



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 18, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR**

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

Meeting ID: 599 786 6403

Passcode: 53538

Dial by Location

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

AGENDA

- 1. Call meeting to order**
- 2. Roll call**
- 3. 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 August 4, 2026, City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)
 - b. Review and possible action relating to the **minutes of the August 4, 2026 License Committee meeting** (Ebbert, Clerk/Treasurer/Finance Director)
 - c. Review and possible action relating to the **minutes of the August 11, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
 - d. Review and possible action relating to **building, plumbing, and electrical permit report for July 2026** (Draeger, Director of Neighborhood and Building Services)
 - e. Review and possible action relating to the City Clerk-issued **License and Permit Report for August** (Ebbert, Clerk/Treasurer/Finance Director)

- f. Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements** as of July 31, 2026 (Ebbert, Clerk/Treasurer/Finance Director)
- g. Review and possible action relating to an **Alcohol Beverage License Application** for Rock River Heritage Inc. dba Fort Atkinson Club Community Center, for use at 211 S. Water Street East for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license (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. A proclamation celebrating Jeff Armstrong on the occasion of his retirement and proclaiming August 18, 2026, as "Jeff Armstrong Day" in the City of Fort Atkinson (Navin, Director of Public Works)

8. Resolutions and Ordinances

- a. First reading of an Ordinance to amend Section 58-148 of the City of Fort Atkinson Municipal Code **relating to the sale of tobacco, nicotine products, electronic smoking devices, and electronic smoking device paraphernalia** near certain locations (Bump, Police Chief)
- b. First reading of an Ordinance to amend **multiple sections of Chapter 62** of the City of Fort Atkinson Municipal Code of Ordinances relating to park regulations (Dayton, Director of Parks and Recreation)
- c. Second 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)
- d. Second 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)
- e. Second 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)
- f. Review and possible action relating to a Resolution adopting the Project Plan and boundaries for **Tax Incremental District (TID) No. 12**, City of Fort Atkinson,

Jefferson County, Wisconsin (Houseman, City Manager)

- g. Review and possible action on a Resolution adopting the project plan and boundaries for **Tax Incremental District (TID) No. 13**, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)

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 **Ridge View Estates** structural fill invoice from Gallitz Grading LLC in the amount of \$22,642 (Navin, Director of Public Works)
- b. Review and possible action regarding **Ridge View Estates Development Change Order #9** (Navin, Director of Public Works)
- c. Review and possible action related to the replacement of **Aerated Digester #2 Membrane** at the Wastewater Treatment Facility (Sweeney, Wastewater Utility Superintendent)
- d. Review and possible action relating to a **Certified Survey Map for the property located at 815 Jefferson St.** (226-0614-3432 and 226-0614-3432-004) (Draeger, Director of Neighborhood and Building Services)
- e. Review and possible action relating to a **Certified Survey Map for the property located on Mehta Lane** (parcels 226-0614-3231-000 and 226-0614-3242-001) (Draeger, Director of Neighborhood and Building Services)
- f. Review and possible action relating to a **Certified Survey Map for a property located at 550 McMillen St.** (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

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 under Wis. Stat. 19.85(1)(e) to conduct other specified business where competitive or bargaining purposes require a closed session [Review of Offer to Purchase Lot 1 in the Klement Business Park] (Houseman, City Manager)
- b. The council may reconvene in open session and may take action on the Offer to Purchase Lot 1 in the Klement Business Park (Houseman, City Manager)

16. Adjournment

Date Posted: August 14, 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, AUGUST 4, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

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

2. Roll call

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

3. Pledge of Allegiance

President Jaeckel led the Pledge of Allegiance.

4. Consent Agenda

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

- 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

None.

6. Public Comment for Matters on the Agenda

None.

7. Petitions, Requests, and Communications

- a. *Presentation of proposed changes to Thrive Economic Development Structure (Deb Reinbold, Thrive ED President)*
No action was taken.

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)*

Captain Hefty presented the Ordinance related to Off-Highway Motorcycles. 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. The Ordinance Committee reviewed these proposed changes at their meeting on July 21st and recommended the City Council review and enact the changes.

Lescohier moved, seconded by Johnson to perform the first reading of this ordinance and direct the City Manager to prepare the ordinance for a second reading at the meeting on August 18, 2026. Motion carried.

- 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)*

Chief Bump presented the Ordinance relating to electric bikes and scooters. 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. The Ordinance Committee reviewed these proposed changes at their meeting on July 21st and recommended the City Council review and enact the changes.

Huckabee moved, seconded by Johnson to perform 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. Motion carried.

- 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)*

Director Draeger reviewed the Ordinance amending the zoning map for the property located at 1911 Janesville Avenue. 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 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.

Price moved, seconded by Johnson to perform the first reading of the Ordinance and direct the City Manager to prepare the ordinance for a second reading at the August 18, 2026 meeting. 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 a **2026 Ford F-250 Super Duty truck** for the City's Water Utility (Armstrong, Water Utility Superintendent)*
Superintendent Armstrong shared 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. Replacement of the truck was included in the 2026 Budget and CIP. Two vendors provided comparable quotes.

Johnson moved, seconded by Lescohier to 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. Motion carried.

- b. Review and possible action relating to a **storm sewer cleaning, televising, and locating invoice** (Navin, Director of Public Works)*
Director Navin discussed that on June 9, 2026, 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. This condition was recommended to address the storm sewer that runs through the property at this location. 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.

Lescohier moved, seconded by Johnson to 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. Motion carried.

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

Chief Peterson provided 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. 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. The project is funded by an anonymous donation to the Fire Department.

Price moved, seconded by Johnson to approve the purchase and implementation of the ProPhoenix Computer Aided Dispatch (CAD) Mobile Data Terminal project in the amount of \$35,673.05 from the vendors noted in the staff report with donated funds. 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)*

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

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)*

Lescohier moved, seconded by Johnson to go 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. Motion carried.

16. Adjournment

Huckabee moved, seconded by Johnson to adjourn. Meeting adjourned at 9:12 pm.

Respectfully submitted,

Michelle Ebbert

City Clerk/Treasurer/Finance Director



**LICENSE COMMITTEE MEETING
IN PERSON
TUESDAY, AUGUST 4, 2026 – 6:30 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

President Jaeckel called the meeting to order at 6:30 pm.

2. Roll call

Present: Committee members Lescohier and President Jaeckel. Also present: City Manager and City Clerk/Treasurer/Finance Director.

Absent: Price.

3. New Business

- a. Review and possible action relating to an **Alcohol Beverage License Application** for Rock River Heritage Inc dba Fort Atkinson Club Community Center, for use at 211 S. Water Street East for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license (Ebbert, Clerk/Treasurer/Finance Director)*

Clerk Ebbert introduced the submission from the Rock River Heritage for a Reserve "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license. All documentation was completed accurately, and background checks were successful. Over the past few weeks, employees of the establishment have obtained their operator licenses. The Reserve license carries a one-time fee of \$10,000 with annual license renewal rates of \$600.00.

Jill Kessenich, 301 Memorial Drive- was the prior executive director and spoke in support of the venue obtaining a license.

Lescohier moved, seconded by Jaeckel to recommend that the City Council approve the Alcohol Beverage License Application for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License for Rock River Heritage, Inc dba Fort Atkinson Club Community Center for use at 211 S Water Street East contingent upon payment of licensing fees and having licensed operators. Motion carried.

4. Adjournment

Lescohier moved, seconded by Jaeckel to adjourn. Meeting adjourned at 6:46 pm.

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



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, AUGUST 11, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Commissioners Schultz, Shull, Ciccarelli and Council Representative Huckabee. Also present: Director of Neighborhood and Building Services, City Attorney and Public Relations Executive Assistant.

3. Unfinished Business

- a. Review and possible action relating to a **Conditional Use Permit** for Phase 1 of a 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)*

Manager Houseman stated that the applicant requested that the Certified Survey Map and Site Plan Review for 1911 Janesville Ave. be removed from the agenda, with a plan to bring them to a future agenda.

Director Draeger presented the Conditional Use Permit for a Group Development to accommodate seven multifamily buildings totaling 112 units in two separate phases. This Conditional Use Permit covers Phase 1 of the project. Phase 2 will also require a CUP. The 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. Any existing access easements would not be changed without the property owner's consent.

Phase 1 of the project includes four 16-unit multifamily buildings, a new access point to Janesville Avenue, stormwater management, surface parking, and internal circulation driveways. Phase 2 would have three 16-unit buildings. Staff believes the conditions of the Conditional Use Permit are being met.

City staff recommends approval of the Conditional Use Permit for Phase 1, subject to the

following conditions:

- City Council approval of a Certified Survey Map and Plan Commission approval of a Site Plan for Phase 1
- Any other recommendations of City staff and the Plan Commission.

Ciccarelli moved, seconded by Huckabee, to approve the Conditional Use Permit subject to the conditions above. Motion carried, 6-0

- b. *Review and possible recommendation to the City Council on a **Certified Survey Map** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*
Removed from the agenda.
- c. *Review and possible action relating to a **Site Plan Review** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*
Removed from agenda.

4. New Business

- a. *Review and possible action relating to the **minutes of the July 28, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
Huckabee moved, seconded by Shull, to approve the minutes of the July 28, 2026 Plan Commission meeting. The motion carried 6-0.
- b. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the property located at 815 Jefferson St. (226-0614-3432 and 226-0614-3432-004) (CSM-2026-11) (Draeger, Director of Neighborhood and Building Services)*
Director Draeger stated that the property owner, Opportunities Inc., has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure. The zoning of the property is proposed to remain Light Industrial, and its future use will be an accessory use to the current principal use. The area would be used by their employees and also by the public during certain hours.

Overall, the proposed CSM meets the requirements of the City's Land Division and Development Ordinance and the dimensional standards of the City's Zoning Ordinance. Houseman said a Site Plan Review will come before the Plan Commission on September 8, 2026, which will include the all-inclusive playground project.

Huckabee confirmed the zoning would stay Light Industrial. Draeger stated it would, so that if the accessory use no longer exists in the future, the property would still be Light Industrial.

Ciccarelli asked about the parcels owned by the City in remediation as related to this project. Draeger stated the City has not explored redevelopment of that site yet.

Ciccarelli moved, seconded by Schultz, to recommend that the City Council approve the Certified Survey Map for the property located at 815 Jefferson St., subject to the conditions outlined in the staff report. Motion carried 6-0.

- c. **Public Hearing** relating to a **Conditional Use Permit** for a group development to allow multiple buildings on the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)

Director Draeger presented the request relating to a Conditional Use Permit for a group development to allow multiple buildings on the property located on Mehta Lane. The proposed project involves a CSM to combine two existing parcels, a conditional use permit for group development, and a Site Plan Review. Each multifamily building is proposed to be identical, two stories in height, with individual units, attached garages, and entries. Multiple surface parking areas are provided for guests and residents that are connected via internal circulation driveways. The subject properties are located on the far Northwest side of Fort Atkinson, adjacent to the USH 26 Bypass on Mehta Lane and Commonwealth Drive.

Staff feels the project meets the group development standards and believes it is in harmony with the Comprehensive Plan. The project also includes interior walkways for pedestrian safety.

Manager Houseman opened the public hearing at 4:17 p.m.

John Hausz, 104 Jefferson St., questioned how the City sewer and water would be paid for in the development and which street it is coming from.

After three calls and no comments, the public hearing was closed at 4:19 p.m.

- d. **Public Hearing** relating to a **Conditional Use Permit** for a group development to allow multiple buildings on the property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

Director Draeger presented the request for the Conditional Use Permit for a group development to allow multiple buildings on the property located at 550 McMillen St. The proposed project involves the following: a CSM to combine two existing parcels into one, a Conditional Use for a Group Development, multiple principal buildings on the same lot, and a Site Plan. A Zoning Map Amendment was approved earlier this year to change the zoning from Institutional to Multi-Family Residential-30. That request was approved by the Plan Commission and City Council. The developer is not requesting the full density of the zoning with the proposed project.

The development includes four 24-unit multifamily buildings. The subject properties are located on the far northeast side of Fort Atkinson, near the Fort Healthcare campus. They currently include an access point from McMillen Street to serve an off-site parking lot that

was previously needed for Fort Healthcare. The proposed Certified Survey Map is planned to combine two existing parcels and extend the public right-of-way for Schumacher Way into the subject property. One small parcel currently connects the large existing parking lot parcel (7.5 acres) to McMillen Street. The CSM is proposed to combine the parcels for improved access. Additionally, a cul-de-sac-shaped right-of-way extension is proposed at the eastern terminus of Schumacher Way to also improve long-term accessibility to the site. The CSM documents a series of easements that include water and sewer connections between this property and Schumacher Way, in addition to stormwater areas needed to serve this property and the original development of Schumacher Way.

Draeger stated the project is in harmony with the City's Comprehensive Plan and meets the conditions for a CUP as outlined in the Zoning Ordinance.

Manager Houseman opened the public hearing at 4:23 p.m. After three calls and no comments, the public hearing was closed at 4:23 p.m.

- e. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)*
Huckabee moved, seconded by Ciccarelli, to recommend the City Council approve the Certified Survey Map for the property located on Mehta Lane, subject to the following conditions:

- An easement shall be added to the CSM to identify the location of a watermain loop from Mehta Lane to Commonwealth Drive.
- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Subject to approval of the Conditional Use Permit by the Plan Commission.
- Any other recommendations of City staff and the Plan Commission.

Motion carried, 6-0.

- f. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for a property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)*
Huckabee moved, seconded by Shull, to recommend the City Council approve the Certified Survey Map for the property located at 550 McMillen St., subject to the following conditions:

- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Conditional Use Permit approved by Plan Commission.
- Any other recommendations of City staff and the Plan Commission.

Motion carried, 6-0

- g. *Review and possible action relating to a **Site Plan Review** for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)*

To address a public comment, Draeger stated the application packet includes a plan that shows the utilities running through the site. The water will be looped, and the sanitary sewer will run down Commonwealth Drive. The applicant will be paying for the sewer and water loop.

Bob Murray, a representative of Pre3, stated the company concentrates on workforce housing. Cardinal View, the project on Mehta Lane, is a 12-unit building, called an apartment home, focused on renters who want to live there for a long period of time. Each home has a private entrance and a private garage connected to the unit. He stated the turnover is 20-25%, which means people are staying there long-term. Pre3 manages their own buildings. The goal is to make the rent affordable enough that the average person making \$18–\$20 an hour can afford it.

He also discussed the project by the hospital, Riverpoint Commons, to focus on an aging population. These buildings are three stories with underground parking and elevators. There is a community room to gather. The company uses on-site managers. The goal is to start having units available by the end of next summer. Both Pre3 projects will be built at the same time.

Huckabee stated that she was pleased the company would be managing the buildings and have on-site management.

Ciccarelli stated he is pleased with the pedestrian paths within the development. He mentioned future planning to cross Madison Avenue to the high school may be a consideration.

Huckabee moved, seconded by Ciccarelli, to recommend the City Council approve the Certified Survey Map for the property located on Mehta Lane, subject to the following conditions:

- Require the applicant to provide designated or marked internal walking paths to connect Mehta Lane and Commonwealth Drive through the site.
- Require the applicant to add curbing around all parking and landscaping areas.
- Require the applicant to update the Site Plan to include pavement markings for all planned parking stall locations that meet all ordinance requirements, as approved by staff.
- Waive the requirement and allow individual unit AC mechanicals to be located on the façade of the structure.
- Waive the requirement and allow all six buildings to be identical in terms of architecture, materials, and colors, with consideration that each building provides variation in materials and materials on individual buildings.
- Waive the 0.4 footcandles lighting requirements, subject to public safety approval.

- Contingent on approval of the Conditional Use Permit by the Plan Commission.
- Any other recommendations from City staff and the Plan Commission.

Motion carried, 6-0

- h. Review and possible action relating to a **Site Plan Review** for a property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)*

Ciccarelli discussed the possibility of a pedestrian path in the future with CORP planning. He stated the Tax Increment District has funds for bike and pedestrian paths and the possibility of including the connections on the site. He also commended the site connectivity with the sidewalks on the property.

Ciccarelli moved, seconded by Huckabee to recommend the City Council approve the Site Plan Review for the property located at 550 McMillen St., subject to the following conditions, subject to Staff approval:

- Require the applicant to increase the pavement setback for the proposed parking lot closest to the new Schumacher Way cul-de-sac to meet the standards of Section 15.02.24 (10' from the right-of-way)
- Require the applicant to reduce the driveway widths to meet the standards of Section 15.06.03 (24').
- Require the applicant to add curbing along all internal parking and landscaping areas.
- Require the applicant to add a minimum of 14 on-site bicycle parking stalls or provide designated space in underground parking
- Require the applicant to update the Site Plan to include:
- Four-sided, screened dumpster enclosure that meets all ordinance requirements, as approved by staff.
- Landscaping plan with plantings and points identified that meets all ordinance requirements, as approved by staff.
- Four-sided elevations for the office/mailroom building that meets all ordinance requirements, as approved by staff.
- Waive the 0.4 footcandles lighting requirement, subject to public safety approval.
- Waive the requirement for a 50' throat depth for the access point office of Schumacher Way due to the very low traffic volumes associated with this street and access point.
- Waive the requirement for variation amongst the individual buildings (architectural elements, materials, colors, etc.), understanding that the individual buildings are proposed to have a variation of colors and materials meeting the intent of the requirement.
- Contingent on the Plan Commission approval of the Conditional Use Permit.
- Any other recommendations of City staff and the Plan Commission.

Motion carried, 6-0

- i. Update on previously approved projects (Houseman)*
None.

5. Adjournment

Huckabee moved, seconded by Shull to adjourn. Meeting adjourned at 4:55 p.m.



Permit Report

07/01/2026 - 07/31/2026

Permit Issued Date	Permit #	Permit Location	Municipality	Owner Name	Permit Type	Permit Description	Estimated Project Cost	Total Fees
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Group: Accessory Structure

7/9/2026	26595	643 Adams St	Fort Atkinson	Diane Lenz	Accessory Structure	Lengthening existing garage by 2 feet, replacing roofing and making needed repairs.	18,000	\$125.00
								\$125.00

Group Total: 1

Group: Add/Alter Commercial

7/21/2026	26566	103 S. Main St.	Fort Atkinson	Andy Eysers	Add/Alter Commercial	New Storefront and Entry Elevation Upgrades, New Interior Offices	70,000	\$605.00
								\$605.00

Group Total: 1

Group: Deck

7/28/2026	26642	1439 Lakeview Dr.	Fort Atkinson	Michael Rolland	Deck	Roofing, Siding, and Window Replacement, Two story 3 season porch addition, front porch addition,	256,645	\$261.00
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						and Deck Addition		
7/16/2026	26590	435 Mechanic St.	Fort Atkinson	Melissa Burmeister	Deck	Deck Build	21,387	\$100.75
								\$361.75

Group Total: 2

Group: Early Start

7/24/2026	26635	801 West Rockwell Ave.	Fort Atkinson	Jones Dairy Farm	Early Start	Early Start and erosion control only- 8,400 SF Addition and Remodel to Existing South Plant	8,000,000	\$775.00
								\$775.00

Group Total: 1

Group: Electrical

7/31/2026	26664	214 S Main St	Fort Atkinson	Blackhawk Phase III LLC- Aimee Leonard	Electrical	Rework 2 light openings	200	\$60.00
7/24/2026	26637	408 S Main St.	Fort Atkinson	Vickie Leistner	Electrical	New kitchen outlets.	250	\$60.00
7/24/2026	26624	510 Washington St.	Fort Atkinson	Dennis Verhalen	Electrical	Generator installation	5,782	\$140.00
7/21/2026	26611	233 E Milwaukee Ave.	Fort Atkinson	TW Fleur de Lis LLC	Electrical	Wire elevator panel	3,200	\$63.00
7/13/2026	26599	1331 Erick St	Fort Atkinson	R & J Vurva Trust	Electrical	Bath remodel, cut in kitchen lights	2,000	\$60.00
7/16/2026	26598	744 Jones Ave	Fort Atkinson	Jones Dairy	Electrical	Waste water addition and improvements	5,000,000	\$1,300.00

7/8/2026	26592	1103 Grove St	Fort Atkinson	Jordan & Sean Van Buren	Electrical	200amp overhead service upgrade	11,046	\$90.00
7/22/2026	26312	17 Talcott Ave.	Fort Atkinson	Gary Bergholtz	Electrical	Generac Generator Installation	14,486	\$130.00
								\$1,903.00

Group Total: 8

Group: Fence

7/30/2026	26663	601 Chippewa Ct	Fort Atkinson	Margaret Green	Fence	new 4ft fence around yard	14,000	\$60.00
7/2/2026	26585	1113 Harriette St.	Fort Atkinson	Jeannie M Vechinsky	Fence	Replace wooden fence with Chain link	5,500	\$60.00
7/2/2026	26584	203 Wilcox St.	Fort Atkinson	Karla & Bob Deutsch	Fence	23 lf of 4' aluminum picket fence, 1 gate	3,002	\$60.00
7/2/2026	26576	515 Roosevelt St.	Fort Atkinson	VANCE HETHERINGTON	Fence	New Fence -	5,000	\$60.00
								\$240.00

Group Total: 4

Group: HVAC

7/31/2026	26648	1337 Marigold Dr.	Fort Atkinson	Loos Homes	HVAC	Res NSF	13,000	\$297.40
7/21/2026	26630	805 Hillcrest Dr.	Fort Atkinson	Michael Welke	HVAC	Replace AC and Furnace	10,500	\$105.00
7/23/2026	26629	525 Jackson St.	Fort Atkinson	Christopher Minor	HVAC	Remove & replace existing furnace & AC	21,473	\$105.00
7/23/2026	26626	643 Hilltop Tr. W	Fort Atkinson	Kris Koenig	HVAC	Roof Top Change out	15,000	\$85.00
7/16/2026	26609	1131 Janesville Ave.	Fort Atkinson	Ryan Klopccic	HVAC	Replacing Rooftop Unit 1 and existing curb	28,000	\$85.00

7/14/2026	26602	1304 Montclair Pl.	Fort Atkinson	Loran Trust	HVAC	Remove & replace existing furnace & AC	26,303	\$105.00
7/6/2026	26589	721 N 4th St.	Fort Atkinson	DOTTY BUCHOLTZ	HVAC	REPLACEMENT FURNACE AND CENTRAL AIR CONDITIONER	0	\$105.00
7/6/2026	26588	813 Morrison St.	Fort Atkinson	VIRGINIA RADER	HVAC	REPLACEMENT FURNACE AND CENTRAL AIR CONDITIONER	0	\$105.00
7/6/2026	26587	604 Chippewa Ct.	Fort Atkinson	SHARON ERICKSON	HVAC	REPLACEMENT FURNACE AND CENTRAL AIR CONDITIONING	0	\$105.00
7/6/2026	26586	308 E Sherman Ave.	Fort Atkinson	RON DUDEZECH	HVAC	REPLACEMENT CENTRAL A/C	0	\$70.00
7/6/2026	26536	1246 Janette St.	Fort Atkinson	DON BLADORN	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	0	\$70.00
7/6/2026	26535	1246 Janette St.	Fort Atkinson	DON BLADORN	HVAC	REPLACEMENT FURNACE	0	\$70.00
7/6/2026	26534	421 Oak Ridge Ct.	Fort Atkinson	MARILYN PURTELL	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	0	\$70.00
7/6/2026	26533	522 Roosevelt St.	Fort Atkinson	KAREN STRAUSS	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	0	\$70.00
7/6/2026	26532	727 MESSMER ST.	Fort Atkinson	ROBIN LEHMAN	HVAC	REPLACEMENT FURNACE AND CENTRAL AIR CONDITIONER	0	\$105.00
7/6/2026	26527	1212 Shawnee St.	Fort Atkinson	PATTY CASSEL	HVAC	REPLACEMENT FURNACE AND REPLACEMENT CENTRAL AIR CONDITIONER	0	\$105.00

7/6/2026	26526	1309 Erick St.	Fort Atkinson	MIKE HILL	HVAC	REPLACEMENT FURNACE	0	\$70.00
7/6/2026	26495	311 N High St	Fort Atkinson	LISA FERO	HVAC	DUCT WORK/SUPPLY AND RETURN	0	\$98.75
7/6/2026	26478	725 CASWELL ST.	Fort Atkinson	TOM COOK	HVAC	GAS LINE	0	\$60.00
7/6/2026	26450	625 Monroe St.	Fort Atkinson	CHRIS ULSBERGER	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	0	\$70.00
7/6/2026	26449	1512 Rangita St.	Fort Atkinson	DANA DAVIS	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	0	\$70.00
7/6/2026	26448	444 1/2 Mechanic St.	Fort Atkinson	EMILY BERQUIST	HVAC	REPLACEMENT CENTRAL AIR CONDITIONER	-1	\$70.00
7/6/2026	26447	61 LUCILE ST.	Fort Atkinson	GARY JONAS	HVAC	REPLACEMENT FURNACE	0	\$70.00
								\$2,166.15

Group Total: 23

Group: New Single Family

7/20/2026	26615	1337 Marigold Dr.	Fort Atkinson	LOOS CUSTOM HOMES LLC.	New Single Family	ONE STORY	230,720	\$3,743.50
								\$3,743.50

Group Total: 1

Group: Other

7/23/2026	26625	408 S Main St.	Fort Atkinson	Vickie Leistner	Other	Upstairs kitchen remodel - 2nd kitchen	15,000	\$70.00
7/28/2026	26618	410 Adams St	Fort Atkinson	Chad Sanders	Other	Replacement of 3 structural beams in basement	1,000	\$60.00
								\$130.00

Group Total: 2

Group: Plumbing

7/31/2026	26652	1220 S Main St.	Fort Atkinson	James Kirk	Plumbing	Bathroom 1: Pan to pan replacement located on 1st floor Bathroom 2: Tub to tub replacement located on 1st floor same size and location of wet area	2,520	\$60.00
7/31/2026	26649	1337 Marigold Dr.	Fort Atkinson	Loos Homes	Plumbing	REs NSF	14,000	\$225.40
7/29/2026	26645	816 East St.	Fort Atkinson	Schultz	Plumbing	Shower to shower replacement, new mixing valve, pan and drain	14,100	\$60.00
7/29/2026	26644	202 Highland Ave.	Fort Atkinson	Kenley	Plumbing	Tub to shower replacement, new mixing valve, pan and drain.	15,700	\$60.00
7/23/2026	26627	1211 Orchard Ln.	Fort Atkinson	Robert Head	Plumbing	install sump upmp	1,900	\$60.00
7/27/2026	26622	1337 Marigold Dr.	Fort Atkinson	Loos Homes	Plumbing	outside sewer & water laterals	3,000	\$200.00
7/16/2026	26597	801 W Rockwell Ave	Fort Atkinson	Jones Dairy Farm	Plumbing	Site storm sewer	19,499	\$170.00
								\$835.40

Group Total: 7**Group: Right of Way Opening Permit**

7/29/2026	26654	1339 JANESVILLE AVE	Fort Atkinson		Right of Way Opening Permit	GAS SERVICE RETIREMENT WR#5193714	0	\$50.00
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7/29/2026	26653	426 WASHINGTON ST	Fort Atkinson		Right of Way Opening Permit	GAS SERVICE REPLACEMENT WR#5225038	0	\$50.00
7/24/2026	26636	313 Lucile st	Fort Atkinson		Right of Way Opening Permit	30-yard dumpster to place on roadway/curbside while cleaning out house as owner passed away. Unsure exact date	0	\$50.00
7/20/2026	26621	1227 Commonwealth Dr.	Fort Atkinson	Ponds Edge	Right of Way Opening Permit	Asphalt work - Remove and Replace concrete curb	0	\$50.00
7/23/2026	26612	1450 Janesville Ave	Fort Atkinson		Right of Way Opening Permit	To directional bore from our existing ped at 1501 for 220' to near our existing vault on the NW corner of Highland Ave and Janesville Ave.	0	\$50.00
7/20/2026	26503	25 Elm Street	Fort Atkinson	Dale and Jackie Lyons	Right of Way Opening Permit	Concrete Driveway	0	\$50.00
								\$300.00

Group Total: 6

Group: Roofing/Siding

7/30/2026	26658	1127 Peterson St.	Fort Atkinson	Melalee Bouton	Roofing/Siding	replacing house roof and flashing on chimney	17,927	\$60.00
7/28/2026	26640	210 Nadig Dr.	Fort Atkinson	Robert Milan	Roofing/Siding	Siding Replacement	18,631	\$60.00

7/21/2026	26628	1124 Peterson St.	Fort Atkinson	Linda Straub	Roofing/Siding	Roof replacement with new gutters, soffit, and fascia	30,000	\$60.00
7/20/2026	26619	625 Lexington Blvd	Fort Atkinson	David and Cathryn Keller	Roofing/Siding	Roof and Gutter Replacement	15,863	\$60.00
7/13/2026	26603	522 Roosevelt St.	Fort Atkinson	David Strauss	Roofing/Siding	Roof Replacement	14,356	\$60.00
7/7/2026	26591	323 Merchants Ave.	Fort Atkinson	Greg Albert	Roofing/Siding	Roof Replacement	4,553	\$60.00
7/2/2026	26577	90 S Roland Ave.	Fort Atkinson	Tyler Pennewell	Roofing/Siding	New siding, windows & rotten wood repair	17,000	\$60.00
7/31/2026	26355	219 Janesville Ave.	Fort Atkinson	Aaron Phillips	Roofing/Siding	Roof Replacement	12,800	\$60.00
								\$480.00

Group Total: 8

Group: ROW and Driveway

7/23/2026	26634	643 Adams St.	Fort Atkinson	Diane Lenz	ROW and Driveway	Replacing existing driveway - 12 x 28 New Driveway	5,000	\$50.00
								\$50.00

Group Total: 1

Group: Sign

7/31/2026	26661	200 W Sherman Ave.	Fort Atkinson	Johnson Financial Group	Sign	Signage replacement	15,000	\$145.00
								\$145.00

Group Total: 1

Group: Single Family Alteration/Addition

7/20/2026	26557	1331 Erick St.	Fort Atkinson	Rich & Julie VurvA	Single Family Alteration/Addition	Remodel 3 Existing Bathrooms/First Floor Laundry	40,000	\$235.00
								\$235.00

Group Total: 1

Group: Windows/Doors

7/28/2026	26620	813 Dempster St.	Fort Atkinson	Jason Hare	Windows/Doors	5 new double hung replacement windows	5,465	\$60.00
7/16/2026	26601	541 Stratford Ct.	Fort Atkinson	Steve and Jennifer Slak	Windows/Doors	Replacing 1 patio door and 3 windows	13,684	\$60.00
7/16/2026	26600	711 McMillen St.	Fort Atkinson	MARK A MACEJKOVIC	Windows/Doors	Installing 11 Pocket Replacement windows	27,658	\$60.00
								\$180.00

Group Total: 3

Group: Zoning

7/16/2026	26607	252 W Blackhawk Dr.	Fort Atkinson	BLACKHAWK RIDGE INVESTMENTS LLC	Zoning	Zoning Verification Letter	1	\$50.00
								\$50.00

Group Total: 1

								\$12,324.80
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Total Records: 71

8/3/2026



Jedidiah Draeger
Director of Neighborhood and Building Services



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

MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Michelle Ebbert, Clerk/Treasurer/Finance Director

RE: Review and possible action relating to the City Clerk-issued License and Permit Report for August (Ebbert, Clerk/Treasurer/Finance Director)

BACKGROUND

The following is a list of the Licenses and Permits issued by the City Clerk for the period of July 21, 2026 per the City of Fort Atkinson Municipal Code of Ordinances.

