



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

**CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
TUESDAY, AUGUST 4, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWf5bXovdz09&omn=85105919995>

Meeting ID: 599 786 6403

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AGENDA

- 1. Call meeting to order**
- 2. Roll call**
- 3. Pledge of Allegiance**
- 4. Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*
 - a. Review and possible action relating to the **minutes of the July 21, 2026, City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)
 - b. Review and possible action relating to the **minutes of the July 27, 2026, Police and Fire Commission** meeting (Ebbert, Clerk/Treasurer/Finance Director)
 - c. Review and possible action relating to the **minutes of the July 27, 2026, Joint Review Board** meeting (Ebbert, Clerk/Treasurer/Finance Director)
 - d. Review and possible action relating to the **minutes of the July 28, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- 5. Public Hearings**

6. Public Comment for Matters on the Agenda: *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*

7. Petitions, Requests, and Communications

- a. Presentation of proposed changes to Thrive Economic Development Structure (Deb Reinbold, Thrive ED President)

8. Resolutions and Ordinances

- a. First reading of an Ordinance creating Sections 94-245 through 94-248 of the City of Fort Atkinson Code of Ordinances relating to **Off-Highway Motorcycles (OHM)** (Hefty, Police Captain)
- b. First reading of an Ordinance to amend several Sections of Chapter 94 of the City of Fort Atkinson Code of General Ordinances relating to **Electric Bikes and Scooters** (Bump, Police Chief)
- c. First reading of an **Ordinance Amending the City of Fort Atkinson Zoning Map** to change the zoning of the property located at 1911 Janesville Avenue from Rural Holding (RH-35) to Multifamily Residential (MRH-30) (Draeger, Director of Neighborhood and Building Services)

9. Reports of Officers, Boards, and Committees

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

10. Unfinished Business

11. New Business

- a. Review and possible action relating to the purchase of a **2026 Ford F-250 Super Duty truck** for the City's Water Utility (Armstrong, Water Utility Superintendent)
- b. Review and possible action relating to a **storm sewer cleaning, televising, and locating invoice** (Navin, Director of Public Works)
- c. Review and possible action relating to the **Purchase and Installation of Fire/EMS Computer Aided Dispatch system** using donated funds (Peterson, Fire Chief)

12. Miscellaneous

13. Public Comment for Matters Not on the Agenda: *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone*

wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments.

14. Claims, Appropriations and Contract Payments

- a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)

15. Closed Session

- a. The City Council may adjourn into closed session pursuant to Wis. State Stat. §19.85(1)(e) to **deliberate or negotiate the purchasing of public properties, the sale of public properties, and the purchase of temporary limited easements over private property**, where competitive or bargaining reasons require a closed session (Houseman, City Manager)

16. Adjournment

Date Posted: July 31, 2026

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

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**CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 21, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

President Jaeckel called the meeting to order.

2. Roll call

Present: Council members Huckabee, Johnson, Lescohier, Price and President Jaeckel. Also present: City Manager, City Attorney, City Clerk/Treasurer/Finance Director, Director of Public Works, Director of Neighborhood and Building Services, Park & Recreation Director and Water Superintendent.

3. Pledge of Allegiance

President Jaeckel led the Pledge of Allegiance.

4. Consent Agenda

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

- a. *Review and possible action relating to the **minutes of the July 7, 2026, City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- b. *Review and possible action relating to the **minutes of the July 14, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- c. *Review and possible action relating to **building, plumbing, and electrical permit report for June 2026** (Draeger, Building Inspector/Zoning Administrator)*
- d. *Review and possible action relating to the City Clerk-issued **License and Permit Report for July** (Ebbert, Clerk/Treasurer/Finance Director)*
- e. *Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements** as of June 30, 2026 (Ebbert, Clerk/Treasurer/Finance Director)*
- f. *Review and possible action relating to **Citizen Appointments** to Boards, Commissions and Committees (Houseman, City Manager)*
- g. *Discussion and possible action relating to a **Temporary Retailer's License** for Fort Atkinson Lions Club, Rhythm on the River on Saturday, August 29, 2026 (Ebbert, Clerk/Treasurer/Finance Director)*

5. Public Hearings

None.

6. Public Comment for Matters on the Agenda

None.

7. Petitions, Requests, and Communications

None.

8. Resolutions and Ordinances

- a. Review and possible action relating to a Resolution in support of a Wisconsin Economic Development Corporation Community Development Investment Grant (Draeger, Director of Neighborhood and Building Services)*

Director Draeger stated the Wisconsin Economic Development Corporation's (WEDC's) Community Development Investment (CDI) Grant Program helps transform communities by funding projects that mobilize people and resources to inspire positive and substantive local development. Applicant Andrew Logan, Blackhawk Phase III, LLC, desires to apply for a CDI grant for the Brown's Court project further described in the attached documents and renderings. He proposes to demolish the building located at 311 S. Main Street, combine the two existing parcels into a single approximately 18,000-square-foot lot, and build a mixed-use redevelopment consisting of 17 residential units and approximately 400 square feet of commercial space. The conceptual site plan includes three two-story buildings arranged in a U-shaped configuration around a shared parking area with access from South Main Street. There is no direct financial impact on the City associated with this resolution. However, approval of this resolution would preclude the City from adopting a resolution of support for a different project during the same application period (July 1, 2026 through June 30, 2027).

Huckabee moved, seconded by Lescohier to approve the resolution in support of a Wisconsin Economic Development Corporation Community Development Investment grant. Motion carried.

9. Reports of Officers, Boards, and Committees

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

10. Unfinished Business

None.

11. New Business

- a. *Review and possible action relating to the purchase of **new meter reading receiver and rugged laptop computer** (Armstrong, Water Utility Superintendent)*

Superintendent Armstrong shared that the Water Utility reads water meters monthly, alternating between the north and south sides of the Rock River. Meter readings are collected by driving a designated routes with a handheld meter reading device that is approximately 12 years old. The Utility's current handheld meter reading device has failed, and replacement parts are no longer available. As a result, the Utility needed to purchase a new meter reading system to ensure water meters can continue to be read efficiently and without interruption. The new system utilizes a more powerful antenna system and a laptop-based data collection platform, providing improved performance, reliability, and ease of use. Due to the proprietary nature of the existing meter reading system, the Water Utility was only able to obtain a quote from its current meter system supplier, Midwest Meters. The Water Utility has a good working relationship with Midwest Meters and is confident that the quoted equipment and pricing are fair and appropriate.

Lescohier moved, seconded by Johnson to approve the purchase from Midwest Meters in the amount of \$18,700.00 for a new receiver antenna system and ruggedized laptop computer to ensure reliable and efficient monthly water meter reading operations. Motion carried.

- b. *Review and possible action related to the **2027 Road Rehabilitation and Water Relay Design Amendment 2** (Navin, Director of Public Works)*

Director Navin discussed that on January 21, 2025, the Council approved the design contract for the 2026 water main replacement and street improvements. This project has been delayed until 2027 due to funding challenges with 2026 road projects. Staff has implemented a practice of walking the project with the design engineer to ensure as many items are addressed during design as possible in order to limit change orders and challenges that may arise during construction. The attached task order provides a breakdown of the costs associated with each amendment, totaling \$25,747. This amendment will be divided appropriately between the Sanitary and Storm utilities as well as the Transportation fund: Funds 2, 10, and 5.

Lescohier moved, seconded by Johnson to approve Task Order 2025-02: Amendment 2 at a cost not to exceed \$25,747.

- c. *Review and possible action relating to the release of a request for proposals for **Strategic Planning Facilitation Services** (Houseman, City Manager)*

Manager Houseman shared that one of the goals outlined in the 2026 adopted budget document was to engage with a consultant on City-wide strategic planning to create a mission, vision, and values for the organization while looking ahead to the future. Included with this memorandum is a request for proposals (RFP) for strategic planning facilitation services. The City Council is not required to authorize staff to release an RFP. However, for

certain projects that include public and City Council engagement, staff finds it is the best practice to obtain Council approval on the front end of the project for transparency and communication of the process and schedule.

Price moved, seconded by Johnson to authorize the City Manager to release the RFP to known qualified firms and to post on the City's website, the League of Wisconsin Municipalities' website, and the Wisconsin City/County Managers Association website with proposals due on August 19, 2026. Motion carried.

- d. *Review and possible action relating to a **Certified Survey Map** for the property located at 827 Banker Road (Draeger, Director of Neighborhood and Building Services)*

Director Draeger introduced the property owner, Area Board of Vocational, Technical and Adult Education (MATC) whom 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, containing approximately 5.6 acres and 5.04 acres respectively, will be combined to create one parcel. This was reviewed and approved for recommendation by the Plan Commission.

Huckabee moved, seconded by Price to approve the Certified Survey Map for the property located at 827 Banker Road subject to the conditions noted in the Staff report/Plan Commission memo. Motion carried.

- e. *Review and possible action 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 divide the property into two additional lots: a 1.15-acre A-3 lot intended for the construction of a single-family residence and a 1.0-acre A-2 lot intended for the construction of a building to support the applicant's HVAC business operations. The subject property is located within the Town of Koshkonong, and the remaining acreage will continue to be maintained as an A-1 agricultural parcel. The proposed Certified Survey Map (CSM) is located within the City's Extraterritorial Review boundary and lies within 1.5 miles of the City limits. As a result, the CSM is subject to review and recommendation by the Plan Commission, with final approval granted by the City Council. The Plan Commission did review and recommend Council approval.

Huckabee moved, seconded by Johnson to approve the Extraterritorial CSM for the property located at N2682 Kunz Road subject to the corrections outlined in the Plan Commission memo. Motion carried.

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

Clerk Ebbert noted that Staff received a Notice of Incident to file a claim on July 9, 2026. The notice provided that a vehicle operator encountered stopped vehicles ahead of them

and proceeded to drive around the vehicles striking a rock. The Notice and associated documentation was submitted to Statewide Insurance for review. Statewide recommended disallowing the claim based on the fact that the investigation revealed no liability as the city was not aware of the alleged rock. Road shoulders are not maintained as roadways and operators assume risk when operating off the roadway.

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

12. Miscellaneous

None.

13. Public Comment for Matters Not on the Agenda

None.

14. Claims, Appropriations and Contract Payments

- a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)*
Price moved, seconded by Huckabee to approve the list of Verified Claims and authorize payment. Motion carried.

15. Adjournment

Johnson moved, seconded by Price to adjourn. Meeting adjourned at 7:34 pm.

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



**POLICE AND FIRE COMMISSION MEETING
IN PERSON
MONDAY, JULY 27, 2026 – 1:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Chairperson Jones called the meeting to order at 1:00 pm.

2. Roll call

Present: Commissioners Jones, Raub, Bowers, Turk and Hartwick. Also present: City Manager, City Clerk/Treasurer and Fire Chief.

3. New Business

*a. Review and possible action relating to the **minutes of the February 12, 2026 Police and Fire Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Turk moved, seconded by Bowers to approve the minutes of the February 12, 2026 Police and Fire Commission meeting. Motion carried.

b. Review and possible action relating to the promotion of a part-time firefighter to Lieutenant (Peterson, Fire Chief)

Hartwick moved, seconded by Bowers to approve the promotion of part-time firefighter Jill Reifsnider to part-time Lieutenant position. Motion carried.

4. Adjournment

Bowers moved, seconded by Turk to adjourn. Meeting adjourned at 1:04 pm.

Respectfully submitted

Michelle Ebbert

City Clerk/Treasurer/Finance Director



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

MINUTES

1. Call meeting to order

Chairperson Manager Houseman called the meeting to order at 3:00 pm.

2. Roll call

Present: Joint Review Board Members: Chairperson and City Representative Rebecca Houseman; Jefferson County Representative Michael Luckey; Fort Atkinson School District Representative Nathan Knitt; Madison Area Technical College Representative Shawna Marquardt and Citizen Representative Jonah Ralston. Also present: City Clerk/Treasurer/Finance Director.

3. Discuss Role of the Joint Review Board

a. Department of Revenue Tax Incremental Financial Manual - Role of JRB

Chairperson Manager Houseman provided that the Joint Review Board consists of one representative from each taxation jurisdiction (school district, technical college, county, municipality), and one public member. The JRB must make a decision based on the documents and information provided by the municipality and three criteria found in state law (secs. 66.1105(4m)(c), 66.1106(3)(c), and 60.85(4)(c), Wis. Stats.). The JRB must determine whether the:

1. Development expected in the TID would occur without the use of TIF ("but for" requirement).
2. Economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

4. 2025 TID Reports

a. Review and possible action relating to the 2025 TID No. 6 Report

TID NO. 6

TID No. 6 was created as an Industrial TID on January 18, 2000. 2018 was the last year to

incur TIF-related costs. This TID has been designated as a “distressed TID” which allows the City to extend its life by 10 years to recover the costs associated with the improvements to the TID. This designation also allows the City’s other TIDs (No. 7 and No. 8) to donate excess increment to this TID. In 2025, the TID recovered all funds, including some unanticipated revenue. In the fall of 2025, the City Council adopted a resolution extending the life of TID No. 6 for an additional year to support affordable housing. In 2026, the City Council terminated the TID. The ending balance in TID No. 6 is almost \$1.3M, which will be distributed to the overlaying taxing jurisdictions per the audit, which will be completed in late 2026.

b. Review and possible action relating to the 2025 TID No. 7 Report

TID NO. 7

TID No. 7 was created as a Blight Elimination TID on January 18, 2000. 2022 was the last year to incur TIF-related costs. As such, no new projects, incentives, or financing may be implemented. This TID was scheduled to close in 2027; however, because it has been designated as a Donor to Distressed TID No. 6, its life can be extended to 2033, consistent with a maximum legal life of the TID of 27 years plus 6 years as a Donor to Distressed. In the fall of 2025, the City Council adopted a resolution extending the life of TID No. 7 for an additional year to support affordable housing. In 2026, the City Council terminated the TID. At the end of 2025, there was a positive balance of \$282,134 in this TID. These funds will be distributed to the overlaying taxing jurisdictions per the audit, which will be completed in late 2026.

c. Review and possible action relating to the 2025 TID No. 9 Report

TID NO. 9

In late 2022, the Joint Review Board approved a new mixed-use TID (TID No. 9), which overlaid TID No. 8, and included recently annexed land as well as undeveloped and underdeveloped land. This TID was created to support the development of the City-owned land along Banker Road, as well as additional major projects as described in the Project Plan. The JRB approved the TID and Project Plan on November 1, 2022, and the TID was established in 2023. The fund balance at the end of 2025 was -\$1,565,631 which includes a \$1,625,000 loan from the General Fund and the Wastewater Utility to support the Ridge View Estates public infrastructure. As shown in the attached pro forma from the City's financial advisors, and in the 2025 audit document, the City has a plan and a debt schedule to repay the interfund loan with increment over the life of the TID. Staff is not concerned about the negative fund balance reported in this TID.

d. Review and possible action relating to the 2025 TID No. 10 Report

TID NO. 10

TID No. 10 was created as a Blight Elimination TID in November 2022, with values established on January 1, 2023. TID No. 10 in Fort Atkinson is projected to run until 2050, with the final tax collection slated for 2051. The expenditure period will end in 2043. The fund balance at the end of 2025 was \$4,322. Staff anticipates additional projects in TID No. 10, including a proposed multifamily residential project known as River Point Commons, in the coming months and years.

Ralston moved, seconded by Marquardt to approve the 2025 Annual Reports for TID 6, TID 7, TID 9 and TID 10. Motion carried.

5. Unfinished Business

- a. Review and possible action relating to the Minutes of the June 22, 2026 Joint Review Board meeting*

Marquardt moved, seconded by Knitt to approve the minutes of the June 22, 2026 Joint Review Board meeting. Motion carried.

- b. Review and discussion of the proposed Project Plan and Boundary of Tax Incremental District No. 11*

Chairperson Houseman discussed that the Tax Increment District (“TID”) is being created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption. TID #11 encompasses approximately 249 acres, of which about 87 acres (35%) are relevant to newly platted calculation. The City confirms less than 35% percent of the district is land proposed for newly platted residential development as none of the development is expected to be newly platted.

- c. Review and possible action relating to the Joint Review Board Resolution creating TID No. 11*

Knitt moved, seconded by Marquardt to approve the Joint Review Board Resolution approving the Creation of the Tax Incremental District No 11, City of Fort Atkinson, Jefferson County Wisconsin. Motion carried.

