article IX. = Met (This will be reviewed further during Site Plan Review)

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use meets the following (staff review of each finding is underlined):

- Is in harmony with the Comprehensive Plan. Staff believes this condition is met. The proposed project aligns with the Comprehensive Plan's Planned Mixed Use future land use designation and associated policies.

- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare. Staff believes this condition is met. The proposed use does not adversely impact nearby properties, will be adequately served by utilities and infrastructure, and does not pose a threat to public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. Staff believes this condition is met. This area contains a mix of uses including rural, residential, and industrial. The proposed use is consistent with the plans for long-term changes to more residential and mixed uses in this area.
- The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. Staff believes this condition is met. The site will be served by new utilities and infrastructure extended into the property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. Staff believes this condition is met. The proposed use provides public benefits in offering new, much-needed housing units in Fort Atkinson.

The Plan Commission may impose conditions on any conditional use permit related to the physical development and operation, vehicles and equipment of the use, roadway impacts, or other conditions as deemed necessary.

PUBLIC NOTICE:

A public hearing is required for Zoning Map Amendment and Conditional Use review and action. All required public hearing notices have been properly posted in compliance with state law.

COMPREHENSIVE LAND USE PLAN (2019):

The subject property is located within the Southwest Economic Opportunity District Planning Area (see attachments) and is identified as mixed-use on the plan.

The property is identified in the Comprehensive Plan Future Land Use as Planned Mixed Use. This land use category includes a carefully designed blend of commercial, office, multifamily residential, and/or community facility land uses. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

The proposed Zoning Map Amendment and Conditional Use request aim to provide additional housing development opportunities on the subject properties. This location is an evolving area with a mix of different land use types. As nearby properties are developed, it's anticipated that other potential multifamily projects may take place. Additionally, with the site's proximity to major transportation corridors, new residents will be able to access recreation (trail), job centers, daily shopping needs, and more within close proximity.

Overall, the proposed Zoning Map Amendment and Conditional Use request meet the requirements of the City's ordinances, is in alignment with adopted City plans, and will provide new tax base and housing units through a future multi-family development.

RECOMMENDATION

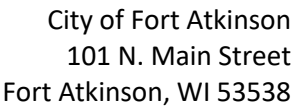
No action is required for the Zoning Map Amendment or Conditional Use Permit after the public hearing.

Later on the agenda, staff recommends the Plan Commission recommend the City Council review and approve the Zoning Map Amendment for the property located at 1911 Janesville Avenue from RH-35 to MRH-30.

There is no action on the Conditional Use Permit at this time. Additional review and possible action will be on the Plan Commission agenda on August 11, 2026. Likewise, the applicant is expected to submit a certified survey map to create the three lots that are referenced in this staff report.

ATTACHMENTS

1. 5.21.26 ZMA application - 1911 Janesville Ave_Redacted
2. Pelton Zoning Map Amendment Narrative
3. ZMA_Public Notice_ 1911 Janesville Ave Public Notice
4. 2026-05-27 - Preliminary Site Plan
5. 2026-05-27 PRELIM Fort Atkinson - Site Plan (Img)
6. Conditional Use Permit Narrative
7. CUP_Public Notice_ 1911 Janesville Ave
8. 2026 CUP application- SIGNED 5.27.26_Redacted
9. 2026-06-24 Certified Survey Map
10. Application_Redacted
11. Area Map
12. Area Map_MRH30



This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map and by the City to process the application.

Name, company, and client (if applicable): Charlie Kudy, Pelton Development

Phone number: _____ Email: _____

Property address of requested zoning change: _____

Zoning change request from RH-35 to MRH-30

The Applicant shall submit an electronic or paper copies, as may be required by the City, of the application.

- ☐ A map of the subject property to scale, depicting the following:
 - ☐ All lands for which the zoning is proposed to be amended and all other lands within 100 feet of the boundaries of the subject property.
 - ☐ All parcel numbers for the subject property.
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and north arrow.
- ☐ Legal description of the property.
- ☐ Written justification for the proposed Official Zoning Map amendment, including evidence that the application is consistent with the Comprehensive Plan.
- ☐ Any further information needed by the Plan Commission to facilitate the making of a comprehensive report to the Plan Commission and City Council.