DISCUSSION

BEEKEEPING

None

OPERATOR

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

Applicant		Place of Employment	Recommended Approval by Police Department	Cost
Jessica	Scott	The Fireside Theatre	Y	\$ 30.00
Megwyn	Sanders-Andrews	Fort Atkinson Club	Y	\$ 30.00
Alyssa	Ostrenga	Fort Atkinson Club	Y	\$ 30.00
Betsy	Swenson	Fort Atkinson Club	Y	\$ 30.00
Sean	Hackbart	Festival Foods	Y	\$ 30.00
Vaidehi	Pansheriya	Tipsy Trail	Y	\$ 30.00
Harsh	Suhagiya	Tipsy Trail	Y	\$ 30.00
Yogeshkumar	Patel	Tipsy Trail	Y	\$ 40.00
Tyler	Lewis	Kwik Trip #1506	Y	\$ 40.00
Alexandria	Willard	Kwik Trip #1506	Y	\$ 40.00
Alexis	Kuehn	Two Twenty	Y	\$ 30.00

Jessica	Garrett-Grandt	99 Sushi	Y	\$ 30.00
Christina	Parish	Ruhani Gas	Y	\$ 40.00
Heather	Baker	Fat Boyz	Y	\$ 30.00
Madison	Firn	mail to home address	Y	\$ 30.00
Joel	Osmundson	American Legion	Y	\$ 30.00

MOBILE MERCHANT

Baylee	Grischow	A & B Acai Inc	Y	\$50
Rachel	Marlow	I Heart Cookies	Y	\$30

DOOR-TO-DOOR RESIDENTIAL / DIRECT SELLER

None

FINANCIAL ANALYSIS

In accordance with the City's Ordinances and Fee Schedule, a total of \$80 was collected for Mobile Merchant Permits, and \$520.00 was collected for Operator's licenses.

RECOMMENDATION

These licenses have been issued by the City Clerk's Office in accordance with the City's Ordinances. No further action by the City Council is necessary.

ATTACHMENTS

None



MEMORANDUM

DATE: August 18, 2026

TO: Committee/Commission/Board

FROM: Michelle Ebbert, Clerk/Treasurer/Finance Director

RE: Review and possible action relating to an Alcohol Beverage License Application for Rock River Heritage Inc. dba Fort Atkinson Club Community Center, for use at 211 S. Water Street East for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license (Ebbert, Clerk/Treasurer/Finance Director)

BACKGROUND

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

A license is a privilege granted by a municipality to a person (e.g. natural person, partnership, limited liability company, or corporation) that authorizes the sale of alcohol beverages for a specified time period (licensing period). The governing body of the municipality may, but is not required to, issue retail liquor and beer licenses. The municipality may refuse to issue retail licenses if it uses good judgment and does not discriminate between applicants.

Table 1: Type of license, beverage and where consumption is permitted.

<u>Type of License</u>	<u>Type of Beverage</u>	<u>Consumption Location</u>
"Class A"	Intoxicating Liquor	Off-site
Class "A"	Fermented Malt	Off-site
"Class A" Liquor: Cider Only*	Cider Only	Off-site
"Class B"	Intoxicating Liquor	On-site
Class "B"	Fermented Malt	On-site
"Class C"	Wine only	On-site
Reserve "Class B"	Intoxicating Liquor	On-site

Temporary Class "B" **	Fermented Malt	On-site
Temporary "Class B" **	Wine	On-site

*The 2015-17 Wisconsin State Budget (2015 Act 55) provides that municipalities shall issue a "Class A" liquor license if both of the following apply:

- The "Class A" liquor license application is for sales limited to cider products only.
- The application for a "Class A" liquor license holds a Class "A" beer license for the same premises.

2015 Act 55 provision also defines 'cider' to mean any alcohol beverage that is obtained from the fermentation of the juice of apples or pears and that contains not less than 0.5 percent alcohol by volume and not more than 7.0 percent alcohol by volume. "Cider" includes flavored, sparkling, and carbonated cider.

** Temporary Class "B" Fermented Malt and Temporary "Class B" Wine – these licenses are issued throughout the year to lodges, societies, bona fide clubs, chambers, non-profit, etc.

Table 2: Combination of Licenses

<u>License Combinations</u>	<u>Type of Beverage(s)</u>	<u>Consumption Location</u>
"Class A" and Class "A"	Intoxicating Liquor and Fermented Malt	Off-site
Class "A" and "Class A" Liquor: Cider Only	Fermented Malt and Cider	Off-site
"Class B" and Class "B"	Intoxicating Liquor and Fermented Malt	On-site
Class "B" and "Class C" Wine	Fermented Malt and Wine	On-site
Reserve "Class B" and Class "B"	Intoxicating Liquor and Fermented Malt	On-site
Temporary Class "B" and Temporary "Class B"	Fermented Malt and Wine	On-site

Table 3: License fees (maximum amount allowable by State Statute is being charged)

<u>Type of License</u>	<u>License Fee</u>
"Class A" Intoxicating Liquor	\$500.00
Class "A" Fermented Malt	\$100.00
"Class A" Liquor: Cider Only	No fee.

"Class B" Intoxicating Liquor	\$500.00
Class "B" Fermented Malt	\$100.00
"Class C" Wine Only	\$100.00
Reserve "Class B" Intoxicating Liquor	\$10,000 (one-time)
Temporary Class "B" Fermented Malt	\$10.00
Temporary "Class B" Wine	\$10.00

A combination Class A license (intoxicating liquor and fermented malt) would total \$600.00.
A combination Class B license (intoxicating liquor and fermented malt) would total \$600.00.

Table 4: Existing Quotas (03/19/2026)

<u>License</u>	<u>Quota</u>	<u>Licenses Issued</u>	<u>Licenses Available</u>
"Class A" Intoxicating Liquor	16 - 1 per 750 residents	16	0
Class "A" Fermented Malt	17 - 1 per 750 residents	17	0
"Class B" Intoxicating Liquor	25 - 1 per 500 residents	25	0
RESERVE "Class B" Intoxicating Liquor	5 - \$10,000 one-time fee	4	1

DISCUSSION

Rock River Heritage, Inc dba Fort Atkinson Club Community Center located at 211 S Water Street East has applied for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage license. A Reserve license above the quote exists as the City Council approved the purchase of the license from the Town of Ixonia in 2024. A reserve license carries a one-time license fee of \$10,000. The annual renewal of a "Class B" Intoxicating Liquor and Class "B" Fermented Malt beverage license is \$600.00.

The premise description provides that alcohol will be consumed in all areas of the building and patio. Records will be stored in the Main Floor office; alcohol will be stored in the Main Floor Kitchen. Three additional layouts of the facility are included in the packet.

Staff requested the Fort Atkinson Club provide a business plan or model highlighting how an alcohol license could benefit the operations of the Club.

A Reserve License remains as a reserve license. Should any Reserve license be surrendered or returned to the City, the license will remain as a Reserve and be eligible to be reissued at the \$10,000 one-time license fee.

The License Committee reviewed the application and recommended approval by the City Council at their August 4, 2026 meeting.

FINANCIAL ANALYSIS

Alcohol license fees for the submitted application will be pro-rated from the month of issuance to expiration. Such Class B license from September to June is \$500.00. The Reserve license fee is a one-time expense of \$10,000. Publication fee for new applications is \$100.00.

RECOMMENDATION

Staff recommends the City Council approve the Alcohol Beverage License Application for a RESERVE "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License for Rock River Heritage, Inc dba Fort Atkinson Club Community Center, for use at 211 S. Water Street East, contingent upon payment of licensing fees and having licensed operators.

ATTACHMENTS

1. Rock River Heritage - Fort Atkinson Club Community Center Alc Lic App_Redacted
2. FAC Liquor License Business Plan

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality <u>Fort Atk</u>
License Period

Application Type (check one)

☒ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

☐ Class "A" Beer \$ ☒ Class "B" Beer \$ 100-
☐ "Class A" Liquor \$ ☒ Regular "Class B" Liquor \$
☐ "Class A" Liquor (cider only) \$ ☒ Reserve "Class B" Liquor \$ 10K
☐ "Class C" Liquor (wine only) \$ ☐ Above-Quota "Class B" Liquor \$ 500-

Fees

License Fee(s)	<u>(\$10,600) 10,500</u> <i>Dis-rated</i>
Background Check Fee	\$ -
Publication Fee	\$ <u>100</u>
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Rock River Heritage Inc.

2. Business Trade Name or DBA

Fort Atkinson Club Community Center

3. FEIN

45-3576912

4. Wisconsin Seller's Permit Number

5. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☐ No

If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization

WI

8. Date of Organization

07/11/2011

9. Wisconsin DFI Registration Number

12740-800

10. Premises Address

211 S. Water St. E

11. City

Fort Atkinson

12. State

WI

13. Zip Code

53538

14. County

Jefferson

15. Governing Municipality: ☒ City ☐ Town ☐ Village
of Fort Atkinson

16. Aldermanic District

1

17. Premises Phone

[REDACTED]

18. Premises Email

[REDACTED]

19. Website

[REDACTED]

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

Please see attached maps. Alcohol will be consumed in all areas of the building and patio. Records will be stored in the Main Floor office; alcohol will be stored in the Main Floor Kitchen.

21. Mailing Address (if different from premises address)

22. City

23. State

24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No
If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

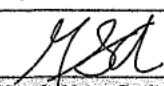
- ☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.
- ☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.
- ☐ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.
- ☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

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

Last Name Sanders-Andrews		First Name Megwyn		M.I. A.
Title Executive Director		Email [REDACTED]	Phone [REDACTED]	
Signature 		Date 06/10/26		

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 10-15-2024	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type (check one)

☒ Initial (New) ☐ Renewal

License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

1. Legal Business Name (individual name if sole proprietorship)

Rock River Heritage Inc

2. Business Trade Name or DBA

Fort Atkinson Club Community Center

3. FEIN

45-3576912

***Status Definitions**

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

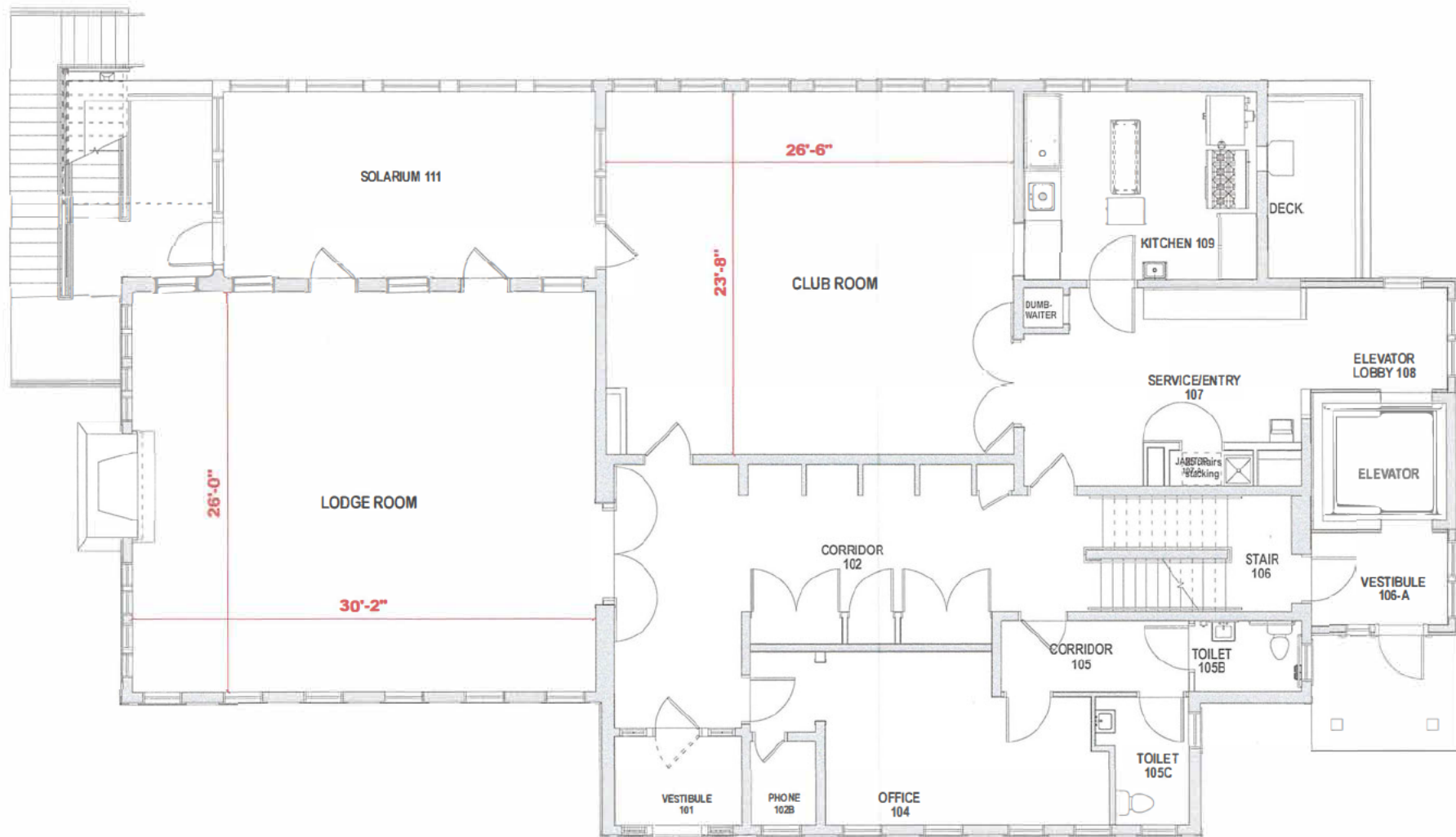
Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

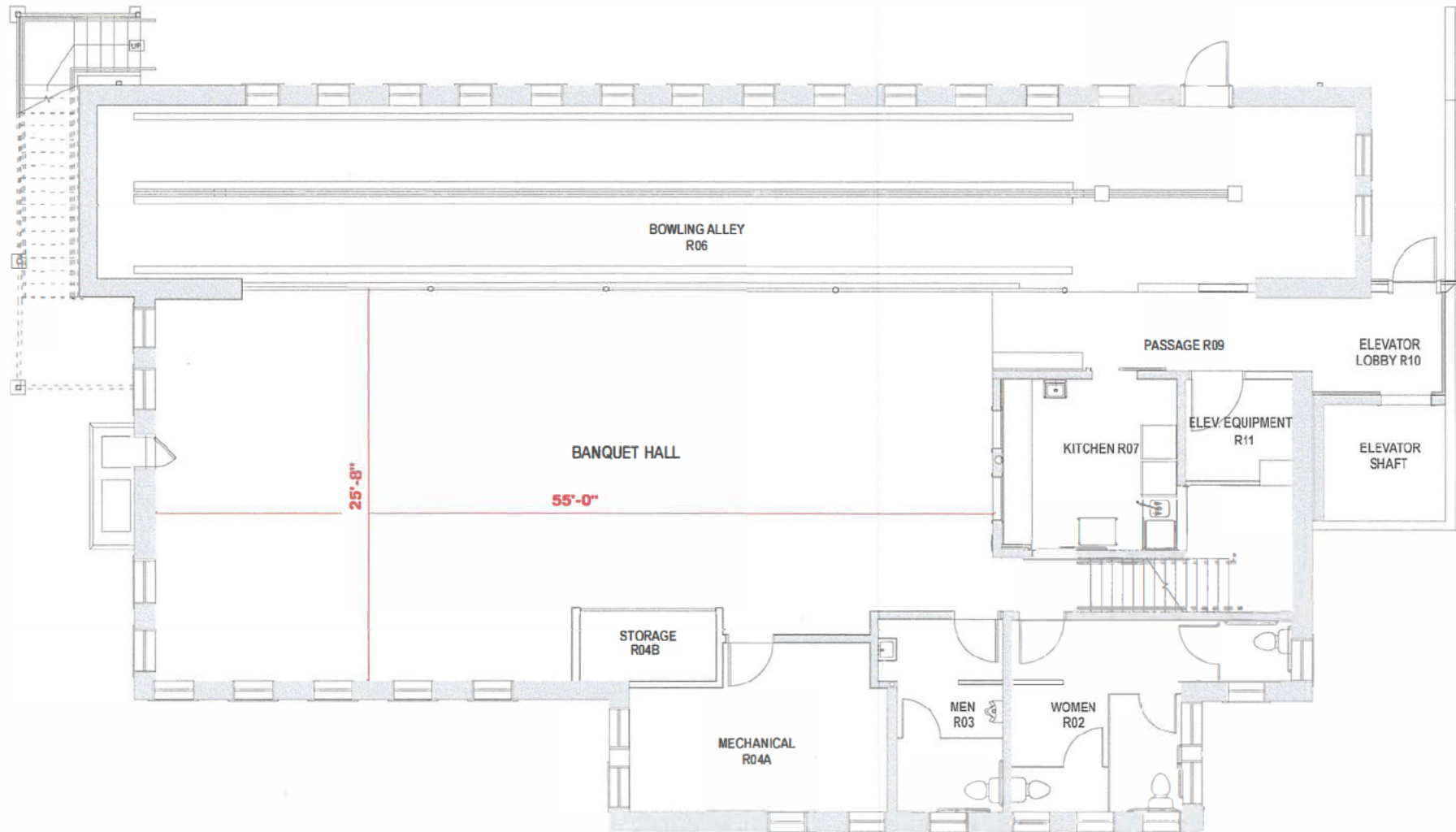
Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Mary C.	Jones	Board President	██████████	████████████████████	New
Kelli J.	Rowley	Board Vice-President	██████████	████████████████████	New
Leslie	LaMuro	Board Secretary	██████████	████████████████████	New
Tari L.	Poeppel	Board Treasurer	██████████	████████████████████	██
Jill T.	Kessenich	Board Member	██████████	████████████████████	██
Lori J.	Koljord	Board Member	██████████	████████████████████	██
Ramsey G.	Larson	Board Member	██████████	████████████████████	██
Linda J.	Rains	Board Member	██████████	████████████████████	██
Megwyn A.	Sanders-Andrews	Executive Director	██████████	████████████████████	New

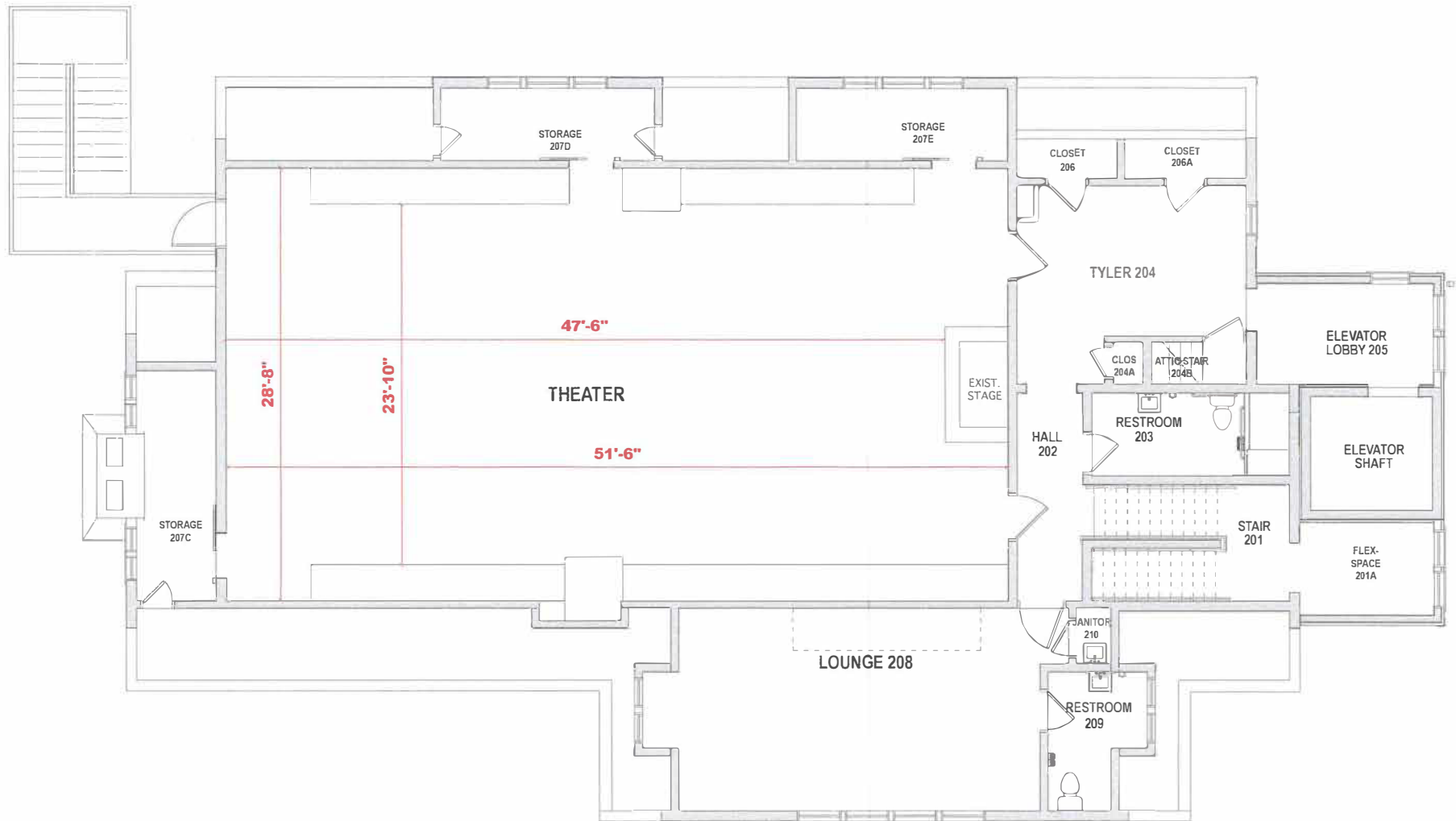
Main floor



lower level



upper level



Alcohol Beverage
Appointment of Agent

Date

Agent Type (check one)

☒ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

Rock River Heritage, Inc.

2. Business Trade Name or DBA

Fort Atkinson Club Community Center

3. Entity Type (check one)

☐ Limited Liability Company☐ Corporation☒ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

☒ Municipal Retail License☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

Sanders-Andrews

2. First Name

Megwyn

3. M.I.

A

4. Email

5. Phone

6. Home Address

7. City

8. State

WI

9. Zip Code

10. Date of Birth

11. Driver's License/State ID Number

12. Driver's License/State ID State of Issuance

WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or
Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Jones		First Name Mary		M.I. C
Title FAC Board President	Em [REDACTED]	Phone [REDACTED]	[REDACTED]	
Signature Mary C Jones			Date June 12, 2026	

E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Sanders-Andrews		First Name Megwyn		M.I. A.
Signature [Signature]			Date 06/10/26	



Business Plan

Rock River Heritage, Inc., d/b/a the Fort Atkinson Club Community Center

211 S. Water St. E. • Fort Atkinson, WI 53538 • July 2026

Executive Summary

Rock River Heritage, Inc. is a 501(c)(3) d/b/a Fort Atkinson Club Community Center (the FAC), a multi-purpose community center housed in a renovated historic building on the Rock River in downtown Fort Atkinson, Wis. The FAC respectfully submits this business plan in support of its application for a “Class B” intoxicating liquor and fermented malt beverages license.

We seek to provide beverage service, in the manner of an in-house caterer, at two defined categories of events: a subset of our own public programs, principally patio concerts, chamber concerts, our gala, and art exhibition openings; and the private rental events, such as weddings, celebrations of life, showers, and milestone birthdays, that our community already hosts in our building. Alcohol will be sold and served exclusively by trained FAC staff who have completed the Wisconsin Responsible Beverage Server course and who hold, or are in the process of obtaining, operator licenses issued by the City of Fort Atkinson.

The mission of the FAC is to keep the Fort Atkinson area vibrant, inclusive, and welcoming with cultural and learning experiences open to everyone who calls this place home. Every dollar of net proceeds from beverage service will be reinvested in free and low-cost community programming such as free community meals, art classes, FACTalks, social dances, concerts and other community programs.

Organization and History

The FAC has operated continuously since 2013, when the historic building it occupies was renovated and reopened as an independent, multi-purpose, nonprofit center serving the residents, neighbors, and visitors of Fort Atkinson, Wis.

The building itself is a downtown hub along the Rock River, and our vision for it is deliberately broad: a place where people of all ages and backgrounds come together through education, arts,

wellness, business, community events, and other activities, while celebrating the history, culture, and heritage of the area. We are dedicated to fostering an environment of diversity, equity, and inclusion, and we work intentionally to ensure that everyone who walks through our doors feels welcomed, respected, and valued.

Programming: A Two-Part Model

The FAC operates on a two-part model, and the two parts sustain one another.

The first part is our own programming, and its breadth is documented in our 2026 calendar: well over one hundred community programs this year, nearly all of them free. These include monthly free community meals; monthly First Friday social dances with free ballroom instruction; monthly kids' nights and family programs; weekly MahJongg lessons and open game times; our FACTalk and FACTaste educational series on topics ranging from wellness and menopause to prairie restoration and substance misuse prevention, the latter presented with the Jefferson County Drug Free Coalition; art classes, including a recurring series taught with UW-Whitewater students; art exhibitions and openings; a playwriting group for teens and adults with disabilities; chamber concerts, patio concerts, and open mic nights; and free meeting space for community groups, including weekly Narcotics Anonymous meetings and a point-in-time dinner for neighbors experiencing homelessness, hosted with the Community Action Coalition for South Central Wisconsin. All of these programs are free or low cost by design, because access and inclusion is central to our mission, vision and values.

The second part is facility rental. We rent our spaces for weddings, baby showers, birthdays, funerals and celebrations of life, and other private gatherings. Rental income is a vitally important revenue stream: it is what allows the first part of the model, the free and low-cost programming, to exist.

The scale of this activity is documented in our booking records. The 2026 calendar to date includes approximately forty-five private rental events, among them weddings, bridal and baby showers, graduation parties, retirement parties, celebrations of life, class reunions, nonprofit meetings, and holiday parties, with attendance ranging from ten to one hundred fifty guests and rental revenue of approximately twenty-seven thousand five hundred dollars. Of these, thirteen events, including four weddings, a retirement party, a fiftieth class reunion, and our own annual October gala, already have requested alcohol. We expect to book additional events this year and expect requests for alcohol at events to increase substantially when a full liquor license is obtained. A detailed event calendar is available to the Committee upon request.

Plan for Alcohol Service

Under the requested license, alcohol service at the FAC will function in the manner of a catering operation rather than a bar. There will be no standing barroom, no regular drinking hours, and no service outside of scheduled events. Specifically, beverage service will occur in two settings.

First, at selected FAC-produced events, principally concerts and art exhibition openings, guests of legal drinking age will be able to purchase beer, wine, and mixed drinks from a staffed service station for consumption on the premises during the event.

This is not untested ground. A number of our own programs, including our gala and our Americana event have included alcohol service and sales, conducted under caterer's licenses or temporary licenses obtained event by event through the City. The FAC has managed that service without incident. The annual license we now request would replace this piecemeal, event-by-event process with a single license held to consistent, year-round standards, which we regard as an improvement in oversight for the City as much as an improvement for the FAC.

Second, at private rental events, the FAC will provide beverage service directly, ordering, selling, and serving all alcohol through its own trained staff. Renters and their guests will not be permitted to bring in or self-serve alcohol; the FAC will be the sole provider on the premises. This arrangement gives the FAC, and by extension the City, complete control over who serves, who is served, and how.

Service will be confined to the licensed premises as described in the submitted application. Hours of service will match the hours of the events themselves, ending no later than the close of each event, and will in all cases remain within the hours permitted for "Class B" premises under Wisconsin law and City of Fort Atkinson ordinance.

Responsible Beverage Service

We recognize that a liquor license is a public trust, and we have built our service plan around five safeguards.

The first safeguard is trained, licensed staff. All alcohol will be served by a team of five FAC staff members; no volunteers and no renters will serve. Each of the five has completed the online Wisconsin Responsible Beverage Server training course, and each holds or is obtaining an operator (bartender) license through the City of Fort Atkinson. A licensed operator will be on the premises and on duty at all times that the FAC is open to the public.

The second safeguard is rigorous age verification. Staff will check government-issued photo identification for any patron who appears under the age of forty, and events attended by families and children, of which we host many, will use wristbands or hand stamps to mark guests whose identification has been verified. Because so much of our programming is intergenerational, we treat the presence of minors not as an exception but as the default condition of our events, and our procedures reflect that.

The third safeguard is controlled service. Alcohol will be dispensed only from designated, staffed service stations; there will be no self-service, no unattended coolers, and no carry-in alcohol at any event. Staff will refuse service to any patron who is intoxicated or who cannot produce identification, and staff have both the authority and the obligation to do so. Water and non-

alcoholic options will be available at every event where alcohol is served. Between events, all alcohol will be secured in a dedicated, locked storage room on the upper level, with access limited to licensed staff and inventory tracked through written logs.

The fourth safeguard is accountability. The Executive Director, as the corporation's appointed agent, is responsible for compliance and will maintain an incident log recording any refusal of service, any removal of a patron, and any other alcohol-related incident, to be reviewed with the board. The FAC will carry liquor liability insurance in addition to its existing general liability coverage.

The fifth safeguard is a written policy. The board of directors will adopt a written alcohol service policy incorporating the practices above, and every serving staff member will review and sign it before serving. The policy will be reviewed annually and revised as experience and the City's guidance require.

Alcohol Service and Youth Programming

The FAC anticipates, and welcomes, the question of how a liquor license coexists with programming built substantially around children and families: our kids' nights, our art classes, our kids' concerts, our free community meals.