- d. Review and discussion of the proposed Project Plan and Territory Addition Amendment #1 for Tax Incremental District No. 9*

Chairperson Manager Houseman reviewed the amendment that included lots existing in Koshkonong Estates.

- e. Review and possible action relating to the Joint Review Board Resolution amending TID No. 9*

Ralston moved, seconded by Marquardt to approve the Joint Review Board Resolution approving the Territory Addition Amendment No. 1 of Tax incremental District No 9, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carried.

6. New Business

- a. Appointment of Chairperson for TID No. 12 and TID No. 13*

Ralston moved, seconded by Marquardt to appoint Manager Houseman to serve as Chairperson for TID 12 and TID 13. Houseman accepted. Motion carried.

- b. Appointment of Public Member for TID No. 12 and TID No. 13*

Houseman moved, seconded by Marquardt to appoint Jonah Ralston to serve as the Public

Member for TID 12 and TID 13. Ralston accepted. Motion carried.

- c. *Overview of purpose and description of the Tax Incremental District No. 12 being created*
Chairperson Houseman provided that 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. Future projects include but not limited to: sanitary sewer, pedestrian and bicycle safety improvements, boat launch, parking lot, park and trail improvements, land purchases and stormwater improvements.
- d. *Overview of purpose and description of the Tax Incremental District No. 13 being created*
Chairperson Houseman provided that 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. Market square improvements, Whitewater and Main Street intersection, S. Main Street, S 3rd Street, parking lot, park, trial, utility and road improvements, land purchases and stormwater improvements.
- e. *Set the next meeting date for formal review and action on TID No. 12 and TID No. 13 (August 31, 2026)*
Marquardt moved, seconded by Knitt to set the meeting date for formal review and action on TID 12 and TID 13 for August 31, 2026 for 3:00 pm. Motion carried.

7. Adjournment

Knitt moved, seconded by Marquardt to adjourn. Meeting adjourned at 3:40 pm.

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



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 28, 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 Ciccarelli and Shull, and Council Representative Huckabee. Also present: City Clerk/Treasurer, Deputy Clerk, Director of Neighborhood and Building Services, and City Attorney.

Absent: Commissioner Schultz

3. New Business

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

Huckabee moved, seconded by Ciccarelli, to approve the minutes of the July 14, 2026 Plan Commission meeting. The motion carried, 4-0.

b. Public Hearing relating to the creation of **Tax Incremental District (TID) No. 12 (Houseman, City Manager)**

Chairperson Manager Houseman presented the proposal to create a new Tax Incremental District (TID) No. 12 in the area surrounding Main Street, Madison Avenue, West Sherman Avenue, and Riverside Drive, some of the former TID 7 lands, and the tail to the west is . The proposed district is located within the City's boundaries and is intended to support redevelopment and improvements in the area. The project plan, maps, and public notices have been provided for review by the Plan Commission and the public. TID No. 12 is proposed to be designated as a blight elimination district based on the condition and classification of the properties included within its boundaries. This does not mean that all the properties are blighted, but the designation extends the life of the TID from 20 to 27 years and extends the expenditure period from 15 to 20 years.

Public Hearing opened at 4:13 p.m.

Bill Camplin, 18 S Water Street W; inquired to if there would be any remediation problems within the TID. Manager Houseman responded that there are no environmental remediation plans included in the project plans.

After three calls and no comments, the public hearing was closed at 4:14 p.m.

c. **Public Hearing relating to the creation of **Tax Incremental District (TID) No. 13****
(Houseman, City Manager)

Chairperson Manager Houseman presented the proposal to create Tax Incremental District (TID) No. 13, encompassing approximately 80 parcels and 18 acres near Main Street, Water Street, Milwaukee Avenue, and Third Street. The district is proposed to be designated as blighted with a current estimated fair market value of \$23,045,300. If approved, taxes generated from the existing property value will continue to go to the taxing jurisdictions, while taxes from future increases in property value will be used to fund redevelopment, infrastructure, and public improvement projects within the district. Planned projects include street and intersection improvements, utility upgrades, parking lot reconstruction, park and trail enhancements, stormwater improvements, development incentives, and other public infrastructure investments. Public review of the proposal has included notices to taxing jurisdictions, newspaper publications, and an initial Joint Review Board meeting held on July 27, 2026.

Public Hearing opened at 4:18 p.m.

Greg Misfeldt, 117 Milwaukee Ave W, inquired why the Hoard Building was not included. Manager Houseman responded that when they were designing the boundary, there was not anticipated development in that area. Additionally, the TID could be amended to include a parcel on the the boundary of the TID if a project would become available in the future.

After three calls and no comments, the public hearing was closed at 4:20 p.m.

d. **Public hearing 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)**

Director Draeger presented the request from Pelton Builders to rezone the property from RH-35 to MRH-30 and obtain a Conditional Use Permit for a group development consisting of seven multifamily buildings with a total of 112 apartment units built in two phases. The development is proposed on farmland at the southern edge of Fort Atkinson near the Klement Business Park and Highway 26 Bypass, while retaining the existing single-family home on a newly created 0.9-acre parcel. Phase 1 includes four 16-unit buildings, a new access point, stormwater facilities, parking, and internal driveways, while Phase 2 adds three additional 16-unit buildings with parking and internal circulation. The proposal is consistent with the City's Comprehensive Plan designation of Planned Mixed Use, and staff is reviewing the rezoning and Conditional Use Permit, with the site plan to be considered

separately.

Public Hearing opened at 4:25 p.m.

Jane Mays, N1657 Groeler Rd, stated that she has a 66-foot easement through this piece of property that will landlock her Ag property and another farmer's land. She was not notified by the city, only by the developer.

Nancy Ahmaher, W7933 Perry Rd., stated that her family farm is south of Spacesaver. They were not notified, and only saw the notification in the paper. If the easement is to change in a major way it will not allow the farm to operate as it stands. They would like to be considered as the project moves forward.

Manager Houseman stated that the City did encourage the developer to reach out to the property owners about the easement. The Certified Survey Map that would change the location of the easement would need to be approved by all the property owners. If the easement is not resolved to the satisfaction of the property owners, then the project would not move forward.

Kim Cheney, Chairperson, Town of Koshkonong, stated to the town residents that she is happy to support them in what they need to come to a resolution with the City. She questioned whether there are utilities already coming to the commercial business. Manager Houseman stated yes, there are City utilities - water and sewer - that run through Janesville Avenue south to Commerce Parkway.

After three calls and no comments, the public hearing was closed at 4:30 p.m.

- e. **Public hearing** on 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) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)**
Public Hearing opened at 4:31 p.m.

After three calls and no comments, the public hearing was closed at 4:31 p.m.

- f. ***Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)***
Ciccarelli questioned whether or not there was a plan for the E. Robert Street parcels in the TID. Manager Houseman clarified that there are no plans for those properties. Any projects that would happen within the TID would have to be in concert with the City's comprehensive plan and Zoning.

Huckabee asked if the HWY 106 portion of the TID was to cover the City's portion of the HWY 106 project when it takes place. Manager Houseman stated that the HWY 106 project is a Wisconsin Department of Transportation project, and that the funding would

be 80% State and 20% City. The TID plan is not for the HWY 106 road work, but for bike and pedestrian paths, since those costs may not be covered by the WI DOT project in 2032.

Ciccarelli moved, seconded by Huckabee, to recommend 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. Motion carries 5-0.

- 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)*

Huckabee moved, Shull seconded to recommend 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. Motion carries, 5-0.

- 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)*

Director Draeger stated that any changes to the easement would need to be approved by the property owners. This request is only for the Zoning Map Amendment, which is in line with the City's Comprehensive Plan.

Manager Houseman explained this is only a recommendation to the City Council. The City Council will perform three readings at three different City Council meetings. The Plan Commission recommendation does not obligate the City Council to approve the zoning.

Huckabee moved, seconded by Ciccarelli to 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. The motion carried, 5-0.

- i. Update on previously approved projects (Houseman)*

Manager Houseman shared that the Joint Review Board met yesterday and did final approval on TID 11 and the final approval on the amendment to TID 9.

4. Adjournment

Huckabee moved, seconded by Ciccarelli to adjourn. The motion carried 5-0, and the meeting adjourned at 4:42 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Dan Hefty
Police Captain

RE: First reading of an Ordinance creating Sections 94-245 through 94-248 of the City of Fort Atkinson Code of Ordinances relating to Off-Highway Motorcycles (OHM) (Hefty, Police Captain)

BACKGROUND

Electronic transportation has been increasing in the US, and Fort Atkinson is no exception. With increased modes of transportation come more opportunities for traffic crashes involving people operating Off-Highway Motorcycles (OHM), commonly referred to as E-Motos. According to data from the Wisconsin Department of Transportation analyzed by the Dane County Traffic Safety Commission, from 2022 to 2025 in Wisconsin, the number of reported crashes involving an e-bike and a motor vehicle increased by 194%. The number of injuries involving an e-bike and a motor vehicle has increased by 171%. The number of crashes involving an e-scooter and a motor vehicle has increased by 260%, and the number of injuries involving an e-scooter and a motor vehicle has increased by 240%.

Fort Atkinson recently experienced a fatality involving a juvenile operating an OHM. It is the intent of this ordinance to clearly identify the definition of an OHM and articulate the differences between an OHM and an E-Bike to the public. Many parents do not know the difference between OHMs and E-Bikes and do not know what they purchased for their child may not be legal to ride in public places. Although Wisconsin law already prohibits the operation of OHMs on public roadways, adopting a local ordinance would improve public education and allow officers to address violations through municipal citations rather than state traffic charges.

The proposed ordinance is a necessary step to address the surge in OHM and E-Moto usage in Fort Atkinson. By clearly defining OHMs, distinguishing them from legal E-bikes, and providing a tool for municipal citations, this ordinance will protect the community and empower local law enforcement to curb dangerous, unregulated riding.

DISCUSSION

OHMs are defined by WI State Statutes as: *Off-Highway Motorcycle (OHM)* “Off-highway motorcycle” means a 2-wheeled motor vehicle that is straddled by the operator, that is equipped with handlebars, and that is designed for use off a highway, regardless of whether it is also designed for use on a highway. “Off-highway motorcycle” does not include an electric bicycle, as defined under s. [340.01 \(15ph\)](#).

The biggest difference between an OHM and an E-Bike is the speed in which an OHM can achieve. OHMs also do not have functioning pedals for the operator to assist in its propulsion. E-Bikes have 3 classes. Classes 1 and 2 stop assisting once the bike reaches 20 MPH. Class 3 assists until the bike reaches 28 MPH. You also have to be 16 years of age or older to operate a class 3 e-bike. Many OHMs can operate well above 50 MPH with no rider assistance. They are completely powered by electric motors, making them much more dangerous for the operator and operators of vehicles in the area. Fort Atkinson is not immune to tragedies caused by the operation of OHMs. So far in 2026, the Department has seen several injury accidents involving youth on e-moto/OHM motorcycles, including a fatal accident of a Fort Atkinson youth just outside the City limits.

Adopting this local ordinance would give Fort Atkinson police officers the authority to issue municipal citations for OHM violations, rather than relying on more serious state traffic charges, while also helping deter unsafe riding by juveniles.

Sections 94-245 through 94-275 in the City's Municipal Code are currently reserved (unused).

The Ordinance Committee met on July 21st and recommended that the City Council review and adopt the ordinance as proposed.

FINANCIAL ANALYSIS

There is no additional financial impact in adopting this ordinance beyond the associated costs in publishing the ordinance to the city code of ordinances.

RECOMMENDATION

The Ordinance Committee and City Staff recommend that the City Council review and perform the first reading of this ordinance and direct the City Manager to prepare the ordinance for a second reading at the meeting on August 18, 2026.

ATTACHMENTS

1. ARTICLE_VI.____BICYCLES_AND_PLAY_VEHICLES
2. Ord. No. Prohibition of Off Highway Motorcycles DRAFT 8.4.26

ARTICLE VI. BICYCLES AND PLAY VEHICLES¹

DIVISION 1. GENERALLY

Secs. 94-181—94-200. Reserved.

DIVISION 2. BICYCLES, e-BIKES AND e-SCOOTERS²

Sec. 94-201. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) *Curb* means the lateral boundaries of that portion of a street designed for the use of vehicles, whether marked by a curb or not.
- (2) *Registration sticker* means a sticker indicating that a bicycle, e-bike or e-scooter is registered.
- (3) *e-Scooter* means a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. "Electric scooter" does not include an electric personal assistive mobility device, motorcycle, motor bicycle, electric bicycle, or moped.
- (4) *e-Bike* means a bicycle with a motor attached. It must have pedals that are operational, an electric motor that is less than 750w and have a maximum speed of 20 mph on level ground.

(Ord. No. 785, 10-15-19)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 94-202. Reserved.

Sec. 94-203. Registration required.

- (a) No person shall ride or propel a bicycle, e-bike or e-scooter on any street or upon any public path set aside for the exclusive use of bicycles, e-bikes or e-scooters unless such unit has been registered and a sticker is attached thereto.

¹State law reference(s)—Bicycles and play vehicles generally, Wis. Stats. § 346.77 et seq.

²Editor's note(s)—Ord. No. 785, adopted Oct. 15, 2019, repealed the former Div. 2, §§ 94-201—94-219, and enacted a new Div. 2 as set out herein. The former Div. 2 was entitled "Bicycles," and derived from Code 1969, §§ 18.07(1)—(20).

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- (b) At the time of the issuance of any such registration sticker, the applicant shall pay a registration fee. Registration stickers issued in accordance with this section shall be attached to the bicycles, e-bikes or e-scooters immediately after issuance.
 - (c) This section shall apply to all persons who operate bicycles, e-bikes or e-scooters upon the streets sidewalks or paths of the city habitually or frequently.
 - (d) All bicycles, e-bikes and/or e-scooters must be registered within ten days of purchase.

(Ord. No. 785, 10-15-19)

Sec. 94-204. Application for bicycle, e-bike or e-scooter registration.

Application for a bicycle, e-bike or e-scooter registration sticker shall be made upon a form provided by the police department. A registration fee specified in chapter 10 shall be paid to the city before registration is granted.

(Ord. No. 785, 10-15-19)

Sec. 94-205. Inspection of bicycle, e-bike or e-scooter.

The police department or any officer assigned such responsibility may inspect each bicycle, e-bike or e-scooter before registering the same and shall refuse registration for any bicycle, e-bike or e-scooter he/she determines to be in unsafe mechanical condition.

(Ord. No. 785, 10-15-19)

Sec. 94-206. Issuance of license.

- (a) The police department or other designated authority, upon receiving proper application therefor, is authorized to issue a bicycle, e-bike or e-scooter registration, which shall be valid for the duration of ownership.
- (b) The police department shall not issue a registration for any bicycle, e-bike or e-scooter where reasonable grounds exist that the applicant is not the owner of or entitled to the possession of such bicycle, e-bike or e-scooter.
- (c) The police department shall keep a record of the number of each registration, the date issued, the name and address of the person to whom issued, the number on the frame of the bicycle, e-bike or e-scooter for which issued, and a record of all registration fees collected by him/her. Registration forms and registration stickers shall be serially numbered to coincide with each other.
- (d) If a bicycle, e-bike or scooter does not have a serial number and if proof of ownership can be proven, the police department shall assign one to the bicycle, e-bike or e-scooter.

(Ord. No. 785, 10-15-19)

Sec. 94-207. Attachment of sticker.

- (a) The police department, upon issuing a bicycle, e-bike or e-scooter registration, shall also issue a registration sticker bearing the registration number assigned to the unit and the name of the city.
- (b) The registration sticker shall be placed midway on the seat tube for bicycles and e-bikes and on the handlebar base for e-scooters in such a manner to be visible.

(Supp. No. 30)

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- (c) No person shall remove a registration sticker from a bicycle, e-bike or e-scooter except upon a transfer of ownership or if the bicycle, e-bike or e-scooter is dismantled and no longer operated upon any street in the city.

(Ord. No. 785, 10-15-19)

Sec. 94-208. Lost registration sticker.

If an owner shall lose his/her registration sticker or it should be destroyed or stolen, he/she shall report same immediately to the police department, which shall then issue to such owner a new registration sticker at a cost to such owner as provided in chapter 110.

(Ord. No. 785, 10-15-19)

Sec. 94-209. Alteration of registration sticker.