The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Advances the purposes of this Chapter as outlined in Section 15.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

III Process Checklist

- | | |
|--|------------------------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$300.00 received by City Clerk | Date: <u> </u> SW <u> </u> |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: <u> </u> sw <u> </u> |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

Pelton Zoning Map Amendment: Narrative

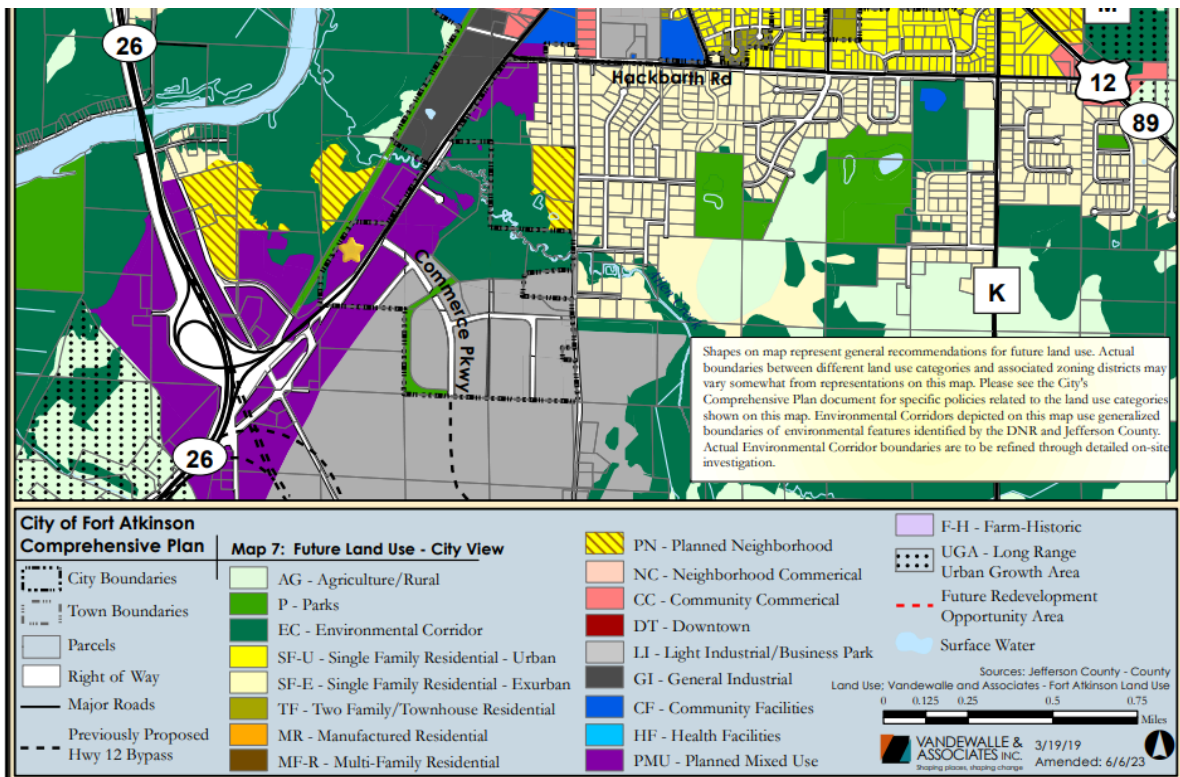
Pelton Builders respectfully requests a zoning map amendment to parcel 226-0514-1742-001 (1911 Janesville Ave) from RH-35 to MRH-30 to build a proposed multi-family development.

This requested zoning map amendment is consistent with the City's amended 2023 Comprehensive Plan. The site at 1911 Janesville Ave was slated for future development as a "Planned Mixed Use" zoning. Planned Mixed Use is further defined by the 2023 Comprehensive Plan as the following:

"A carefully designed blend of commercial, office, multi-family residential, and/or community facility land uses, usually as part of a Planned Unit Development. Mixed-use areas are intended to be vibrant urban places that also function as community gathering spots"

Utilizing this definition as the guide for the City's future vision, we believe our development accomplishes that multifamily desire of Planned Mixed Use with the zoning change to MRH-30.