The FAC will not operate a bar. Alcohol will exist on our premises in only two states: locked in a dedicated storage room, or in the hands of a licensed operator during a scheduled event. There are no standing drinking hours, no taps, and no open barroom for a child to pass on the way to an art class. Every program designed for children and youth is, and will remain, entirely dry; no alcohol will be served, sold, removed from locked storage or given away at any of them.

Wisconsin law anticipates precisely this arrangement. Under section 125.07(3)(a) of the statutes, underage persons may be present on licensed premises during times when no alcohol is being consumed, sold, or given away, provided that the alcohol is stored in a locked portion of the premises and that the licensee provides advance notice to local law enforcement. Our locked storage room is designed to satisfy that condition, and we will establish the required notification procedure with the Fort Atkinson Police Department before service begins. At events where alcohol is served and families are present, such as patio concerts and community celebrations, the statute's framework for minors accompanied by a parent or guardian applies, and our own safeguards, the wristbands, staffed service stations, and licensed operators described above, go further than the law requires.

Indeed, we would ask the Committee to consider that the license improves on the current arrangement. Today, alcohol enters our building event by event, under temporary licenses and renters' one-time arrangements. An annual license places a single accountable licensee, one trained staff of four, a written board policy, and a locked inventory between alcohol and every

child who walks through our doors. Understood in this way, the license is a measure of child protection as much as a source of revenue.

Management, Governance, and the Appointed Agent

The FAC is led by Executive Director Megwyn Sanders-Andrews, who manages daily operations, staff, and programming, and who reports to the volunteer board of directors of Rock River Heritage, Inc. The board provides financial oversight, sets policy, and reviews the organization's performance against its mission. A current list of the board of directors is included with the submitted license application.

In accordance with Wisconsin law governing corporate licensees, the corporation designates its Executive Director as its agent for purposes of this license (Form AB-101, Alcohol Beverage Appointment of Agent). The agent has completed responsible beverage server training, meets the residency requirements for appointment, and will exercise full authority over the licensed premises and the conduct of beverage service there.

Financial Plan

The FAC's current annual operating budget is approximately two hundred fifty-eight thousand dollars, funded through facility rentals, program fees, donations, sponsorships, and grants. Beverage service is projected to become a meaningful supplemental revenue stream within that budget, not a replacement for it.

The projections below are grounded in our actual 2026 booking records and incorporate two growth assumptions drawn from our experience in the rental market. The first is that a license will increase rental bookings by up to thirty percent, because couples and families planning weddings and celebrations routinely choose venues that can provide bar service, and the FAC currently loses those bookings to venues that can. The second is that the number of events including alcohol will grow by roughly half once renters no longer need to make separate arrangements. Per-event proceeds assume an average of seventy guests, two to three drinks per drinking-age guest at typical prices, and cost of goods near thirty percent of sales.

Assumption / Result	Conservative	Moderate
Rental events per year (45 on the 2026 calendar; projected growth of up to 30% with a license)	50	58
Rental events with alcohol service per year (13 in 2026; projected growth of 50%)	18	20
FAC-produced events with alcohol sales per year (patio concerts, art openings, annual gala)	8	12
Average net proceeds per event (sales less cost of goods and service labor)	\$450	\$700

Net proceeds from alcohol service	\$11,700	\$22,400
Additional rental revenue from increased bookings (avg. rental fee approx. \$600)	\$3,000	\$7,800
Total projected annual improvement	\$14,700	\$30,200
Improvement as a share of the current \$258,000 operating budget	approx. 6%	approx. 12%

Figures are first-year planning estimates based on the FAC's existing event calendar and will be updated annually. Start-up costs (license fees, initial inventory, glassware, point-of-sale equipment, and insurance) are estimated at \$5,000 to \$8,000 and will be funded from existing reserves.

Accordingly, even under the conservative scenario, beverage service strengthens the FAC's financial position; under the moderate scenario, it materially expands what we can offer. Because we are a nonprofit, the destination of these proceeds is fixed by our purpose: more free concerts, more free community meals, more art classes, more kids' nights. The revenue does not leave the community; it returns to it.

Community Benefit and Conclusion

To return to where this plan began: the FAC is not proposing to open a bar. We are proposing to complete our model as a community gathering place. The families who rent our spaces for weddings and celebrations of life currently must look elsewhere for beverage service; our concert audiences ask, reasonably, why they cannot buy a glass of wine on the patio on a summer evening. Granting this license allows the FAC to answer those requests responsibly, with trained staff, written policy, and board oversight, while directing every dollar of net proceeds back into free and low-cost programming for the people of Fort Atkinson.

We thank the Council and the License Committee for their consideration, and we welcome any questions about this plan.

Megwyn Sanders-Andrews

Executive Director, Fort Atkinson Club Community Center
Appointed Agent, Rock River Heritage, Inc.

**A PROCLAMATION RECOGNIZING JEFF ARMSTRONG ON THE OCCASION OF HIS RETIRMENT
AND PROCLAIMING AUGUST 18, 2026, AS “JEFF ARMSTRONG DAY”**

WHEREAS, the City of Fort Atkinson would like to recognize Jeff Armstrong for his 23 years of service to the City of Fort Atkinson between the Fort Atkinson Fire Department, as City Electrician and most recently as the Water Utility Superintendent; and

WHEREAS, Jeff started his career with the City as a paid-on-call firefighter for 23 years; and,

WHEREAS, for 11 years Jeff served as the City Electrician; and

WHEREAS, Jeff stepped up as the Water Utility Superintendent and has served in that position for nearly four years; and

WHEREAS, has helped to oversee the lead service line replacement process; and

WHEREAS, the City of Fort Atkinson values the experience and dedication of Jeff during his time with the Fort Atkinson Water Utility; and

WHEREAS, while working for the City Jeff has brought experience and skill to his position; and

NOW, THEREFORE, I, Kyle Jaeckel, City Council President of the City of Fort Atkinson, and my counsel colleagues, do here by recognize Jeff Armstrong on his retirement from the City of Fort Atkinson after 23 years of distinguished service, and proclaim August 18, 2026, as

“Jeff Armstrong Day”

in the City of Fort Atkinson.

Proclaimed this 18th day of August 2026.

CITY OF FORT ATKINSON

Kyle Jaeckel, Council President

ATTEST:

Michelle Ebbert, City Clerk/Treasurer/Finance Director



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Adrian Bump, Police Chief

RE: First reading of an Ordinance to amend Section 58-148 of the City of Fort Atkinson Municipal Code relating to the sale of tobacco, nicotine products, electronic smoking devices, and electronic smoking device paraphernalia near certain locations (Bump, Police Chief)

BACKGROUND

The main goal of section 58-148(d)(3) of the Fort Atkinson City ordinance is to reduce the availability and visibility of smoking products that include Tobacco, Vape, Electronic Smoking Devices, Electronic Smoking Device Paraphernalia, Pipes, Hookahs, Rolling Papers, and other miscellaneous nicotine consumables and smoke products to youth. In 2022, this ordinance was originally drafted as multiple new businesses were opening their doors next to the Fort Atkinson High School. At that time, insufficient attention was given to other locations that should have been included in the distance restrictions.

This ordinance intends to prevent future businesses from opening retail locations not only near schools but also near city parks, out-of-school time programming locations, youth centers, or youth-serving organizations. This ordinance addition will help reduce opportunities where marketing and sales, either intentionally or unintentionally, target youth.

In addition to this change, a review of the ordinance also revealed required updates after Federal Law changes that raised the legal age from 18 to 21. This update reflects those changes as well.

DISCUSSION

At least 44% of teens in the US attend school within 1,000 feet of a tobacco retailer, and 77% of public schools are within a 10-minute walk of a tobacco retailer. This is important because when there are more stores near schools, youth smoking rates are higher. A 2019 systematic review of both US-based and international studies found a positive association between higher density of stores near schools and youth susceptibility to future smoking. One study found that schools with more stores within walking distance have higher smoking prevalences than schools with fewer retailers nearby.

Stores near schools in some areas may be more likely to sell to minors or to display more tobacco advertising than others. A study conducted in Washington D.C. found that illicit sales to minors were higher in tobacco retailers located closer to high schools. The researchers also found that the closer retailers were located to a public high school, the more likely they were to display exterior tobacco advertising.

Countertobacco.org

Tobacco use is the leading cause of preventable death in the U.S., resulting in over 480,000 deaths and \$170 billion in health care expenses each year. While the U.S. has greatly reduced cigarette smoking, youth use of e-cigarettes has skyrocketed in recent years. According to the [2019 National Youth Tobacco Survey](#), e-cigarette use among high school students nationwide more than doubled between 2017 and 2019 (from 11.7% to 27.5%) and over 5.3 million U.S. kids now use e-cigarettes. [Research](#) shows that 97% of current youth e-cigarette users used a flavored product in the past month, and 80% of youth who had ever used tobacco started with a flavored product.

Tobaccofreekids.org

Knowing this data, communities need to do more to reduce visibility and availability to youth who are easily tempted by targeted marketing and easy accessibility near places youth go for education and mentorship.

FINANCIAL ANALYSIS

Financial impact on the City is specific to the passing and publishing of the ordinance. The ordinance is focused on future businesses and will not target businesses currently in operation.

RECOMMENDATION

Staff recommends that the City Council review and approve this Ordinance amending Section 58-148 of the City of Fort Atkinson Municipal Code relating to the sale of tobacco, nicotine products, electronic smoking devices, and electronic smoking device paraphernalia near special locations focused on youth education and development as drafted.

ATTACHMENTS

1. Sec. 58_148. ___Sale_of_tobacco_and_possession_of_tobacco_and_electronic_cigarettes_by_minors
2. Ord. No. Section 58-148 - Tobacco and Youth Locations DRAFT REDLINE

Sec. 58-148. Sale of tobacco and possession of tobacco and electronic cigarettes by minors.

(a) *The city council finds and declares the following:*

- (1) Tobacco is the leading cause of preventable death in the United States and the leading risk factor contributing to the burden of disease in the world's high-income countries. According to the Centers for Disease Control and Prevention (CDC), more than 400,000 deaths each year are attributable to tobacco use, including one-third of all cancer deaths.
- (2) Social norms about smoking influence smoking rates, particularly among those not addicted. Studies have found that strong governmental regulation of smoking corresponds and may contribute to anti-smoking norms. Social unacceptability has been repeatedly shown to be an important influence on both initiation and quitting.
- (3) Local regulations are necessary to control the location and operation of the sale or exchange of tobacco products for the protection of public health, safety, and welfare.

(b) **Definitions.**

- (1) *Electronic smoking device* means an electronic device that can be used to deliver an inhaled dose of nicotine or any other substance intended for human consumption that may be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. It includes any such device whether manufactured, distributed, marketed, or sold as an electronic cigarette, commonly known as e-cigarettes; an electronic cigar; an electronic cigarillo; an electronic pipe; an electronic hookah; vape pen; or any other product name or descriptor.
- (2) *Electronic smoking device paraphernalia* means a cartridge, cartomizer, e-liquid, smoke juice, tip, atomizer, electronic smoking device battery, electronic smoking device charger, and any other item specifically designed for the preparation, charging, or use of electronic smoking devices. It does not include any cigarette, as defined in Wis. Stats. § 139.30(1m), nicotine product, as defined in Wis. Stats. § 134.66(1)(f), or tobacco products, as defined in Wis. Stats. § 139.75(12).
- (3) *Person* means any individual, partnership, firm, organization, association, corporation, trustee, or other legal entity of any kind.
- (4) *Vending machine* means any mechanical device that automatically dispenses electronic smoking devices or electronic smoking device paraphernalia when money or tokens are deposited in the device in payment for electronic smoking devices or electronic smoking device paraphernalia.

(c) **Prohibition.**

- (1) No person may sell or give any person under the age of 18 any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia at any time.
- (2) No person under 18 years of age may purchase or possess any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia.
- (3) No person may purchase any tobacco, nicotine product, electronic smoking devices, or electronic smoking device paraphernalia on behalf of, or to provide to, any person who is under 18 years of age.
- (4) No person may provide for nominal or no consideration any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia to any person except in a place where no person younger than 18 years of age is present or permitted to enter unless the person who is younger than 18 years of age is accompanied by his or her parent or guardian or by his or her spouse who has attained the age of 18 years.

(d) **Regulations.**

-
- (1) The owner or operator of an establishment that sells tobacco, nicotine products, electronic smoking devices, or electronic smoking device paraphernalia shall post a sign in the immediate area where those products are sold stating that the sale of any said products to a person under the age of 18 is unlawful under this section.
 - (2) A person or vending machine operator may not sell tobacco, nicotine products, electronic smoking devices, or electronic smoking device paraphernalia from a vending machine, except in an establishment where individuals under the age of 18 are not present or permitted at any time, as provided in § 21 CFR Part 1140.16(c)(2)(ii).
 - (3) No sale of tobacco, nicotine products, electronic smoking devices, nor electronic smoking device paraphernalia is permitted within 1,000 feet of the nearest point of the property line of a public or private school.
 - (4) Establishments currently operating at a location where sales would otherwise under subsection (d)(3) be prohibited may continue to operate.
 - (5) Only those establishments which derive more than 50 percent of their gross income from the sale of tobacco, nicotine products, electronic smoking devices, and/or electronic smoking device paraphernalia shall be subject to the ordinance codified herein.
- (e) *Defense of seller.* Proof of all the following facts by a person who sells electronic smoking devices or electronic smoking device paraphernalia to a person under the age of 18 is a defense to any prosecution for a violation of subsection (b)(1):
- (1) That the purchaser falsely represented that he or she had attained the age of 18 and presented an identification card, and
 - (2) That the appearance of the purchaser was such that an ordinary and prudent person would believe that the purchaser had attained the age of 18, and
 - (3) That the sale was made in good faith, in reasonable reliance on the identification card and appearance of the purchaser and in the belief that the purchaser had attained the age of 18.
- (f) *Penalties.*
- (1) Any person convicted of violating this section, shall be subject to the following forfeitures:
 - a. Not less than \$100.00 nor more than \$400.00 if the person has not committed a previous violation within 12 months of the violation.
 - b. Not less than \$200.00 nor more than \$500.00 if the person has committed a previous violation within 12 months of the violation.

(Ord. No. 774, 2-5-19; Ord. No. 812, § 1, 2-17-22)

ORDINANCE NO. ____

AN ORDINANCE

**TO AMEND SECTION 58-148 OF THE CITY OF FORT ATKINSON MUNICIPAL CODE
RELATING TO THE SALE OF TOBACCO, NICOTINE PRODUCTS, ELECTRONIC SMOKING DEVICES,
AND ELECTRONIC SMOKING DEVICE PARAPHERNALIA NEAR CERTAIN LOCATIONS**

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

Section 1. Section 58-148 of the City of Fort Atkinson Municipal Code is hereby amended to read as follows:

“Sec. 58-148. Sale of tobacco and possession of tobacco and electronic cigarettes by minors.

(A) *The City Council finds and declares the following:*

- (1) Tobacco is the leading cause of preventable death in the United States and the leading risk factor contributing to the burden of disease in the world’s high-income countries. According to the Centers for Disease Control and Prevention (CDC), more than 400,000 deaths each year are attributable to tobacco use, including one-third of all cancer deaths.
- (2) Social norms about smoking influence smoking rates, particularly among those not addicted. Studies have found that strong governmental regulation of smoking corresponds and may contribute to anti-smoking norms. Social unacceptability has been repeatedly shown to be an important influence on both initiation and quitting.
- (3) Local regulations are necessary to control the location and operation of the sale or exchange of tobacco products for the protection of public health, safety, and welfare.

(B) *Definitions.*

- (1) *Electronic smoking device* means an electronic device that can be used to deliver an inhaled dose of nicotine or any other substance intended for human consumption that may be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. It includes any such device whether manufactured, distributed, marketed, or sold as an electronic cigarette, commonly known as e-cigarettes; an electronic cigar; an electronic cigarillo; an electronic pipe; an electronic hookah; vape pen; or any other product name or descriptor.
- (2) *Electronic smoking device paraphernalia* means a cartridge, cartomizer, e-liquid, smoke juice, tip, atomizer, electronic smoking device battery, electronic smoking device charger, and any other item specifically designed for the preparation, charging, or use of electronic smoking devices. It does not include any cigarette, as defined in Wis. Stats. § 139.30(1m), nicotine product, as defined in Wis. Stats. § 134.66(1)(f), or tobacco products, as defined in Wis. Stats. § 139.75(12).

- (3) *Person* means any individual, partnership, firm, organization, association, corporation, trustee, or other legal entity of any kind.
- (4) *Vending machine* means any mechanical device that automatically dispenses electronic smoking devices or electronic smoking device paraphernalia when money or tokens are deposited in the device in payment for electronic smoking devices or electronic smoking device paraphernalia.
- (5) *Out-of-School Time Program* means a place or setting dedicated to the development of youth outside of schools. These environments operate during non-school hours and are supervised by adults focused on the academic, social, emotional, and physical growth of young people. These organizations fall under a broader asset-based model known as Positive Youth Development (PYD), which emphasizes building a youth's strengths and resiliency rather than simply treating problems.
- (6) *Youth Center* means a community-based space that accommodates unstructured social interaction, recreation, and institutional classes in a safe, supervised environment.
- (7) *Youth-Serving Organization* means a larger, long-standing association that provides a wide array of activities, mentorship, and career pathways, such as Boys and Girls Clubs, YMCA, 4-H, and Badgerland Afterschool Enrichment Program (BASE).
- (8) *Out-of-School Youth (OSY)* means a legal classification (often used in workforce or community service grants) for youth under specific age limits who are not attending any standard educational institution.

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(C) *Prohibition.*

- (1) No person may sell or give any person under the age of ~~2118~~ any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia at any time.
- (2) No person under ~~2118~~ years of age may purchase or possess any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia.
- (3) No person may purchase any tobacco, nicotine product, electronic smoking devices, or electronic smoking device paraphernalia on behalf of, or to provide to, any person who is under ~~2118~~ years of age.
- (4) No person may provide for nominal or no consideration any tobacco, nicotine product, electronic smoking device, or electronic smoking device paraphernalia to any person except in a place where no person younger than ~~2118~~ years of age is present or permitted to enter unless the person who is younger than ~~2118~~ years of age is accompanied by his or her parent or guardian or by his or her spouse who has attained the age of ~~2118~~ years.

(D) *Regulations.*

- (1) The owner or operator of an establishment that sells tobacco, nicotine products, electronic smoking devices, or electronic smoking device paraphernalia shall post a sign in the immediate area where those products are sold stating that the sale of any said products to a person under the age of ~~2118~~ is unlawful under this section.

- (2) A person or vending machine operator may not sell tobacco, nicotine products, electronic smoking devices, or electronic smoking device paraphernalia from a vending machine, except in an establishment where individuals under the age of ~~21~~¹⁸ are not present or permitted at any time, as provided in § 21 CFR Part 1140.16(c)(2)(ii).
 - (3) No sale of tobacco, nicotine products, electronic smoking devices, nor electronic smoking device paraphernalia is permitted within 1,000 feet of the nearest point of the property line of a public or private school, City Park, any out-of-school youth programming location, youth center, or youth-serving organization per the definitions included in (B).
 - (4) Establishments currently operating at a location where sales would otherwise under (3) be prohibited may continue to operate.
 - (5) Only those establishments which derive more than 50% of their gross income from the sale of tobacco, nicotine products, electronic smoking devices, and/or electronic smoking device paraphernalia shall be subject to this ordinance.
- (E) *Defense of seller.* Proof of all the following facts by a person who sells electronic smoking devices or electronic smoking device paraphernalia to a person under the age of ~~21~~¹⁸ is a defense to any prosecution for a violation of subsection (b)(1):
- (1) That the purchaser falsely represented that he or she had attained the age of ~~21~~¹⁸ and presented an identification card, and
 - (2) That the appearance of the purchaser was such that an ordinary and prudent person would believe that the purchaser had attained the age of ~~21~~¹⁸, and
 - (3) That the sale was made in good faith, in reasonable reliance on the identification card and appearance of the purchaser and in the belief that the purchaser had attained the age of ~~21~~¹⁸.
- (F) *Penalties.*
- (1) Any person convicted of violating this section, shall be subject to the following forfeitures:
 - a. Not less than \$100.00 nor more than \$400.00 if the person has not committed a previous violation within 12 months of the violation.
 - b. Not less than \$200.00 nor more than \$500.00 if the person has committed a previous violation within 12 months of the violation.

(Ord. No. 774, 2-5-19)”

Section 2. 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.

CITY OF FORT ATKINSON

Kyle Jaeckel, City Council President

ATTEST:

Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Ben Dayton, Director of Parks and Recreation

RE: First reading of an Ordinance to amend multiple sections of Chapter 62 of the City of Fort Atkinson Municipal Code of Ordinances relating to park regulations (Dayton, Director of Parks and Recreation)

BACKGROUND

Parks and Recreation Director Dayton and the Recreation Advisory Board Rules and Ordinances Subcommittee conducted a focused review of Chapter 62, Articles I and II of the City's Codes and Ordinances. Additionally, the subcommittee investigated the addition of a new ordinance to prohibit the use of smoking, vaping, and e-cigarettes products within the City's park system.

DISCUSSION

Staff provided the subcommittee with a proposal adopting new ordinance to prohibit smoking, vaping, and the use of e-cigarettes within city parks and on public trails. Additionally, revisions were recommended to existing ordinances regarding pets on designated park property, protection of City property within the parks system, glass bottle restrictions, and park hours of operation. These amendments are intended to align current usage of park facilities with City ordinance.

The following recommendations and rationales are proposed:

ARTICLE I. - IN GENERAL

Sec. 62-1. - Animals on city park grounds:

Staff proposes extending this ordinance to include designated athletic fields and playgrounds. This restriction is intended to prevent damage to prepared ballfields and ensure playgrounds remain free of animal waste. Also, extending the ordinance to easily recognizable facilities without the need for additional posted signage.

Sec. 62-2. - Operation of vehicles, animals restricted; destruction of property.

Staff recommends adding language to specifically identify the unauthorized tampering with city property during activities such as geocaching and the use of metal detectors. While geocaching is recognized as an acceptable activity, the intent is to prevent the modification of or damage to facilities and property.

Sec. 62-4. - Possession, consumption of alcohol prohibited.

Staff recommendations include removing the prohibition of alcohol consumption in Bicentennial Park. The original ordinance was adopted when the park was located in a different area. Memorial Park will remain on the list due to its primary use as a youth sports facility. The ordinance will also be updated to include legal, hemp-derived THC beverage products and a citywide prohibition of glass bottles in parks to enhance public safety and reduce the risk of injury from broken glass.

Sec. 62-5. - Smoking, vaping, and e-cigarettes prohibited. (proposed new ordinance)

Staff recommends, with subcommittee support, the adoption of a new ordinance prohibiting the use of smoke or vapor producing products within park spaces. Aside from public health concerns, the intent is to remove smoking and vaping from public events, youth activities, and locations where the general public will congregate. Under the proposed rules, the use of these products would be restricted to areas within the public right-of-way.

ARTICLE II. - ADMINISTRATION AND ENFORCEMENT

Sec. 62-37. - Hours of operation.

Staff recommends that park hours mirror the weekend hours established by the citywide curfew ordinance (Section 58-197). This update also includes the removal of specific, outdated hours previously set for Bicentennial Park.

FINANCIAL ANALYSIS

Staff does not anticipate a significant financial impact associated with the recommended new ordinance and ordinance amendments.

RECOMMENDATION

Staff, the Parks and Recreation Advisory Board, and the Ordinance Committee recommend the Council hold the first reading of the Ordinance and direct the City Manager to prepare the ordinance for a second reading at the meeting on September 1, 2026.

ATTACHMENTS

1. Chapter_62___PARKS_AND_RECREATION
2. Ord No Parks and Recreation Section 62 DRAFT REDLINE

Chapter 62 PARKS AND RECREATION¹

ARTICLE I. IN GENERAL

Sec. 62-1. Animals on city park grounds.

It shall be unlawful for any animal to be on city park grounds if the parks are so posted.

(Code 1969, § 7.06)

Cross reference(s)—Animals generally, ch. 10.

Sec. 62-2. Operation of vehicles, animals restricted; destruction of property.

- (a) It shall be unlawful for any person to operate or cause to be operated any motorcycle, motorbike or motor scooter on the public sidewalks or pedestrian walkways in any of the parks in the city. It shall further be unlawful for any person to operate a snowmobile on any city-owned or -controlled property or public park without the express approval of the council.
- (b) No person, not duly authorized, shall ride, drive or lead any horse or other animal, or drive any motor vehicle, upon or across any public park except upon the driveways, and park except upon the driveways and parking areas specifically provided for such purposes.
- (c) No person shall cut, pick, break, dig up, deface or in any manner injure any tree, shrub, plant, flower, grass or other public property in any public park or street.

(Code 1969, § 16.01(C))

Cross reference(s)—Animals generally, ch. 10; traffic and vehicles, ch. 94.

Sec. 62-3. Injury and damage.

Any person who shall in any manner willfully or maliciously injure or damage any public property in or within any city park, athletic field or playground, or who shall violate any of the rules or regulations prescribed under section 62-36, shall be subject to section 1-10.

(Code 1969, § 7.03)

Cross reference(s)—Crimes against property generally, § 58-36 et seq.

¹Cross reference(s)—The naming and changing of names of parks saved from repeal, § 1-11(7); environment, ch. 30; streets, sidewalks and other public places, ch. 90; vegetation, ch. 102; waterways, ch. 106.

State law reference(s)—Authority regarding parks generally, Wis. Stats. § 27.08.

Sec. 62-4. Possession, consumption of alcohol prohibited.

It shall be unlawful to possess or consume alcohol or fermented malt beverages on the premises known as Memorial Park and Bicentennial Park in the city. It shall be unlawful for any person to drink or possess any alcohol beverages in any city park when said park is closed unless the city council and/or parks and recreation director has approved a later time for an authorized event, in which case the prohibition becomes effective after such later time. The penalty for the violation of this article shall be as specified in section 1-10.

(Code 1969, § 7.04; Ord. No. 802, § 1, 7-7-21)

Cross reference(s)—Alcohol and nonintoxicating beverages, ch. 6.

Secs. 62-5—62-35. Reserved.***ARTICLE II. ADMINISTRATION AND ENFORCEMENT²******DIVISION 1. GENERALLY*****Sec. 62-36. Supervision.**

- (a) All public parks, athletic fields, playgrounds, etc., in the city shall be under the supervision and management of the director of parks and recreation. The director shall prescribe from time to time, as may be necessary, reasonable rules and regulations for the use of all such properties and submit them to the city manager. These rules and regulations shall, however, be subject to approval by the council before taking effect. When approved by the council and published, such rules and regulations shall have the same force and effect as ordinances.
- (b) No park or other property shall be used by any person for the purpose of profit or financial return without express approval of the council.

(Code 1969, § 7.01)

Sec. 62-37. Hours of operation.

No person shall enter or remain in any public park of the city within the hours of 12:00 midnight and 6:00 a.m. or Bicentennial Park from 9:00 p.m. until 6:00 a.m. without the permission of the parks and recreation director or his/her appointee.

(Code 1969, § 7.01)

²Cross reference(s)—Administration, ch. 2.

Sec. 62-38. Use of public buildings, schools for recreation.

The use of any public buildings not located in the city parks shall be made available for recreational use when not in conflict with the use of which the building was built. Suitable arrangements shall be made under the direction of the city manager for scheduling activities in these public buildings.

(Code 1969, § 3.07(T)(1))

Secs. 62-39—62-60. Reserved.*DIVISION 2. DIRECTOR OF PARKS AND RECREATION³***Sec. 62-61. Office created.**

There is created the office of director of parks and recreation, which shall be filled by appointment in the same manner as other appointments in the city organization.

(Code 1969, § 3.07(T)(1))

Sec. 62-62. Duties.

- (a) The general duties of the director of parks and recreation shall be to have charge of the general care and maintenance of all public parks, playgrounds, and public buildings located in the public parks.
- (b) He/she shall also have charge of the operation and maintenance of the swimming pool in Rock River Park.
- (c) He/she shall have charge of the recreational program in the city, including, but not limited to, outdoor activities such as softball, baseball, tennis, horseshoe, shuffleboard, all summer playgrounds, and archery; and indoor activities, including but not limited to basketball, badminton, volleyball, dancing, checkers and chess, etc.
- (d) He/she shall submit a budget for the ensuing year to the city manager on or before October 1.
- (e) It is intended that school buildings shall be made available through arrangements with the superintendent of schools for many of the recreational programs.

(Code 1969, § 3.07(T)(1))

Secs. 62-63—62-85. Reserved.*DIVISION 3. ADVISORY BOARD OF PARKS AND RECREATION⁴*

³Cross reference(s)—Officers and employees, § 2-96 et seq.

⁴Cross reference(s)—Boards, commissions and committees, § 2-301 et seq.

Sec. 62-86. 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:

Board means the advisory board of city parks and recreation.

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

Sec. 62-87. Created.

There is created an advisory board of city parks and recreation.

(Code 1969, § 3.07(T)(2))

Sec. 62-88. Purpose.

The establishment of the board shall be for the purpose of aiding and counseling with the director of parks and recreation on matters relating to the city parks and recreation department.

(Code 1969, § 3.07(T)(2)(A))

Sec. 62-89. Membership.

- (a) The board shall consist of seven members, six of whom shall be residents of the city, and one may be a resident of the city or a resident of joint school district number 6. The members shall serve without compensation. All members of the board shall be appointed by the city manager.
- (b) The board shall consist of two members who shall serve permanently or as long as they are holding office in or are members of the following organizations or departments:
 - (1) The superintendent of public schools shall recommend a person from the school system from district 6 for appointment by the city manager for a one-year term beginning in June of each year; and
 - (2) A councilmember.
- (c) The board shall consist of five citizen members, who shall be appointed by the city manager.
- (d) Each citizen member shall serve for a term of three years beginning on June 1. Citizen members shall be limited to two consecutive terms and cannot be reappointed as a board member until one three-year term has elapsed.
- (e) The director of parks and recreation shall be a nonvoting member of the board.
- (f) Vacancies to finish unexpired terms will be filled in the same manner as the original appointments.

(Code 1969, §§ 3.07(T)(2)(B)—(D))

Sec. 62-90. Officers.

A chairperson and vice-chairperson shall be elected by the board members. The election of officers will take place at the organization meeting, and those elected will serve for a term of one year. The director of parks and recreation will automatically serve as secretary.

(Code 1969, § 3.07(T)(2)(E))

Sec. 62-91. Organization.