It shall be unlawful for any person to alter or counterfeit any registration sticker issued in conformity with this division.

(Ord. No. 785, 10-15-19)

Sec. 94-210. Transfer of ownership.

Within ten days after any registered bicycle, e-bike or e-scooter has changed ownership or been dismantled and taken out of service or operation, the person in whose name the unit has been registered shall report such information to the police department. In case of change of ownership, the registration shall thereupon be changed to show the name of the new owner; in case of dismantling and taking out of service of operation, the registration shall be canceled.

(Ord. No. 785, 10-15-19)

Sec. 94-211. Nonresident.

Any nonresident may operate a bicycle, e-bike or e-scooter that is duly registered in any municipality, and equipped with valid registration plates, without obtaining a local registration, provided that such other municipality wherein the bicycle, e-bike or e-scooter is registered extends the same privilege.

(Ord. No. 785, 10-15-19)

Sec. 94-212. Unclaimed or unidentified bicycles, e-bikes or e-scooters.

All abandoned or unidentified bicycles, e-bikes or e-scooters remaining with the police department shall, after 30 days, be sold at public sale or donated to a charitable organization.

(Ord. No. 785, 10-15-19)

Sec. 94-213. Riding on sidewalks.

- (a) It shall be unlawful for any person to operate a bicycle, e-bike or e-scooter upon a sidewalk within the downtown business district of the city. This section shall not prohibit a person from dismounting and walking a bicycle, e-bike or e-scooter upon the sidewalk.
- (b) Riders exercising due care may drive and operate their bicycles, e-bikes or e-scooters upon the sidewalk, other than in the downtown business district, when such riding does not jeopardize the safety of the pedestrians on the sidewalk.
- (c) It shall be unlawful for any person driving a bicycle, e-bike or e-scooter on the sidewalk to attempt to pass another person going in the same direction on the sidewalk without giving a warning and until it becomes evident that the person so warned is aware of the approach of such person driving the bicycle, e-bike or e-scooter. Pedestrians shall at all times have the right-of-way upon the sidewalks; and if necessary, the person driving such bicycle, e-bike or e-scooter shall dismount and vacate the sidewalk to prevent a collision; and any such person driving a bicycle, e-bike or e-scooter upon the sidewalk must have the bicycle, e-bike or e-scooter under control at all times.

(Ord. No. 785, 10-15-19)

Sec. 94-214. Riding on paved recreational paths.

- (a) Riders exercising due care may drive and operate their bicycles, e-bikes or e-scooters upon the paved recreational paths within the city when such riding does not jeopardize the safety of the pedestrians or other riders traveling on the path.
- (b) It shall be unlawful for any person driving a bicycle, e-bike or e-scooter on the bike paths to attempt to pass another person going in the same direction on the path without giving a warning and until it becomes evident that the person so warned is aware of the approach of such person driving the bicycle, e-bike or e-scooter. Pedestrians shall at all times have the right-of-way upon paved multi-use recreational paths; and if necessary, the person driving such bicycle, e-bike or e-scooter shall dismount and vacate the recreational path to prevent a collision; and any such person driving a bicycle, e-bike or e-scooter upon the recreational path must have the bicycle, e-bike or e-scooter under control at all times.

(Ord. No. 785, 10-15-19)

Sec. 94-215. Improper riding, trick riding, racing.

- (a) No person driving a bicycle, e-bike or e-scooter upon a public highway, recreational path, sidewalk or street shall participate in any race, speed or endurance contest.
- (b) No person riding or operating a bicycle, e-bike or e-scooter shall perform or attempt to perform any acrobatic, fancy or stunt riding upon any public highway, recreational path, sidewalk or street.

(Ord. No. 785, 10-15-19)

Sec. 94-216. Parking.

- (a) No person shall park any bicycle, e-bike or e-scooter against windows or on the main traveled portion of a sidewalk, nor in such manner as to constitute a hazard to pedestrians, traffic or property.

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- (b) If there is no bicycle rack or other facilities intended to be used for the parking of bicycles, e-bikes or e-scooters in the vicinity, bicycles, e-bikes and/or e-scooters may be parked on the sidewalk in an upright position parallel to and within 24 inches of the curb.

(Ord. No. 785, 10-15-19)

Sec. 94-217. Effects of regulations.

- (a) It is unlawful for any person to perform any act forbidden or fail to perform any act required in this division.
- (b) The parent of any child and the guardian of any ward shall not authorize or knowingly permit any child or ward to violate any of the provisions of this division.
- (c) The regulations applicable to bicycles, e-bikes and e-scooters shall apply whenever a bicycle, e-bike or e-scooter is operated upon any highway, street, sidewalk or any path set aside for the use of bicycles, e-bikes and/or scooters subject to those exceptions stated in this division.

(Ord. No. 785, 10-15-19)

Sec. 94-218. Penalties.

Every person 16 and over convicted of a violation of any provision of this division shall forfeit not less than \$10.00 or more than \$50.00.

(Ord. No. 785, 10-15-19)

Sec. 94-219. Disposal of offenders according to age.

Any offender under the age of 16 years disregarding the rules and regulations governing the operation of bicycles, e-bikes or e-scooters not in conflict with the state laws shall be dealt with in accordance with the bicycle, e-bike and e-scooter court provisions.

(Ord. No. 785, 10-15-19)

Sec. 94-220. Bicycle, e-bike and e-scooter court provisions.

The penalty for violating any of the rules and conditions set forth in this division shall be as follows:

- (1) First violation within one-year period: Written warning and notice to parents of violator.
- (2) Second violation within one-year period: Conference with parents, child and police department representative.
- (3) Third violation within one-year period: Municipal court citation with mandatory appearance to court.

(Ord. No. 785, 10-15-19)

Secs. 94-221—94-240. Reserved.

DIVISION 3. SKATEBOARDS, IN-LINE SKATES AND PLAY VEHICLES

Sec. 94-241. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

In-line skates and play vehicles, shall be as defined in Wis. Stats. §§ 340.01(24m), (43m), which are adopted by reference in this section as if fully set forth.

Skateboard means a device consisting of a board with attached wheels designed to be ridden by a person, as defined in Wis. Stats. § 340.01(43m).

(Code 1969, § 18.10(A)(1))

Cross reference(s)—Definitions generally, § 1-2.

Sec. 94-242. Regulations.

- (a) No person shall operate or ride upon in-line skates, a play vehicle or a skateboard within the city in any of the following locations:
 - (1) In or on any municipal parking lot and/or the ramp areas leading into such parking lot.
 - (2) In or upon any public property where the owner or person in charge of such property has posted signs at the entrance thereto that operation of such is prohibited.
 - (3) In or upon any alley highway, roadway or street, except while crossing such area at a crosswalk as defined in Wis. Stats. § 340.01(10), or when no sidewalk or path is present.
 - (4) On any private property, parking lot, pedestrian way or other premises without the express written permission of a person in authority at such place, or where the owner or person in charge of such property has posted signs at the entrance thereto that operation of such is prohibited.
- (b) No parent of any child or the guardian of any ward shall authorize or knowingly permit any child or ward to violate any of the provisions of this division regulating the operation of such devices.

(Code 1969, § 18.10(C); Ord. No. 606, 7-17-03; Ord. No. 748, 3-15-16)

Sec. 94-243. Penalties.

- (a) *Persons under the age of 14.*
 - (1) *First violation of this division.* A warning will be issued to the child, and notice of the violation will be sent to a parent or guardian of the child.
 - (2) *Second violation of this division.* A warning will be issued to the child, and the parent or guardian of the child may be charged as specified under subsection 94-242(b).
 - (3) *Third and subsequent violations of this division.* Referral will be made following procedures under Wis. Stats. § 48.125 for a child alleged to have violated an ordinance.
- (b) *Persons ages 14 to 18.*
 - (1) *First violation of this division.* A warning will be issued to the child and notice of the violation will be sent to a parent or guardian of the child.
 - (2) *Second violation of this division.* A citation will be issued to the child, and notice of the citation will be sent to the parent or guardian of the child.

Any person over the age of 14 convicted of a violation of any provision of this division shall forfeit not less than \$10.00 nor more than \$25.00, together with applicable costs and assessments.

- (c) *Adult persons.* Any person over the age of 18 convicted of a violation of any provision of this division shall forfeit not less than \$10.00 nor more than \$50.00, together with applicable costs and assessments.

(Code 1969, § 18.10(D))

Sec. 94-244. Prohibitions on River Walkway.

- (a) Prohibitions on River Walkway shall be as follows:

- (1) It shall be unlawful to drive, ride or use bicycles (bicycles may be walked), skates, skateboards, roller blades and motorized or nonmotorized vehicles on the tracks or trails on the River Walkway. An exception to this will be granted for the use of motorized and nonmotorized vehicles by city personnel while performing their job duties, and motorized wheelchairs, handicapped scooters and strollers.
- (2) No person shall block any portion of the riverwalk, either personally or with any boxes, personal belongings or other materials.
- (3) The River Walkway shall be for the use of persons on foot or in a wheelchair.
- (4) No person shall scale, gut, eviscerate, clean or engage in any other process of or partial process of cleaning fish at, on or upon any portion of the River Walkway.
- (5) No person shall leave any fish carcasses on any portion of the River Walkway.
- (6) No person shall have an open fire on any portion of the River Walkway.
- (7) There shall be no overnight camping allowed on any portion of the River Walkway.
- (8) No person shall, while on any portion of the River Walkway, take any action which unreasonably endangers the safety of the public.
- (9) No fishing shall take place on any portion of the River Walkway that is prohibited by appropriate signage, notably on the narrowest portions along the River Walkway where railing exists, with the exception of cantilevers.
- (10) Any person violating this section while signs are in place prohibiting such use of the River Walkway shall be punished in accordance with section 94-243 of this Code.

- (b) The River Walkway, for the purpose of this section, shall be described as the public easement that lies along the south side of the Rock River starting from the Robert Street Bridge east to the end of the paved portion of said walkway. It also includes the public lands owned by the city on the western portion of the River Walkway.

(Ord. No. 598, 1-7-03; Ord. No. 678, 9-1-09)

Secs. 94-245—94-275. Reserved.

ORDINANCE NO. ____

**AN ORDINANCE TO CREATE SECTIONS 94-245 THROUGH 94-248 OF CHAPTER 94
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO
OFF HIGHWAY MOTORCYCLES (OHM)**

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

Section 1. Creates Section 94-245 through 94-248 of the City of Fort Atkinson Municipal Code to read as follows:

"ARTICLE VI. – BICYCLES AND PLAY VEHICLES.

DIVISION 4. – OFF-HIGHWAY MOTORCYCLES

Sec. 94-245. Definitions.

The following words, terms, and phrases, when used in this ordinance shall have the meanings ascribed to them in this section:

Off-Highway Motorcycle (OHM) "Off-highway motorcycle" means a 2-wheeled motor vehicle, powered by an electric or combustion motor, that is straddled by the operator, that is equipped with handlebars, and that is designed for use off a highway, regardless of whether it is also designed for use on a highway. "Off-highway motorcycle" does not include an electric bicycle, as defined under s. 340.01 (15ph).

Sec 94-246 - Operating an Off Highway Motorcycle within City Limits.

- a) It is unlawful for any person to operate an Off-Highway Motorcycle on any public street, sidewalk, road, alley, trail, or other public property within the City of Fort Atkinson in violation of state law or this ordinance except in the following cases:
 - 1. During special off-highway vehicle events lawfully conducted pursuant to the authority granted by the City Council or Chief of Police.
- b) Parent Responsibility. No parent or legal guardian shall cause, permit, or knowingly allow a minor under the age of eighteen (18) years of age to operate an off-highway motorcycle on any public street, road, alley, trail, or other public property within the City of Fort Atkinson in violation of state law or this ordinance.
- c) Fleeing/Eluding. It is unlawful for any operator of an off-highway motorcycle to

willfully fail to stop, or to willfully attempt to elude or evade, a peace officer after receiving a clear visual or audible signal directing the operator to stop. This subsection applies when the officer has reasonable articulable suspicion that the operator has violated any provision of state law or City ordinance of the City of Fort Atkinson. The signal must be given by a peace officer operating an official vehicle or wearing a clearly identifiable uniform. Prohibited conduct includes, without limitation: (1) increasing speed to avoid the officer; (2) extinguishing lights; (3) departing the roadway to avoid the stop; or (4) any other conduct demonstrating a willful intent to avoid the officer.

- d) Reckless Driving. A person who operates an off-highway motorcycle in the City of Fort Atkinson in such a manner as to indicate either a wanton or a willful disregard for the safety of person(s) or property is guilty of reckless driving. For purposes of this subsection, "willful or wanton disregard" means conduct that the operator knew, or reasonably should have known, created a substantial and unjustifiable risk of harm to persons or property.
- e) Careless Driving. A person who operates an off-highway motorcycle in the City of Fort Atkinson in a careless and imprudent manner, without due regard for the width, grade, curves, corners, traffic, and use of the streets and highways, and all other attendant circumstances, is guilty of careless driving.

Sec 94-247. – Penalties.

- a) Operating an OHM within City Limits. Any person found guilty of, or entering a plea of guilty or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of twenty-five dollars (\$25.00) and maximum fine of fifty dollars (\$50.00) plus applicable court costs.
- b) Parent Responsibility. Any person found guilty of, or entering a plea of guilty or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of fifty dollars (\$50.00) and maximum of one hundred dollars (\$100.00) plus applicable court costs.
- c) Fleeing/Eluding. Any person found guilty of, or entering a plea of guilty or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of one hundred fifty dollars (\$150.00) and maximum of two hundred fifty dollars (\$250.00) plus applicable court costs.
- d) Reckless Driving. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of one hundred fifty (\$150.00), and a maximum of two hundred fifty dollars (\$250.00) plus any applicable court costs.
- e) Careless Driving. Any person found guilty of, or entering a plea of guilty, or no

contest to, a violation of this subsection where such conduct did not result in bodily injury or damage to another person's property shall be subject to a mandatory minimum fine of one hundred dollars (\$100.00), and a maximum of one hundred fifty dollars (\$150.00) plus any applicable court costs.

Sec 94-248. - Impoundment.

- a) The Fort Atkinson Police Department is hereby authorized to impound any off-highway motorcycle in which the Fort Atkinson Police Department has probable cause to believe is being operated on the public streets, roads, trails, and alleys within the City of Fort Atkinson in violation of the provisions of state law or this ordinance.
- (1) Whenever an off-highway motorcycle is impounded, and the identity of the owner of the off-highway motorcycle is known, such owner or person shall be given notice either verbally or in writing of the fact of such impoundment, the reasons therefore, and the place to which the off-highway motorcycle has been impounded.
- (2) In the event an off-highway motorcycle is impounded pursuant to this subsection, the owner of such off-highway motorcycle shall be responsible for all impoundment and storage fees, as outlined by the Tow Agency utilized by the Fort Atkinson Police Department.
- (3) The Fort Atkinson Police Department is hereby empowered and authorized to adopt rules and regulations governing the procedure to be followed in the impounding of off-highway motorcycles pursuant to the provisions of this subsection.

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Secs. 94-2495 – 9-275. – Reserved.”

Section 2. Effective Date. This ordinance shall take effect on after passage, publication, and attestation as required by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,
this _____ day of _____, 2026.

Fort Atkinson City Council

Kyle Jaeckel, President

ATTEST:

Michelle Ebbert, City Clerk/Treasurer/Finance Director



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Adrian Bump, Police Chief

RE: First reading of an Ordinance to amend several Sections of Chapter 94 of the City of Fort Atkinson Code of General Ordinances relating to Electric Bikes and Scooters (Bump, Police Chief)

BACKGROUND

The purpose of this memo is to serve as background on the draft updates to the ordinance for Bicycles and Scooters. Drafted additions and updates are specific to e-Bikes. Since the last update to this ordinance in 2019, the State of Wisconsin has made additional law changes pertaining to e-Bikes. This update incorporates these updates and adopts additional safety language focused on improving roadway safety. There is also the addition of parental responsibility as e-Bikes continue to gain popularity with youth.

DISCUSSION

The current ordinance's definition of e-Bikes is out of compliance. The State of Wisconsin has updated the definition to include 3 specific classifications of legal electric bicycles for Wisconsin. Adjusting this definition under City Ordinance Sec. 94-201(4) to the correct definition as drafted is essential, so the ordinance is accurate and allows citizens to properly align with the correct requirements.