Please see the attached future land use map from the amended 2023 Comprehensive Plan. The proposed development site is denoted by a star.





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

June 1, 2026

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review and make a recommendation to the City Council on a request for a Zoning Map Amendment for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30). This zoning change is being requested to allow building of a multi-family development.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, July 28, 2026, at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link or dial in for audio access.

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTU0VnZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by your location

+1 312 626 6799

Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, August 4, 2026, and again Tuesday, August 11, 2026.

The Plan Commission is seeking input from the public. For more information, please contact the Director of Neighborhood and Building Services Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts.

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

Jedidiah Draeger
Director of Neighborhood and Building Services

Please publish: July 14 and 21, 2026





Conditional Use Permit: Narrative

Written Description of Proposed Conditional Use:

Pelton Builders is requesting that a conditional use of the property for a group development with multiple principal structures be granted for our proposed development at 1911 Janesville Ave. The development is proposed to be constructed in two phases. Phase I will have 4 principal buildings, and Phase II will have 3 principal buildings.

Each building will have 12 attached garage units, totaling 48 garage units in Phase I, and 36 in Phase II. In addition to garage units, there will be 84 parking stalls and 14 handicap park stalls throughout the development. This brings the total number of spaces to 182 total spaces provided, exceeding the 168 parking space minimum requirement. Subject to change when the site concept is finalized after results from the pending wetland delineation are completed.

As this is a multifamily development, there are no hours of normal operation.

Written Justification for Proposed Conditional Use:

In the City's amended 2023 Comprehensive Plan, the site at 1911 Janesville Ave was slated for future development as a "Planned Mixed Use" zoning. Planned Mixed Use is further defined by that 2023 Comprehensive Plan as the following:

"A carefully designed blend of commercial, office, multi-family residential, and/or community facility land uses, usually as part of a Planned Unit Development. Mixed-use areas are intended to be vibrant urban places that also function as community gathering spots"

Utilizing this definition as the guide for the City's future vision, we believe our development accomplishes that multifamily desire of Planned Mixed Use.

Written Description of Anticipated Daily Traffic, etc:

Traffic study can be initiated upon request if required by the City.

Hazardous, Toxic, or Explosive Materials Stored on Site, and Any Spill Containment, Safety, or Pollution Prevention Measures Taken:

N/A



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

June 1, 2026

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review a request for a Conditional Use Permit for group development of multiple principal buildings on one parcel located at 1911 Janesville Avenue (parcel 226-0514-1742-001).

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, July 28, 2026, at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the link below or dial in for audio access.

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTU0VnZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by your location

+1 312 626 6799

The Plan Commission may make a final decision on the Conditional Use Permit at its meeting on August 11, 2026. The Plan Commission is seeking input from the public. For more information, please contact Director of Neighborhood and Building Services Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts to Jedidiah Draeger.

If you have special needs or circumstances which make communication or accessibility difficult at the meeting, please call (920)-397-9901 prior to the meeting date. Accommodation will, to the fullest extent possible, be made available on request.

Jedidiah Draeger
Director of Neighborhood and Building Services

Publish: July 14 and 21, 2026



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

City of Fort Atkinson Procedural Checklist for Conditional Use Permits Requirements per Section 15.10.32

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

Name, company, and client (if applicable): _____

Phone number: _____ Email: _____

Property address for proposed conditional use: _____

Brief description of proposed conditional use: _____

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 for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and a north arrow.
- ☐ Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations, as well as the number of employees and the hours of operation.
- ☐ A site plan of the subject property if proposed for development conforming to all requirements of Section 15.10.42 of the Fort Atkinson Zoning Code. If the proposed conditional use is a group or large development (per Section 15.06.02), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required per Section 15.10.42.
- ☐ Written justification for the proposed conditional use, including evidence that the application is consistent with the Comprehensive Plan and meets any additional standards required in the applicable zoning district. See Section 15.10.32(8) for review criteria.
- ☐ Written descriptions of anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the City Engineer.
- ☐ A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.

To apply for a conditional use to operate a Community Living Arrangement (See Section 15.03.6(13) of the Fort Atkinson Zoning Code), the following additional application materials are required. To note, a Community Living Arrangement Occupancy Permit is also required prior to the start of operation. See the Fort Atkinson Zoning Code Section 15.10.33 for details.