- (a) The board shall organize and adopt rules for its own government in accordance with the provisions of this division. Meetings shall be held monthly or at the call of the parks and recreation director, and shall be open to the public. Minutes shall be kept by the secretary showing all actions taken, and a copy shall be filed in the office of the parks and recreation director as a public record.
 - (b) A quorum shall be four members, but all action shall require the approval of the majority of the board.
- (Code 1969, § 3.07(T)(2)(F))

Sec. 62-92. Functions.

- (a) The board shall set up general policies regarding the type of programs as well as the level of leadership employed.
 - (b) The board shall assist and advise the city manager in the selection of the director of parks and recreation.
- (Code 1969, § 3.07(T)(2)(G))

ORDINANCE NO. ____

**AN ORDINANCE
TO AMEND MULTIPLE SECTIONS OF CHAPTER 62 OF THE CITY OF FORT ATKINSON MUNICIPAL
CODE RELATING TO PARK REGULATIONS**

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

Section 1. Section 62-1 of the City of Fort Atkinson Municipal Code is hereby amended to read as follows:

“62-1. Animals on city park grounds.

It shall be unlawful for any animal to be on [city park designated athletic fields, playgrounds](#), city park grounds if the parks are so posted.

(Code 1969, § 7.06)

Cross reference(s)—Animals generally, ch. 10. ”

Section 2. Section 15.10.13(2) of the City of Fort Atkinson Municipal Code (Zoning Ordinance) is hereby amended to read as follows:

“Section 62-2. – Operation of vehicles, animals restricted; destruction of property.

- (a) It shall be unlawful for any person to operate or cause to be operated any motorcycle, motorbike or motor scooter on the public sidewalks or pedestrian walkways in any of the parks in the city. It shall further be unlawful for any person to operate a snowmobile on any city-owned or -controlled property or public park without the express approval of the council.
- (b) No person, not duly authorized, shall ride, drive or lead any horse or other animal, or drive any motor vehicle, upon or across any public park except upon the driveways, and park except upon the driveways and parking areas specifically provided for such purposes.
- (c) No person shall cut, pick, break, dig up, deface or in any manner injure any tree, shrub, plant, flower, grass or other public property in any public park or street. [The use of metal detectors, or the placement and retrieval of geocaches or similar items, is prohibited if such activities involve digging, the physical modification of any structure, or any action that causes damage, alteration, or disturbance to city property.](#)

(Code 1969, § 16.01(C))

Cross reference— Animals generally, ch. 10; traffic and vehicles, ch. 94.”

Section 3. Section 62-4 of the City of Fort Atkinson Municipal Code is hereby amended to read as follows:

“Section 62-4. - Possession, consumption of alcohol prohibited; glass containers prohibited.

- (a) It shall be unlawful to possess or consume alcohol or fermented malt beverages or beverages containing hemp-derived THC on the premises known as Memorial Park ~~and Bicentennial Park in the city~~. It shall be unlawful for any person to drink or possess any alcohol beverages in any city park when said park is closed unless the city council and/or parks and recreation director has approved a later time for an authorized event, in which case the prohibition becomes effective after such later time. The penalty for the violation of this article shall be as specified in section 1-10.
- (b) Glass beverage containers of any kind are prohibited in all parks and trails in the city.

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(Code 1969, § 7.04; Ord. No. 802, § 1, 7-7-21)

Cross reference— Alcohol and nonintoxicating beverages, ch. 6.”

Section 4. Section 62-5 of the City of Fort Atkinson Municipal Code is hereby created to read as follows:

“Section 62-5. – Smoking and vaping prohibited in park property or trails.

Smoking and vaping prohibited in park property or trails. It shall be unlawful for any person to smoke or vape tobacco, Hemp, or THC products in any park or trail in the city.”

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Section 5. Section 62-37 of the City of Fort Atkinson Municipal Code is hereby amended to read as follows:

“Section 62-37. - Hours of operation.

No person shall enter or remain in any public park of the city within the hours of 12:00 midnight and 6:00 a.m. ~~or Bicentennial Park from 9:00 p.m. until 6:00 a.m.~~ without the permission of the parks and recreation director or his/her appointee.

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(Code 1969, § 7.01)”

Section 6. 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

DRAFT



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Dan Hefty
Police Captain

RE: Second 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.

The Council held the first reading of the ordinance at a meeting on August 4, 2026.

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

Staff recommends the council perform the second reading and direct the City Manager to prepare the Ordinance for a Third/Final reading at the meeting on September 1, 2026.

ATTACHMENTS

1. ARTICLE_VI.____BICYCLES_AND_PLAY_VEHICLES
2. Ord. No. Prohibition of Off Highway Motorcycles REDLINE DRAFT
3. Ord. No. Prohibition of Off Highway Motorcycles DRAFT FINAL

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).

-
- (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 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

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.

Secs. 94-249 – 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 18, 2026

TO: Fort Atkinson City Council

FROM: Adrian Bump, Police Chief

RE: Second 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.

The Council held the first reading of the ordinance at a meeting on August 4, 2026.

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 recommends the council hold the second reading and direct the City Manager to prepare the Ordinance for a Third/Final reading at the meeting on September 1, 2026.

ATTACHMENTS

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

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

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:

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- (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) *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 plus court costs for subsequent offenses within one year of the first offense.

Secs. 94-222 – 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 18, 2026

TO: Fort Atkinson City Council

FROM: Jedidiah Draeger, Director of Neighborhood and Building Services

RE: Second 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. Council held the first reading on July 18, 2026.

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 recommends the council hold the second reading and direct the City Manager to prepare the Ordinance for a Third/Final reading at the meeting on September 1, 2026.

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. Koshkonong Town Board letter of Board opinion
11. 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

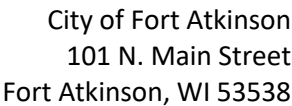
No action is required for the Zoning Map Amendment or Conditional Use Permit after the public hearing.

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



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.

Property address of requested zoning change: _____

Zoning change request from RH-35 to MRH-30

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

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

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

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

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

III Process Checklist

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

Pelton Zoning Map Amendment: Narrative

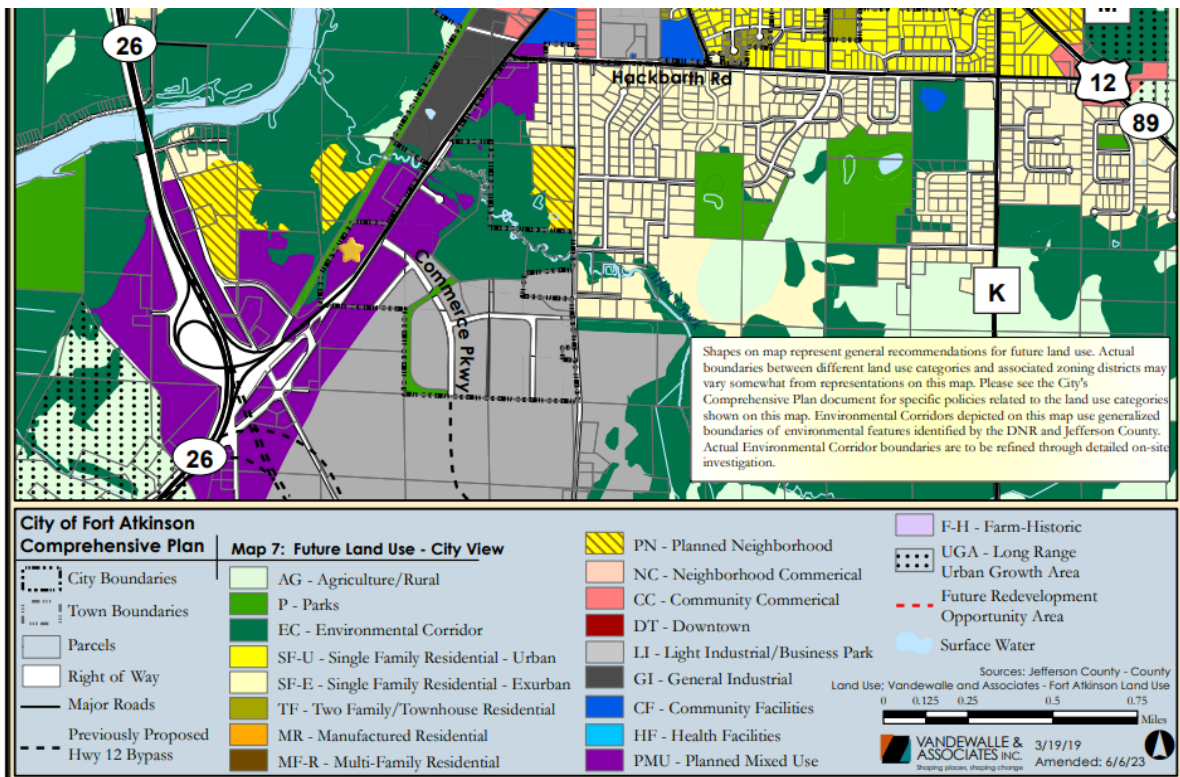
Pelton Builders respectfully requests a zoning map amendment to parcel 226-0514-1742-001 (1911 Janesville Ave) from RH-35 to MRH-30 to build a proposed multi-family development.

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

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

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

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





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

June 1, 2026

NOTICE TO THE PUBLIC

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

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

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

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by your location

+1 312 626 6799

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

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

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

Jedidiah Draeger
Director of Neighborhood and Building Services

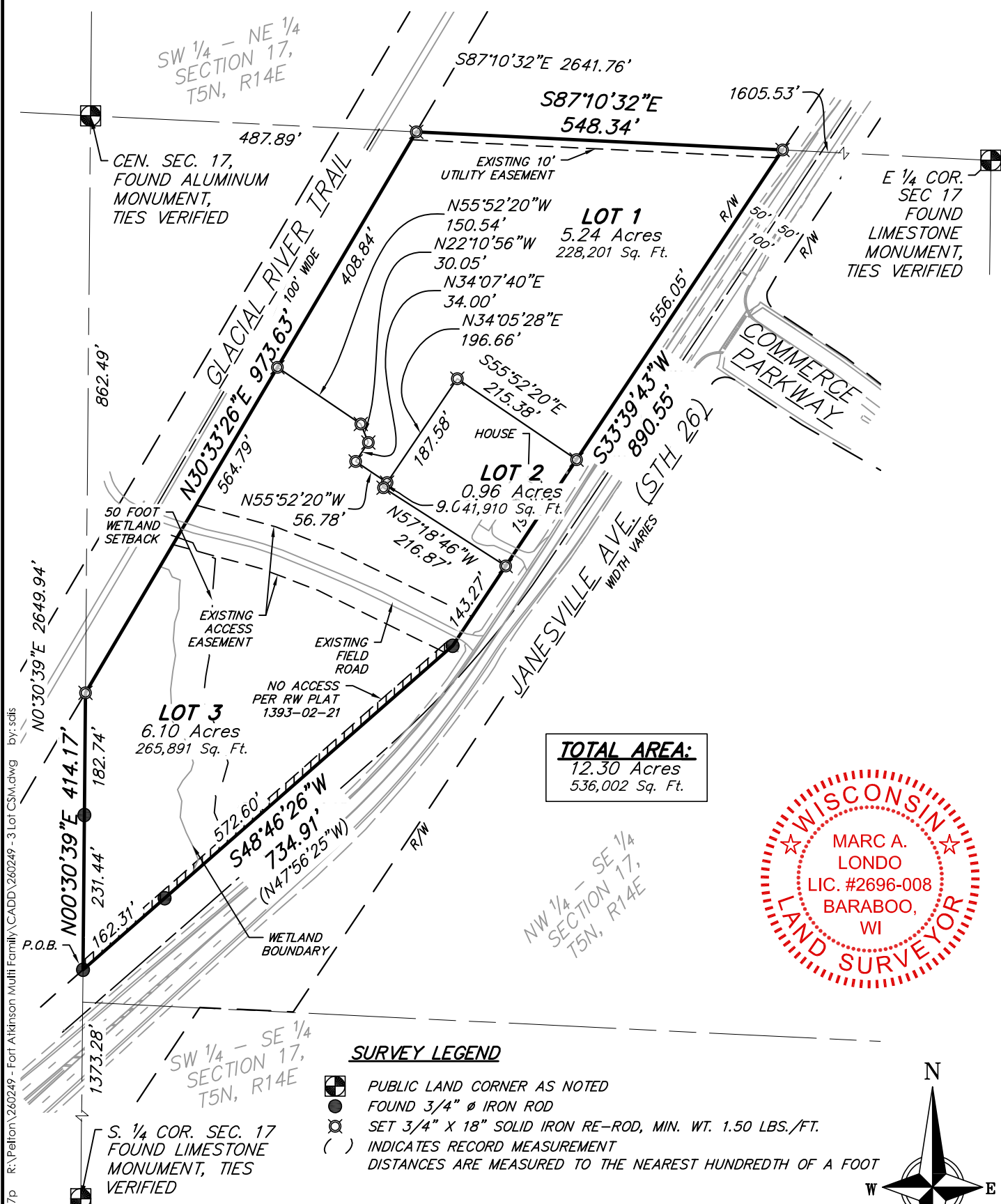
Please publish: July 14 and 21, 2026





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



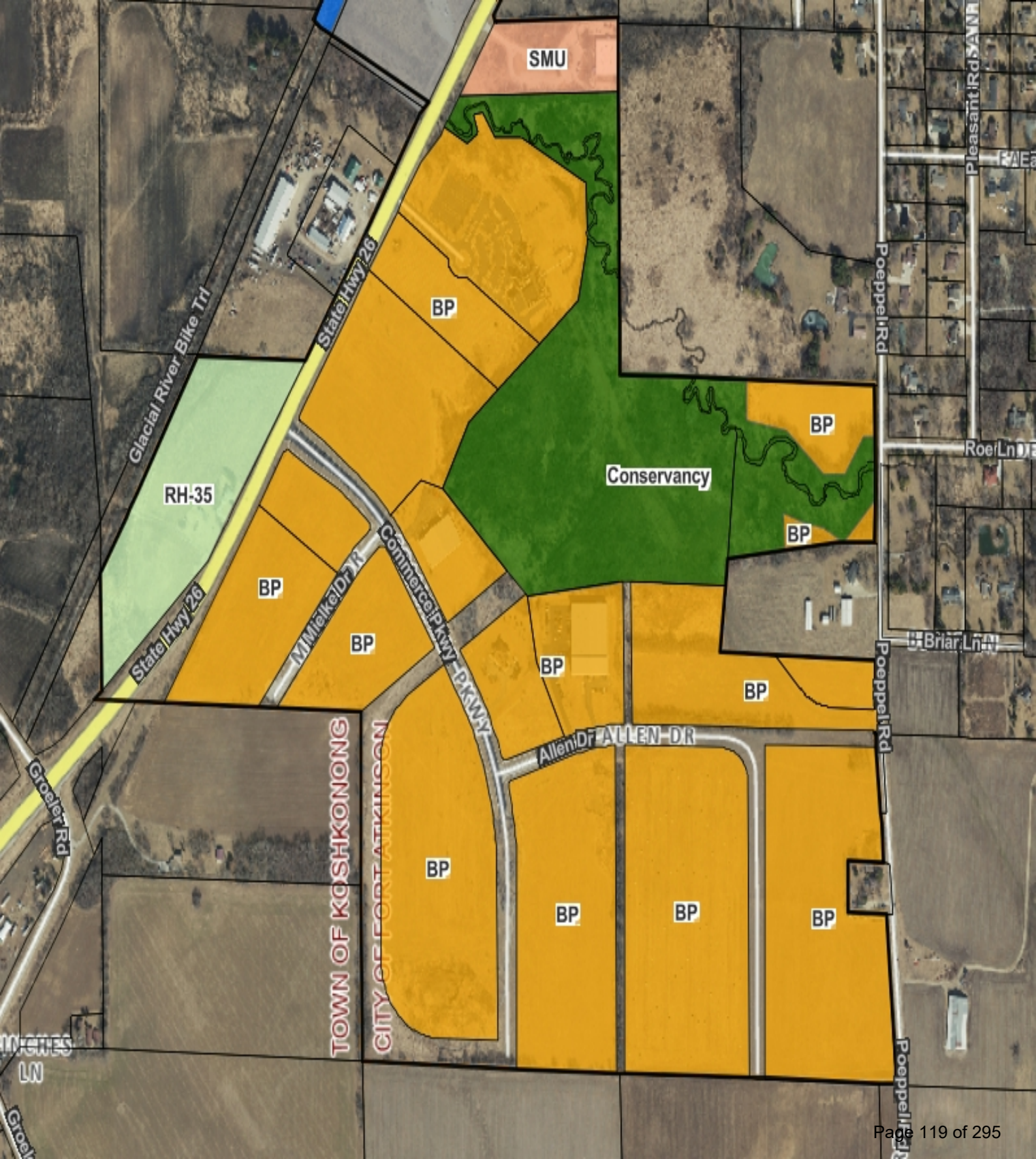
vierbicher
advisors / engineers / surveyors

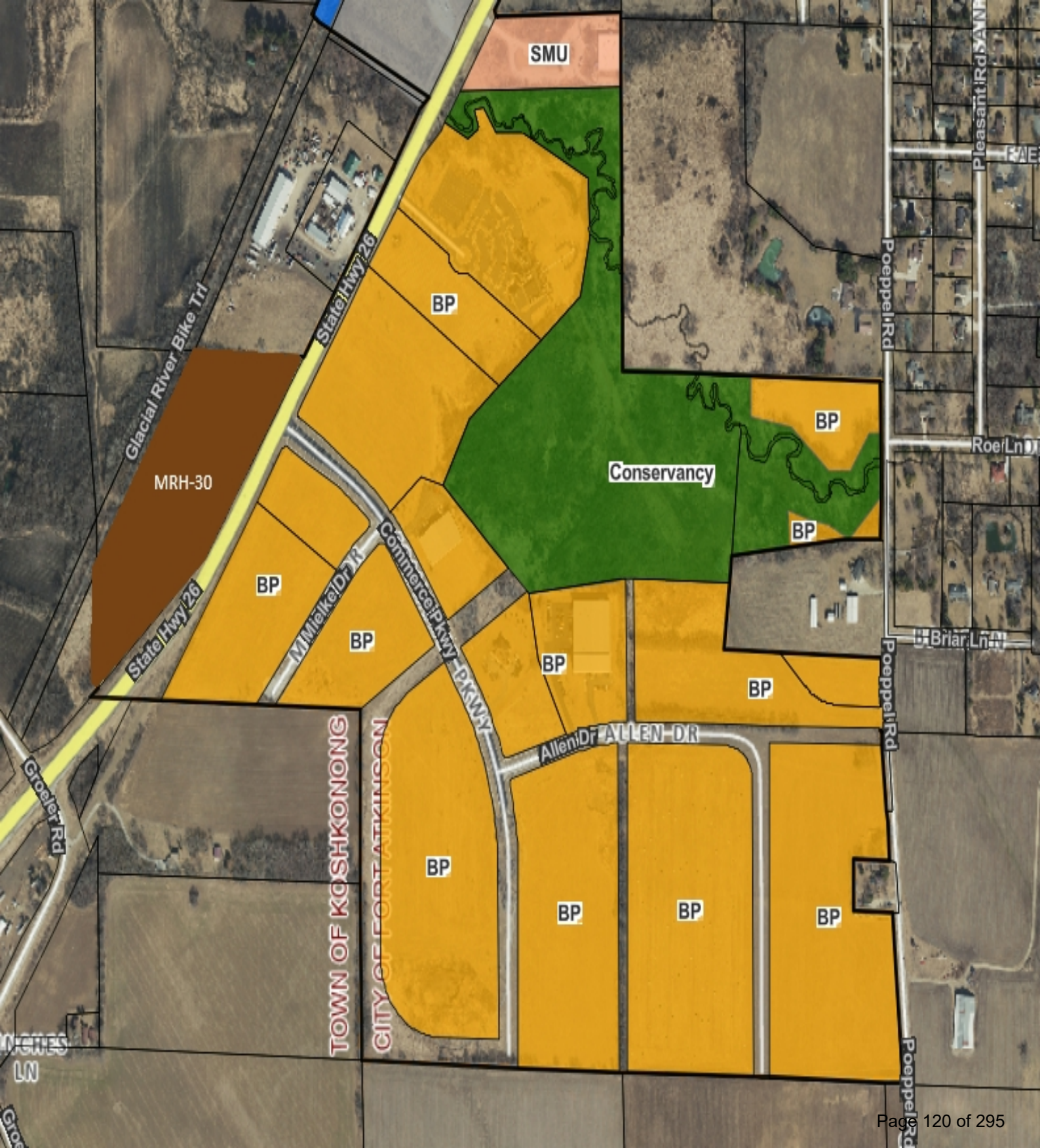
Job #: 260294
Date: 6/23/2026
Rev:
Drafted By: mlon
Checked By: sdis

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

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

**SHEET
3 OF 3**





BOARD PACKET COVER SHEET



Meeting Date: Thursday, August 6, 2026

Agenda Item #: 10

Agenda Item Title: Discuss/Motion Board opinion correspondence regarding City of Fort Atkinson proposed development on Janesville Avenue

Requestor: Chairperson Cheney

Background/Context *(if applicable):*

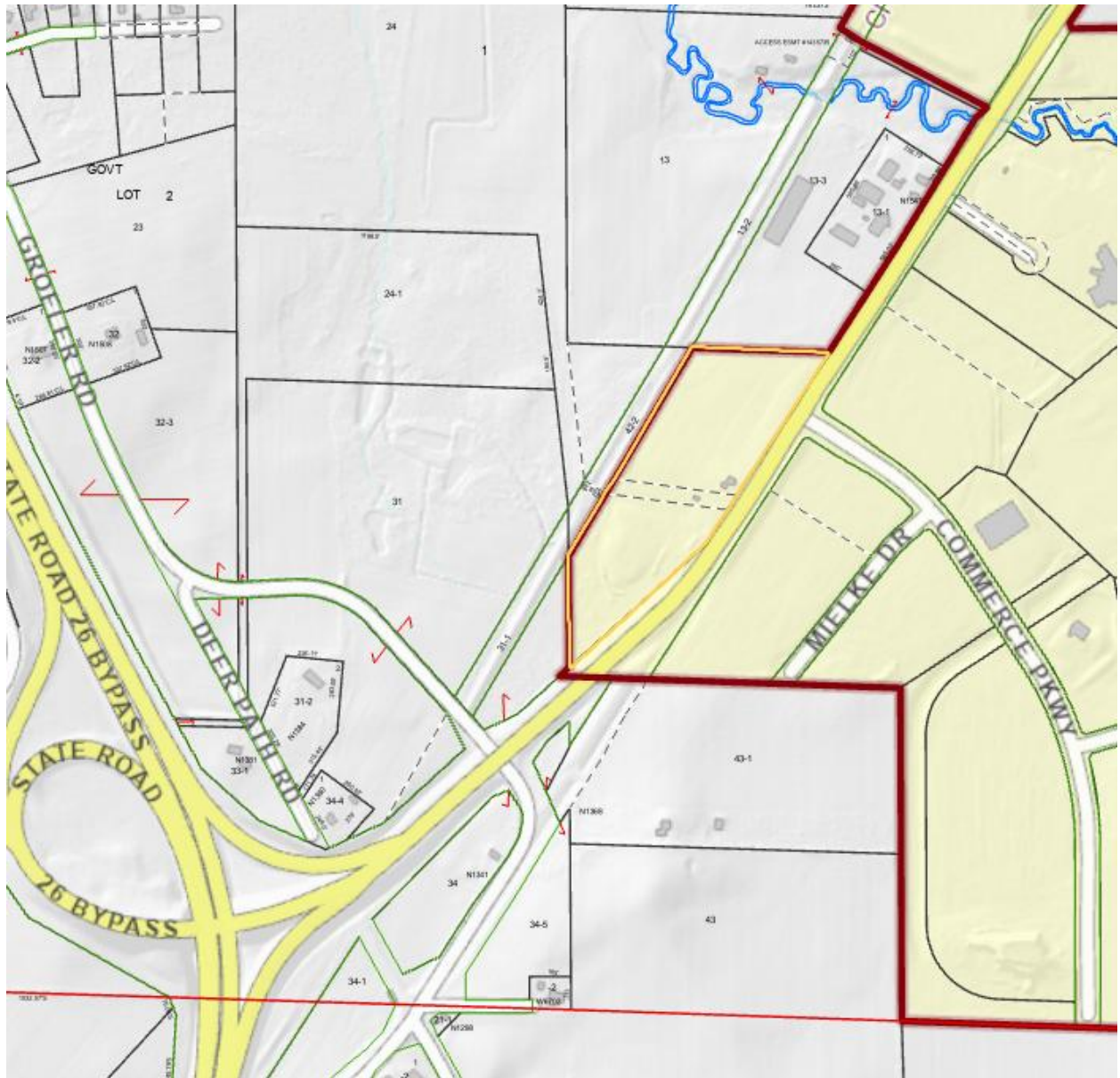
Documents Included:

- GIS map image of parcel 226-0514-1742-001
- Draft letter of opinion on proposed City development

Suggested Board Action: ☐ Discussion only?

Consider drafted letter of opinion to submit to the City of Fort Atkinson

Additional Notes for Board:



Town of Koshkonong
W5609 Star School Road
Fort Atkinson, Wisconsin 53538
Phone: (920)563-4510

E-mail: town@koshkonongwi.gov
Website: www.koshkonongwi.gov



August 6, 2026

City of Fort Atkinson City Council
101 North Main Street
Fort Atkinson, WI 53538

Re: Proposed Multi-Family Residential Development – 1911 Janesville Avenue (Parcel No. 226-0514-1742-001)

Dear Members of the City Council:

At a duly noticed meeting, the Town Board of the Town of Koshkonong considered the proposed multi-family residential development located at 1911 Janesville Avenue, Fort Atkinson, Wisconsin (Parcel No. 226-0514-1742-001). After discussion, the Town Board voted to express its opposition to the proposed development and respectfully submits the following comments for the City's consideration.

While the Town recognizes the City's authority over development within its corporate limits and appreciates the need for additional housing opportunities, the Board has concerns regarding the compatibility of this proposal with the surrounding area and its potential impacts on neighboring Town properties.

The Town's concerns include the following:

The property is located immediately adjacent to the Town of Koshkonong boundary, making the proposed development one that could have direct impacts on adjacent Town residents and properties.

The site is surrounded by existing industrial uses and also adjoins a commercial business, raising concerns regarding the long-term compatibility of a multi-family residential development in this location.

A privately owned easement traverses the subject property. The easement is owned by two Town of Koshkonong residents, and the Town encourages the City to carefully consider and protect the rights and access associated with this private easement throughout any review and development process.

The neighboring properties within the Town consist primarily of rural, single-family residential development. The Town believes the proposed density and character of a

multi-family development would not be compatible with the existing surrounding land uses immediately outside the City's boundary.

The Town also understands that the subject property and surrounding area contain underground springs. The Board encourages the City to carefully evaluate any potential impacts to groundwater, drainage, and neighboring properties through appropriate engineering and environmental review before approving the project.

The Town Board respectfully requests that the City give careful consideration to these concerns as it evaluates the proposed development. We appreciate the opportunity to provide comments and thank you for your consideration.

Sincerely,

Koshkonong Town Board

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 18, 2026

TO: Fort Atkinson City Council

FROM: Rebecca Houseman, City Manager

RE: Review and possible action relating to a Resolution adopting the Project Plan and boundaries for Tax Incremental District (TID) No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 12, generally located in the area around Main Street and then primarily along Madison Avenue, West Sherman Avenue, and Riverside Drive, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the City Council and the Public. TID 12 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

The Plan Commission held a public hearing relating to TID No. 12 at the meeting on July 28, 2026.

DISCUSSION

There are 109 parcels proposed to be included in TID No. 12, for a total of about 32 acres of land. The estimated fair market value of the land and improvements in the TID is \$41,344,000. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID. Proposed public project improvements may include, but are not limited to, sanitary sewer and water system improvements, pedestrian and bicycle safety improvements, the Mechanic Street boat launch improvements, public parking lot reconstruction, utility and road improvements, entryway signage, pedestrian and bicycle path extensions, administrative costs, financing costs, and others as outlined in the Project Plan.

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In addition, it was published in the Jefferson County Daily Union as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on July 27, 2026. The Plan Commission held a public hearing on July 28th and adopted a resolution recommending the City Council approve the TID Project Plan.

FINANCIAL ANALYSIS

Approval of the TID will provide financing for projects within the TID and is expected to increase the overall tax base of the City.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 12 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 12 creation
3. Res 1465 TID 12 Creation - Plan Comm
4. 8.13.26 TID #12 Creation Resolution City Council
5. TID#12 creation DRAFT 5 project plan Fort Atkinson 081026

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

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

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

Access meeting online:

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

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

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

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

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

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

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

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

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



VIA EMAIL-RETURN RECEIPT REQUESTED

July 7, 2026

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

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

Dear Joint Review Board Member,

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

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

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

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

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

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

Sincerely,

Rebecca Houseman
City Manager

PLANNING COMMISSION RESOLUTION #2026-1465

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

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

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

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

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

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

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

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

PLANNING COMMISSION RESOLUTION #2026-1465

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

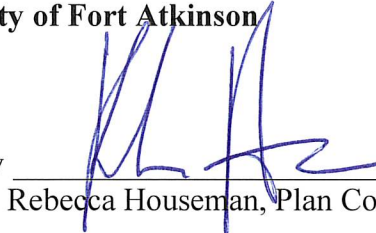
NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Fort Atkinson that:

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

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By


Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

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



Michelle Ebbert,
City of Fort Atkinson
City Clerk

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 12

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

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

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

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

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

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

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the City Council that it create the district.

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 12

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

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established, only includes whole parcels and is contiguous, as legally described in Exhibit A attached and incorporated herein by reference.
3. The City of Fort Atkinson hereby creates Tax Increment District No. 12 on August 18, 2026, effective January 1, 2026.
4. The City Council finds and declares that:
 - a. At least 50 percent (by area) of the real property within the District is a blighted area as defined in Wisconsin Statute Section 66.1105(2)(ae)1.
 - b. Based upon the findings, as stated in (a) above, the District is declared to be a blighted area district based on the identification and classification of the property included within the district.
 - c. The project costs relate directly to eliminating blight in the district consistent with the purpose for which the district is created.
 - d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
 - f. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - g. Confirms the project plan "is feasible and in conformity" with the City of Fort Atkinson's master plan.
 - h. The City estimates less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - i. Confirms for any annexed parcels not within the municipality's boundaries on January 1, 2004, three years have elapsed since the territory was annexed.
5. The Project Plan, prepared by Robert W. Baird & Co. dated August 18, 2026, which is incorporated herein in its entirety by reference, is approved and adopted and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 12

“Determination of Tax Incremental Base”, as of January 1, 2026, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 18th day of August 2026

City of Fort Atkinson

By _____
Kyle Jaeckel, President

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Fort Atkinson on the 18th day of August 2026.