In addition to the changes in the definition, a full review of this ordinance was conducted. The ordinance was compared to Wisconsin Statute language as well as common safety issues officers are now addressing with bicycles and e-Bikes in the community. Through that evaluation, additional sections are being proposed for inclusion with the current ordinance related to **Improper riding under Sec. 94-215** as listed below:

- (c) No person riding a bicycle, e-scooter, or e-bike shall attach himself or herself or his or her bicycle, e-scooter, or e-bike to any vehicle upon a roadway or street.
- (d) Except as provided in Subsection e, no bicycle, e-scooter, or e-bike may be used to carry or transport more persons at one time than the number for which it is designed.
- (e) In addition to the operator, a bicycle otherwise designed to carry only the operator may be used to carry or transport a child seated in an auxiliary child's seat or trailer designed for attachment to a bicycle if the seat or trailer is securely attached to the bicycle according to the directions of the manufacturer of the seat or trailer.

- (f) Every person riding a bicycle, e-scooter, or e-bike upon any street in the City shall obey all traffic signs and signals and shall stop at all stop signs.
- (g) No bicycle or e-bike shall be ridden faster than is reasonable and proper, and every bicycle shall be operated with reasonable regard for the safety of the operator and every person upon the streets of the City.
- (h) No person shall operate a bicycle, e-scooter, or e-bike upon any street of the City while under the influence of alcohol or drugs.
- (i) During hours of darkness, bicycles, e-bikes, motor-bicycles, and e-scooters must be equipped with a white front light visible from at least 500 feet. It must also have a red rear reflector visible from 50 to 500 feet when illuminated by headlights, or instead use a red rear light visible from 500 feet. (§347.489(1) Wisc. Stat.)
- (j) No person under the age of 16 years shall operate a Class 3 electric bicycle. (§346.806(4) Wisc. Stat.)

Finally, adding a parental responsibility component is an important part of this ordinance update. Officers have addressed e-bike violations in which a child's unsafe operation was directly connected to parental decisions, including permitting unsafe riding behavior or providing e-bikes that are not lawful for the child to operate under Wisconsin law. Because many e-bikes are capable of speeds and performance levels intended for experienced adult riders, inexperienced youth operators can create significant safety concerns on City streets. A parental responsibility provision would give officers an additional tool for education and enforcement, help parents better understand their obligations, and support the overall goal of making Fort Atkinson roadways safer for all users.

Parental Responsibility Addition:

Sec 94-221 Parental responsibility.

Any parent or guardian of any child who authorizes or knowingly permits such child to violate any provisions of this chapter may be issued a citation and may be subject, upon conviction, to a fine of \$10 plus costs for a first offense, and a fine of \$50 plus costs for subsequent offenses within one year of the first offense.

The Ordinance Committee reviewed these proposed changes at their meeting on July 21st and recommended the City Council review and enact the changes.

FINANCIAL ANALYSIS

There is no additional financial impact in adopting this ordinance beyond the associated costs in publishing the ordinance to the city code of ordinances.

RECOMMENDATION

Staff and the Ordinance Committee recommend the City Council have the first reading of the ordinance relating to e-bike usage and direct the City Manager to prepare the ordinance for a second reading at the meeting on August 18, 2026.

ATTACHMENTS

1. ARTICLE_VI.____BICYCLES_AND_PLAY_VEHICLES
2. Ord. No. Ch 94 E Bikes DRAFT 8.4.26

ARTICLE VI. BICYCLES AND PLAY VEHICLES¹

DIVISION 1. GENERALLY

Secs. 94-181—94-200. Reserved.

DIVISION 2. BICYCLES, e-BIKES AND e-SCOOTERS²

Sec. 94-201. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) *Curb* means the lateral boundaries of that portion of a street designed for the use of vehicles, whether marked by a curb or not.
- (2) *Registration sticker* means a sticker indicating that a bicycle, e-bike or e-scooter is registered.
- (3) *e-Scooter* means a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. "Electric scooter" does not include an electric personal assistive mobility device, motorcycle, motor bicycle, electric bicycle, or moped.
- (4) *e-Bike* means a bicycle with a motor attached. It must have pedals that are operational, an electric motor that is less than 750w and have a maximum speed of 20 mph on level ground.

(Ord. No. 785, 10-15-19)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 94-202. Reserved.

Sec. 94-203. Registration required.

- (a) No person shall ride or propel a bicycle, e-bike or e-scooter on any street or upon any public path set aside for the exclusive use of bicycles, e-bikes or e-scooters unless such unit has been registered and a sticker is attached thereto.

¹State law reference(s)—Bicycles and play vehicles generally, Wis. Stats. § 346.77 et seq.

²Editor's note(s)—Ord. No. 785, adopted Oct. 15, 2019, repealed the former Div. 2, §§ 94-201—94-219, and enacted a new Div. 2 as set out herein. The former Div. 2 was entitled "Bicycles," and derived from Code 1969, §§ 18.07(1)—(20).

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- (b) At the time of the issuance of any such registration sticker, the applicant shall pay a registration fee. Registration stickers issued in accordance with this section shall be attached to the bicycles, e-bikes or e-scooters immediately after issuance.
 - (c) This section shall apply to all persons who operate bicycles, e-bikes or e-scooters upon the streets sidewalks or paths of the city habitually or frequently.
 - (d) All bicycles, e-bikes and/or e-scooters must be registered within ten days of purchase.

(Ord. No. 785, 10-15-19)

Sec. 94-204. Application for bicycle, e-bike or e-scooter registration.

Application for a bicycle, e-bike or e-scooter registration sticker shall be made upon a form provided by the police department. A registration fee specified in chapter 10 shall be paid to the city before registration is granted.

(Ord. No. 785, 10-15-19)

Sec. 94-205. Inspection of bicycle, e-bike or e-scooter.

The police department or any officer assigned such responsibility may inspect each bicycle, e-bike or e-scooter before registering the same and shall refuse registration for any bicycle, e-bike or e-scooter he/she determines to be in unsafe mechanical condition.

(Ord. No. 785, 10-15-19)

Sec. 94-206. Issuance of license.

- (a) The police department or other designated authority, upon receiving proper application therefor, is authorized to issue a bicycle, e-bike or e-scooter registration, which shall be valid for the duration of ownership.
- (b) The police department shall not issue a registration for any bicycle, e-bike or e-scooter where reasonable grounds exist that the applicant is not the owner of or entitled to the possession of such bicycle, e-bike or e-scooter.
- (c) The police department shall keep a record of the number of each registration, the date issued, the name and address of the person to whom issued, the number on the frame of the bicycle, e-bike or e-scooter for which issued, and a record of all registration fees collected by him/her. Registration forms and registration stickers shall be serially numbered to coincide with each other.
- (d) If a bicycle, e-bike or scooter does not have a serial number and if proof of ownership can be proven, the police department shall assign one to the bicycle, e-bike or e-scooter.

(Ord. No. 785, 10-15-19)

Sec. 94-207. Attachment of sticker.

- (a) The police department, upon issuing a bicycle, e-bike or e-scooter registration, shall also issue a registration sticker bearing the registration number assigned to the unit and the name of the city.
- (b) The registration sticker shall be placed midway on the seat tube for bicycles and e-bikes and on the handlebar base for e-scooters in such a manner to be visible.

(Supp. No. 30)

Created: 2026-04-30 10:33:32 [EST]

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- (c) No person shall remove a registration sticker from a bicycle, e-bike or e-scooter except upon a transfer of ownership or if the bicycle, e-bike or e-scooter is dismantled and no longer operated upon any street in the city.

(Ord. No. 785, 10-15-19)

Sec. 94-208. Lost registration sticker.

If an owner shall lose his/her registration sticker or it should be destroyed or stolen, he/she shall report same immediately to the police department, which shall then issue to such owner a new registration sticker at a cost to such owner as provided in chapter 110.

(Ord. No. 785, 10-15-19)

Sec. 94-209. Alteration of registration sticker.

It shall be unlawful for any person to alter or counterfeit any registration sticker issued in conformity with this division.

(Ord. No. 785, 10-15-19)

Sec. 94-210. Transfer of ownership.

Within ten days after any registered bicycle, e-bike or e-scooter has changed ownership or been dismantled and taken out of service or operation, the person in whose name the unit has been registered shall report such information to the police department. In case of change of ownership, the registration shall thereupon be changed to show the name of the new owner; in case of dismantling and taking out of service of operation, the registration shall be canceled.

(Ord. No. 785, 10-15-19)

Sec. 94-211. Nonresident.

Any nonresident may operate a bicycle, e-bike or e-scooter that is duly registered in any municipality, and equipped with valid registration plates, without obtaining a local registration, provided that such other municipality wherein the bicycle, e-bike or e-scooter is registered extends the same privilege.

(Ord. No. 785, 10-15-19)

Sec. 94-212. Unclaimed or unidentified bicycles, e-bikes or e-scooters.

All abandoned or unidentified bicycles, e-bikes or e-scooters remaining with the police department shall, after 30 days, be sold at public sale or donated to a charitable organization.

(Ord. No. 785, 10-15-19)

Sec. 94-213. Riding on sidewalks.

- (a) It shall be unlawful for any person to operate a bicycle, e-bike or e-scooter upon a sidewalk within the downtown business district of the city. This section shall not prohibit a person from dismounting and walking a bicycle, e-bike or e-scooter upon the sidewalk.
- (b) Riders exercising due care may drive and operate their bicycles, e-bikes or e-scooters upon the sidewalk, other than in the downtown business district, when such riding does not jeopardize the safety of the pedestrians on the sidewalk.
- (c) It shall be unlawful for any person driving a bicycle, e-bike or e-scooter on the sidewalk to attempt to pass another person going in the same direction on the sidewalk without giving a warning and until it becomes evident that the person so warned is aware of the approach of such person driving the bicycle, e-bike or e-scooter. Pedestrians shall at all times have the right-of-way upon the sidewalks; and if necessary, the person driving such bicycle, e-bike or e-scooter shall dismount and vacate the sidewalk to prevent a collision; and any such person driving a bicycle, e-bike or e-scooter upon the sidewalk must have the bicycle, e-bike or e-scooter under control at all times.

(Ord. No. 785, 10-15-19)

Sec. 94-214. Riding on paved recreational paths.

- (a) Riders exercising due care may drive and operate their bicycles, e-bikes or e-scooters upon the paved recreational paths within the city when such riding does not jeopardize the safety of the pedestrians or other riders traveling on the path.
- (b) It shall be unlawful for any person driving a bicycle, e-bike or e-scooter on the bike paths to attempt to pass another person going in the same direction on the path without giving a warning and until it becomes evident that the person so warned is aware of the approach of such person driving the bicycle, e-bike or e-scooter. Pedestrians shall at all times have the right-of-way upon paved multi-use recreational paths; and if necessary, the person driving such bicycle, e-bike or e-scooter shall dismount and vacate the recreational path to prevent a collision; and any such person driving a bicycle, e-bike or e-scooter upon the recreational path must have the bicycle, e-bike or e-scooter under control at all times.

(Ord. No. 785, 10-15-19)

Sec. 94-215. Improper riding, trick riding, racing.

- (a) No person driving a bicycle, e-bike or e-scooter upon a public highway, recreational path, sidewalk or street shall participate in any race, speed or endurance contest.
- (b) No person riding or operating a bicycle, e-bike or e-scooter shall perform or attempt to perform any acrobatic, fancy or stunt riding upon any public highway, recreational path, sidewalk or street.

(Ord. No. 785, 10-15-19)

Sec. 94-216. Parking.

- (a) No person shall park any bicycle, e-bike or e-scooter against windows or on the main traveled portion of a sidewalk, nor in such manner as to constitute a hazard to pedestrians, traffic or property.

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- (b) If there is no bicycle rack or other facilities intended to be used for the parking of bicycles, e-bikes or e-scooters in the vicinity, bicycles, e-bikes and/or e-scooters may be parked on the sidewalk in an upright position parallel to and within 24 inches of the curb.

(Ord. No. 785, 10-15-19)

Sec. 94-217. Effects of regulations.

- (a) It is unlawful for any person to perform any act forbidden or fail to perform any act required in this division.
- (b) The parent of any child and the guardian of any ward shall not authorize or knowingly permit any child or ward to violate any of the provisions of this division.
- (c) The regulations applicable to bicycles, e-bikes and e-scooters shall apply whenever a bicycle, e-bike or e-scooter is operated upon any highway, street, sidewalk or any path set aside for the use of bicycles, e-bikes and/or scooters subject to those exceptions stated in this division.

(Ord. No. 785, 10-15-19)

Sec. 94-218. Penalties.

Every person 16 and over convicted of a violation of any provision of this division shall forfeit not less than \$10.00 or more than \$50.00.

(Ord. No. 785, 10-15-19)

Sec. 94-219. Disposal of offenders according to age.

Any offender under the age of 16 years disregarding the rules and regulations governing the operation of bicycles, e-bikes or e-scooters not in conflict with the state laws shall be dealt with in accordance with the bicycle, e-bike and e-scooter court provisions.

(Ord. No. 785, 10-15-19)

Sec. 94-220. Bicycle, e-bike and e-scooter court provisions.

The penalty for violating any of the rules and conditions set forth in this division shall be as follows:

- (1) First violation within one-year period: Written warning and notice to parents of violator.
- (2) Second violation within one-year period: Conference with parents, child and police department representative.
- (3) Third violation within one-year period: Municipal court citation with mandatory appearance to court.

(Ord. No. 785, 10-15-19)

Secs. 94-221—94-240. Reserved.

DIVISION 3. SKATEBOARDS, IN-LINE SKATES AND PLAY VEHICLES

Sec. 94-241. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

In-line skates and play vehicles, shall be as defined in Wis. Stats. §§ 340.01(24m), (43m), which are adopted by reference in this section as if fully set forth.

Skateboard means a device consisting of a board with attached wheels designed to be ridden by a person, as defined in Wis. Stats. § 340.01(43m).

(Code 1969, § 18.10(A)(1))

Cross reference(s)—Definitions generally, § 1-2.

Sec. 94-242. Regulations.

- (a) No person shall operate or ride upon in-line skates, a play vehicle or a skateboard within the city in any of the following locations:
 - (1) In or on any municipal parking lot and/or the ramp areas leading into such parking lot.
 - (2) In or upon any public property where the owner or person in charge of such property has posted signs at the entrance thereto that operation of such is prohibited.
 - (3) In or upon any alley highway, roadway or street, except while crossing such area at a crosswalk as defined in Wis. Stats. § 340.01(10), or when no sidewalk or path is present.
 - (4) On any private property, parking lot, pedestrian way or other premises without the express written permission of a person in authority at such place, or where the owner or person in charge of such property has posted signs at the entrance thereto that operation of such is prohibited.
- (b) No parent of any child or the guardian of any ward shall authorize or knowingly permit any child or ward to violate any of the provisions of this division regulating the operation of such devices.

(Code 1969, § 18.10(C); Ord. No. 606, 7-17-03; Ord. No. 748, 3-15-16)

Sec. 94-243. Penalties.

- (a) *Persons under the age of 14.*
 - (1) *First violation of this division.* A warning will be issued to the child, and notice of the violation will be sent to a parent or guardian of the child.
 - (2) *Second violation of this division.* A warning will be issued to the child, and the parent or guardian of the child may be charged as specified under subsection 94-242(b).
 - (3) *Third and subsequent violations of this division.* Referral will be made following procedures under Wis. Stats. § 48.125 for a child alleged to have violated an ordinance.
- (b) *Persons ages 14 to 18.*
 - (1) *First violation of this division.* A warning will be issued to the child and notice of the violation will be sent to a parent or guardian of the child.
 - (2) *Second violation of this division.* A citation will be issued to the child, and notice of the citation will be sent to the parent or guardian of the child.

Any person over the age of 14 convicted of a violation of any provision of this division shall forfeit not less than \$10.00 nor more than \$25.00, together with applicable costs and assessments.

- (c) *Adult persons.* Any person over the age of 18 convicted of a violation of any provision of this division shall forfeit not less than \$10.00 nor more than \$50.00, together with applicable costs and assessments.

(Code 1969, § 18.10(D))

Sec. 94-244. Prohibitions on River Walkway.