- ☐ Provide to the City Clerk a copy of the Adult Care license issued by the Wisconsin Department of Health Services or Certificate provided from funder when such License/Certificate is granted. Applicant also agrees to notify the City if operations at this address cease.
- ☐ File a scope of business outline with the City Clerk of which shall identify the following:
 - ☐ The legally registered name of the owner or operator of the facility, the address, telephone number, and the type of license number of any state or federal license required to operate the community living arrangement facility, and the date when operation of the facility is anticipated to commence;
 - ☐ Total number of residents;
 - ☐ Scope of clients to be served (i.e. Advanced Age, Developmentally Disabled, Physically Disabled, Emotionally Disturbed/Mental Illness, Irreversible Dementia/Alzheimer's, Traumatic Brain Injury, etc.);
 - ☐ Expected staffing to serve these residents;
 - ☐ Hours of operation;
 - ☐ Facility floor plan;
 - ☐ Safety Plan and Emergency Procedures;
 - ☐ Continuation of Operations plan for patients in the event that the home is unable to continue operations, for any reason;
 - ☐ A Crisis Relocation Plan for residents that are in crisis, including any MCO options for crisis beds or other alternatives, if any exist at the time of application.
- ☐ Meet with City Police and Fire Departments to review the scope of business.

II Criteria Used to Evaluate the Proposed Conditional Use

The Zoning Administrator, City Engineer, and Department Heads shall review the complete application and evaluate whether the proposed conditional use:

1. Is in harmony with the recommendations of the Comprehensive Plan.
2. Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.



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

III Process Checklist

- | | |
|--|-----------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$250 received by City Treasurer | Date: <u>SW</u> |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