Michelle Ebbert,
City of Fort Atkinson
City Clerk

Project Plan & District Boundary

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



August 18, 2026

(Approved Actions)

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

Prepared in part by:



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

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

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Section 1: City of Fort Atkinson Officials

City Council

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

City Staff

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

Planning Commission

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

Joint Review Board

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

Section 2: Introduction and Description of District

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

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

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

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

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating approximately \$20,381,000 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, project costs within the TID, and project development incentives. The increment may be used for bicycle/pedestrian connections, street/sidewalk improvements, riverwalk and streetscape improvements, and

other infrastructure improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately \$27,500,000 will be created in the TID by the end of 2053. This additional value will be a result of the improvements made, and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

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

Section 3: Summary of Findings

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

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

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

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

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

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

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

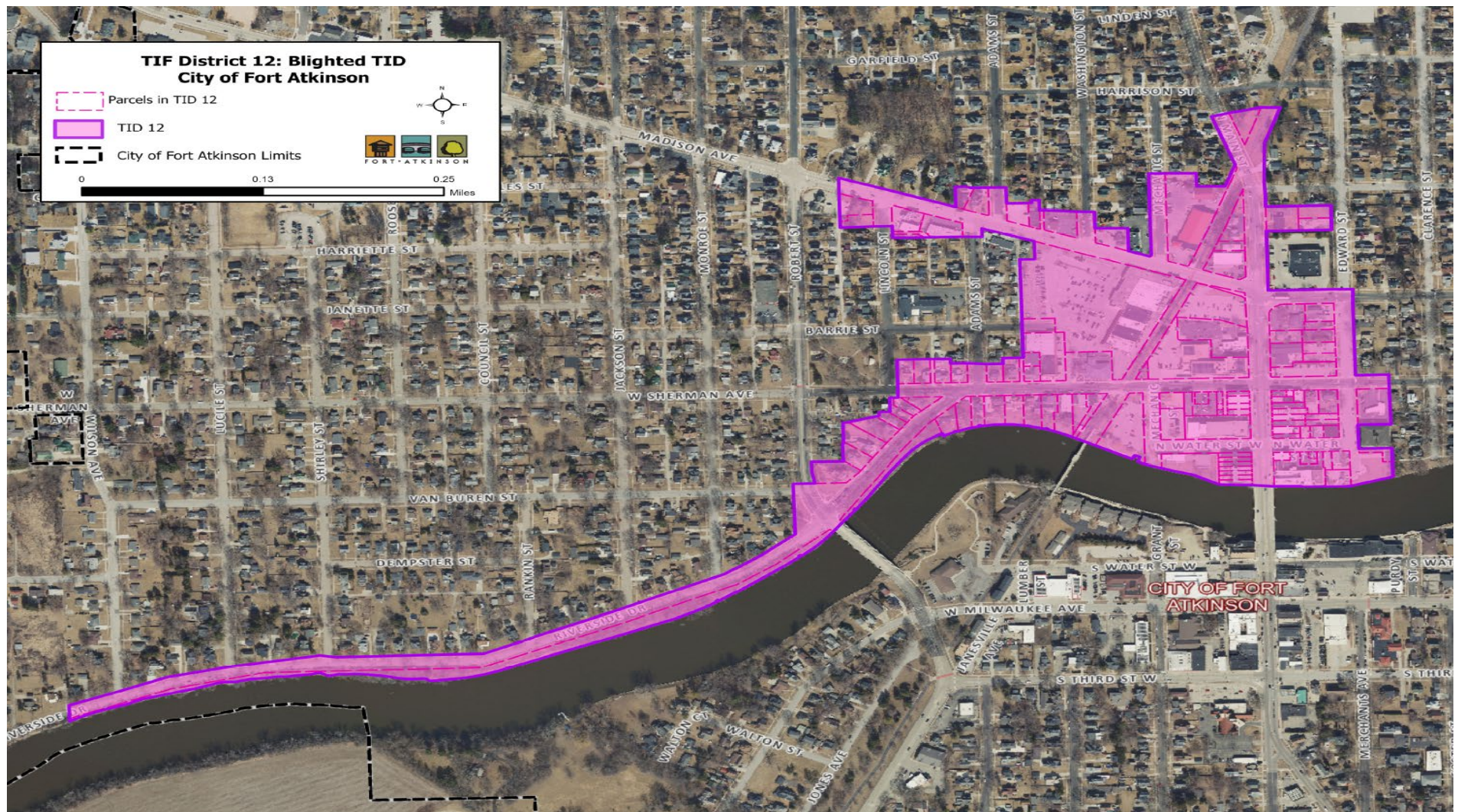
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.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

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

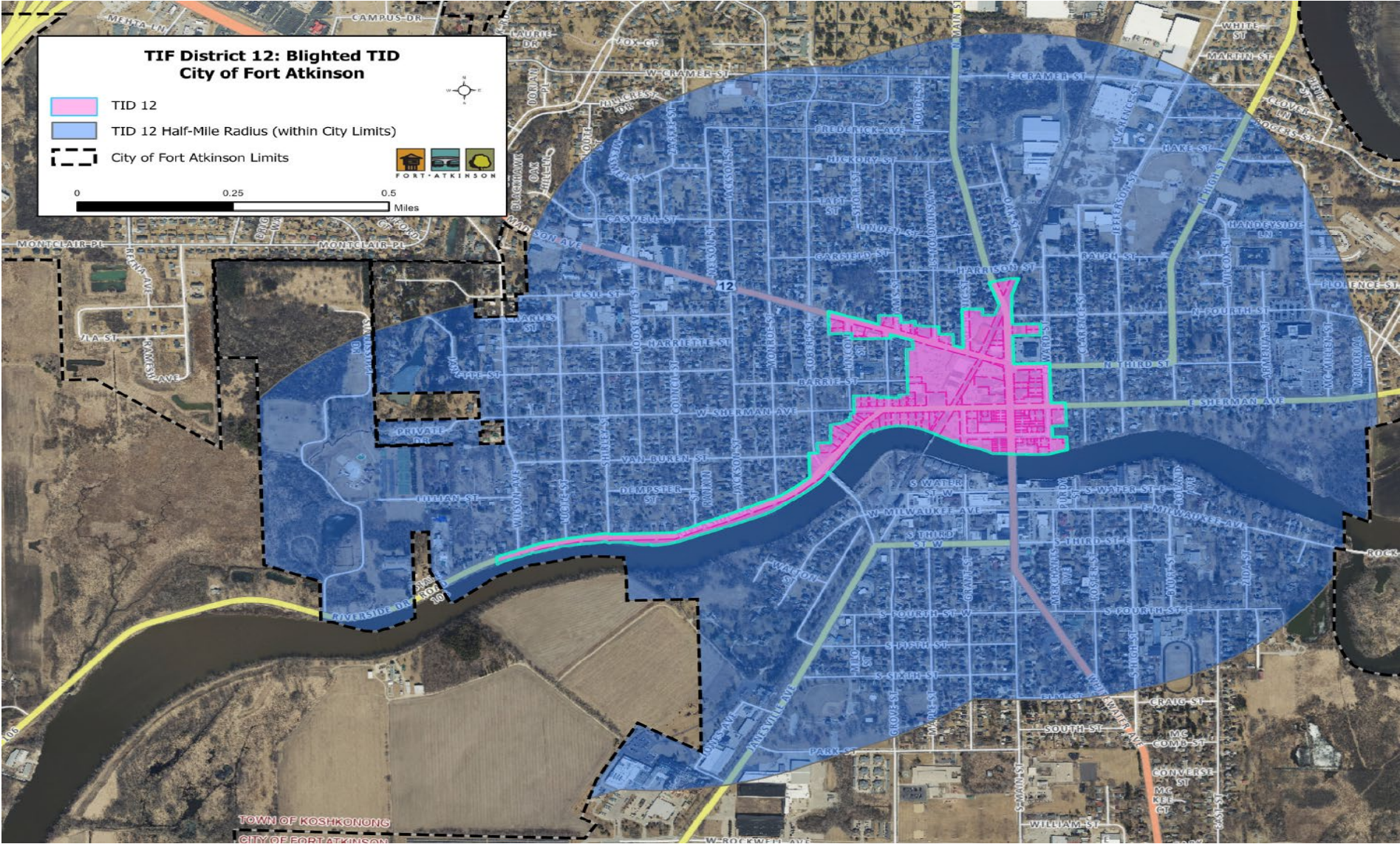
8. The TID is being created by the city as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

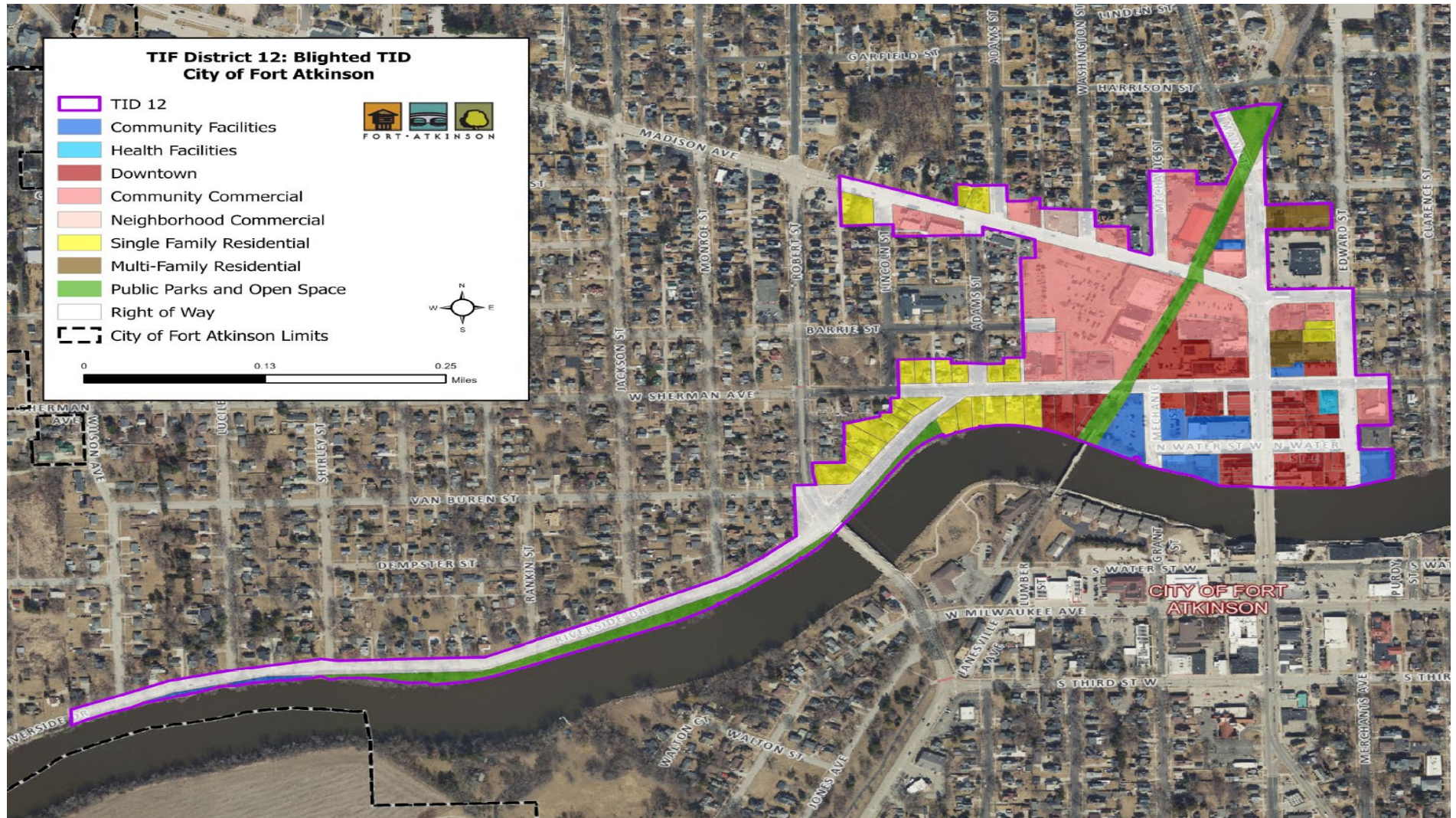
Current Map is reflective of the 01/01/2026 parcel list.



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



Section 6: Map Showing Existing Uses and Conditions



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

Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

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

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

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

Section 8: Equalized Valuation Test

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

Valuation Test Compliance Calculation

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

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

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

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

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

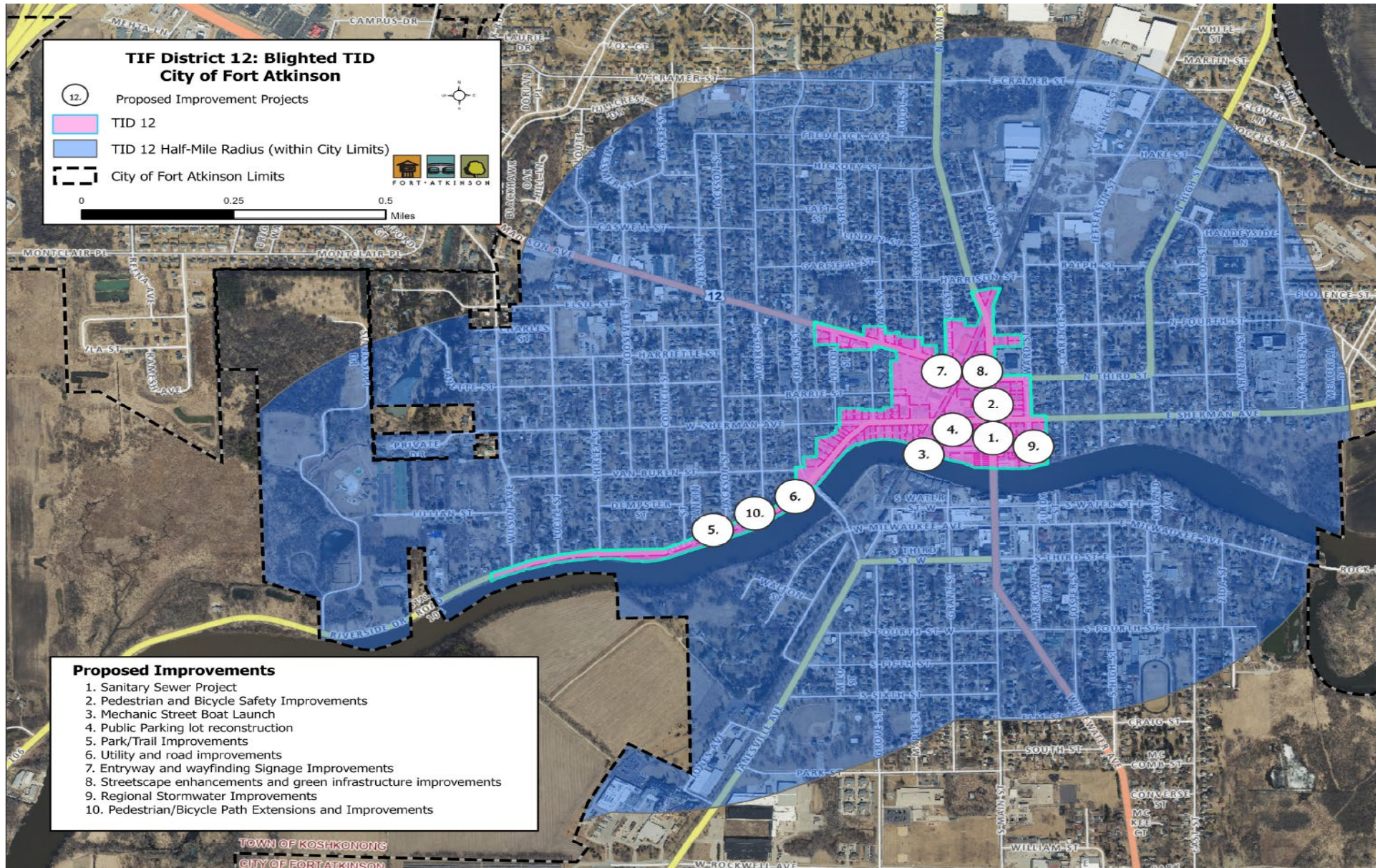
Project Key	TID #12 Project Name	Estimated Project Cost
1	Sanitary Sewer Project	\$ 250,000.00
2	Pedestrian and Bicycle Safety Improvements	\$ 250,000.00
3	Mechanic Street Boat Launch	\$ 250,000.00
4	Public Parking Lot Reconstruction	\$ 1,000,000.00
5	Park/Trail Improvements	\$ 750,000.00
6	Utility and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

Project Descriptions

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

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

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

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

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

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

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

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

Section 12: Economic Feasibility

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

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

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

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

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

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

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

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

Community Development Authority Lease Revenue Bonds:

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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

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

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

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

Federal/State Loan and Grant Programs

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

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

Plan Implementation

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

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

Section 14: Annexed Property

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

Section 15: Proposed Changes in Zoning Ordinances

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

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

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

Section 17: Relocation

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

Section 18: Orderly Development of the City

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

Section 19: A List of Estimated Non-Project Costs

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

Section 20: City Attorney Opinion

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

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

Section 21: Exhibit A Cash Flow Proforma Analysis

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

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

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

Type of TID: Blight

2026 TID Inception (8/18/2026)

2048 Final Year to Incur TIF Related Costs

2053 Maximum Legal Life of TID (27 Years)

2054 Final Tax Collection Year

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

Section 22: Estimated Tax Increments By Taxing Entity

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

Section 23: Exhibit B City Attorney Opinion

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

PURPOSE

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

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

POWER TO CREATE TAX INCREMENTAL DISTRICTS

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

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

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

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

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

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

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

CONCLUSION

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

Dated this 9 day of July, 2026.



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

Section 24: Exhibit C TID #12 Boundary Legal Description

LEGAL DESCRIPTION – TID #12

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

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

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

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

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

1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., LOT 7, BLK 5, CYRUS CURTIS ADD., LOT 4, EX N39.5FT, LOT 3, EX E 24FT OF N61FT, LOT 2, EX W 37FT OF N61FT, BLK 6, ORIG PLAT. EX BEG NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT TO E/L LOT 2, N0DG09'W 174FT TO POB. ALSO COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., BEG 11FT W OF NE/C LOT 2, BLK 24, A CONT BARRIE'S ADD, W47 FT, S TO RIV, E47.5FT, N-POB. ALSO DRWY AGRRE DOC 1063403., LOTS 3, 4 & 5, BLK 7, WM. J. BARRIES ADD. ADD. INFO DEED 215-318. ALSO 11.6FT EASMT IN 804-113., BEG 132FT S OF NE/C OF BLK 7 WM.J. BARRIES ADD, W120FT, S26 FT, E120FT, N26FT TO POB. SUBJ TO ROW. ALSO 11.6FT ESMT IN DOC 888387., LOT 5, BLK 2, ORIGINAL PLAT., LOT 6, BLK 2, ORIG PLAT., W64FT OF LOT 1 & E11FT LOT 2 BLK 24, A CONT. BARRIE'S ADD, BEG 58FT W OF NE/C LOT 2, BLK 24, A CONT OF BARRIE'S ADD, W 32FT, SW49FT, S TO RIV, E47.5FT N TO POB. ALSO DRWY AGREE DOC 1063403. EX PT IN USH 12 IN DOC 1156039., LOT 2, BLK 24, A CONT. BARRIE' S ADD. EX E 106FT. EX PT IN USH 12 IN DOC 1151769., COM NE/C LOT 4, BLK 5, CYRUS CURTIS ADD, W6.40FT TO POB, W55.10FT, S00DGE 88FT, W13.5 FT, S00DGE 99.79FT, S61DG49' E 71.74FT, N26DG33'E 12FT, N00DGW 203.33FT TO POB. ALSO LD LYG BTW M/L & RIV., ALL LD BTWN RIVERSIDE DR & ROCK RIV. FROM W/L REPLAT ALPETER'S ADD TO W/L BLK 24, CONT OF BARRIE'S ADD. ALSO A TRI PCL BOUNDED ON N BY VAN BUREN ST, ON W BY ROBERT ST & E BY RIVERSIDE DR., S1/2 LOT 1, BLK 6, ORIG PLAT ALSO PT OF FOLLOWING ADJ TO SD PCL: BEG NE/C LOT 2, BLK 6 S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB. ALSO ADJ PT OF W1/2 VAC EDWARD ST IN DOC 1151093., BEG NE/C BLK 1, WM.J. BARRIES ADD, N69DG50'W 189.38FT, S63DG 35'E 182.99FT, SELY 26.34FT, N 38.5FT TO POB. U.S.H 12., COM NE/C BLK 1, WM J BARRIES ADD, S23FT TO POB, N63DG35'W 198.49FT TO E ROW/L RR, SWLY ON SD/L 201.1FT, S83DG55'E 163.67FT, S67DG47'W 107.44FT, N TO POB. EX PT IN ST., LOT 1, CSM 6552, DOC 1493301, LOT 2, CSM 6552, DOC 1493301

Section 25: Disclaimer Text

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



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Rebecca Houseman, City Manager

RE: Review and possible action on a Resolution adopting the project plan and boundaries for Tax Incremental District (TID) No. 13, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 13, generally located in the area around Main Street and then primarily along Water Street, Milwaukee Avenue, and Third Street, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the City Council and the Public. TID 13 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

The Plan Commission held a public hearing at their meeting on July 28, 2026, relating to the project plan and boundaries for TID No. 13.

DISCUSSION

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

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

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In

addition, it was published in the Jefferson County Daily Union as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on July 27, 2026. The Plan Commission held a public hearing on July 28th and adopted a resolution recommending that the City Council approve the project plan and boundaries as submitted.

FINANCIAL ANALYSIS

Approval of the TID will provide financing for projects within the TID and is expected to increase the overall tax base of the City.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 13 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 13 creation
3. Res 1466 TID 13 Creation - Plan Comm
4. 8.13.26 TID #13 Creation Resolution City Council
5. TID#13 creation DRAFT 3 project plan Fort Atkinson 072226

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

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

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

Access meeting online:

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

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

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

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

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

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

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

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

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



VIA EMAIL-RETURN RECEIPT REQUESTED

July 7, 2026

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

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

Dear Joint Review Board Member,

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

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

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

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

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

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

Sincerely,

Rebecca Houseman
City Manager

PLANNING COMMISSION RESOLUTION #2026-14166

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

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

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

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

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

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

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

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

PLANNING COMMISSION RESOLUTION #2026-1466

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

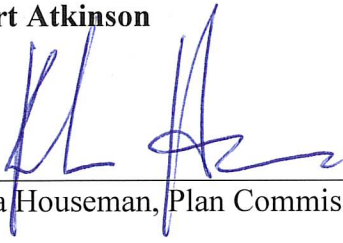
NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Fort Atkinson that:

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

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By


Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

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



Michelle Ebbert,
City of Fort Atkinson
City Clerk

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 13

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

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

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

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

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

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

WHEREAS, after said public hearing, the Plan Commission adopted a resolution and recommended to the City Council that it create the district.

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 13

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

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established, only includes whole parcels and is contiguous, as legally described in Exhibit A attached and incorporated herein by reference.
3. The City of Fort Atkinson hereby creates Tax Increment District No. 13 on August 18, 2026, effective January 1, 2026.
4. The City Council finds and declares that:
 - a. At least 50 percent (by area) of the real property within the District is a blighted area as defined in Wisconsin Statute Section 66.1105(2)(ae)1.
 - b. Based upon the findings, as stated in (a) above, the District is declared to be a blighted area district based on the identification and classification of the property included within the district.
 - c. The project costs relate directly to eliminating blight in the district consistent with the purpose for which the district is created.
 - d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
 - f. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - g. Confirms the project plan "is feasible and in conformity" with the City of Fort Atkinson's master plan.
 - h. The City estimates less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - i. Confirms for any annexed parcels not within the municipality's boundaries on January 1, 2004, three years have elapsed since the territory was annexed.
5. The Project Plan, prepared by Robert W. Baird & Co. dated August 18, 2026, which is incorporated herein in its entirety by reference, is approved and adopted and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 13

“Determination of Tax Incremental Base”, as of January 1, 2026, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 18th day of August 2026

City of Fort Atkinson

By _____
Kyle Jaeckel, President

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Fort Atkinson on the 18th day of August 2026.

Michelle Ebbert,
City of Fort Atkinson
City Clerk

Project Plan & District Boundary

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



August 18, 2026

(Approved Actions)

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

Prepared in part by:



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

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

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Section 1: City of Fort Atkinson Officials

City Council

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

City Staff

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

Planning Commission

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

Joint Review Board

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

Section 2: Introduction and Description of District

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

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

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

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

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

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

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

Section 3: Summary of Findings

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

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

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

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

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

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

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

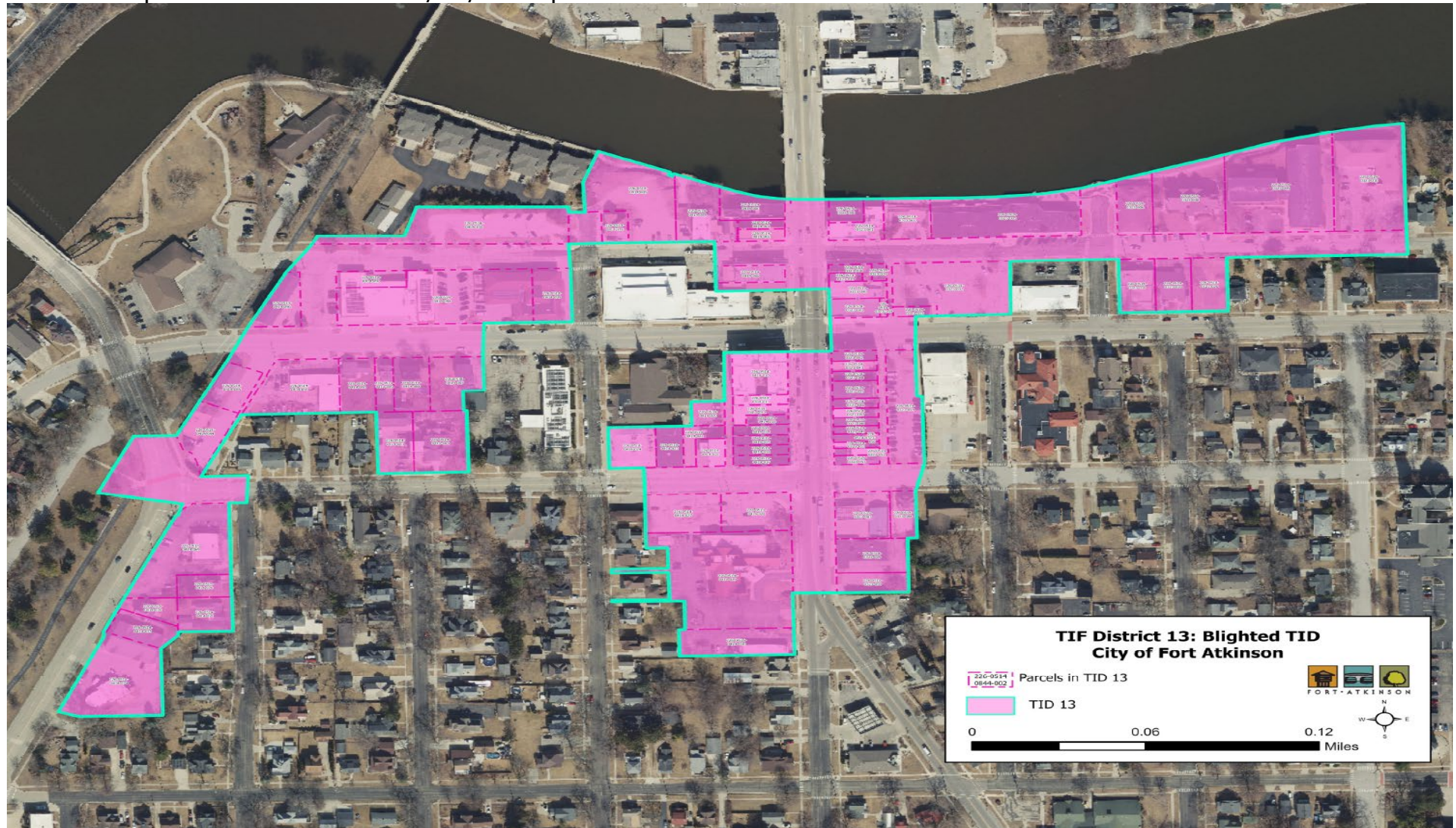
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.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

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

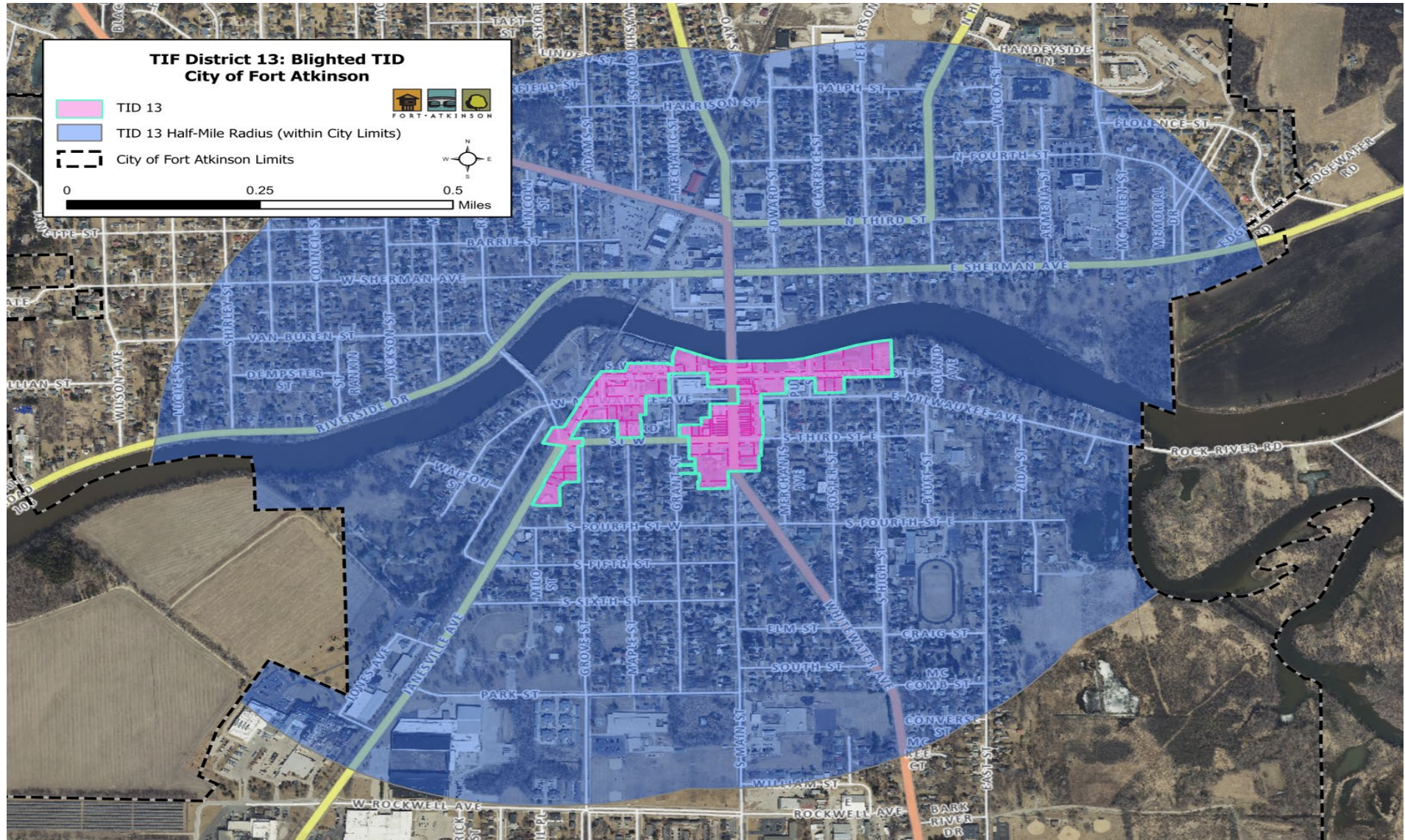
8. The TID is being created by the City as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