- (a) Prohibitions on River Walkway shall be as follows:

- (1) It shall be unlawful to drive, ride or use bicycles (bicycles may be walked), skates, skateboards, roller blades and motorized or nonmotorized vehicles on the tracks or trails on the River Walkway. An exception to this will be granted for the use of motorized and nonmotorized vehicles by city personnel while performing their job duties, and motorized wheelchairs, handicapped scooters and strollers.
- (2) No person shall block any portion of the riverwalk, either personally or with any boxes, personal belongings or other materials.
- (3) The River Walkway shall be for the use of persons on foot or in a wheelchair.
- (4) No person shall scale, gut, eviscerate, clean or engage in any other process of or partial process of cleaning fish at, on or upon any portion of the River Walkway.
- (5) No person shall leave any fish carcasses on any portion of the River Walkway.
- (6) No person shall have an open fire on any portion of the River Walkway.
- (7) There shall be no overnight camping allowed on any portion of the River Walkway.
- (8) No person shall, while on any portion of the River Walkway, take any action which unreasonably endangers the safety of the public.
- (9) No fishing shall take place on any portion of the River Walkway that is prohibited by appropriate signage, notably on the narrowest portions along the River Walkway where railing exists, with the exception of cantilevers.
- (10) Any person violating this section while signs are in place prohibiting such use of the River Walkway shall be punished in accordance with section 94-243 of this Code.

- (b) The River Walkway, for the purpose of this section, shall be described as the public easement that lies along the south side of the Rock River starting from the Robert Street Bridge east to the end of the paved portion of said walkway. It also includes the public lands owned by the city on the western portion of the River Walkway.

(Ord. No. 598, 1-7-03; Ord. No. 678, 9-1-09)

Secs. 94-245—94-275. Reserved.

ORDINANCE NO. ____

**AN ORDINANCE TO AMEND SECTIONS OF CHAPTER 94
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO ELECTRIC
BIKES AND SCOOTERS**

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

Section 1. Amends Section 94-201(4) of the City of Fort Atkinson Municipal Code to read as follows:

"The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) *Curb* means the lateral boundaries of that portion of a street designed for the use of vehicles, whether marked by a curb or not.
- (2) *Registration sticker* means a sticker indicating that a bicycle, e-bike or e-scooter is registered.
- (3) *e-Scooter* means a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. "Electric scooter" does not include an electric personal assistive mobility device, motorcycle, motor bicycle, electric bicycle, or moped.
- (4) ~~*e-Bike* means a bicycle with a motor attached. It must have pedals that are operational, an electric motor that is less than 750w and have a maximum speed of 20 mph on level ground.~~ *ELECTRONIC BICYCLE (E-BIKE)* – a bicycle that is equipped with fully operational pedals for propulsion by human power and an electronic motor of 750 watts or less and that meets the requirements of any of the following classifications:
 - (a) Class 1 E-Bike: An electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.
 - (b) Class 2 E-Bike: An electric bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.
 - (c) Class 3 E-Bike: An electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. Class 3 E-Bikes must have a

speedometer (WI §347.789(3M)(d) and may not be operated by anyone under the age of 16 (WI §346.806(4)).

(Ord. No. 785, 10-15-19)

Cross reference(s)—Definitions generally, § 1-2.”

Section 2. Amends Section 94-215 relating to Improper riding, trick riding, racing of bikes, e-bikes, and e-scooters, of the City of Fort Atkinson Municipal Code to read as follows:

- “(a) No person driving a bicycle, e-bike or e-scooter upon a public highway, recreational path, sidewalk or street shall participate in any race, speed or endurance contest.
- (b) No person riding or operating a bicycle, e-bike or e-scooter shall perform or attempt to perform any acrobatic, fancy or stunt riding upon any public highway, recreational path, sidewalk or street.
- (c) No person riding a bicycle, e-scooter, or e-bike shall attach himself or herself to his or her bicycle, e-scooter, or e-bike to any vehicle upon a roadway or street.
- (d) Except as provided in Subsection (e), no bicycle, e-scooter, or e-bike may be used to carry out or transport more persons at one time that the number for which it is designed.
- (e) In addition to the operator, a bicycle otherwise designed to carry one the operator may be used top carry or transport a child seated in an auxiliary child’s seat or trailer designed for attachment to a bicycle if the seat or trailer is securely attached to the bicycle according to the directions of the manufacturer of the seat or trailer.
- (f) Every person riding a bicycle, e-scooter, or e-bike upon any street in the City shall obey all traffic signs and signals and shall stop at all stop signs.
- (g) No bicycle or e-bike shall be ridden faster than is reasonable and proper and every bicycle shall be operated with reasonable regard for safety of the operator and person upon the streets of the City.
- (h) No person shall operate a bicycle, e-scooter, or e-bike upon any street of the City while under the influence of alcohol or drugs.
- (i) During the hours of darkness, bicycles, e-bikes, motor-bicycles, and e-scooters must be equipped with a white front light visible from at least 500 feet. It must also have a rear red reflector visible from 50-500 feet when illuminated by headlights, or instead use a red rear light visible from 500 feet (§347.489(1) Wis. Stat.).
- (j) No person under the age of 16 years shall operate a Class 3 electric bike (§346.806(4) Wis. Stat.).

(Ord. No. 785, 10-15-19)”

Section 3. Amends Sec. 94-221 to read as follows:

“Sec. 94-221. Parental Responsibility.

Any parent or guardian of any child who authorizes or knowingly permits such child to violate any provision of this chapter may be issued a citation and may be subject, upon conviction, to a fine of \$10 plus court costs for a first offense, and a fine of \$50 public court costs for subsequent offenses within one year of the first offense.

Secs. 94-22~~2~~¹ – 94-240. Reserved.”

Section 4. Effective Date. This ordinance shall take effect on after passage, publication, and attestation as required by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin,
this _____ day of _____, 2026.

Fort Atkinson City Council

Kyle Jaeckel, President

ATTEST:

Michelle Ebbert, City Clerk/Treasurer/Finance Director



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Jedidiah Draeger, Director of Neighborhood and Building Services

RE: First reading of an Ordinance Amending the City of Fort Atkinson Zoning Map to change the zoning of the property located at 1911 Janesville Avenue from Rural Holding (RH-35) to Multifamily Residential (MRH-30) (Draeger, Director of Neighborhood and Building Services)

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.

The Plan Commission reviewed the Zoning Map Amendment at a meeting on July 28, 2026, and recommended approval by the City Council.

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 Atkinson 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.

DISCUSSION

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.

FINANCIAL ANALYSIS

Passage of the Zoning Map Amendment is not expected to have a financial impact on the City. However, changing the zoning will support a proposed multi-family development on the property, which will increase the tax base.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council direct the City Manager to prepare the ordinance for a second reading at the August 18, 2026 meeting.

ATTACHMENTS

1. Plan Commission Memorandum

2. 5.21.26 ZMA application - 1911 Janesville Ave_Redacted
3. Pelton Zoning Map Amendment Narrative
4. ZMA_Public Notice_ 1911 Janesville Ave Public Notice
5. 2026-05-27 - Preliminary Site Plan
6. 2026-05-27 PRELIM Fort Atkinson - Site Plan (Img)
7. 2026-06-24 Certified Survey Map
8. Area Map
9. Area Map_MRH30
10. 1911 Janesville Ave Ordinance (1)



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

City of Fort Atkinson Procedural Checklist for Zoning Map Amendments (Rezoning) Requirements per Section 15.10.31

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

I Application Packet Requirements

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.

II Criteria Used to Evaluate the Proposed Zoning Map Amendment

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

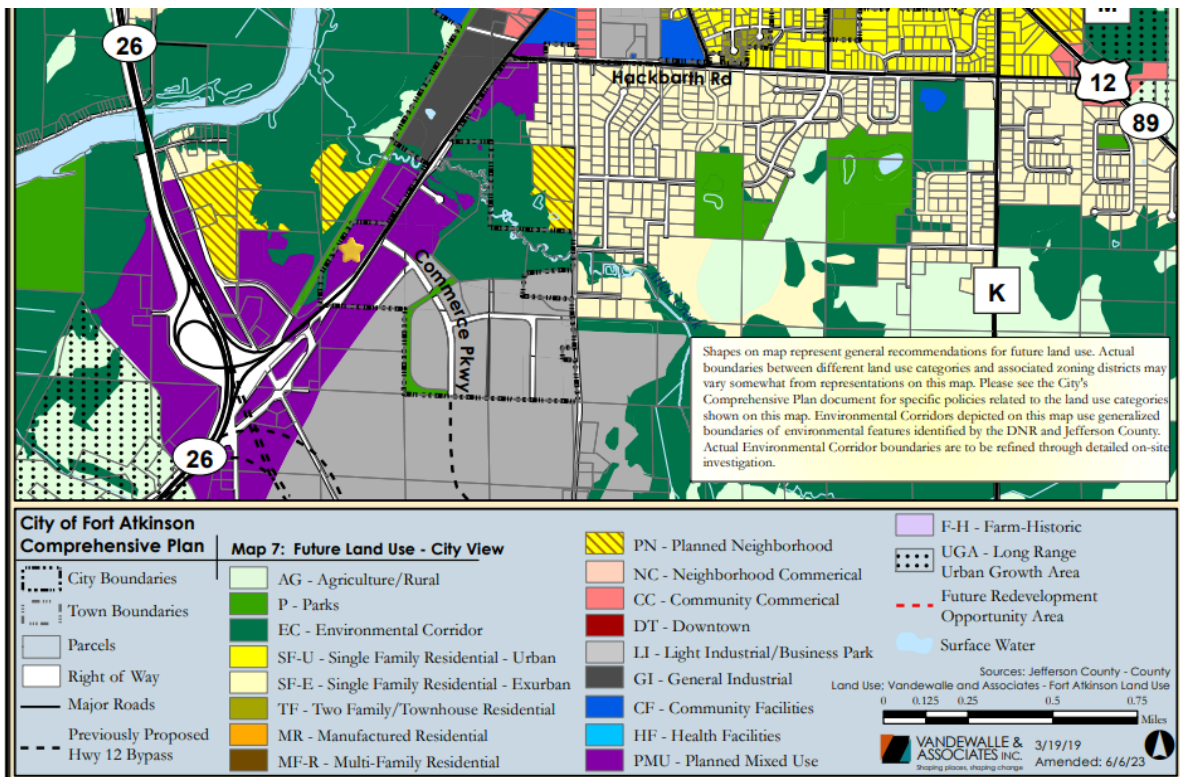
Pelton Builders respectfully requests a zoning map amendment to parcel 226-0514-1742-001 (1911 Janesville Ave) from RH-35 to MRH-30 to build a proposed multi-family development.

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

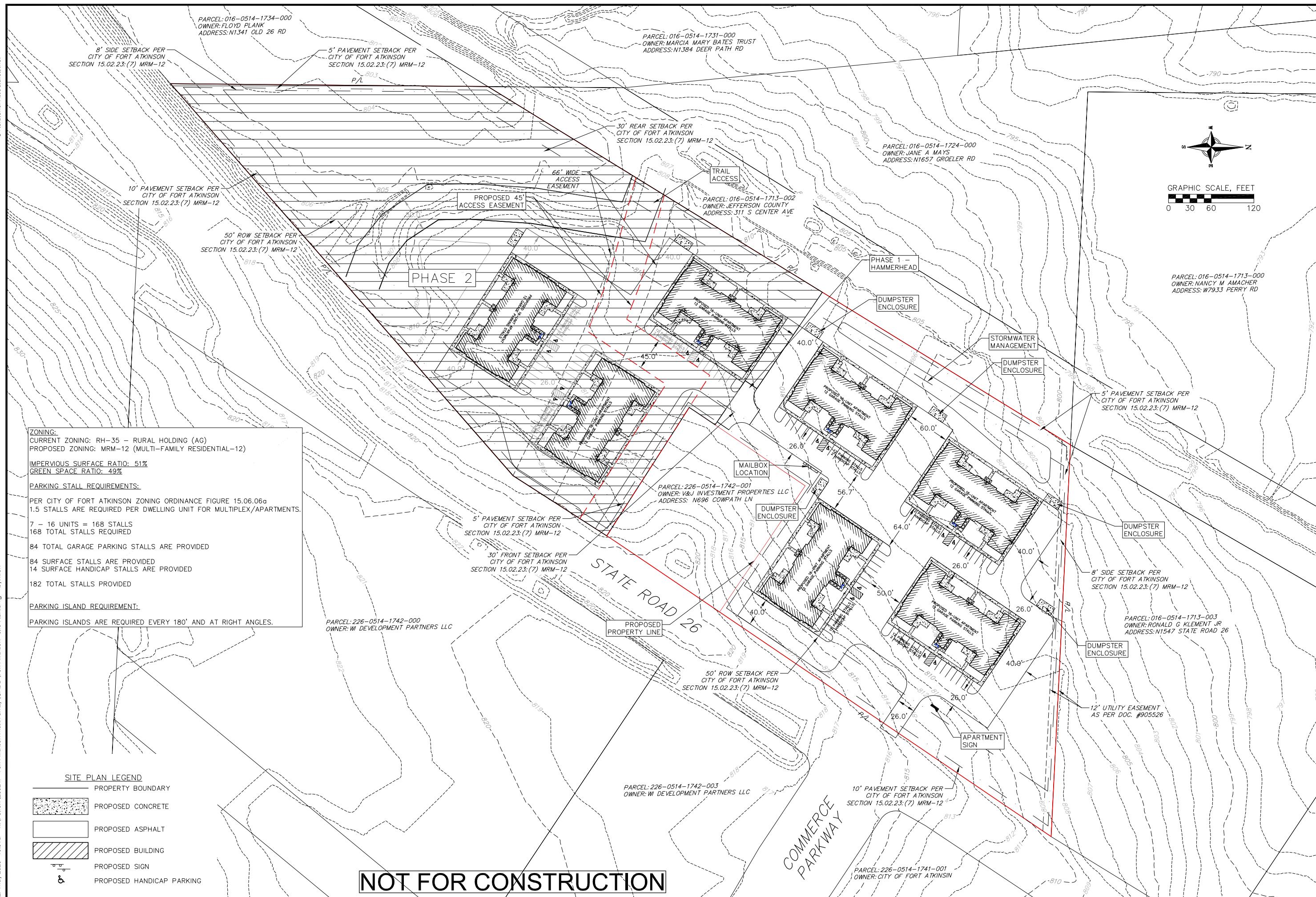
Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, August 4, 2026, and again Tuesday, August 11, 2026.