Dated this _____ day of _____, 20 2026-05-27

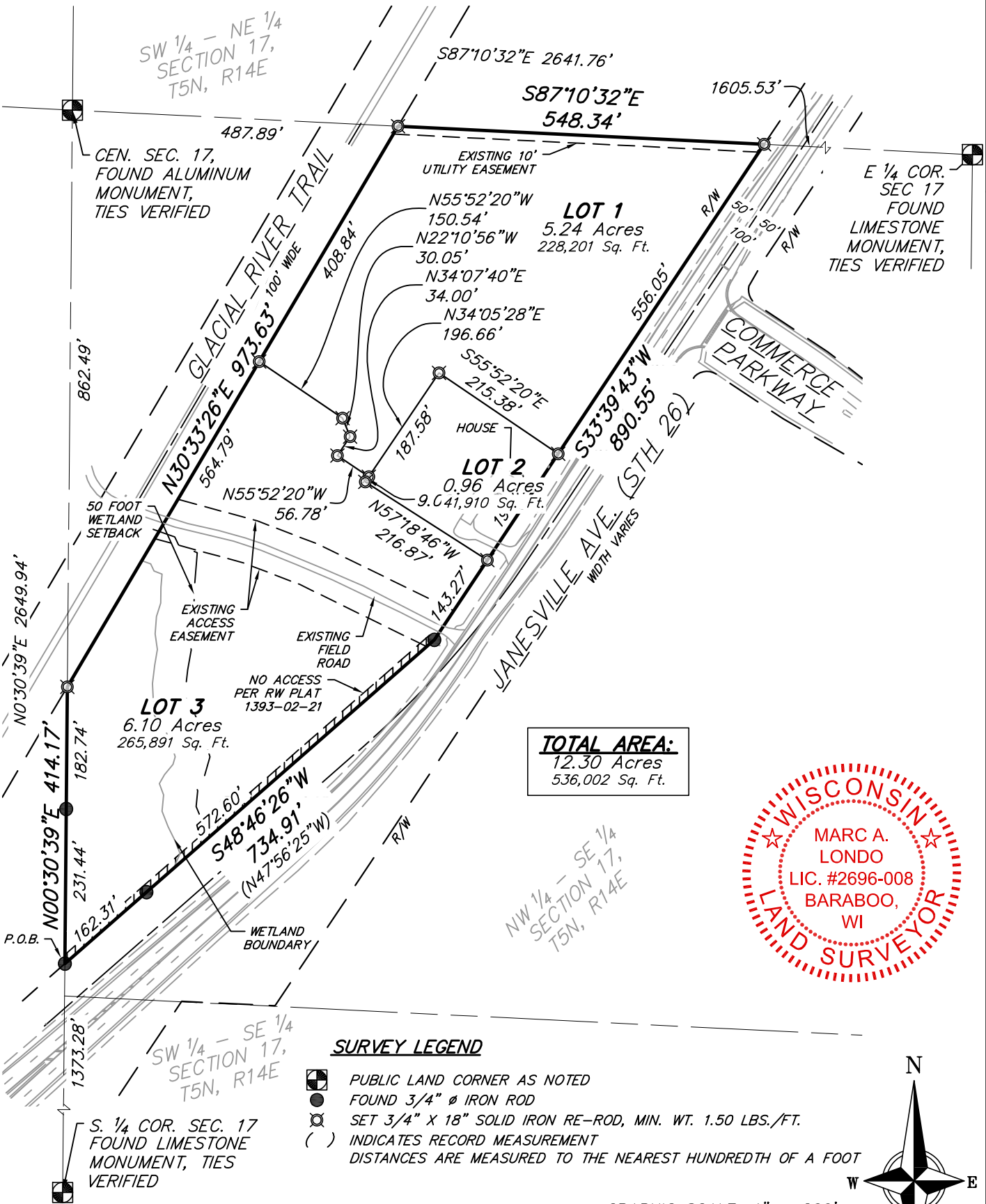
Respectfully submitted, 

(Signature of Applicant)

Certified Survey Map

© Vierbicher Associates, Inc.
23 Jun 2026 - 4:27p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg BY:sdls

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, T5N, R14E, CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN



TOTAL AREA:
12.30 Acres
536,002 Sq. Ft.



Bearings are referenced to the Wisconsin County Coordinate System, Jefferson County. The west line of the southeast quarter of Section 17, T5N, R14E bears: N00°30'39"E.



Job #: 260294
Date: 6/23/2026
Rev.
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Pelton Builders
400 Viking Drive
Reedsburg, WI
53959

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468
www.vierbicher.com

**SHEET
1 OF 3**

©Vierbicher Associates, Inc. 23 Jun 2026 - 4:18p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: sdis

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, T5N, R14E, CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Fort Atkinson, and under the direction of Luke Pelton, Pelton Builders, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin, containing 12.30 acres of land and described as follows:

Part of the Northeast Quarter of the Southeast Quarter of Section 17, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin and bounded by a line described as follows.

Commencing at a found Limestone Monument at the South One-Quarter Corner of Section 17, T5N, R14E;

Thence, N00°30'39"E, along the west line of the Southeast Quarter of said Section 17, T5N, R14E, 1373.28 feet, to a found ¾" diameter iron rod at the northwest right-of-way of Janesville Avenue (S.T.H. "26") and the Point of Beginning (P.O.B.) of this Legal Description;

Thence, N00°30'39"E, continuing along the said west line of the Southeast Quarter of said Section 17, T5N, R14E, 414.17 feet, to a set ¾" diameter iron rod at the southeast right-of-way line of the Glacial River Trail;

Thence, N30°33'26"E, along the said southeast right-of-way line of the Glacial River Trail, 973.63 feet, to a set ¾" diameter iron rod at the north line of the said Northeast Quarter of the Southeast Quarter of Section 17, T5N, R14E;

Thence, S87°10'32"E, along said the north line of the Northeast Quarter of the Southeast Quarter of Section 17, T5N, R14E, 548.34 feet, to a set ¾" diameter iron rod at the northwest right-of way line of said Janesville Avenue;

Thence, S33°39'43"W, along the said northwest right-of way line of said Janesville Avenue, 890.55 feet to a found ¾" diameter iron rod;

Thence, S48°46'26"W, continuing along the said northwest right-of-way line of Janesville Avenue, 734.91 feet, returning to the point of beginning.

Certified Survey Map contain 12.30 Acres, 536,002 Sq. Ft. and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



Job #: 260294
Date: 6/23/2026
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Pelton Builders
400 Viking Drive
Reedsburg, WI
53959

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468
www.vierbicher.com

**SHEET
2 OF 3**

©Vierbicher Associates, Inc. 23 Jun 2026 - 4:18p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg By: sdis

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, T5N, R14E, CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

I, Luke Pelton, owner of Pelton Builders, LLC, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Fort Atkinson for approval. Witness the hand and seal of said owner.