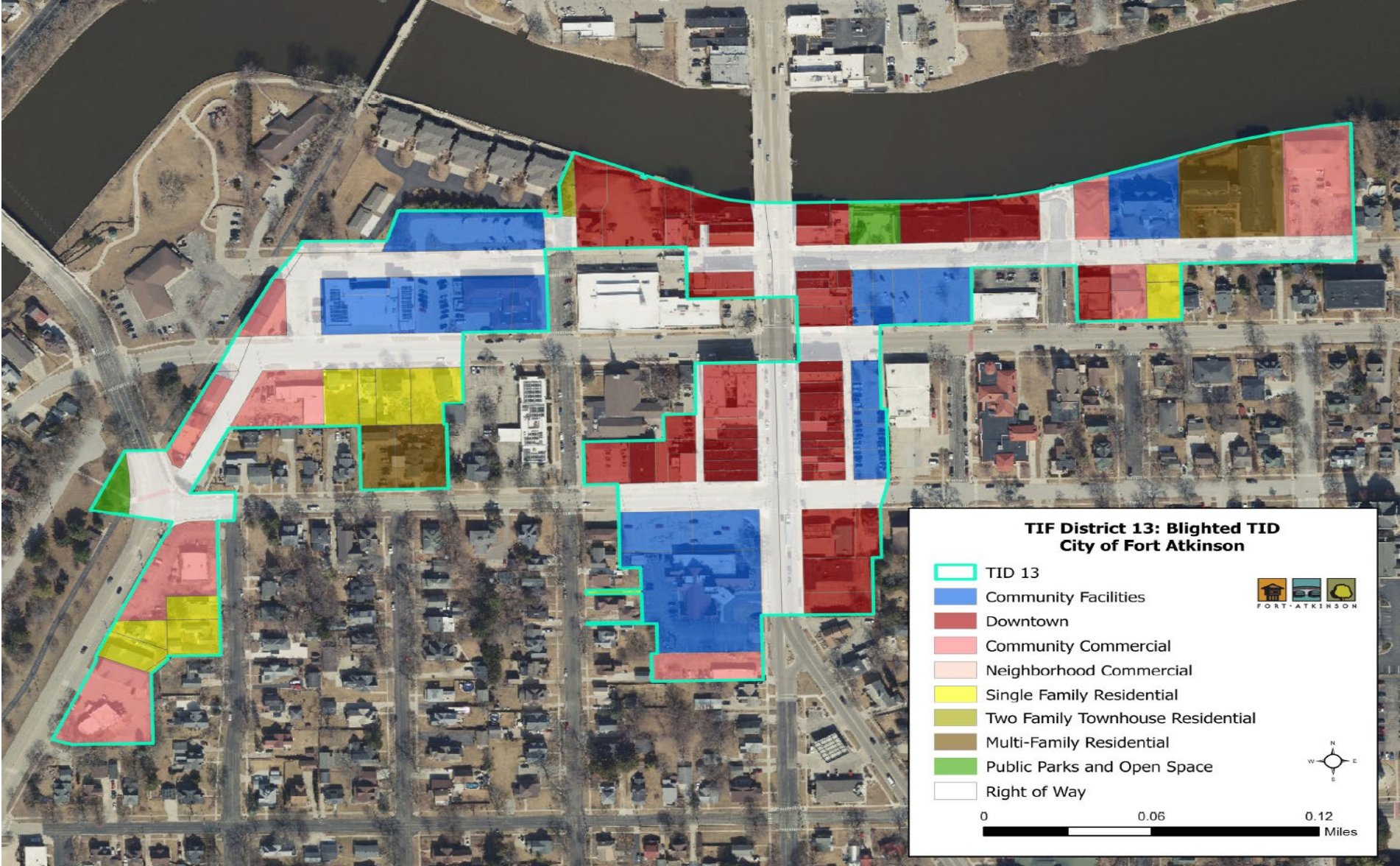
Current Map is reflective of the 01/01/2026 parcel list.



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



Section 6: Map Showing Existing Uses and Conditions



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

Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

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

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

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

Section 8: Equalized Valuation Test

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

Valuation Test Compliance Calculation

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

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

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

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

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

Project Descriptions

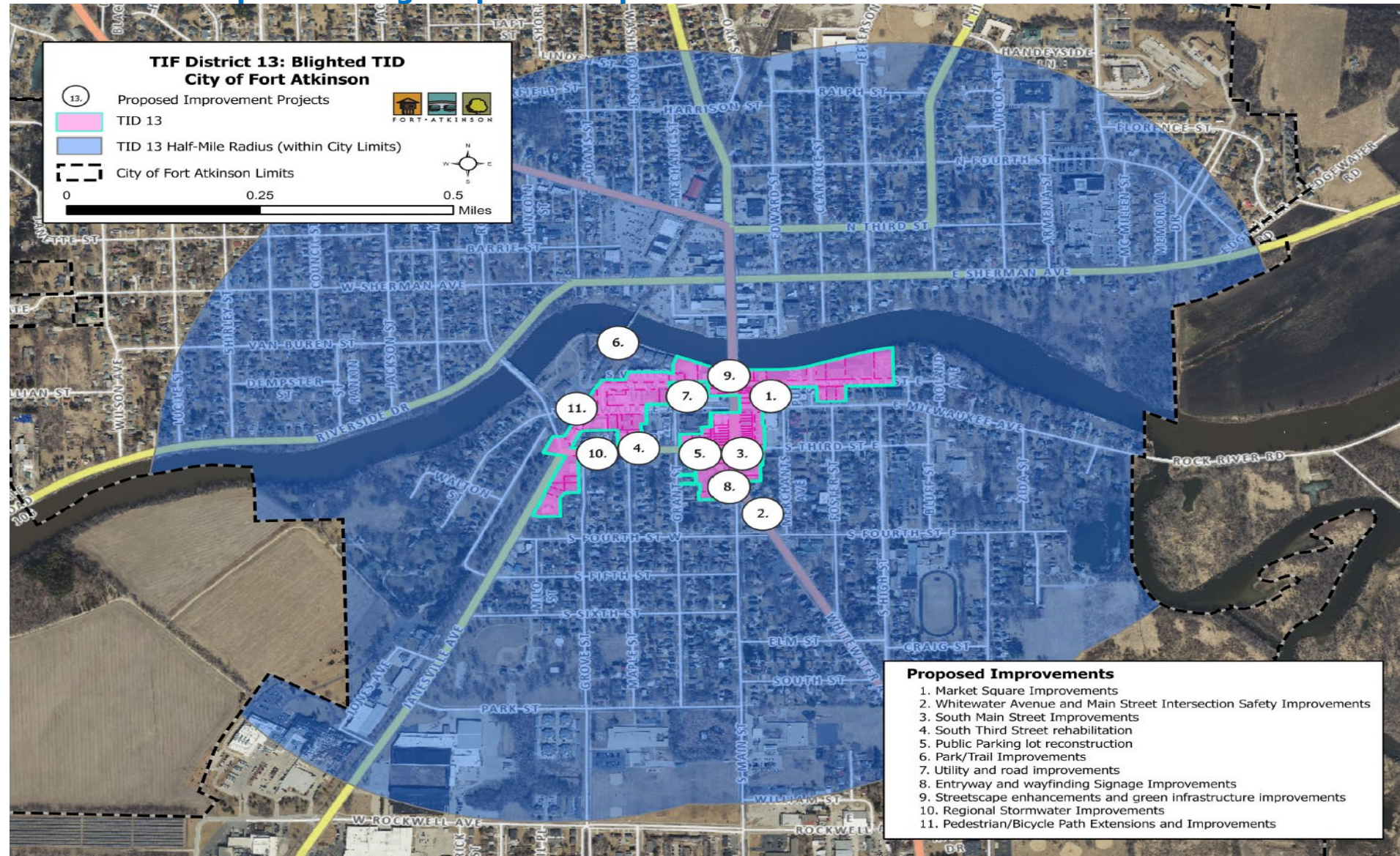
1. Market Square Improvements – creation of a market square at the South Water Street and Milwaukee Avenue parking lot. Per the 2025 Council-adopted Main Street Corridor Plan, recommendations include reconstructing the parking lot and a portion of S. Water St. and Milwaukee Ave., adding market square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

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

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

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

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

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

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

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

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

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

Section 12: Economic Feasibility

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

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

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

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

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

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

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

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

Community Development Authority Lease Revenue Bonds:

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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

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

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

Federal/State Loan and Grant Programs

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

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

Plan Implementation

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

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

Section 14: Annexed Property

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

Section 15: Proposed Changes in Zoning Ordinances

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

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

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

Section 17: Relocation

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

Section 18: Orderly Development of the City

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

Section 19: A List of Estimated Non-Project Costs

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

Section 20: City Attorney Opinion

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

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TID #13 Project Plan & District Boundary**

Section 21: Exhibit A Cash Flow Proforma Analysis

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

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

Year	Background Data					Revenues			Expenditures							TID Status			Year					
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)						
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Advance from General Fund	Total Revenues	PAYGO Payment to Developer	Hypothetical 2028 Borrowing	Land Purchase	Other Capital Expenditures	General Fund Repayment	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery						
	(January 1)																							
	Base Value																							
	\$23,045,300											\$1.5 Million					\$6 Million Total P&I							
2026	\$23,045,300			\$0	\$17.75			\$0							\$0	\$0	\$0	2026						
2027	\$23,045,300	\$460,906	\$5,000,000	\$5,460,906	\$17.75	\$0	\$10,000	\$10,000	\$0	\$0				\$10,000	\$10,000	\$0	\$0	2027						
2028	\$28,506,206	\$570,124	\$5,000,000	\$11,031,030	\$17.75	\$0	\$15,000	\$15,000	\$0	\$0				\$15,000	\$15,000	\$0	\$0	2028						
2029	\$34,076,330	\$681,527	\$5,000,000	\$16,712,557	\$17.75	\$96,931		\$96,931	\$62,125	\$0				\$15,000	\$77,125	\$19,806	\$19,806	2029						
2030	\$39,757,857	\$795,157	\$5,000,000	\$22,507,714	\$17.75	\$195,801		\$195,801	\$124,250	\$0				\$15,000	\$139,250	\$56,551	\$76,357	2030						
2031	\$45,553,014	\$911,060	\$5,000,000	\$28,418,774	\$17.75	\$296,648	\$50,000	\$346,648	\$124,250	\$282,200				\$15,000	\$421,450	(\$74,802)	\$1,555	2031						
2032	\$51,464,074	\$1,029,281	\$2,500,000	\$31,948,056	\$17.75	\$399,512	\$25,000	\$424,512	\$124,250	\$282,200				\$15,000	\$421,450	\$3,062	\$4,617	2032						
2033	\$54,993,356	\$1,099,867	\$2,500,000	\$35,547,923	\$17.75	\$504,433		\$504,433	\$124,250	\$282,200			\$85,000	\$15,000	\$506,450	(\$2,017)	\$2,600	2033						
2034	\$58,593,223	\$1,171,864	\$2,500,000	\$39,219,787	\$17.75	\$567,078		\$567,078	\$124,250	\$282,200			\$15,000	\$15,000	\$436,450	\$130,628	\$133,228	2034						
2035	\$62,265,087	\$1,245,302	\$0	\$40,465,089	\$17.75	\$630,976		\$630,976	\$124,250	\$382,200				\$15,000	\$521,450	\$109,526	\$242,754	2035						
2036	\$63,510,389	\$1,270,208	\$0	\$41,735,297	\$17.75	\$696,151		\$696,151	\$124,250	\$527,950				\$15,000	\$667,200	\$28,951	\$271,705	2036						
2037	\$64,780,597	\$1,295,612	\$0	\$43,030,909	\$17.75	\$718,255		\$718,255	\$124,250	\$567,325				\$15,000	\$706,575	\$11,680	\$283,385	2037						
2038	\$66,076,209	\$1,321,524	\$0	\$44,352,433	\$17.75	\$740,802		\$740,802	\$124,250	\$554,575				\$15,000	\$693,825	\$46,977	\$330,362	2038						
2039	\$67,397,733	\$1,347,955	\$0	\$45,700,387	\$17.75	\$763,799		\$763,799	\$124,250	\$691,825				\$15,000	\$831,075	(\$67,276)	\$263,085	2039						
2040	\$68,745,687	\$1,374,914	\$0	\$47,075,301	\$17.75	\$787,256		\$787,256	\$124,250	\$672,700				\$15,000	\$811,950	(\$24,694)	\$238,391	2040						
2041	\$70,120,601	\$1,402,412	\$0	\$48,477,713	\$17.75	\$811,182		\$811,182	\$71,125	\$703,575				\$15,000	\$789,700	\$21,482	\$259,873	2041						
2042	\$71,523,013	\$1,430,460	\$0	\$49,908,174	\$17.75	\$835,587		\$835,587	\$0	\$682,325				\$15,000	\$697,325	\$138,262	\$398,134	2042						
2043	\$72,953,474	\$1,459,069	\$0	\$51,367,243	\$17.75	\$860,479		\$860,479	\$0	\$661,075				\$15,000	\$676,075	\$184,404	\$582,539	2043						
2044	\$74,412,543	\$1,488,251	\$0	\$52,855,494	\$17.75	\$885,870		\$885,870	\$0	\$639,825				\$15,000	\$654,825	\$231,045	\$813,584	2044						
2045	\$75,900,794	\$1,518,016	\$0	\$54,373,510	\$17.75	\$911,769		\$911,769	\$0	\$743,575	\$750,000			\$15,000	\$1,508,575	(\$596,806)	\$216,777	2045						
2046	\$77,418,810	\$1,548,376	\$0	\$55,921,886	\$17.75	\$938,185		\$938,185		\$717,013				\$15,000	\$732,013	\$206,173	\$422,950	2046						
2047	\$78,967,186	\$1,579,344	\$0	\$57,501,230	\$17.75	\$965,130		\$965,130		\$690,450				\$15,000	\$705,450	\$259,680	\$682,630	2047						
2048	\$80,546,530	\$1,610,931	\$0	\$59,112,160	\$17.75	\$992,613		\$992,613		\$953,888				\$15,000	\$968,888	\$23,726	\$706,356	2048						
2049	\$82,157,460	\$1,643,149	\$0	\$60,755,309	\$17.75	\$1,020,647		\$1,020,647			\$775,000			\$15,000	\$790,000	\$230,647	\$937,003	2049						
2050	\$83,800,609	\$1,676,012	\$0	\$62,431,322	\$17.75	\$1,049,241		\$1,049,241			\$1,000,000			\$15,000	\$1,015,000	\$34,241	\$971,243	2050						
2051	\$85,476,622	\$1,709,532	\$0	\$64,140,854	\$17.75	\$1,078,407		\$1,078,407			\$1,000,000			\$15,000	\$1,015,000	\$63,407	\$1,034,650	2051						
2052	\$87,186,154	\$1,743,723	\$0	\$65,884,577	\$17.75	\$1,108,156		\$1,108,156			\$1,000,000			\$15,000	\$1,015,000	\$93,156	\$1,127,806	Expenditures Recovered	2052					
2053					\$17.75	\$1,138,500		\$1,138,500			\$1,000,000			\$15,000	\$1,015,000	\$123,500	\$1,251,306	Expenditures Recovered	2053					
2054						\$1,169,451		\$1,169,451							\$0	\$1,169,451	\$2,420,757	Expenditures Recovered	2054					
						\$20,162,857	\$100,000	\$20,262,857	\$1,500,000	\$10,317,100	\$750,000	\$4,775,000	\$100,000	\$400,000	\$17,842,100									

Section 22: Estimated Tax Increments By Taxing Entity

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

Section 23: Exhibit B City Attorney Opinion

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

PURPOSE

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

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

POWER TO CREATE TAX INCREMENTAL DISTRICTS

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

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

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

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

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

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

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

CONCLUSION

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

Dated this 1 day of July, 2026.



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

Section 24: Exhibit C TID #13 Boundary Legal Description

LEGAL DESCRIPTION – TID #13

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

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

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

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

Section 25: Disclaimer Text

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MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Zach Navin, Director of Public Works

RE: Review and possible action relating to Ridge View Estates structural fill invoice from Gallitz Grading LLC in the amount of \$22,642 (Navin, Director of Public Works)

BACKGROUND

As part of building roads and installing utilities in the Ridge View Estates subdivision, the City's contractor removed structural fill from Lots 1 and 2. This resulted in Lots 1 and 2 not being at the subdivision design elevation at the start of construction of the Ridge View Lofts apartment building located on the south side of Trilium Drive.

DISCUSSION

The removal of fill from the lots was identified by the developer in January 2025 and required their contractor to truck in 5,100 yards of structural fill to get the lots graded per their original design. The total cost for the additional structural fill was \$45,284.00. At the time, there was discussion between the City's contracted Engineering Firm, Quam Engineering, and the developer on who should bear the cost of this fill. However, this invoice had not been resolved. When the City approached the developer this summer about potentially donating their land for the required Temporary Limited Easement for the Banker Road redesign, the developer asked about the structural fill invoice that hadn't been resolved. City staff worked with the developer to come to an agreement that the developer would donate their land for the TLE, valued at \$23,680, if the City would pay half the cost of the outstanding structural fill invoice.

FINANCIAL ANALYSIS

The invoice for 50% of the structural fill from Galitz Grading LLC is \$22,642.00. The cost associated with this invoice will be paid for out of TID 9.

RECOMMENDATION

Staff recommends City Council authorize the payment of the structural fill invoice from Galitz Grading LLC in the amount of \$22,642.00.

ATTACHMENTS

1. Inv_15823_from_Gallitz_Grading_Inc._27028

Gallitz Grading, Inc.
N6131 CTH RD Y
Johnson Creek, WI 53038
Phone # 920-699-9347

Invoice

DATE	INVOICE #
8/10/2026	15823

BILL TO
City of Fort Atkinson 101 N. Main St. Fort Atkinson, WI 53538

P.O. NO.	TERMS	PROJECT
	30-Days	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	RE: Ridge View Import fill and included: - import structural fill from off site source - import non-structural fill from on site source Sales Tax-Jefferson Co	22,642.00 5.50%	22,642.00 0.00

Thank you for your business!
1.5% Interest Charged Per Month After 30 days.

Total \$22,642.00

	E-mail	Web Site
	office@gallitzgradinginc.com	www.gallitzgradinginc.com





MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Zach Navin, Director of Public Works

RE: Review and possible action regarding Ridge View Estates Development Change Order #9 (Navin, Director of Public Works)

BACKGROUND

The Ridge View Estates subdivision infrastructure project includes an eight-foot wide asphalt path along the south side of Trillium Drive. The path extension and ADA curb ramp improvements identified in Change Order No. 9 were originally included as part of the Ridge View Estates Development contract. As the project neared completion this spring, staff removed this work from the contract through Change Order No. 8, so the overall project could be closed out on time. Items were removed or reduced in quantity due to changes in design during construction, deferral until lots within the development area are near full, or because they were not required to complete construction. Change Order 8 reduced the overall cost of the project.

DISCUSSION

Following further review, staff determined that completing the path improvement remains an important priority. The work consists of constructing two concrete curb ramps and extending the asphalt path approximately 420 feet along the south side of Trillium Drive, creating continuous pedestrian and bicycle access on both sides of the roadway. According to the Developer Agreement, the City is responsible for providing the public path connection. The improvement also connects with the future Banker Road path facilities on the east end of Trillium Drive.

Since the apartment development is expected to begin occupancy later this fall, staff believes it is important that residents have safe and convenient walking and biking access immediately upon moving into the neighborhood. Completing the path now will provide connectivity to both sides of Trillium Drive and avoid having residents wait for a future construction season to gain access to these facilities.

Staff also identified an opportunity to significantly reduce costs by completing the work during the week of August 11. Wolf Paving was already mobilized across the street performing paving work at Fort Atkinson High School. By coordinating the trail work to occur at the same time, the

City was able to take advantage of competitive pricing and avoid the additional mobilization costs that would likely have been incurred if the work had been bid and completed separately at a later date.

FINANCIAL ANALYSIS

The change order includes two concrete ADA-compliant curb ramps and approximately 420 feet of asphalt path along the south side of Trillium Drive at a cost not to exceed \$29,605. This change order will be paid for using TID 9 funds.

RECOMMENDATION

Staff recommends City Council approval of Change Order No. 9 for services completed to install the path connection before occupancy of the new apartment development and to ensure safe pedestrian and bicycle access for future residents.

ATTACHMENTS

1. Change Order 9
2. Contract Change order #8 - Close out

Date of Issuance: 8/6/2026
 Project: Ridge View Estates Development
 Contractor: Forest Landscaping & Construction, Inc
 Address: W8583 Finch Brothers Rd
 Lake Mills, WI 53551

Effective Date: 8/6/2026
 Owner: City of Fort Atkinson
 Engineer: Quam Engineering, LLC
 Engineer's Project No.:
 Effective Date of Contract:

The Contract is modified as follows upon execution of this Change Order:

Description:

Add two concrete curb ramps and extend asphalt path approximately 420 feet along south side of Trillium Drive.

	Unit	Est. Qty	Unit Price	Total Price
Concrete Curb Ramps	2	EA	\$1,250.00	\$2,500.00
4" Asphalt Path w/ 8" Stone Base	417	SY	\$65.00	\$27,105.00
TOTAL =			\$29,605.00	

Reason for Change Order:

Items were added because apartment complex will begin occupations later this fall. The Developer Agreement states that the City will provide the public path. The Banker Road construction project will connect to the path on the east end of Trillium Drive.

Attachments: Path exhibit.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ 4,013,561.50	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____
Increase from previously approved Change Orders No. <u>1</u> to No. <u>8</u> : \$50,664.78	Increase from previously approved Change Orders No. <u> </u> to No. <u> </u> : Substantial Completion: <u>0</u> days Ready for Final Payment: <u>0</u> days
Contract Price prior to this Change Order: \$ 4,064,226.28	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____
Increase of this Change Order: \$29,605.00	Increase of this Change Order: Substantial Completion: <u>0</u> days Ready for Final Payment: <u>0</u> days
Contract Price incorporating this Change Order: \$ 4,093,831.28	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____

RECOMMENDED:

Andrew W. Burt

Digitally signed by Andrew W. Burt
 DN: C=US,
 E=aburt@ruekert-mielke.com,
 O="Ruekert & Mielke, Inc.",
 CN=Andrew W. Burt
 Date: 2026.08.06 10:31:26-0500'

Signature: _____
 Engineer (Authorized Signature)

ACCEPTED:

Signature: _____
 Owner (Authorized Signature)

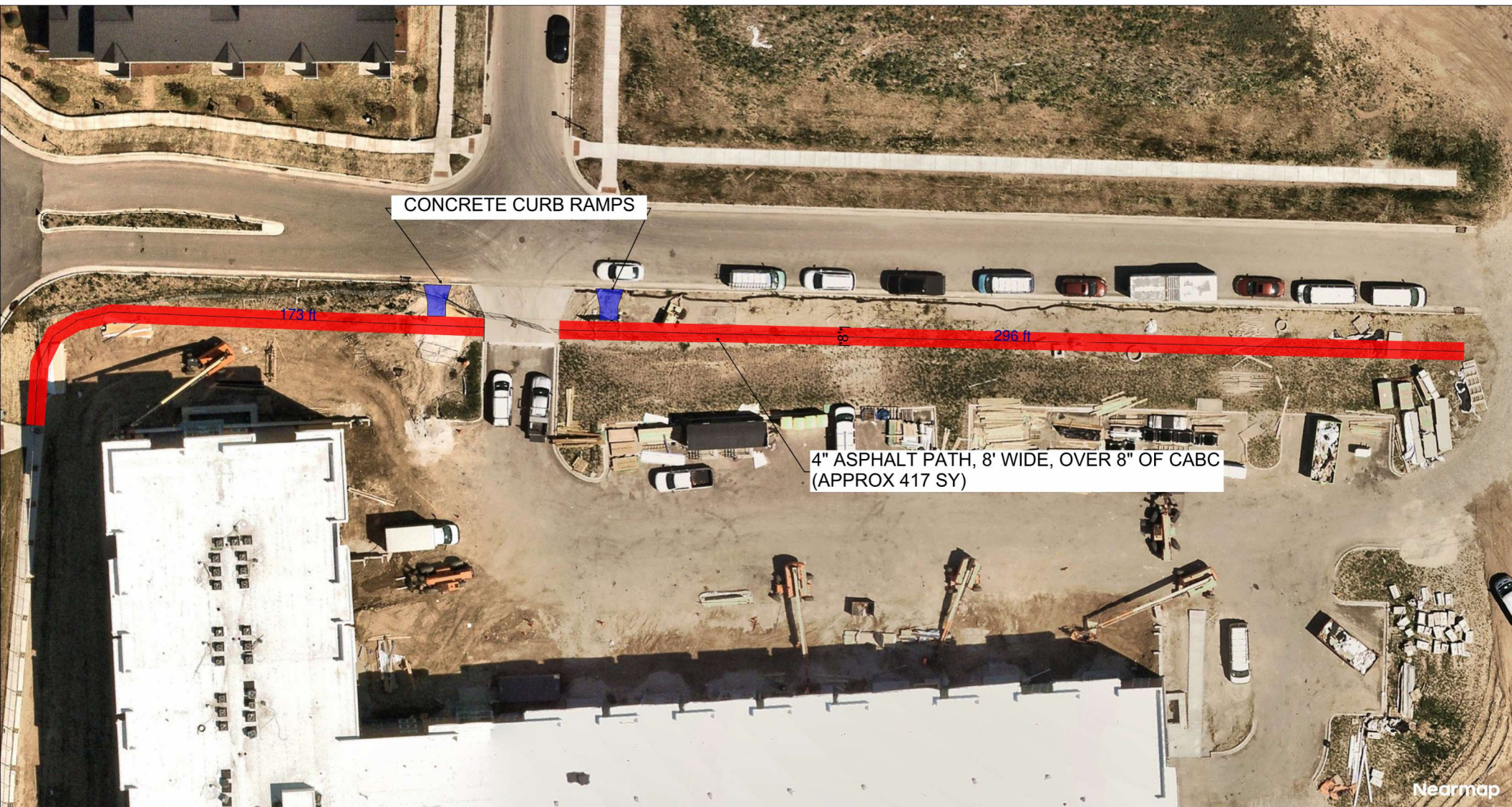
ACCEPTED:

Signature: _____
 Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____



Date of Issuance: 2/2/2026
 Project: Ridge View Estates Development
 Contractor: Forest Landscaping & Construction, Inc
 Address: W8583 Finch Brothers Rd
 Lake Mills, WI 53551

Effective Date: 2/2/2026
 Owner: City of Fort Atkinson
 Engineer: Quam Engineering, LLC
 Engineer's Project No.:
 Effective Date of Contract:

The Contract is modified as follows upon execution of this Change Order:

Description:

Base contract bid items 20, 22, 42, and 52 have been removed from the project. East Trillium Drive bid items 4, 10, 16, 23, 24, 30, 32, 35, 38 and 39 have been removed from the project. Base contract bid items 57, 75, 95, and 97 have been reduced from original contract quantity. East Trillium Drive bid items 36 and 37 have been reduced from original contract quantity.

Reason for Change Order:

Items were removed or reduced in quantity due to changes in design during construction, deferral until lots within the development are near full, or were not required to complete construction.