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

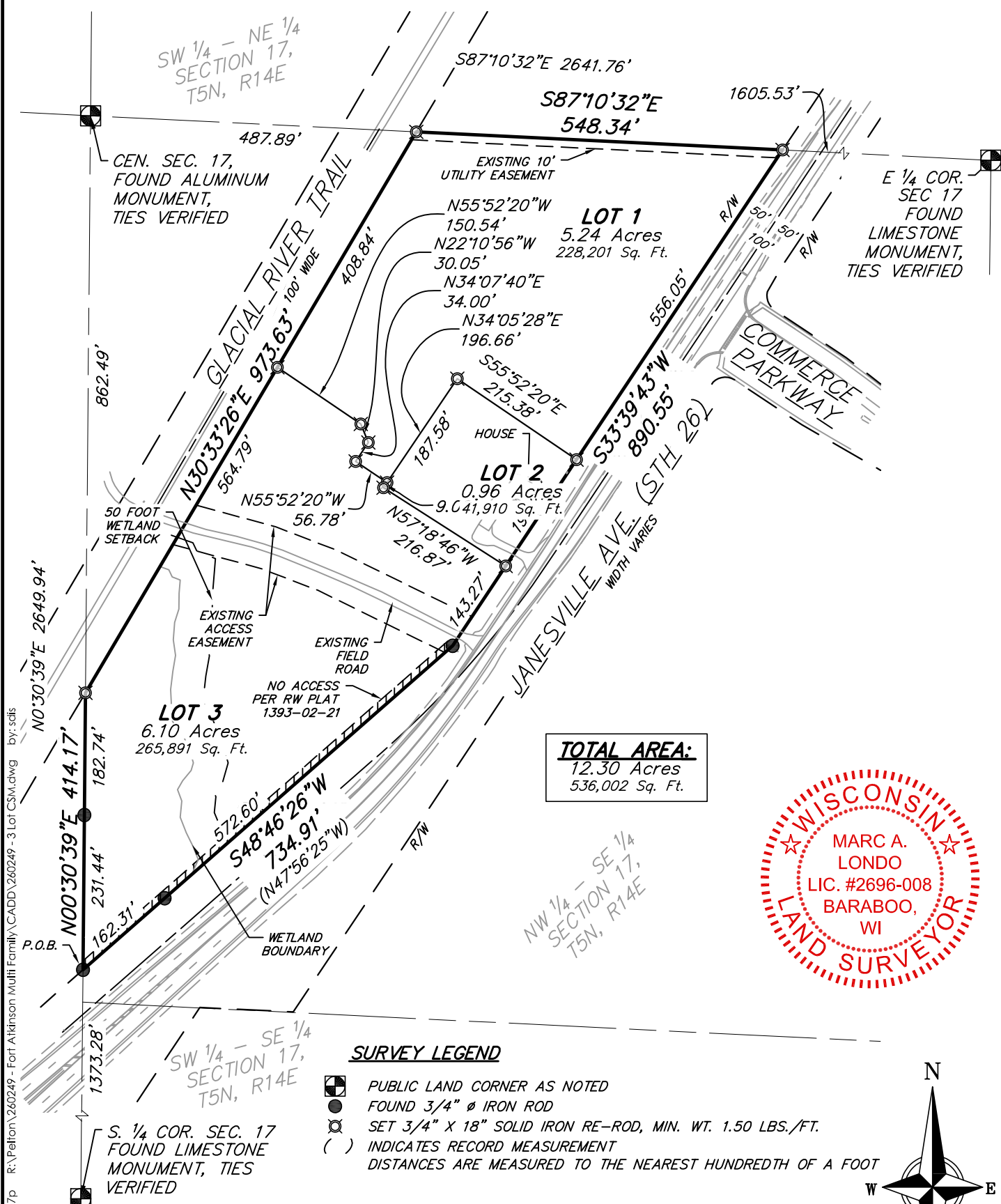
Please publish: July 14 and 21, 2026





Certified Survey Map

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



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.



vierbicher
advisors / engineers / surveyors

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

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

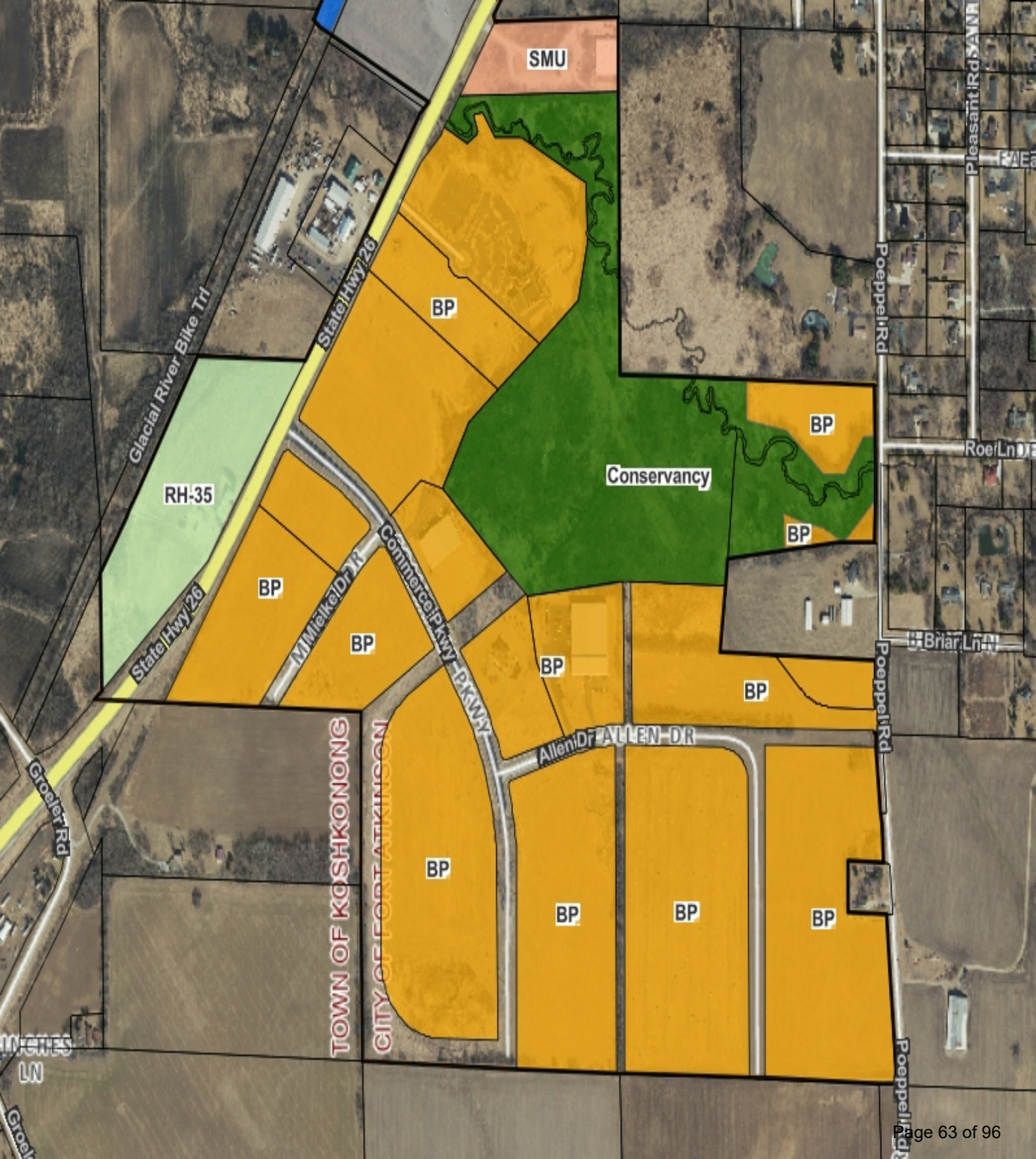


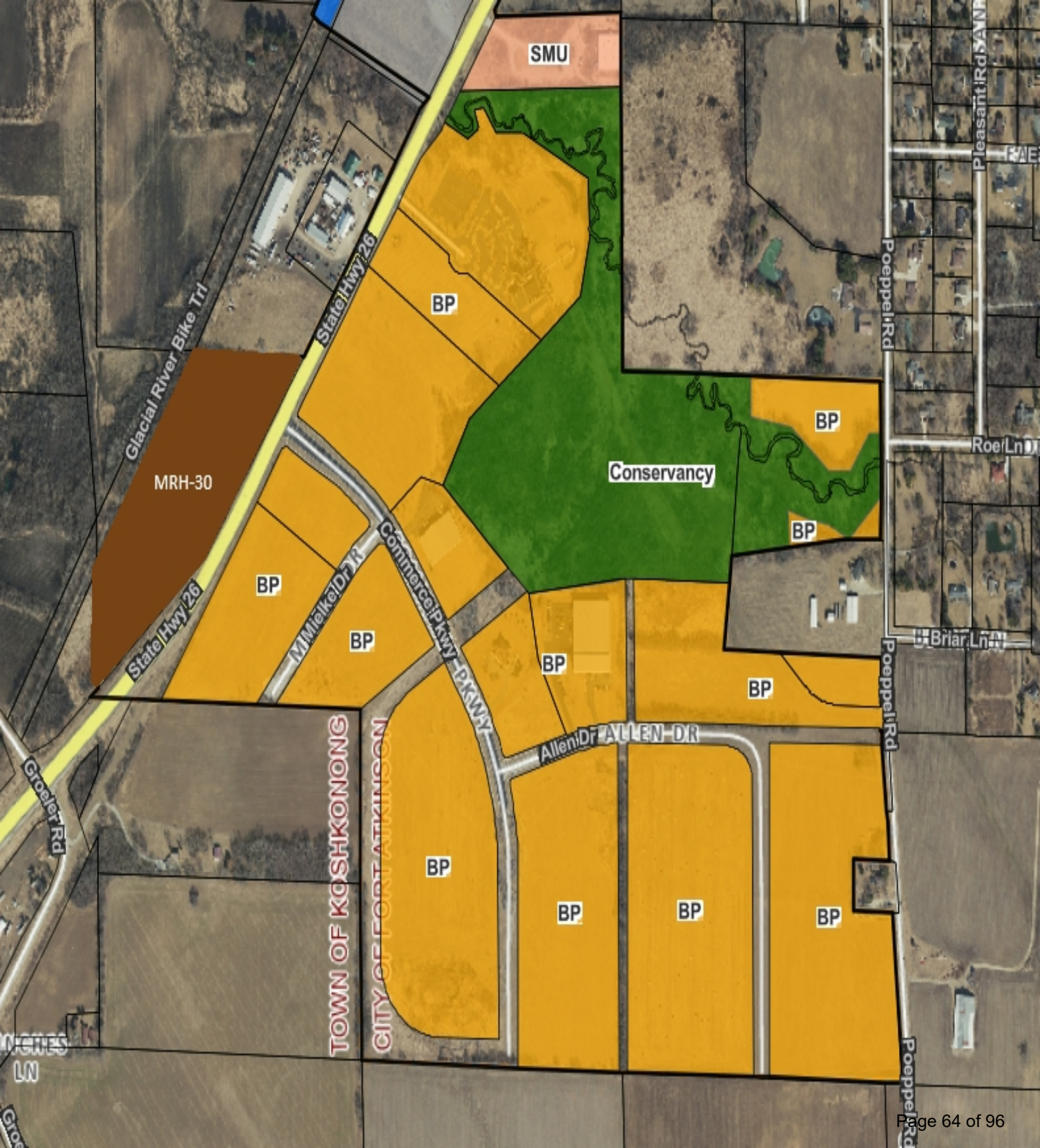
Job #: 260294
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Checked By: sdis

SURVEYED FOR:
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400 Viking Drive
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53959

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

SHEET
3 OF 3





ORDINANCE NO. _____

**AN ORDINANCE
TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON**

NOW, THEREFORE, the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

Section 1. Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described properties from **Rural Holding (RH-35) to Multifamily Residential (MRH-30)**.

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 3/4" 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 3/4" 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 3/4" 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 3/4" 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 3/4" 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 CONTAINS 12.30 ACRES, 536,002 SQ. FT. AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this _____ day of _____, 2026.

Kyle Jaeckel, President

ATTEST:

Michelle Ebbert, City Clerk/Treasurer/Finance Director



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Jeff Armstrong, Water Utility Superintendent

RE: Review and possible action relating to the purchase of a 2026 Ford F-250 Super Duty truck for the City's Water Utility (Armstrong, Water Utility Superintendent)

BACKGROUND

Staff is requesting City Council approval to purchase a new 2026 Ford F-250 Super Duty to replace a 17-year-old truck that has reached the end of its useful life for use in the Water Utility.

DISCUSSION

The existing 2009 Ford F350 truck has served the Water Utility well for the past 17 years but is past its useful life and starting to cost the Utility in additional repairs. This truck is used daily by the Water Utility Staff for general maintenance, repair work, and emergency response for main breaks and service interruptions. Keeping dependable trucks is essential to maintaining a reliable water utility for the community and ensure maintenance and repair costs are kept to a minimum.

FINANCIAL ANALYSIS

This truck was identified for replacement in the 2026 Capital Improvement Plan on page 117 and page 121 of the 2026 budget document. Staff included \$50,000 in the budget to be paid for using Water Utility funds (attached). Both proposals are under the budgeted amount.

Following the recommendation of the City's mechanics, staff solicited bids from two vendors for a 2026 Ford F-250 XL Super Duty. The results are as follows:

Vendor	Bid Amount
Griffin Ford – Fort Atkinson	\$44,215.50
Boucher Auto Group –	\$47,996.50

Janesville	
------------	--

RECOMMENDATION

Staff recommends the City Council approve the purchase of a 2026 Ford F-250 XL Super Duty from Griffin Ford of Fort Atkinson in an amount not to exceed \$44,215.50

ATTACHMENTS

1. Griffin Ford
2. Boucher Group
3. Water Utility CIP Pages



Date: 07/16/2026 9:59 AM
Salesperson: Christopher Thompson
Manager: John Chady

FOR INTERNAL USE ONLY

BUSINESS NAME CITY OF FORT ATKINSON Home Phone: (920) 563-7777
CONTACT
Address: 101 N MAIN ST
FORT ATKINSON, WI 53538 Work Phone:
JEFFERSON CO
E-Mail: Cell Phone: (920) 397-9901

VEHICLE
Stock #: New / Used: New VIN: Mileage: 0
Vehicle: 0 F250 Color:
Type:

TRADE IN
Payoff: VIN: Mileage:
Vehicle: Color:
Type:

Selling Price	52,915.00
Discount	9,456.00
Adjusted Price	43,459.00
Total Purchase	43,459.00
Trade Allowance	
Trade Difference	
Services Fee	499.00
Non Tax Fees	257.50
Trade Payoff	
Cash Deposit	
Balance	44,215.50

Customer Approval: Management Approval:
By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.



Preview Order F999 - F2B 4x4 Reg Cab SRW: Order Summary Time of Preview: 07/15/2026 17:19:16 Receipt: NA

Dealership Name: Griffin Ford Fort Atkinson, Inc.

Sales Code : F41379

Dealer Rep.	John Chady	Type	Fleet	Vehicle Line	Superduty	Order Code	F999
Customer Name	Fort water	Priority Code	J3	Model Year	2027	Price Level	715

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F250 4X4 STYLESIDE PICKUP/142	\$48775	50 STATE EMISSIONS	\$0
142 INCH WHEELBASE	\$0	SNOW PLOW PREP PACKAGE	\$350
TOTAL BASE VEHICLE	\$48775	.350 AMP ALTERNATOR	\$0
OXFORD WHITE	\$0	SPARE TIRE AND WHEEL	\$0
VINYL 40/20/40 SEATS	\$0	TRAILER BRAKE CONTROLLER	\$300
MEDIUM DARK SLATE	\$0	JACK	\$0
PREFERRED EQUIPMENT PKG.600A	\$0	PRICE CONCESSION INDICATOR	\$0
.XL TRIM	\$0	REMARKS TRAILER	\$0
.AIR CONDITIONING -- CFC FREE	\$0	DUAL BATTERY	\$210
.AM/FM STEREO MP3/CLK	\$0	CONN PKG:1 YR INCL W/FORD APP	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	SECURITY PACKAGE: 1 YR INCL	\$0
.10-SPEED AUTO TORQSHIFT-G	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
LT245/75R17E BSW ALL-TERRAIN	\$165	SPECIAL FLEET ACCOUNT CREDIT	\$0
3.73 RATIO NON LTD SLIP AXLE	\$0	FUEL CHARGE	\$0
JOB #1 ORDER	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	PRICED DORA	\$0
PLATFORM RUNNING BOARDS	\$320	ADVERTISING ASSESSMENT	\$0
10000# GVWR PACKAGE	\$0	DESTINATION & DELIVERY	\$2795
			MSRP
TOTAL BASE AND OPTIONS			\$52915
DISCOUNTS			NA
TOTAL			\$52915

ORDERING FIN: QI278 END USER FIN: QI278

INCENTIVES

Acc. Code ID :10 Contract/Ref # :04-334V Bid Date :05/01/26State : WI

DISCOUNTS:
\$-4900.00

Customer Name:
Customer Address:

Customer Email:
Customer Phone:



BOUCHER AUTO GROUP

Gordie Boucher Ford Lincoln Mazda of Janesville

GUEST PROPOSAL

2727 Highway 14
Janesville WI 53545
Sales: Russ Zank
Manager: Mitch Nelson

Buyer	Co-Buyer	Vehicle
City Of Fort Atkinson 124 MILWAUKEE AVE WEST FORT ATKINSON WI 53538 Home # Cell # (920) 397-9916 Work #	Jeff Armstrong Fort Atkinson WI 53538 Home # Cell # (920) 397-9916 Work # Email: jarmstrong@fortatkinsonwi.gov	2026 Ford Super Duty F-250 SRW VIN: 1FTBF2BA9TEC99584 Stock: 26FE0070 Mileage: 6 Color: Oxford White

Customer Trade					
	Year Make Model	VIN	Engine	Mileage	Payoff
1					
2					

	Investment		
	\$0.00	\$0.00	\$0.00
Term	Payments		
36	\$1,730's	\$1,730's	\$1,730's
48	\$1,400's	\$1,400's	\$1,400's
60	\$1,200's	\$1,200's	\$1,200's

Selected Terms	
Loan Term:	60 months
Payment:	\$1,200's
Investment:	\$0.00

Purchase Details	
Retail Price:	\$55,085.00
Sales Price:	\$51,274.00
Savings:	\$3,811.00
Service Fee:	\$499.00
Titling Fee Manual:	\$214.50
Plate Fee Manual:	\$5.00
Electronic Filing Fee:	\$4.00
Total Taxes:	\$0.00
Total Sales Price:	\$51,996.50
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$4,000.00
Investment:	\$0.00
Amount Financed:	\$47,996.50

X

Customer's Signature

07/21/2026

Date

Disclaimer:

Please submit this worksheet to Management for its review. I understand that (i) this worksheet is neither an offer nor a contract and is not binding on the customer or the dealership, (ii) no offer to purchase any vehicle is binding until accepted in writing by an authorized Boucher Sales Manager on a Wisconsin State Motor Vehicle Purchase Contract form and (iii) Sales Consultant can not obligate or bind the customer or the dealership.