Luke Pelton Date

By: _____

State of Wisconsin)
)ss.
County of _____

Personally came before me this _____ day of _____, 2024, the above
named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CITY OF FORT ATKINSON COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Fort Atkinson, Pelton Builders, LLC owner, is hereby approved by the City of Fort Atkinson Common Council.

Rebecca Houseman, Date
City Manager,

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Fort Atkinson.

STATE OF WISCONSIN)
JEFFERSON COUNTY)SS

I, Michelle Ebbert, being the duly elected, qualified and acting clerk/treasurer/finance director of the City of Fort Atkinson, Jefferson County, Wisconsin do hereby certify that the Common Council of the City of Fort Atkinson passed Resolution Number

_____ on _____, authorizing me to issue a certificate of approval of the Certified Survey Map, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the

APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____ 2024.

Michelle Ebbert, Date
City Clerk/Treasurer/Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Staci Hoffman
Jefferson County Register of Deeds



vierbicher
advisors / engineers / surveyors

Job #: 260294
Date: 6/23/2026
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Pelton Builders
400 Viking Drive
Reedsburg, WI
53959

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468
www.vierbicher.com

**SHEET
3 OF 3**



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): Neil Pfaff, Vierbicher

Client: Pelton Builders

Phone number: [REDACTED] Email: [REDACTED]

OWNER Name, company, and client (if applicable): Joe Esther, V & J Investments LLC

Phone number: [REDACTED] Email: [REDACTED]

Postal address for proposed CSM: 1911 Janesville Ave, Fort Atkinson, Wisconsin

Parcel Identification Numbers Involved: 226-0514-1742-001

Brief description of proposed division or combination and purpose: Parcel No. 226-0514-1742-001
to be divided into 2 Lots. Lot 1 will include 5.24 acres. Lot 2 will be 0.96 acres and will include
the existing residential single-family home along Janesville Ave.

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) which maintains 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)



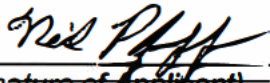
City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