Attachments: None.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ <u>4,013,561.50</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____
Increase from previously approved Change Orders No. <u>1</u> to No. <u>7</u> : \$ <u>292,364.00</u>	Increase from previously approved Change Orders No. _____ to No. _____: Substantial Completion: <u>0</u> days Ready for Final Payment: <u>0</u> days
Contract Price prior to this Change Order: \$ <u>4,305,925.50</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____
Decrease of this Change Order: \$ <u>241,699.22</u>	Increase of this Change Order: Substantial Completion: <u>0</u> days Ready for Final Payment: <u>0</u> days
Contract Price incorporating this Change Order: \$ <u>4,064,226.28</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____

RECOMMENDED:

ACCEPTED:

ACCEPTED:

Signature: Brian J. Lange
 Engineer (Authorized Signature)

Signature: [Signature]
 Owner (Authorized Signature)

Signature: Turner Moen
 Contractor (Authorized Signature)

Date: 02/01/2026

Date: 02/19/2026

Date: 2/12/25

Progress Estimate - Unit Price Work

Contractor's Application for Payment No. 11

For Project: Ridge View Estates Development										Application Date: 10/12/2025/2025			
Application Period: 11/1/2025 -		Owner's Contract No.: Quest/CDN Project #9334654											
A	B	C	D	E	F	G	H	I	J	K	L		
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously Estimated Quantity Installed	Value of Work Completed Previously (\$)	Work Completed This Period Estimated Quantity Installed	Value of Work Completed This Period (\$)	Total Work Completed to Date Estimated Quantity Installed	Value of Work Completed to Date (\$)	% Complete	FOR CO #1
20	Granular Fill (Imported, if needed)	CY	1,000.00	\$ 13.00	\$ 13,000.00	-	-	-	-	-	-		
22	Wet Pond Clay Liner (Imported, if needed)	CY	1,000.00	\$ 13.00	\$ 13,000.00	-	-	-	-	-	-		
42	1.5" HDPE Water Service (inc. trenching/compaction)	EA	1.00	\$ 2,500.00	\$ 2,500.00	-	-	-	-	-	-		
52	12" Embankment w/ Grate	EA	1.00	\$ 1,500.00	\$ 1,500.00	-	-	-	-	-	-		
57	2"x3" Conc. Inlet w/ Neenah R-3246-A Casting	EA	22.00	\$ 2,400.00	\$ 52,800.00	17.00	\$ 40,800.00	-	-	17.00	\$ 40,800.00	77%	
75	1.75" Asphaltic Surface	TON	1,250.00	\$ 98.00	\$ 123,490.00	539.41	\$ 52,862.18	-	-	539.41	\$ 52,862.18	43%	
95	Street Trees	EA	109.00	\$ 525.00	\$ 57,225.00	-	-	33.00	\$ 17,325.00	33.00	\$ 17,325.00	30%	
97	Pavement Markings	LS	1.00	\$ 48,000.00	\$ 48,000.00	0.70	\$ 33,600.00	-	-	0.70	\$ 33,600.00	70%	
EAST TRILLIUM DRIVE													
4	4" Sanitary Sewer Lateral (inc. trenching/compaction)	EA	7.00	\$ 2,100.00	\$ 14,700.00	-	-	-	-	-	-		
10	Extra Hydrant Stem Depth	LF	1.00	\$ 500.00	\$ 500.00	-	-	-	-	-	-		
16	1" HDPE Water Service (inc. trenching/compaction)	EA	7.00	\$ 2,200.00	\$ 15,400.00	-	-	-	-	-	-		
23	7" Conc. Storm Mainline w/ Neenah R-1550 Casting	EA	1.00	\$ 7,000.00	\$ 7,000.00	-	-	-	-	-	-		
24	7" Dia. CB w/ Neenah R-3246-A Casting	EA	1.00	\$ 7,000.00	\$ 7,000.00	-	-	-	-	-	-		
30	Undercut	CY	25.00	\$ 35.00	\$ 875.00	-	-	-	-	-	-		
32	1.75" Asphaltic Surface	TON	72.00	\$ 120.00	\$ 8,640.00	-	-	-	-	-	-		
35	4" Asphalt Path w/ 8" Stone Base	SY	255.00	\$ 45.00	\$ 11,475.00	-	-	-	-	-	-		
36	Restoration (9" Topsoil, Seed and Mulch/Erosion Mat)	SY	2,500.00	\$ 3.00	\$ 7,500.00	-	-	1,240.00	\$ 3,720.00	1,240.00	\$ 3,720.00	50%	
37	Erosion Matting (Class 1, Type B)	SY	1,700.00	\$ 1.85	\$ 3,145.00	-	-	856.00	\$ 1,583.60	856.00	\$ 1,583.60	50%	
38	Street Trees	EA	7.00	\$ 550.00	\$ 3,850.00	-	-	-	-	-	-		
39	Signs (Road Closed)	EA	1.00	\$ 750.00	\$ 750.00	-	-	-	-	-	-		
TOTAL BID ITEMS					\$ 4,013,561.50		\$ 3,567,018.09		\$ 212,992.25		\$ 3,779,990.34		



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Erin Sweeney, Wastewater Utility Superintendent

RE: Review and possible action related to the replacement of Aerated Digester #2 Membrane at the Wastewater Treatment Facility (Sweeney, Wastewater Utility Superintendent)

BACKGROUND

The Wastewater Treatment Facility has three digesters that are part of the sludge treatment process. After wastewater is cleaned and the solids are removed, those solids are sent to the digesters. The digester acts like a large biological processing tank where naturally occurring microorganisms break down and stabilize the sludge. This reduces the volume of material for the plant to handle, reduces odors, improves safety, and prepares the solids for final dewatering and disposal.

Digester #2 contains approximately 1,150 diffuser membranes. Following the unknown detachment of an air supply line, sludge gradually entered and accumulated within the digester diffuser grid. As a result, many of the diffuser membranes have become completely fouled. Additionally, the increased blower pressure required to maintain airflow through the compromised system has caused numerous membranes to become stretched, damaged, or torn beyond acceptable operating limits, and it is necessary to remove and replace the diffuser membranes in Aerated Digester No. 2 at the Wastewater Treatment Plant. This work is required to maintain efficient digester operation and support the long-term reliability of the facility's biosolids treatment process.

DISCUSSION

Due to the failed membranes and the current condition of the diffuser system, it is recommended to remove and replace all existing diffuser membranes to restore proper performance. The expected life cycle of the membranes was 7 years, but this unfortunately reduced it to only 3.5 years. With a better understanding of the equipment's condition, staff has scheduled the remaining two digesters in the CIP for 2028 and 2029, reflecting a revised expectation of a shorter life cycle than originally projected.



The picture above shows the failed membranes in the digester.

FINANCIAL ANALYSIS

Staff contacted three companies to get prices on diffuser membranes. They are as follows:

Rubicon Environmental of Oconomowoc, WI	\$8,900.00
William Reed of Germantown, WI	\$12,870.00
Peterson and Matz of Waukesha, WI	\$11,068.50

Staff also contacted three companies for the installation of the membranes. They are as follows:

Rubicon Environmental of Oconomowoc, WI	\$7,300.00
Staab Construction of Marshfield, WI	\$47,300.00
Sabel Mechanical of Fon du Lac, WI	\$19,965.80

Staff recommends utilizing the funds available through the \$1.5 million dollar borrowing that has been reallocated to advance Capital Improvement Projects. There is \$1.1 million remaining in the project borrowing.

RECOMMENDATION

Staff recommends the City Council approve the purchase and installation of the membranes from Rubicon Environmental at a cost not to exceed \$16,200.00 to be paid for using Wastewater borrowed funds.

ATTACHMENTS

1. Ft. Atkinson Diffuser Replacement Quote 26-3207R 8-8-26

2. Staab Diffuser proposal
3. 2026- Diffusers- Fort Atkinson WI william reed
4. Sabel membrane replacement
5. peterson matz membranes

RUBICON ENVIRONMENTAL SERVICES, LLC (RES)
189 N. LAPHAM STREET
OCONOMOWOC, WI 53066
Phone: 920-988-7756 Email: markraether@rubiconenviro.net

RES Quotation: Quotation #26-3207R

Date: August 8, 2026

Site: Ft. Atkinson WWTP – Ft. Atkinson, WI

Furnish & Install Quote: Membrane Diffuser Replacement – Digester #2

Item #1: Scope of Services for Diffuser Replacement

The following is a list of services proposed for the engineering and installation of the one (1) Fine Bubble Aeration Grid in Digester #2 at the Ft. Atkinson WWTP site. There is a total of +1,205 Diffusers to be replaced with the Grid. The work will involve one (1) trip and 3 days with a crew of five (5) and include the following work:

- Site set-up of new Membrane Diffusers to be lifted in by Rubicon.
- Removal of all existing Membrane Diffusers and PVC Retainer Rings from the Grid.
- Lift out all old Membranes and Rings from the Digester.
- Dispose all old Membranes – dumpster and disposal by others.
- Collect and clean (wash with plant water) all existing Retainer Rings.
- Diffuser Holders and Header Piping to be emptied and washed of all sludge ***by Plant Personnel. A return trip may be required by Rubicon to allow Plant to finish cleaning.***
- Mounting of new Membrane Diffusers to Holders with existing Retainer Rings. Silicone grease application to Membrane “O” Rings for proper sealing.
- Correction of any minor issues (SS Supports, Fixed Joints, Diffuser Holders, etc.) with the existing Aeration Grid within Digester #2.
Major issues that require additional parts for repair will be by a separate contract.
- Leak / Level Testing will be performed immediately following the Diffuser Replacement installation work with water (clean or reuse) supplied by the Owner to a level 2” above the diffusers.
- Supply of all necessary tools, safety equipment and **oxygen meter** for work described below by RES (access ladders by others).
- A Field Service Report with all observations and photos will be submitted within two (2) weeks of completion of this work.

Item #2: Furnish & Ship Aeration Equipment for Diffuser Replacement

The following is a list of parts proposed for the Diffuser Replacement work in the one (1) Fine Bubble Aeration Grid in Digester #2 at Ft. Atkinson WWTP. The Aeration Equipment listed is for the one (1) Grid.

- (1,220) 9" LP Membrane Diffusers with Silicone Grease application.
- (6) 4" Sch. 40 PVC Couplings (for Diffuser Holder repair).
- (5) SS Header Supports with all Hardware & SS Wedge Anchors.

Notes:

1. The draining and cleaning of Digester #2 will be by others.
2. Removal of existing aeration equipment and disposal of related debris will be by others.
3. Insurance Certificate supplied upon request.
4. Ladders for access to Digester #26 will be by the Owner.
5. Operator assistance (minimal) will be required by the plant operators as work progresses within the Lagoon.
6. Safety equipment (such as hard hats, safety glasses, steel toed shoes, harnesses, etc.) will be worn by the installing crew if required by Owner.
7. OSHA Confined Space Requirements will be followed if required by Owner. Forms will be provided by RES.

ITEM #1 Quotation:

One Visit – 3 days / Crew of Five (5). \$16,200.00*

ITEM #2 Quotation:

Furnish & Ship Aeration Equipment listed. \$8,900.00

*Includes: Travel, hotel, meals and all crew related expenses.

Note: Quotation does not include applicable taxes. Payment terms are "net 30 days".

Respectfully submitted,

Mark Raether, P.E.
Rubicon Environmental Services, LLC



PROPOSAL

1800 Laemle Ave | Marshfield, WI 54449 | 715-387-8429

Erin Sweeney
City of Fort Atkinson
1600 Farmco Lane
Fort Atkinson, WI 53538

Phone: 920-397-9917 Email: Esweeney@fortatkinsonwi.gov

Fort Atkinson WWTF - Digester

Project Reference: Membranes
Quote Date: 08/07/26
Quote Expires: 09/06/26
Bid Date/Time 08/07/26
Bid No./Revision: 10944

RE: Fort Atkinson WWTF - Digester Membranes

The undersigned, having familiarized ourself with the plans, specifications, and local conditions affecting the cost of the work, hereby propose to furnish all labor, material, necessary tools, expendable equipment, and all utility and transportation services necessary to complete the following in a workmanlike manner according to standard practices. This proposal will not be withdrawn for a period of thirty (30) days after proposal date.

BASE BID	DIGESTER MEMBRANE REPLACEMENTS	\$47,300.00
-----------------	---------------------------------------	--------------------

We base our price on replacing the digester diffuser membranes (1150ea), provided by owner. Owner to have spare membranes and retaining collars on-hand, in the event that some break during removal/installation. Scope of work is estimated to be completed in 5-6 days.

At minimum we exclude the following:

- State/Federal Prevailing Wages, Performance & Payment Bond.
- Sales tax is excluded from this proposal. An estimate for sales tax on purchases of materials and equipment by contractor and subcontractors is listed above. If this project qualifies for exemption, owner shall provide a certification of exempt status which authorizes contractor and subcontractors to make purchases without sales tax.
- Quality control concrete, soil, water leakage, and/or lead & asbestos testing or survey.
- Contaminated soil & water remediation and/or removal. If contaminated water is encountered, owner is responsible for proper disposal costs.
- Asbestos & lead abatement.
- Ground water dewatering removal.
- Unsuitable soils removal and/or replacement.
- Temporary bypassing and/or treatment.

Owner Responsibilities:

- Supply of potable and/or non-potable water supply.
- Supply of Electricity for construction purposes.
- Supply of Restroom facilities.

Payment Terms: Invoiced upon completion and/or monthly and payable within 30 days from date of invoice. 18% Annual interest added to accounts over 30 days. Where retainage is applicable, client may withhold a maximum of 5%, not to exceed the value of work to be completed. Staab requires full retainage release & final payment within 60 days of completion for our scope of work.

Schedule: Staab will begin executing contract obligations within 30 calendar days after we receive a notice to proceed and will be completed in approximately 6 calendar days. Normal work hours are Monday thru Thursday, 10 hour days per week straight time labor rate. Compressed schedule compensation is assessed at 1.5 times after 10 hours each day and/or beyond a 40 hour work week. Holiday pay compensation is assessed at 2 times the hourly base rate. Compensation adjustments are based on the rates noted below under "Changed Conditions".

Changed Conditions / Contract Adjustment Rates: If subsurface, latent, and/or unknown physical conditions differ from those indicated in this agreement or in documents made available by Contractor, Engineer, or Owner, Staab Construction shall be entitled to an equitable change in contract price and an extension of the project completion date for such changed conditions. Extra work and associated costs will proceed only upon written orders, and will become an extra charge over and above this base bid price. Such additional charges will be based on actual cost required to complete the work. Rates for time & material cost plus proposals are available upon request.

Price Escalators: If there is an increase in the actual cost of labor or materials charged to the Contractor in excess of 5% subsequent to making this Agreement, the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the contractor. Contractor will submit written documentation of the increased charges to the Prime Contractor/Owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this Agreement, Contractor, at its sole discretion, may terminate the contract for convenience.

Contract Cancellation: Upon written notification for any such nature that our contract is to be terminated, Staab Construction will stop work immediately. Costs incurred will be billed for reimbursement utilizing the rates noted in "Changed Conditions/Contract Adjustment Rates".

Limited Warranty: Unless otherwise noted on the face hereof, Staab Construction goods, auxiliaries, and parts thereof are warranted per contract agreement documents, against defective workmanship and material for a period of twelve (12) months from date of substantial project completion with the original user. If the goods or services do not conform to the warranty stated above, then as Buyer's sole remedy, Staab shall, at Staab's option, either repair or replace the defective goods or reperform defective services not to exceed the value of the original contract. If applicable, Staab will assign to Buyer all warranties applicable to any portion of the Work or Materials obtained from third parties, or if not assignable, will assert such warranties on behalf of buyer's request. Warranty shall not apply to any work which that has been subjected to improper or excessive operating conditions, misapplications, accidents, neglect, improper repair or alteration, normal wear and tear, corrosion, abrasion or erosion, abuse, defects resulting from Buyer's specifications or designs, or any unauthorized disassembly or rework by others.

Contracts: Please note this proposal is for bid submission reference only and is not a formal contract between buyer and seller. A mutual agreed upon contract form will be selected between buyer and seller after Staab receives written confirmation accepting this proposal. At that time both parties will review agreeable contract terms and conditions as it relates to this proposal document.

Sales & Use Tax: Sales & use tax on the purchase of material and equipment by Staab and subcontractors has been excluded as part of this proposal. If this proposal is tax exempt, owner will provide documentation to be used by Staab and all subcontractors to purchase materials and equipment without sales tax. If this proposal is not tax exempt, please add the appropriate sales tax value referenced in the pricing table above.

Insurance: Staab Construction purchases and maintains property insurance (Builders Risk or Installation Floater) upon the Work on a completed value basis, in the amount of the full insurable replacement cost and be written on a "all-risk" policy form that shall at least include insurance for physical loss and damage to the Work, temporary buildings, falsework, and materials and equipment in transit and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage (other than that caused by flood), and such other perils or causes of loss as may be specifically required by the owner or engineer. Property insurance shall be maintained until the project has reached substantial completion and is operating to its intended purpose.

Promptly after Substantial Completion, and before actual occupancy or use of the substantially completed Work, Owner will obtain property insurance for such substantially completed Work, and maintain such property insurance at least until the Work is complete. Owner is responsible for obtaining and maintaining property insurance covering each existing structure, building, or facility in which any part of the Work will occur, or to which any part of the Work will attach or be adjoined.

Other insurance Staab Construction will maintain includes liability, automobile, and workman’s compensation. insurance. Professional liability insurance will be provided to cover claims for negligent professional services performed by Staab Construction during the term of this agreement. Staab Construction will not be required to provide professional design services unless specifically required by the Contract Documents for a portion of the work. Limits of professional liability insurance is \$2,000,000 per claim and an annual aggregate of \$2,000,000.

In order to secure performance of its payment and other obligations under this agreement, owner shall provide contractor with financial security in such form as shall be reasonably acceptable to contractor. Such security shall be delivered to and approved by contractor within thirty (30) days of the effective date of this agreement. In the event that owner does not provide acceptable financial security by such date, contractor may at its election immediately or within thirty (30) days thereof terminate this agreement in which case this agreement shall be of no further force or effect except that owner shall be and remain fully liable for the cost of the work theretofore incurred by contractor in connection with this project together with 15% percent of such expenditures (to cover contractor's profit and overhead) regardless of when such expenditures were incurred and regardless of whether such expenditures ultimately proved to be of any value or use to owner.

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

Respectfully Submitted By:

Jacob J Charron

Service Manager
Jake Charron

ACCEPTANCE OF PROPOSAL -	The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above. This proposal will now be a binding contract.
Signature: _____	Date: _____
_____ (Printed name and title)	

GENERAL, MECHANICAL, EARTHWORK CONTRACTOR
•
Municipal & Industrial
•
The Contractor of Choice Improving Tomorrow’s Environment

**WILLIAM/REID***A Division of Gasvoda & Associates, Inc.*

Quotation

Date: August 4, 2026**Quotation valid until:** September 3, 2026**Prepared for:** Erin Sweeney

City of Fort Atkinson Wastewater Utility

1600 Farmco Ln, Fort Atkinson WI 53538

Email: ESweeney@fortatkinsonwi.gov

Ph: 920-397-9917

Prepared by: Brandon Mancilla**Quotation Number:** 080426 BJM**Project Reference:** TAS Pump

We are pleased to offer the following quotation for your consideration:

Quantity	Description	Unit Price
1225	MBD-90002-E 9" Membrane Diff.-LP'S	8.81
25	DFR-90000-P 9" Retainer Ri	6.11
5	HSG-HVS08-G Husky Grease- 8#	385.71
Total Price		\$12,870.00

TERMS: See attached sheet for detailed terms and conditions.**FREIGHT:** F.O.B. Shipping Point, with Freight Prepaid and Added to the Invoice.**START-UP:** NO day(s) of start up services are included. Any additional will be billed at our standard rate.**TAXES:** ALL applicable taxes must be added. If exempt, please provide an exemption certificate with order.**SUBMITTALS:** N/A weeks after receipt of order.**DELIVERY:** 1 to 2 weeks after approval and authorization to proceed.**DURATION:** After 30 days, we reserve the right to review, amend, or withdrawal this proposal.*Respectfully submitted,*

Brandon Mancilla

Orders should be sent to: sales@williamreidltd.comwww.williamreidltd.com



WILLIAM/REID

A Division of Gasvoda & Associates, Inc.

Thank you for the opportunity to provide our proposal. Please do not hesitate to call with any further questions or requirements. Please be sure to complete all of the information below so that we may get started on your order!

AUTHORIZATION TO PROCEED :

Authorization to proceed with placing the proposed equipment on order must be acknowledged by return of this document properly executed. Such acknowledgement will be considered as your acceptance of this proposal as written including terms and conditions. No submittals will be started and no equipment will be released to manufacturing prior to our receiving your formal authorized return of this document.

BILL TO:	SHIP TO:
_____	_____
_____	_____
_____	_____

E-MAIL ADDRESS FOR INVOICES:	TAGGING:
_____	_____
	PO #:

ORDER CONTACT:	SITE CONTACT:
_____	_____
PHONE:	SITE PHONE:
_____	_____

TAXABLE: YES / NO If tax exempt, please return a copy of your tax exemption certificate.

ACCEPTED:

Authorized Signature

PRINT NAME: _____

TITLE: _____

DATE: _____

SPECIAL INSTRUCTIONS: _____

www.williamreidltd.com



WILLIAM/REID

A Division of Gasvoda & Associates, Inc.

WILLIAM/REID LTD TERMS AND CONDITIONS OF SALE

TERMS

1. Terms of payment are 100% net due 30 days from "date of shipment & invoice" for all orders less than \$100,000.
2. Terms and conditions for orders totaling more than \$100,000.00 are based on progress payments as follow:
 - A) 10% of net order total due upon delivery of submittal data for review and approval with no retainage allowed.
 - B) 10% of remaining net order total due at time of release to production with no retainage allowed.
 - C) Entire balance of remaining net order total due within 30 business days after delivery and invoicing with no retainage allowed.

Start-up services will not be scheduled prior to receipt of full and final payment, with no exceptions.

CONDITIONS

1. General

Subject only to any credit terms which Seller may extend, the total purchase price hereunder is due at such time, within or after the estimated shipment period specified on the face hereof, as said equipment is ready to be shipped. Buyer shall pay in full all invoices within the time for payment specified therein and BUYER'S PAYMENT OBLIGATION IS NO WAY DEPENDENT OR CONTINGENT UPON BUYER'S RECEIPT OF PAYMENT FROM ANY OTHER PARTY. Any balance owed by Buyer for 30 days or more after the same becomes due is subject to a 1 - 1/2% per month delinquency charge until paid. In addition to all other amounts due hereunder, Buyer shall reimburse Seller in full for all collection costs or charges, including reasonable attorney's fees, which Seller may incur with respect to the collection of past due amounts from Buyer.
2. Warranty

Seller warrants only that said equipment is free from defects in materials and workmanship as set forth in Seller's standard Certificate of Warranty furnished to Buyer at the time of final shipment. Seller makes no other warranty concerning said equipment beyond that set forth in said Certificate and expressly disclaims any warranty of merchantability or fitness for any particular process not described in the applicable drawings and specifications.

Seller's sole responsibility with respect to any equipment which proves to be defective as to materials or workmanship is either to replace or to repair the same as is set forth in said Certificate of Warranty. Unless authorized in writing by Seller, Seller is not responsible for any charge or expense incurred for the modification, servicing or adjusting of said equipment after the same has been delivered to Buyer.
3. Liability of Seller

Seller is not liable in any event hereunder for any consequential, incidental, or liquidated damages or penalties.
4. Claim Period

Buyer shall immediately inspect said equipment upon receipt thereof. Seller is not obligated to consider any claim for short ages or non-conformance unless notified thereof by Buyer within 10 days after Buyer's receipt of said equipment.
5. Cancellation

Should Buyer cancel this agreement without Seller's prior written consent, Seller may, at its option, recover from Buyer a cancellation charge of not less than 20% of the purchase price hereunder.
6. Taxes

Sale may be subject to state sales tax depending on the state. Gasvoda & Associates requires proof of exemption for all nontaxable sales. Regardless of exemption status, Gasvoda & Associates proposal does not include any sales tax. Payment of any sales tax remains the responsibility of the purchaser.
7. Storage

If at such time, within or after the estimated shipment period specified on the face hereof, as Seller notifies Buyer that said equipment is ready to be shipped Buyer requests a delay in shipment, Seller may, at its option, agree to store said equipment for a period of time determined by Seller, provided that such agreement will not affect Buyer's obligation to pay in full all invoices as they become due, and provided further that for each month, or portion thereof, said equipment is stored by Seller, Buyer shall pay to Seller as a storage fee an amount equal to 1% of the balance due hereunder.
8. Drawings, Illustrations and Manuals

Catalog and proposal drawings, bulletins, and other accompanying literature are solely for the purpose of general style, arrangement and approximate dimensions. Seller may make any changes Seller deems necessary or desirable.
9. Insurance

We have made no allowances for special insurance requirements including but not limited to "Waiver of Subrogation", "Form GC2010", liquidated damages, or anything beyond what is specifically spelled out as being included herein. We reserve the right to amend our offering for anything required outside of the specific items/services spelled out as being included. An exception must be in writing and authorized by Gasvoda & Associates.
10. Start Up

NO START UP WILL BE MADE PRIOR TO 100% PAYMENT. Warranty is invalid without authorized start up.

www.williamreidltd.com



Quote No. Q12676
Date: Aug 10, 2026

W 3150 Co Rd H, Fond du Lac, WI 54937
920-581-5810
www.sabelmechanical.com
Sabel Contact: Paul Henning
Email: paul@sabelmechanical.com

Sabel Mechanical LLC

Customer Billing Information	Job Site Information	Contact and Other Information
FORT ATKINSON 101 N Main St, FORT ATKINSON, WI 53538-1896	Fort Atkinson WWTP 1600 Farmco Ln, Fort Atkinson, WI 53538	Contact: Erin Sweeney Phone: 1-920-397-9917 Email: ESweeney@fortatkinsonwi .gov

Sabel Mechanical is pleased to submit this proposal for:

Scope of Work

Aeration basin membrane replacement

\$19,965.80

Labor and Equipment to perform the following:

Removal and installation of new membranes in aeration pods in one aeration tank. Total of 1,150 membranes.

Membranes to be provided by owner.

NOTE: Quote includes two guys for 5 days of labor. If additional days are needed it can be done on T&M

Excludes membranes, grease, and any new PVC components to complete the work.

Quote Total: \$19,965.80

Estimate valid until: Sep 9, 2026

Terms of Payment: 30 days

Customer Signature: _____ Date _____

Customer Name (Print) _____

P.O. #: _____

Due to the fluctuating material pricing and availability, quote is valid thru end of today's business day, Pricing may have to be adjusted at time of purchase and will be reflected when project is invoiced



PETERSON AND MATZ, INC.

4401 River Bend Rd.
Suite 100
Weston, WI 54476
715-355-1436

BILL TO: Fort Atkinson
Fort Atkinson, WI, USA

SHIP TO: Fort Atkinson
Fort Atkinson, WI, USA

Quote #: 080626RK

Date 08/06/2026

Item Description	Qty	Rate	Amount
9" Membrane Disc Diffuser (Low Pressure / 1400000619731	1225	\$8.70	\$10,657.50
8# Pail Lubricant (Good for Approx 2000 DIF)	1	\$411.00	\$411.00
Shipping - TBD	1	\$0.00	\$0.00

Subtotal: \$11,068.50
Shipping & Handling: \$0.00
Tax (Out of State - 0%): \$0.00

Total: \$11,068.50

Terms and Conditions:

Payment

All payments are due upon the agreed upon payment schedule. If a payment is not received or payment method is declined, the buyer forfeits the ownership of any items or services purchased. If no payment is received, no items will be shipped.

Taxes

If taxes are due, it is the sole responsibility of the buyer to pay the taxes owed directly to any government entity that is due.

Shipping Policies

Shipping will be paid for by the buyer in the amount agreed upon by the seller at the time of purchase. Shipping costs may double if shipping internationally. If an item is damaged during shipping, seller will not be held responsible.

These terms and conditions are subject to change.

If you have any questions, please contact us at 715-355-1436.
Thank you for your business.



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Jedidiah Draeger, Director of Neighborhood and Building Services

RE: Review and possible action relating to a Certified Survey Map for the property located at 815 Jefferson St. (226-0614-3432 and 226-0614-3432-004) (Draeger, Director of Neighborhood and Building Services)

BACKGROUND

Sections 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outline the requirements for the Plan Commission and City Council when reviewing and approving Certified Survey Maps (CSMs) to ensure conformance with all ordinances and plans. The Plan Commission recommended the CSM for approval at a meeting on August 11, 2026.

DISCUSSION

Property owner Opportunities Inc. has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure. The accessory structures and project will require Site Plan Review and approval by the Plan Commission. That body is scheduled to review the matter on September 8th.

The property is proposed to remain in the Light Industrial (LI) zoning district, and the proposed future use of the property will be an accessory use to the current principal use.

Overall, the proposed CSM meets the requirements of the City's Land Division and Development Ordinance and the dimensional standards of the City's Zoning Ordinance.

FINANCIAL ANALYSIS

The CSM is not expected to have a financial impact on the City. The playground project is a privately funded venture by Opportunities Inc. on private property.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council approve the preliminary Certified Survey Map for the property located at 815 Jefferson Street subject to the conditions noted in

the Plan Commission staff report.

ATTACHMENTS

1. 815 Jefferson St. Plan Commission Memo
2. Application Redacted Page 1
3. Application Redacted Page 2
4. Opportunities Inc. CSM App.07132026_updated_7.30.206
5. Opportunities 815 Jefferson Street
6. Inclusive Equipment1
7. Inclusive Equipment2
8. Inclusive Equipment3



CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026

FILE NUMBER: SPR-2026-12

PROPERTY ADDRESS: 815 Jefferson St.

EXISTING ZONING: Light Industrial

PARCEL NUMBER: 226-0614-3432 and 226-0614-3432-004

PROPOSED ZONING: No change

OWNER: Opportunities, Inc. of Jefferson County

EXISTING LAND USE: Industrial

APPLICANT: Opportunities, Inc. of Jefferson County

REQUESTED USES: Industrial

BACKGROUND

Sections 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outline the requirements for the Plan Commission and City Council when reviewing and approving Certified Survey Maps (CSMs) to ensure conformance with all ordinances and plans.

REQUEST OVERVIEW

Property owner Opportunities Inc. has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure.

The property is proposed to remain Light Industrial and the proposed future use of the property will be an accessory use to the current principal use.

Overall, the proposed CSM meets the requirements of the City's Land Division and Development Ordinance and the dimensional standards of the City's Zoning Ordinance.

PUBLIC NOTICE

Public Notice is not required.

DISCUSSION

Property owner Opportunities Inc. has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure.

As conditions of approval, the following revisions should be incorporated into the final Certified Survey Map:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:

s. 236.20(2)(c) Where the exterior boundary lines show bearings or lengths that vary from those recorded in abutting plats or certified surveys, there shall be the following note placed along the lines: "recorded as (show recorded bearing or length or both)." *Record data that varies from the proposed CSM must be shown from CSMs 230 & 231.*

s. 236.20(3)(d) The names of adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted or dashed line. *Underscore the abutting unplatted lands to the south with a dashed or dotted line, as well as the existing CSM designations. This text is also very small and should be enlarged.*

s. 236.34(1m)(d)2. A clear and concise description of the land surveyed, divided, and mapped by government lot, recorded private claim, quarter-quarter section, section, township, range and county; and by metes and bounds commencing with a monument at a section or quarter section corner of the quarter section that is not the center of a section, or commencing with a monument at the end of a boundary line of a recorded private claim or federal reservation in which the land is located. If, however, the land is shown in a recorded subdivision plat, recorded addition to a recorded subdivision plat, or recorded certified survey map that has previously been tied to the monumented line of a quarter section, government lot, recorded private claim, or federal reservation in which the land is located, the land shall be described by the subdivision name or certified survey map number and the description of the lot and block thereof. *The legal description in the Surveyor's Certificate begins at a corner of CSM 230. It appears that CSM 230 is not tied to a USPLSS corner. In this case, the legal description in the Surveyor's Certificate shall be tied to a USPLSS corner and not to CSM 230.*

s. 236.34(1m)(d) 3. A statement that the map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land. *Revise the last paragraph of the Surveyor's Certificate to "...a correct representation of all of the exterior boundaries of the land surveyed **and the division of that land.**"*

s. 236.34(1m)(e) Owner's Certificate in the following form:

"As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval" (list government body required to approve, followed by the notary paragraph).