Printed 07/21/2026

Engine Cylinder Count

8

Transmission Type

Automatic

Fuel Type

Gasoline

Engine Make

Ford

Engine Size (L)

6.8

Brake Type

Hydraulic

Vehicle Options

- Ford Connectivity Package (1-Year Included)
- Internet access capable: 5G Modem - Ford Connectivity Package
- Order Code 600A
- Snow Plow Prep Package

Chassis Details

Stock Number

26FE0070

Stock Type

New

Year

2026

Make

Ford

Model

F-250

Class

2

Drivetrain

4WD

Wheelbase

141.6

Cab Type

Regular

Vehicle Trim

XL

Vehicle VIN

1FTBF2BA9TEC99584

Interior Color

Medium Dark Slate

Seating Capacity

3

Exterior Color Description

Oxford White

2026 CIP Projects Proposed

WATER	WELL SECURITY	\$ 3,500.00	Security on wells , DNR recommendation security camera's need fiber at well
WATER	VFDS MAIN STATION	\$ 18,000.00	Install (1) VFD on booster pumps at main station. Provides cost savings and operations.
WATER	TRANSFER SWITCHES	\$ 30,000.00	Utility transfer switches at (4) locations.
WATER	RIVERSIDE DR DESIGN	\$ 30,000.00	Water portion of the Riverside Dr project from Robert St to Sinnissippi. Approximately 4000LF main. Design contract awarded to Graef, awaiting WisDOT design team.
WATER	1" THRU 12" METERS	\$ 38,000.00	Standard outlay item. Industrial, commercial, and well meter replacement and repair.
WATER	SCADA COMPUTER UPGRADES	\$ 43,000.00	2019 Last Upgrade/ Security Upgrade
WATER	5/8" METERS	\$ 50,000.00	Yearly replacements per PSC , program need to include more changeouts
WATER	WELL REHABILITATION	\$ 50,000.00	Well #7 2026, last rehab was 2014.
WATER	BANKER ROAD RELOCATION DESIGN WORK	\$ 60,000.00	Design to occur in 2025, paid in full by City. Construction funded in part of by a \$1.4M WisDOT grant - for road and storm elements only. Water estimate is preliminary based on LF and unit costs. Will require large transmission main. 2025 Costs are for water portion of the design. 2026 is for construction portion. Funding to be provided by expected borrowing.
WATER	GENERATOR WELL	\$ 185,000.00	One generator for Well #5. Critical back-up power at wells.
WATER	ANNUAL HYDRANTS AND SERVICES	\$ 294,000.00	Annual repairs per street program
WATER	S. MAIN STREET (ROCKWELL TO HACKBARTH) ROAD DIET AND PEDESTRIAN PATH- CONSTRUCTION AND OVERSIGHT	\$ 640,000.00	WisDOT grant does not pay for water main portion of the project. Design funded wholly by the City. City's portion for design in 2025 and construction in 2026. Includes main replacement and associated service coupling and hydrant relocation between Rockwell and Sunset Ave.
WATER	TRUCK PURCHASE	\$ 50,000.00	Purchase of new water utility truck

Line item revenue and expenditure accounts for this fund are included on the following pages.

SECTION H - WATER UTILITY FUND (FUND 3)

**City of Fort Atkinson
2026 Operating Budget
Water Utility Fund Expenditure Detail**

BUDGET LINE ITEM		2023	2024	2025	2025 YTD	2025	2026	VARIANCE	COMMENTS
ACCOUNT NO	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	08/31/2025	ESTIMATE	PROPOSED	2026-2025	
WATER - CAPITAL PROJECT & IMPROVEMENTS (SEE CIP FOR DETAILS)									
	CAPITAL VEHICLES	\$ -	\$ -	\$ 39,000.00	\$ -	\$ 39,000.00	\$ 50,000.00	\$ 11,000	
	CRC MAIN REPLACEMENT PROGRAM (S MAIN STREET)	\$ -	\$ -	\$ 843,000.00	\$ -	\$ 843,000.00	\$ 843,000.00	\$ -	Main replacement
	HYDRANT AND SERVICE REPLACEMENT	\$ -	\$ -	\$ 160,000.00	\$ -	\$ 160,000.00	\$ 230,000.00	\$ 70,000	H&S replace along mains
	WELL REHABILITATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000	Elec panels
	S MAIN ST PED PATH CONSTRUC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	S Main St W De
	SCADA COMPUTER UPGRADE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,000.00	\$ 43,000	Design
	METER REPLACEMENT PROGRAM	\$ -	\$ -	\$ 133,000.00	\$ -	\$ 133,000.00	\$ 140,000.00	\$ 7,000	5/8" & 1-12"
	TRANSFER SWITCHES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000	Switch to gen.
	RIVERSIDE DRIVE RECONSTRUCTION DESIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000	
	VFDS AT MAIN STATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00	\$ 18,000	Energy saver
	WELL GENERATOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000.00	\$ 185,000	Well #5
	WELL SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500	
WATER CAPITAL PROJECTS - TOTAL		\$ -	\$ -	\$ 1,175,000	\$ -	\$ 1,175,000	\$ 1,622,500	\$ 447,500	
TOTAL WATER EXPENDITURES		\$ 2,098,323	\$ 1,972,424	\$ 3,736,500	\$ 1,072,826	\$ 3,573,430	\$ 3,983,265	\$ 246,765	
NET (REVENUES-EXPENDITURES):		\$ 2,278,804	\$ 1,973,548	\$ 436,113	\$ 1,922,827	\$ 373,070	\$ (0)		



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Zach Navin, Director of Public Works

RE: Review and possible action relating to a storm sewer cleaning, televising, and locating invoice (Navin, Director of Public Works)

BACKGROUND

On June 9, the Plan Commission recommended the City Council approve a Preliminary Certified Survey Map for the property located at 312 S. Fourth Street with a condition establishing an easement for maintaining the public storm sewer on the final certified survey map before being brought forward to the City Council for approval.

DISCUSSION

This condition was recommended to address the storm sewer that runs through the property at this location. As shown in Exhibit A, City staff had an idea where the storm sewer ran through private property but had no record of its exact location. City staff contracted out the cleaning and televising of this 234.5-foot section of pipe to properly locate its path through private property. The exact location of this pipe is now being recorded in the CSM as recommended by the Plan Commission. The cost to complete this work exceeded staff's estimated cost of \$6,500 which brings this item to Council tonight. This was due to the cleaning of the pipe taking longer than expected, as well as the difficulties getting cleaning and televising equipment through the pipe's multiple bends (Exhibit B).

FINANCIAL ANALYSIS

The total cost to clean, televise and locate this 234.5-foot section of pipe totaled \$11,805.00. Staff proposes to pay the invoice using Storm Water Utility funds.

RECOMMENDATION

Staff recommends City Council approve the Expeditors, Inc. invoice of \$11,805.00 for the cleaning, televising, and locating of the storm sewer pipe at 312 S Fourth St.

ATTACHMENTS

1. Exhibit A - 312 S Fourth St W
2. Exhibit B - 312 S Fourth St

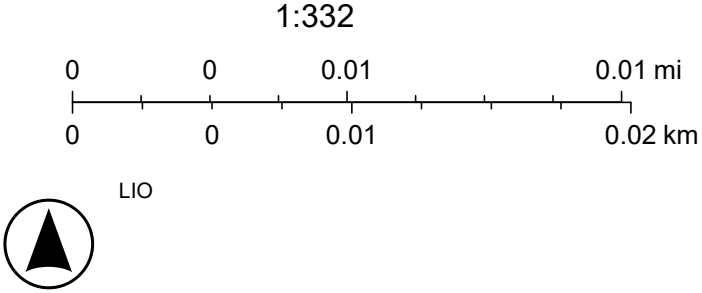
3. Fort Atkinson Box Sewer 6-17-26
4. Expediter invoice

312 S Fourth St W



6/16/2026, 8:25:26 AM

- Storm Manhole
 - ▲ Inlets
 - Catch Basin
 - Outfall
 - Storm Main
- Cartographic Lines
- Property Boundary
 - Old Lot/Meander/Other Carto-Lines
 - Tax Parcels

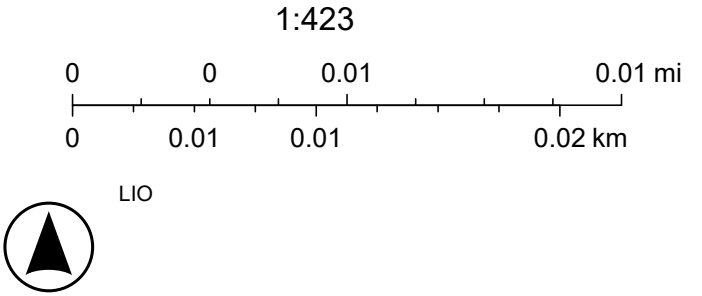


312 S Fourth St. Exhibit B



7/29/2026, 8:42:43 PM

- | | |
|-----------------|---------------------------------------|
| ● Storm Manhole | — Cartographic Lines |
| ▲ Inlets | — Property Boundary |
| ■ Catch Basin | --- Old Lot/Meander/Other Carto-Lines |
| ◆ Outfall | □ Tax Parcels |
| — Storm Main | |



The Expeditors, Inc.

QUOTATION

CUSTOMER: City of Fort Atkinson

QUOTE DATE: 6-17-26

CONTACT: Zach Navin

PROJECT: Box Storm Sewer Cleaning & Televising

WORK DESCRIPTION: Clean, Televiser & Locate 3'X4' Box Sewer

QUOTE: Clean Box Sewer @ \$495.00 Per Hour Price Includes water truck.
Televiser & Locate Box Sewer \$2,400.00

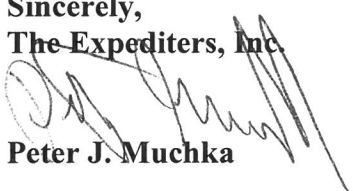
*City of Fort Atkinson must provide drive up access to storm structures, hydrant water and dump site.

*Camera may not be able to navigate bends in the storm sewer

Thank you for the opportunity to bid this work. If you have any questions, please feel free to call us at 1-800-657-0879.

Sincerely,

~~The Expeditors, Inc.~~


Peter J. Muchka

CUSTOMER SIGNATURE:

139 N. Main St. Dousman, WI. 53118
Phone 800-657-0879 Fax 800-261-3582
theexpeditors@aol.com

**The Expeditors Inc.**

139 N. Main St., Dousman, WI 53118

Tel. 1-800-657-0879

theexpeditors@aol.com

Section ProfileProject Name
S. Fourth Storm - Fort AtkinsonProject Date
7/23/2026

Section No.	Upstream MH	Downstream MH	Date	Street	Media Label	Material	Total Length	Length Surveyed
1	1	2	7/23/2026	S. Fourth St.		Reinforced Concrete Pipe	234.50	234.50

1 x Rectangular 65/42 = 234.50 Total Length (234.50 Length Surveyed)**Total: 1 = 234.50 Total Length (234.50 Length Surveyed)**



MEMORANDUM

DATE: August 4, 2026

TO: Fort Atkinson City Council

FROM: Bruce Peterson, Fire Chief

RE: Review and possible action relating to the Purchase and Installation of Fire/EMS Computer Aided Dispatch system using donated funds (Peterson, Fire Chief)

BACKGROUND

The Fort Atkinson Fire Department is requesting approval to implement a Computer-Aided Dispatch (CAD) system utilizing Mobile Data Terminals (MDTs) installed in frontline emergency response vehicles. This project expands the City of Fort Atkinson Police Department's existing ProPhoenix CAD system to include Fire and EMS operations.

Computer-Aided Dispatch systems are the industry standard for modern emergency response agencies. Responding personnel access the CAD system through Mobile Data Terminals (MDTs), which are ruggedized in-vehicle computers similar to those commonly used in police squad cars.

This project expands the City's well established ProPhoenix CAD system by implementing the Fire and EMS module. This will allow Fire, EMS, Police, and Dispatch personnel to operate from the same proven platform while sharing real-time incident information during emergency responses.

This project will initially equip three frontline emergency response vehicles with MDTs while establishing the infrastructure necessary to expand the system into future apparatus as they are placed into service.

DISCUSSION

The Fort Atkinson Fire Department operates under a unique dispatch model. Emergency incidents originating within the City of Fort Atkinson are dispatched through the Fort Atkinson Police Department Communications Center, while incidents occurring in our contracted township response areas and mutual aid responses are dispatched through the Jefferson County Sheriff's Office Communications Center.

Fort Atkinson and Watertown are the only two fire departments in Jefferson County utilizing both a municipal dispatch center and the county communications center. While this arrangement presents certain operational challenges, the advantages of maintaining local city dispatch are significant.

Expanding the City's existing CAD platform allows our Fire, EMS, Police, and Dispatch agencies to operate from the same system. Because our agencies routinely respond together to emergencies, sharing real-time information improves coordination, situational awareness, and overall emergency response.

Department staff identified implementation of a CAD system as one of the highest operational priorities. Unlike most modern fire departments, the Fort Atkinson Fire Department currently has no Computer-Aided Dispatch or Mobile Data Terminal capability in its emergency response vehicles. Our current dispatch process is essentially a "push only" system. Crews receive the initial dispatch information over the radio but have very limited access to updated incident information while responding. Mapping is limited, routing cannot be verified in real time, and additional information must often be relayed by radio.

The proposed ProPhoenix system will significantly improve emergency response for both dispatchers and responding crews. For dispatch personnel, the system provides automated unit recommendations based on the incident type and location, assists with dispatching the appropriate fire and EMS resources, simplifies the management of mutual aid responses, and reduces the complexity of coordinating multiple responding agencies. For firefighters and paramedics, the system provides verified mapping, turn-by-turn routing, response status of other units, hydrant locations, pre-incident plans, premise history, hazardous occupancy information, and other critical response data. As additional information is received by dispatch, it is immediately available to responding personnel without requiring additional radio traffic. Providing verified mapping, hydrant locations, pre-incident plans, and continuously updated incident information also helps reduce the potential for human error while improving firefighter safety and operational decision-making.

ProPhoenix is widely recognized as one of the leading public safety CAD platforms and is currently utilized by the Fort Atkinson Police Department. Development of this project has been coordinated with the Fort Atkinson Police Department, Police Communications Center staff, ProPhoenix, and Ignatek, the City's contracted information technology provider, to ensure compatibility with existing City systems.

Recognizing the significant investment required to establish the CAD infrastructure, staff recommends a phased implementation by initially equipping only the department's three staffed frontline response vehicles. This approach focuses the investment where it will provide the greatest operational benefit while establishing the infrastructure for future expansion. The

initial deployment will include:

- Ambulance 8158
- Engine 8161
- Battalion 81 (Shift Commander)

As future apparatus enter service, including the department's new ambulance and new fire engine currently on order, additional MDTs can be installed without replacing the core software infrastructure. Upon completion of this phased implementation, the department will have MDT capability in all five staffed frontline response vehicles.

FINANCIAL ANALYSIS

The total project cost is \$35,673.05.

The primary project expense is the ProPhoenix CAD software expansion, including the software extension, server hardware, background software, and installation, at a cost of \$26,100.00. Hardware for the three frontline vehicles includes Getac MDT docking stations and chargers totaling \$2,152.00, along with three Getac MDT tablet computers totaling \$4,037.00. Additional project costs include Microsoft licensing for six users at \$1,374.00, and installation services by 10-33 Vehicle Services totaling \$1,695.05.