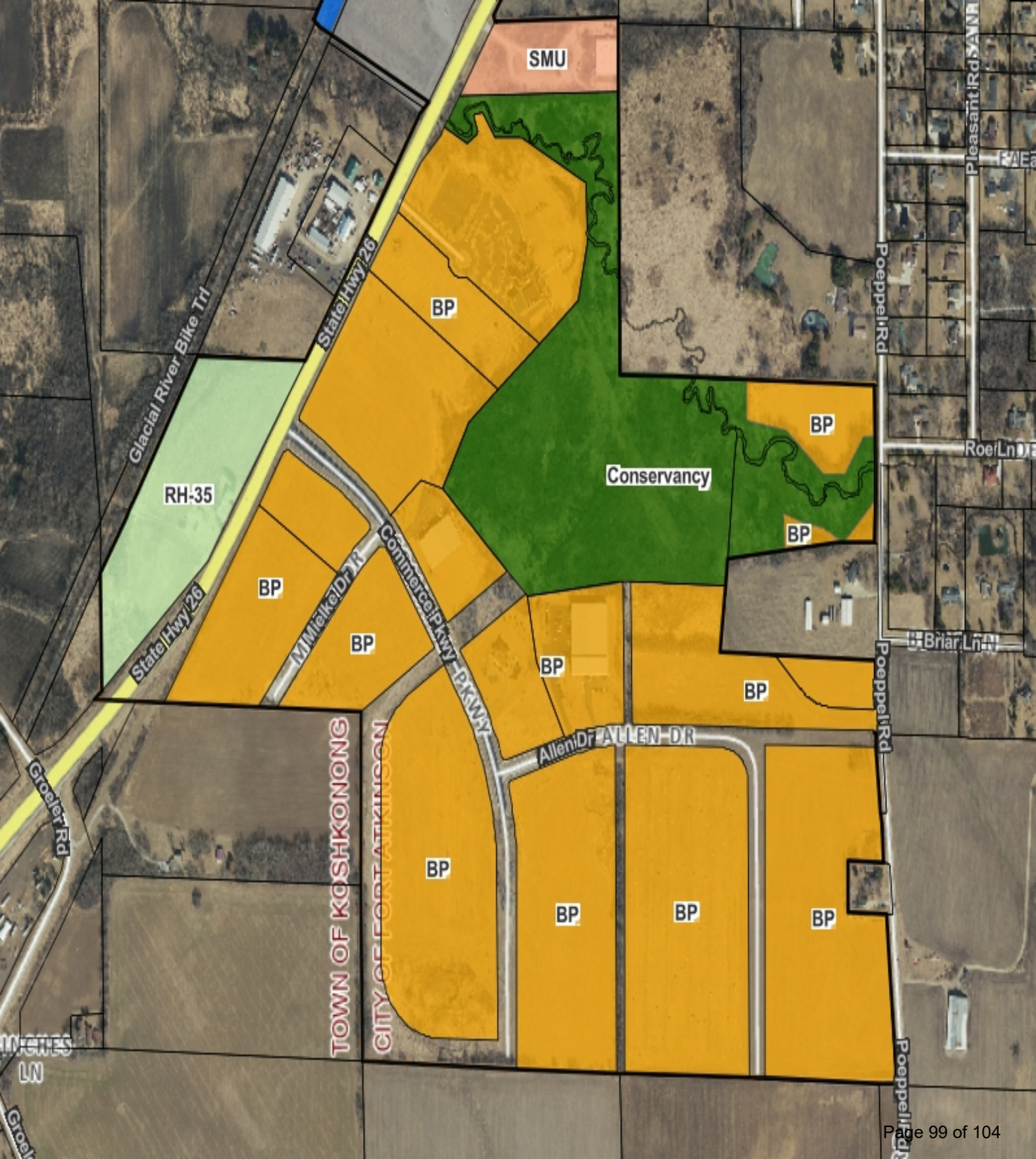
II Process Checklist

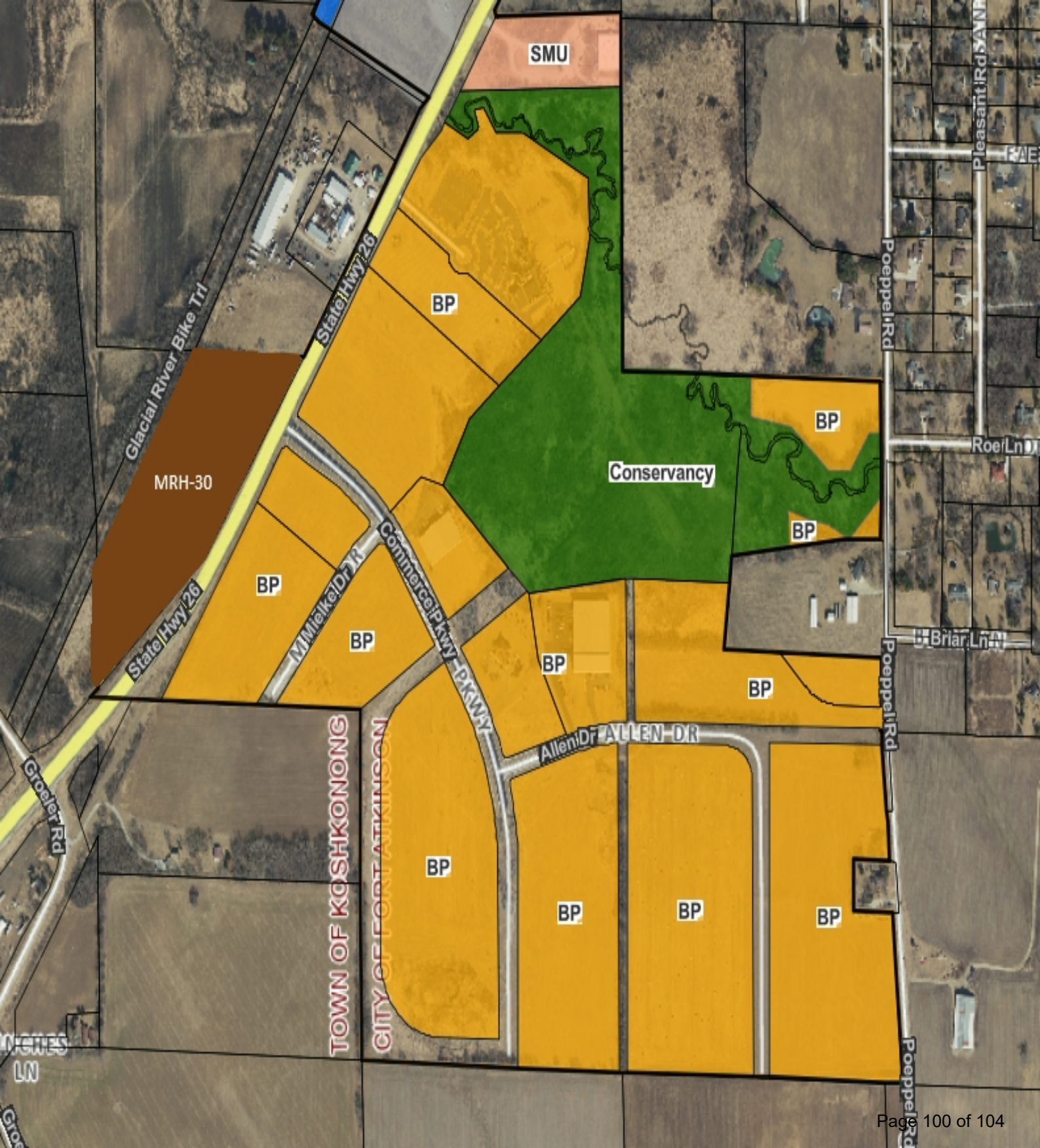
- | | |
|--|----------------|
| ☐ Application fee of \$100 plus \$10 per additional lot received by City Treasurer
(Maximum \$150) | Date: <u>W</u> |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff Review | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