Beginning in 2027, the department anticipates annual software maintenance and licensing costs of approximately \$2,100 for the three vehicles, which will be incorporated into the department's annual operating budget. As additional apparatus are placed into service, MDTs can be added for approximately \$5,000 per vehicle, utilizing the software infrastructure established through this project.

The entire project will be funded through a generous private donation made specifically to improve Fire Department operations and the level of emergency service provided to the community. Staff is grateful for the support of the donor, who did not wish to be named publicly. No tax levy or General Fund dollars will be used for implementation of this project.

RECOMMENDATION

Staff recommends approval of the purchase and implementation of the ProPhoenix Computer-Aided Dispatch (CAD) Mobile Data Terminal project in the amount of \$35,673.05 through the vendors identified above. Approval of this project will modernize the department's emergency response capabilities while improving firefighter safety, operational efficiency, and coordination among Fire, EMS, Police, and Dispatch personnel.

ATTACHMENTS

1. CAD Cost Overview
2. ProPhoenix Software Quote
3. MPS Dock Quote
4. MPS MDT Quote
5. 10-33 Install Quote



Fort Atkinson Fire Department

124 Milwaukee Avenue West
Fort Atkinson, WI 53338
(920) 397-9908

ProPhoenix - \$26,100.00

- WDA Server & WDA Client - \$14,000.00 Annual = \$2,100.00
- Installation & Setup - \$3,000.00
- Training - \$6,100.00
- Project Management Services - \$3,000.00

Getac (A140) - \$2,152.00

- Havis Docking Station PKG-DS-GTC-802-3-BW - \$877.00 ea \$1,754.00 Total
- Antenna - \$199.00 ea \$398.00 Total

Getac (F120) - \$4,037.00

- Getac F120 Tablet - \$3,051.00
- Havis Docking Station DS-GTC-1705-4-BW - \$787.00
- Antenna - \$199.00

Microsoft Licensing (6 Users) - \$1,374.00

- \$229.00 ea \$1,374.00 Total

Ignatek Labor for Computers

- \$315.00

Install on Apparatus

- \$1,695.05

Total Cost

- \$35,673.05

ProPhoenix Corporation

502 Pleasant Valley Ave.
Moorestown, NJ 08057
Phone: 609-953-6850
Fax: 609-953-5311
Web: www.prophoenix.com

Proposal For: WI - Fort Atkinson FD - Addon Fire WDA (MOBILES)

Fort Atkinson Fire Dept

Attention: Mike Lawson
128 Milwaukee Ave W
Fort Atkinson, WI 53538
Phone# 920-563-7795

Proposal# 24-000116

Date: 04/20/2026

Valid Until: 06/30/2026

Submitted By:
Paul Hoppe

Phone# 609-953-6850 x

E-Mail:

paul.hoppe@prophoenix.com

Dear Mike Lawson,

On behalf of ProPhoenix Corporation, we are pleased to present this proposal for various components of the Phoenix Public Safety Solution Suite. This proposal details the required software modules and associated support services in order to successfully implement the proposed solution. If hardware is being proposed and/or recommended, please take note of the specific operating requirements outlined in the Proposal Notes and/or Terms section.

Total Solution Cost:

Proposal Amount \$26,100.00

Annual Support and Maintenance \$2,100.00

Annual ASM shall not exceed a 5% increase year over year.

Please have an authorized officer sign below and return a copy to me. Upon execution by both parties, this proposal and its terms and conditions will become a binding agreement.

Acceptance:

By: Fort Atkinson Fire Dept

ProPhoenix Corporation

Paul Hoppe

04/20/26

Signature

Date

Signature

Date

Paul Hoppe

Executive VP

Print Name

Title

Print Name

Title

ProPhoenix Corporation ("Company") proposal contains information and data, which are privileged, confidential and/or proprietary to the Company. This information and data is commercially sensitive and/or financial in nature and is not made available for public review. This information is submitted on a confidential basis only in response to a specific customer request. The information contained herein is protected, among other things by the Trade Secrets Act, as codified, and any improper use, distribution, or reproduction is specifically prohibited. No license or right of any kind whatsoever is granted to any third party to use the information contained herein unless a written agreement exists between Company and the third party which desires access to the information. The information contained herein is submitted for purposes of review and evaluation in connection with Company's response to the specific request denoted herein. No other use of the information and data contained herein is permitted without the express written permission of the Company. Under no condition should the information contained herein be provided in any manner whatsoever to any third party without first receiving the express written permission from the Company.



ProPhoenix Corporation

Cost Summary:

*A.S.M: Annual Support & Maintenance

Category	Total Price	A.S.M*
ProPhoenix Items		
Application Software	14,000.00	2,100.00
Installation	3,000.00	-
Training	6,100.00	-
Project Management	3,000.00	-
ProPhoenix Items total:	26,100.00	2,100.00
Proposal total	26,100.00	2,100.00

Item Details:

	Item Name	Qty
<u>Application Software</u>		
WDA-SER-FIR-SING	WDA (Mobile) Server - Fire/EMS	1
WDA-CLI-FIR	WDA (Mobile) Client - Fire	1
<u>Installation</u>		
PNX-INSTALL	Installation and Setup	1
<u>Training</u>		
TRN-REM-WEB	Training - Off-Site On-Line (WEB and/or Telephone)	20
TRN-ONS-TTT	Training - On-Site Train the Trainer	2
<u>Project Management</u>		
PM-GEN-ADDON	Project Management and Professional Services	1

Optional Items: (Not included as part of the proposal. If any of these items are needed, contact sales).

WDA-SER-APPFD	WDA - FD App Server License for Tablet and Phone	Cost: \$2,400.00
EZ-RMS-SERVER	EzFire RMS Server (On-Premise only) (Site License)	Cost: \$6,500.00
INT-IMAGETREND	Interface - Image Trend RMS	Cost: \$6,500.00
INT-ALADTEC	Interface - Aladtec Scheduling	Cost: \$7,000.00



Terms & Conditions

Application Software

EzFire RMS Server (On-Premise only)

Minimum system requirements change frequently due to technological improvements by ProPhoenix and other Hardware and Software Manufacturers. Please check with your Sales Representative or Account Manager for the most current requirements. To use Map functions Mapping licensing is required. Onsite will require travel costs that are the responsibility of the customer and will be billed upon completion.

WDA (Mobile) Client - Fire

WDA works with IP based communication link. Customer is required to procure the necessary hardware, software and service to establish the secure TCP/IP communication channel between wireless client and the Phoenix WDA server. ProPhoenix recommends NetMotion Mobility Software.

Any GPS device that can be connected via serial port or USB which output's data in NMEA2 format can be used with WDA. WDA will automatically detect the GPS existence with no configuration.

Minimum system requirements change frequently due to technological improvements by ProPhoenix and other Hardware and Software Manufacturers. Please check with your Sales Representative or Account Manager for the most current requirements. To use third party Map functions, the appropriate Mapping licenses are required. Onsite will require travel costs that are the responsibility of the customer and will be billed upon completion.

WDA (Mobile) Server - Fire/EMS

WDA works with IP based communication link. Customer is required to procure the necessary hardware, software and service to establish the secure TCP/IP communication channel between wireless client and the Phoenix WDA server. ProPhoenix recommends NetMotion Mobility Software.

Minimum system requirements change frequently due to technological improvements by ProPhoenix and other Hardware and Software Manufacturers. Please check with your Sales Representative or Account Manager for the most current requirements. To use third party Map functions, the appropriate Mapping licenses are required.

If applicable, on-site will require travel costs that are the responsibility of the customer and will be billed upon completion.

WDA - FD App Server License for Tablet and Phone

WDA App works with IP based communication. Customer is required to procure the necessary hardware, software, and service to establish the secure TCP/IP communication channel between wireless clients and the Phoenix WDA App server. ProPhoenix recommends NetMotion Mobility Software or establishing a public IP with SSL encryption enabled.

Minimum system requirements change frequently due to technological improvements by ProPhoenix and other Hardware and Software Manufacturers. Please check with your Sales Representative or Account Manager for the most current requirements. To use third party Map functions, the appropriate Mapping licenses are required.

Interface

Interface - Aladtec Scheduling

Specs TBD. Pricing is an estimate and my change based on final design.

Interface - Image Trend RMS

Transfer of CAD data to the ImageTrend RMS as described below:

- A folder is configured in which the CAD XML file will be written
- Image Trend applications are set to "watch" the folder for updates and take the information written
- CAD actions that cause the information to be written to the folder include:
 - Call / Incident created - This includes any call received by the 911 system, transferred to the Call Center from another location, received by automatic alarm system, etc. then is created in Phoenix CAD
 - Dispatch – any call dispatched to any station or unit that is then dispatched by Phoenix CAD
 - Incident Update – anytime any Call Center personnel update the call using the Phoenix CAD command code to update the call
 - Finished – anytime any Call Center personnel finish the call and add a disposition

Installation



Installation and Setup

Server Hardware and System Software must be installed, configured and available before installation. Customer must provide access with full Administrator privileges to the server. Installing Phoenix Software in new hardware including installation, configuration, creation and verification of the DB. In addition, migration to copy the existing training database once and move Live DB when Live with new server. ProPhoenix will make sure interface files and custom reports have been moved into new server on the migration day.

Training

Training - Off-Site On-Line (WEB and/or Telephone)

The price is \$125 per hour and there is a one hour minimum for on-line training.

The time be rounded up to the next half hour. Example: 1 hour and 47 minutes is rounded up to 2 hrs.

There is no limit to the number of students, but care must be used by customer to arrange effective class sizes taking into account the size of the screen for the on-site viewing.

Training - On-Site Train the Trainer

Onsite training consists of:

- o 8 hour day including setup and QA period. – typically using a train-the-trainer approach
- o Customer Provides the training location, workstations and projection equipment for students and instructor
- o Up to 12 students maximum
- o On any topic the customer chooses based on training agendas developed by ProPhoenix
- o Per customer training needs, or primary focus of Training for new implementations will focus on Core Modules needed for go-live. Recommended agendas are established for project implementation and train-the-trainer sessions. Topics will cover Master Name Index, Arrest Entry, Property/Evidence, Mobile (WDA), Call taking, Traffic Stops, Tow, Field Interview, NCIC Query, Messaging, Gun Permits, Vehicles, Case Management, Use of Force Reporting, Walk-in Entry, NIBRS, Report Writing, Document Management, Inventory, Animal Control, K9 and Activity Logs.
- o Provided training is to be held between 8AM and 5PM Monday thru Friday (later hours may be available at additional cost)
- o Target Audience - Patrol and Investigative Sworn Personnel

Project Management

Project Management and Professional Services

ProPhoenix has developed a project management methodology based on best practices and on Project Management Institute (PMI) recommendations. All add-on projects are divided into the following distinctive project phases.

1. Initiation: Establish initial communication with the customer and third party vendor (if required) and initiate the planning stage
2. Planning: Finalize project plan, and prepare internal team.
3. Implementation: Install, license, and configure software features or migration.
4. Closing: Conduct final review and project close-out. At completion, transfer project management to technical support staff.



QUOTE GETAC A140 DOCK

Includes antenna for connectivity

Remit check to: **Midwest Public Safety**
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis,, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

BILL TO

Fort Atkinson Fire Department
Mike Lawson
124 W. Milwaukee Ave.
Fort Atkinson, Wisconsin 53538
United States

920-397-9908
mlawson@fortatkinsonwi.gov

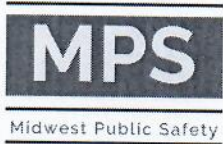
Estimate Number: 1615119540
Estimate Date: May 12, 2026
Valid Until: June 2, 2026
Grand Total (USD): \$2,152.00

Products	Quantity	Unit Price	Extended Price
PKG-DS-GTC-802-3-BW Package – Docking Station For Getac A140 Rugged Tablet With Triple Pass-Thru Antenna Connections, External Power Supply with Bare Wire & Power Supply Mounting Bracket	2	\$877.00	\$1,754.00
590GBL001019 Connectivity;GP-IN2758,3-in-1 4G/5G Sharkee for dock w/ 16' coax -SMA 3 RF Passthrough,Panorama	2	\$199.00	\$398.00
Grand Total (USD):			\$2,152.00

Notes / Terms

Midwest Public Safety
2665 Harryland Rd.
Decatur, IL 62521
www.midwestpublicsafetygroup.org
217-855-0082

To place an order from this quote, please complete and sign below, then forward this quote with your order instructions.
Accepted by:



QUOTE GETAC A140 DOCK

Includes antenna for connectivity

Remit check to: Midwest Public Safety
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis,, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

Printed Name and Title:

Email address for Invoices to be sent:

Accepted Date:

Powered by  wave

Page 2 of 2 for Quote Getac A140 dock #1615119540



QUOTE, GETAC F120, REV1, WITH EXTENDED WARRANTY AND DOCK

Includes antenna for connectivity

Remit check to: **Midwest Public Safety**
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis,, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

BILL TO

Fort Atkinson Fire Department
Robert Allard
124 W. Milwaukee Ave.
Fort Atkinson, Wisconsin 53538
United States

920-397-9908
rallard@fortatkinsonwi.gov

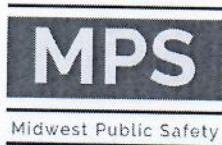
Estimate Number: 1615119539

Estimate Date: February 19, 2026

Valid Until: May 15, 2026

Grand Total (USD): \$4,068.00

Products	Quantity	Unit Price	Extended Price
FW1724WA18XX F120 - Ultra 5 226V, 12.2+Hello Cam., Win 11+16GB RAM+TAA, 256GB PCIe SSD, SR(WUXGA LCD+TS)+stylus, AC Adapter + US Power Cord, Rear Camera+Standard Batteries, WIFI+BT+4G LTE+Dedicated GPS/Glonass + Passthrough, 3 Year warranty	1	\$3,051.00	\$3,051.00
590GBL001019 Connectivity;GP-IN2758,3-in-1 4G/5G Sharkee for dock w/ 16' coax -SMA 3 RF Passthrough,Panorama	1	\$230.00	\$230.00
DS-GTC-1705-4-BW Docking Station for Getac F120 with Advanced Port Replication & Quad Pass-Thru Antenna Connections & LPS-140-BW Power Supply	1	\$787.00	\$787.00
Grand Total (USD):			\$4,068.00



QUOTE, GETAC F120, REV1, WITH EXTENDED WARRANTY AND DOCK

Includes antenna for connectivity

Remit check to: **Midwest Public Safety**
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis,, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

Notes / Terms

Midwest Public Safety
2665 Harryland Rd.
Decatur, IL 62521

www.midwestpublicsafetygroup.org
217-855-0082

To place an order from this quote, please complete and sign below, then forward this quote with your order instructions.

Accepted by:

Printed Name and Title:

Email address for Invoices to be sent:

Accepted Date:

Powered by  wave

Page 2 of 2 for Quote, Getac F120, rev1, with extended warranty and dock #1615119539



10-33 Vehicle Services, LLC
 N4615 Indian Point Rd.
 Sullivan, WI 53178
 Phone: (262) 490-3109
 Email: Bflood@1033VS.com

Estimate

Date	Estimate #
4/19/2026	3218

Customer:
 Fort Atkinson Fire Dept.

Item	Description	Qty	Rate	Total
SERVICE	ON SITE SERVICE CALL	1.00	125.00	125.00
	ENGINE 8161:			
LABOR (ON SITE)	REMOVE CURRENT DOCK	0.80	150.50	120.40
LABOR (ON SITE)	INSTALL GETAC WITH DOCK	2.00	150.50	301.00
LABOR (ON SITE)	INSTALL GPS/LTE ANTENNA	3.00	150.50	451.50
SUPPLIES	INSTALLATION SUPPLIES	1.00	25.00	25.00
	AMBULANCE 8158:			
LABOR (ON SITE)	REMOVE IPAD & CRADLE	0.80	150.50	120.40
LABOR (ON SITE)	INSTALL GETAC WITH DOCK	1.50	150.50	225.75
LABOR (ON SITE)	INSTALL GPS/LTE ANTENNA	2.00	150.50	301.00
SUPPLIES	INSTALLATION SUPPLIES	1.00	25.00	25.00
	CUSTOMER SUPPLING PARTS			
Thank you for allowing us to bid on your vehicle and equipment needs. This estimate is valid for 7 days. Special ordered equipment will be invoiced upon order placement.		Subtotal \$1,695.05		
		Sales Tax (0.0%) \$0.00		
		Total \$1,695.05		