Dated this 26 day of June, 20 26

Respectfully submitted,


(Signature of Applicant)





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Conservancy

TOWN OF KOSHKONONG

CITY OF FORT ATKINSON

Glacial River Bike Trl

State Hwy 26

Mielke Dr

Commerce Pkwy

Allen Dr

Poeppe Rd

Poeppe Rd

Poeppe Rd

Pleasant Rd

Roe Ln

Briar Ln

PLANNING COMMISSION RESOLUTION #2026-_____

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 12

**RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES
FOR TAX INCREMENTAL DISTRICT NO. 12 CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN**

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (“the district”) is proposed to be created as a “blighted area district” based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 12 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal description.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Fort Atkinson, Jefferson County, the School District, and Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2026-_____

**Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 12**

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Fort Atkinson that:

1. It recommends to the City Council that Tax Incremental District No. 12, City of Fort Atkinson, be created with boundaries, only includes whole parcels, is contiguous, as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It recommends to the City Council that based on the findings that at least 50 percent of the real property within the District is a blighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, which is incorporated herein in its entirety by reference, and recommends its approval to the City Council.
4. Creation of the District promotes orderly development in the City; and
5. That the City Manager is hereby directed to provide the City Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By _____
Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning
Commission of the City of Fort Atkinson on the 28th day of July.

Michelle Ebbert,
City of Fort Atkinson
City Clerk

PLANNING COMMISSION RESOLUTION #2026-_____

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 13

**RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES
FOR TAX INCREMENTAL DISTRICT NO. 13 CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN**

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (“the district”) is proposed to be created as a “blighted area district” based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 13 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal description.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Fort Atkinson, Jefferson County, the School District, and Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2026-_____

**Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 13**

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Fort Atkinson that:

1. It recommends to the City Council that Tax Incremental District No. 13, City of Fort Atkinson, be created with boundaries, only includes whole parcels, is contiguous, as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It recommends to the City Council that based on the findings that at least 50 percent of the real property within the District is a blighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, which is incorporated herein in its entirety by reference, and recommends its approval to the City Council.
4. Creation of the District promotes orderly development in the City; and
5. That the City Manager is hereby directed to provide the City Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By _____
Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning
Commission of the City of Fort Atkinson on the 28th day of July.

Michelle Ebbert,
City of Fort Atkinson
City Clerk