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:

s. 70.06.01(2)(g) Setback lines. *Add this info to the map.*

s. 70.06.01(3)(c) Existing structures. Existing buildings and structures shall be shown. Structure type, such as residence, garage, barn, or shed, shall be identified. The proposed use of existing structures to be retained shall be noted. *The northerly structure must be labeled.*

General Notes:

1) *From the Jefferson County GIS, it appears that the land in this CSM is within areas considered to have hydric soils.*

Note that the applicant has submitted full site plans for review, which is scheduled for the September 8th Plan Commission meeting.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map for the property located at 815 Jefferson Street subject to the changes noted in the staff report.

ATTACHMENTS

1. Application Redacted Page 1
2. Application Redacted Page 2
3. Opportunities Inc. CSM App.07132026_updated_7.30.206



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

City of Fort Atkinson Certified Survey Map Application

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

APPLICANT Name, company, and client (if applicable): Opportunities, Inc. of Jefferson County
c/o Attorney Thomas G. Schmitzer, Sr. 707 W. Moreland Blvd., Ste. 9, Waukesha, WI 53188

Phone number: [REDACTED] Email: [REDACTED]

OWNER Name, company, and client (if applicable): Opportunities, Inc. of Jefferson County

Phone number: [REDACTED] Email: [REDACTED]

Postal address for proposed CSM: 815 Jefferson St. (3432-002) and
200 E. Cramer St. (3432-004)

Parcel Identification Numbers Involved: 226-0614-3432 and 226-0614-3432-004

Brief description of proposed division or combination and purpose: Combine two parcels
into one parcel in order to facilitate the development of an outdoor
activities area on the combined properties.

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

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



II Process Checklist

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

Dated this 13th day of July, 20 26

Respectfully submitted,

Thomas G. Schmitzer, Sr.

(Signature of Applicant)

Digitally signed by Thomas G. Schmitzer, Sr.
DN: cn=Thomas G. Schmitzer, Sr., o=City of Fort Atkinson, ou=City of Fort Atkinson, email=tschmitz@cityoffortatkinson.net
Date: 2026.07.13 10:56:08 -0500

CERTIFIED SURVEY MAP

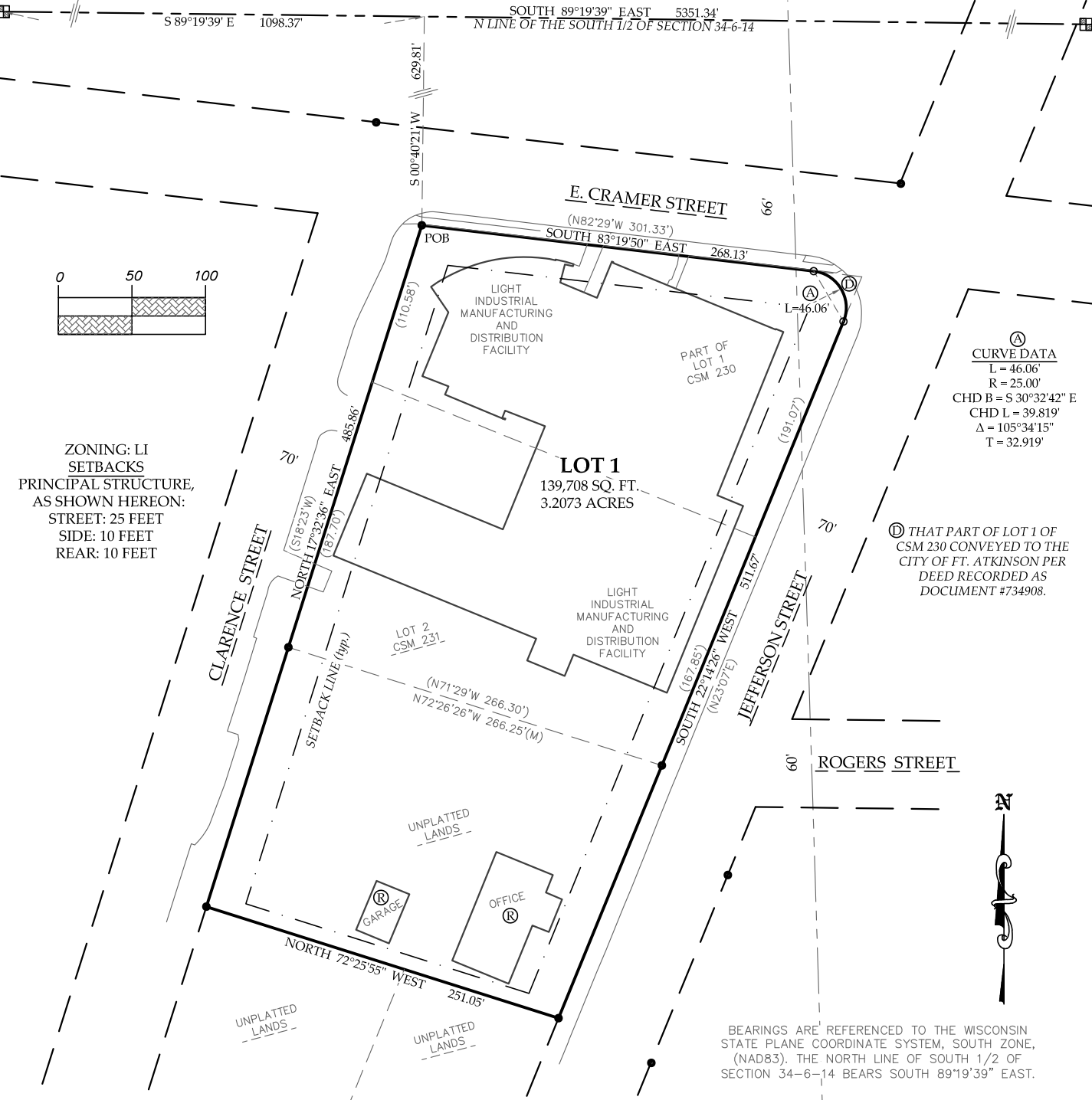
PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO.707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

PRELIMINARY

W 1/4 CRNR OF SECTION 34-6-14
FND. LIMESTONE MONUMENT.
N 345212.248 E 2279986.953

OWNER:
OPPORTUNITIES INC. OF JEFFERSON COUNTY
200 E. CRAMER STREET
FT. ATKINSON, WI 53538

E 1/4 CRNR OF SECTION 34-6-14
FND. LIMESTONE MONUMENT.
N 345149.432 E 2285337.923



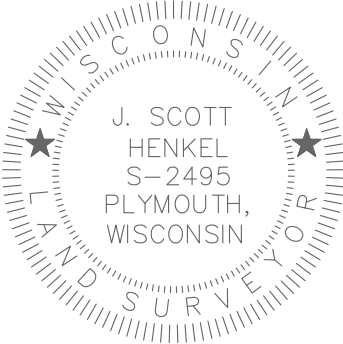
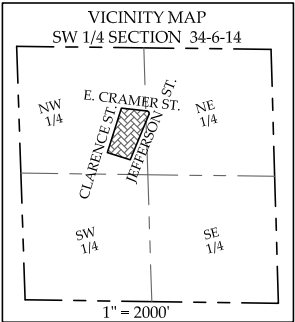
① CURVE DATA
L = 46.06'
R = 25.00'
CHD B = S 30°32'42" E
CHD L = 39.819'
Δ = 105°34'15"
T = 32.919'

② THAT PART OF LOT 1 OF CSM 230 CONVEYED TO THE CITY OF FT. ATKINSON PER DEED RECORDED AS DOCUMENT #734908.

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE NORTH LINE OF SOUTH 1/2 OF SECTION 34-6-14 BEARS SOUTH 89°19'39" EAST.

LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.50 LBS/FOOT SET, OR AS NOTED.
- (M) MEASURED
- (RECORDED AS)
- Ⓡ BUILDING TO BE RAZED



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

SURVEYED BY B. HOTTENSTEIN
MAPPED BY J. SCOTT HENKEL, PLS

REVISED 7/30/26

FN: SR-65-26 Date: 7/09/26

CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO.707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, OPPORTUNITIES INC. OF JEFFERSON COUNTY:

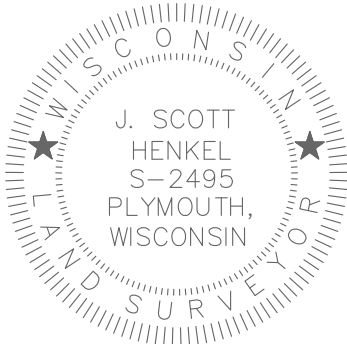
PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO. 707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34;
THENCE SOUTH 89°19'39" EAST, 1098.37 FEET, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 34;
THENCE SOUTH 00°40'21 WEST, 629.81 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 83°19'50" EAST, 268.13 FEET, ALONG THE SOUTH LINE OF CRAMER STREET;
THENCE CONTINUE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 46.06 FEET, WITH A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30°32'42" EAST, 39.819 FEET, TO THE WEST LINE OF JEFFERSON STREET;
THENCE SOUTH 22°14'26" WEST, 511.67 FEET, ALONG SAID WEST LINE;
THENCE NORTH 72°25'55" WEST, 251.05 FEET, TO THE EAST LINE OF CLARENCE STREET;
THENCE NORTH 17°32'36" EAST, 485.86 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 139,708 SQUARE FEET // 3.2073 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF FORT ATKINSON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



OWNER'S CERTIFICATE

AS OWNER, OPPORTUNITIES INC. OF JEFFERSON COUNTY, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

CITY OF FORT ATKINSON

BARBARA LEDUC, AGENT
OPPORTUNITIES INC. OF JEFFERSON COUNTY

STATE OF WISCONSIN
COUNTY

PERSONALLY CAME BEFORE ME THIS DAY OF , 202 ,
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES:

CITY OF FORT ATKINSON COMMON COUNCIL CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE FORT ATKINSON COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY'S LAND DIVISION ORDINANCE.

REBECCA HOUSEMAN, CITY MANAGER

MICHELLE EBBERT, CITY CLERK



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

Opportunities, Inc. Rec Building

815 Jefferson St.
Fort Atkinson, WI

PLAN COMMISSION

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL
AND UNPUBLISHED WORK OF THE DESIGN
PROFESSIONAL AND MAY NOT BE DUPLICATED,
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CONSENT OF STRUCRITE, INC.

Opportunities,
Inc. Rec
Building
815 Jefferson St.
Fort Atkinson, WI

DESIGNER/
SUPERVISING PROFESSIONAL

StrucRite, Inc.
Boyd E. Coleman, P.E.
President, Engineer
707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222

ABBREVIATIONS

AC	AIR CONDITIONING	FGL	FIBERGLASS	PREFAB	PREFABRICATED
ACS	ACCESS PANEL	FHC	FIRE HOSE CABINET	PRELIM	PRELIMINARY
ACT	ACOUSTICAL CEILING TILE	FN	FINISH	PRKG	PARKING
ADDM	ADDENDUM	FIXT	FIXTURE	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FL	FLOOR LINE	PT	PAINT
ADO	AUTOMATIC DOOR OPERATOR	FLR	FLOOR	PTD	PAPER TOWEL DISPENSER
AFF	ABOVE FINISH FLOOR	FLUOR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH
ATL	ALTERNATE	FO	FACE OF (ITEM)	PTDR	RECEPTACLE
ALUM	ALUMINUM	FOF	FACE OF FINISH	PTM	PAINT TO MATCH
ANOD	ANODIZED	FOM	FACE OF MASONRY		
APPROX	APPROXIMATE	FP	FIRE PROOF, FIRE PROTECTION	QT	QUARRY TILE
ARCH	ARCHITECT	FR	FRAME		
AUX	AUXILIARY	FT	FOOT OR FEET	R	RADIUS
AVG	AVERAGE	FTG	FOOTING	R	RISER
		FURG	FURRING	RA	RETURN AIR
		FV	FIELD VERIFY	RD	ROOF DRAIN
BD	BOARD			REF	REFRIGERATOR
BITUM	BITUMINOUS	GAL	GAGE	REFL	REFLECTED
BLDG	BUILDING	GAL	GALVANIZED	REINF	REINFORCED
BLKG	BLOCKING	GB	GRAB BAR	REQD	REQUIRED
BLKHD	BULKHEAD	GC	GENERAL CONTRACTOR	REV	REVISION
BM	BEAM	GL	GLASS	RFI	REQUEST FOR INFORMATION
BO	BOTTOM OF (ITEM)	GYP BD	GYPSUM BOARD	RM	ROOM
BO	BY OTHERS			RO	ROUGH OPENING
BS	BOTH SIDES	HB	HOSE BIB	ROW	RIGHT OF WAY
BT JNT	BUTT JOINT	HDW	HARDWARE	RTU	ROOF TOP UNIT
BTWN	BETWEEN	HDWD	HARDWOOD		
		HM	HOLLOW METAL	SAB	SOUND ATTENUATION BATTS
CAS	CARD ACCESS SYSTEM	HORZ	HORIZONTAL	SAG	SUPPLY AIR GRILL
CB	CATCH BASIN	HP	HORSE POWER	SC	SOLID CORE
CF/CI	CONTRACTOR FURNISHED/CONTRACTOR	HR	HOUR	SCHED	SCHEDULE
	INSTALLED	HTR	HEATER	SD	SOAP DISPENSER
CG	CORNER GUARD	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SECT	SECTION
CH	COAT HOOK			SHR	SHOWER
CJ	CONTROL JOINT			SHT	SHEET
CL	CENTER LINE	ID	INSIDE DIAMETER	SHT MTL	SHEET METAL
CLG	CEILING	IN	INCH	SHV	SHELF, SHELVING
CLO	CLOSET	INCL	INCLUDE, INCLUDING	SNM	SIMILAR
CLR	CLEAR	INT	INTERIOR	S&P	SHELF & POLE
CMU	CONCRETE MASONRY UNIT			SPEC	SPECIFICATION
CO	CASED OPENING	JAN	JANITOR	SPKR	SPEAKER
COL	COLUMN	JNT	JOINT	SQ	SQUARE
CONC	CONCRETE	KO	KNOCK OUT	SS	SOLID SURFACE
CONT	CONTINUE, CONTINUOUS	KS	KNEE SPACE	SSK	SERVICE SINK
CORR	CORRIDOR			STC	SOUND TRANSMISSION COEFFICIENT
CPT	CARPET	L	LENGTH, LONG	STD	STANDARD
CRS	COURSE, COURSES	LAV	LAVATORY	STL	STEEL
CT	CERAMIC TILE	LBS	POUND(S)	STOR	STORAGE
CTR	CENTER	LKR	LOCKER	STRUCT	STRUCTURAL
CUH	CABINET UNIT HEATER	LT WT	LIGHT WEIGHT	SUSP	SUSPENDED
DBL	DOUBLE	MAS	MASONRY	T	TREAD
DEFS	ERECT APPLIED EXTERIOR FINISH SYSTEM	MATL	MATERIAL	TEMP	TEMPORARY
DEMO	DEMOLITION	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DEP	DEPRESSED	MECH	MECHANICAL	THK	THICKNESS
DF	DRINKING FOUNTAIN	MED	MEDIUM	TLT	TOILET
DIA	DIAMETER	MFR	MANUFACTURER	TO	TOP OF (ITEM)
DIAG	DIAGONAL	MH	MANHOLE	TOC	TOP OF CONCRETE
DM	DIMENSION	MD	MIDDLE	TOF	TOP OF FOOTING
DISP	DISPENSER	MIN	MINIMUM	TOP	TOP OF PAVEMENT
DIV	DIVISION	MIRR	MIRROR	TOS	TOP OF STEEL
DN	DOWN	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DR OPNG	DOOR OPENING	MSO	MASONRY OPENING	TPD	TOILET PAPER DISPENSER
DS	DOWNSPOUT	MB	MOP SERVICE BASIN	TYP	TYPICAL
DT	DRAIN TILE	MTD	MOUNTED		
DW	DISHWASHER	MTL	METAL	UCR	UNDERCOUNTER REFRIG.
DWG	DRAWING			UL	UNDERWRITERS LABORATORY
DWR	DRAWER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NO	NUMBER	UR	URINAL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NOM	NOMINAL		
		NTS	NOT TO SCALE	VAV	VARIABLE AIR VOLUME
EJ	EXPANSION JOINT			VB	VAPOR BARRIER
EL	ELEVATION	OV	OVER	VCT	VINYL COMPOSITE TILE
ELEC	ELECTRICAL/ELECTRICAL	OA	OVERALL	VERT	VERTICAL
ELEV	ELEVATOR	OC	ON CENTER	VEST	VESTIBULE
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	VF	VERIFY IN FIELD
EP	ELECTRICAL PANEL	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED	VR	VAPOR RETARDER
EQ	EQUAL			VWC	VINYL WALL COVERING
EQUIP	EQUIPMENT	OFD	OVERFLOW DRAIN		
ES	ELECTRIC STRIKE	OH	OVERHEAD	w/	WITH
ETR	EXISTING TO REMAIN	OPNG	OPENING	WC	WATERCLOSET
EWC	ELECTRIC WATER COOLER	OPP	OPPOSITE	WD	WOOD
EXH FN	EXHAUST FAN			WF	WIDE FLANGE
EXIST	EXISTING	PED	PEDESTAL	WH	WATER HEATER
EXP	EXPANSION	PERIM	PERIMETER	w/o	WITHOUT
EXPO	EXPOSED	PL	PLATE	WS	WORKSTATION
EXT	EXTERIOR	PL	PROPERTY LINE	WWF	WELODED WIRE FABRIC
		PLAM	PLASTIC LAMINATE	WWM	WEDEED WIRE MESH
FA	FIRE ALARM	PLBG	PLUMBING		
FD	FLOOR DRAIN	PLYWD	PLYWOOD	YD	YARD(S)
FE	FIRE EXTINGUISHER	PNL JNT	PANEL JOINT		
FEC	FIRE EXTINGUISHER CABINET	POC	POINT OF CONNECTION		
FF	FINISH FACE	PR	PAIR		

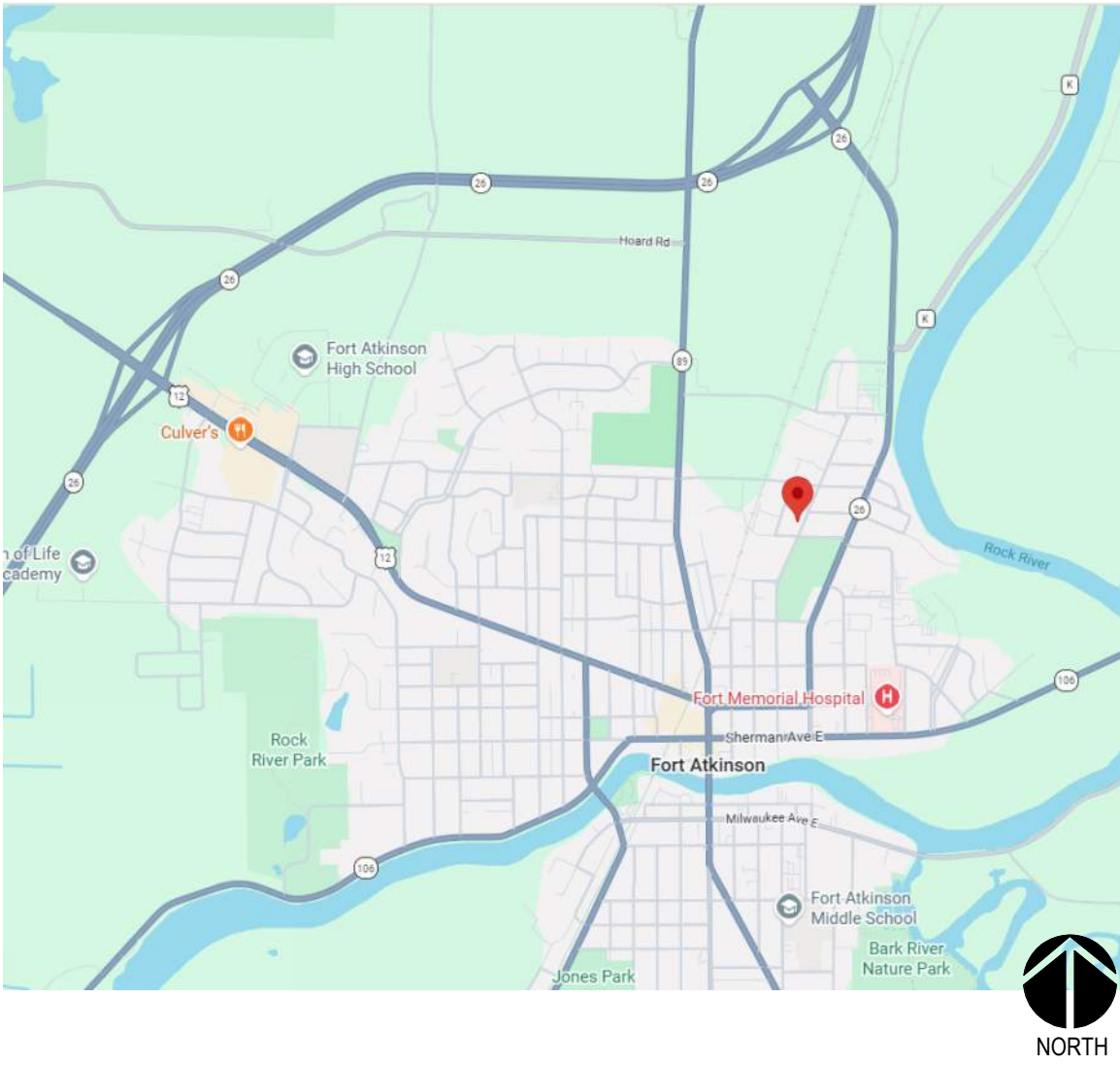
SYMBOLS LEGEND

	DOOR TAG
	WINDOW TAG
	WALL TAG
	PROJECT KEYED NOTE
	EMERGENCY EXIT SIGN
	FIRE EXTINGUISHER
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	TYPICAL DIMENSION FINISH TO FINISH
	DIMENSION SHOWING FRAMING TO FRAMING

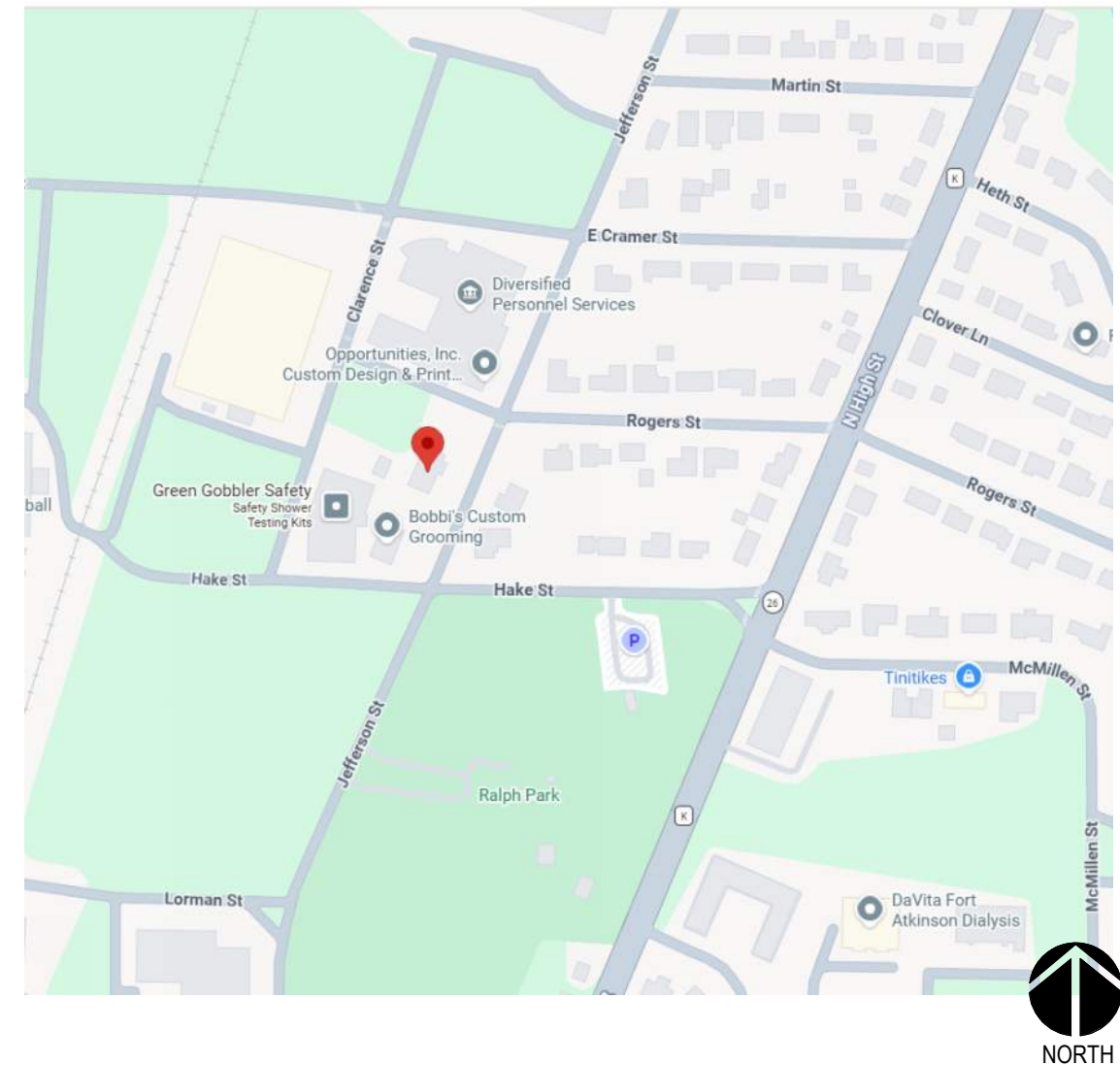
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER
3. DO NOT SCALE DRAWINGS
4. SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
6. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
7. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
8. THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
9. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. PRIOR TO BIDDING.
10. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
11. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
13. GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
14. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
15. MANUFACTURES DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE PART OF THE CONSTRUCTION DOCUMENTS.
16. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED

LOCATION MAP



VICINITY MAP



SHEET INDEX

1-GENERAL	GT.0	COVER PAGE
2-CIVIL	C1.00	TITLE SHEET
	C1.01	EXISTING CONDITIONS PLAN
	C1.02	PROPOSED SITE PLAN
	C1.03	GRADING & EROSION CONTROL PLAN
	C1.04	UTILITY PLAN
	C1.05	LANDSCAPE PLAN
	C2.00	CONSTRUCTION NOTES
	C2.01	SITE DETAILS
3-ARCHITECTURAL	A0.0	ARCHITECTURAL SITE PLAN
	A1.0	RECREATION BUILDING
	A1.1	PAVILION
	A2.0	EXTERIOR ELEVATIONS
5-ELECTRICAL	ES1.0P	ELECTRICAL SITE LIGHTING & PHOTOMETRICS

REVISIONS

No.	DATE	DESCRIPTION
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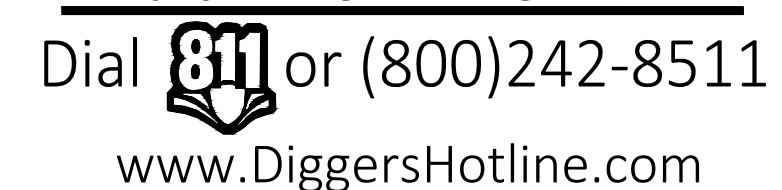
PLAN COMMISSION

SHEET TITLE:	COVER PAGE
JOB NUMBER:	25218
ISSUED DATE:	07.28.2026
DRAWN BY:	Author
SHEET NUMBER:	G1.0

815 JEFFERSON STREET
FORT ATKINSON, WI 53538

OWNER:
OPPORTUNITIES INC OF JEFFERSON COUNTY
ATTN: DIANE CANTWELL
200 E CRAMER ST
FORT ATKINSON, WI 53538

CIVIL:
PSE, LLC
ATTN: LOGAN KETELHUT
122 WISCONSIN STREET
WEST BEND, WI 53095



CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.00	Title Sheet
C1.01	Existing Conditions Plan
C1.02	Proposed Site Plan
C1.03	Grading & Erosion Control Plan
C1.04	Utility Plan
C1.05	Landscape Plan
C2.00	Construction Notes
C2.01	Site Details

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

PLAN TITLE:

TITLE SHEET

DRAWN BY:

EJQ

DESIGNED BY:

LJK

CHECKED BY:

KJP

PLAN DATE:

7/28/2026

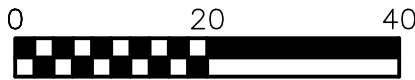
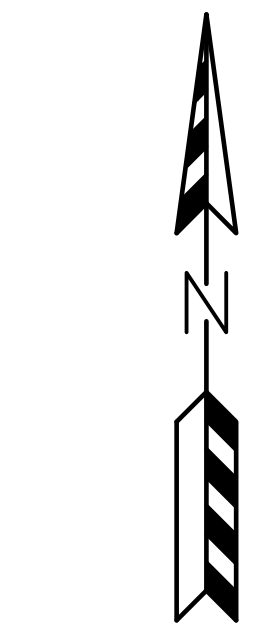
PROJECT NO:

\SR-65-26

PRELIMINARY

SHEET NO:

C1.00



- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
 - 895 --- EXISTING MAJOR CONTOUR.
 - OHEL — OVERHEAD ELECTRIC LINE.
 - BuEI — BURIED ELECTRIC LINE.
 - BuTel — BURIED TELEPHONE LINE.
 - FO — FIBER OPTIC LINE.
 - GAS — GAS LINE.
 - SAN — SANITARY SEWER MAIN OR LATERAL.
 - WAT — WATER MAIN OR SERVICE.
 - — STORM SEWER LINE.
 - ELECTRIC METER.
 - GAS METER.
 - GAS VALVE.
 - FIRE HYDRANT.
 - POWER POLE.
 - SANITARY SEWER MANHOLE.
 - STORM SEWER MANHOLE.
 - STORM SEWER INLET.
 - TELEPHONE PEDESTAL.
 - TRANSFORMER.
 - WATER VALVE.
 - DEMOLITION

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

PLAN TITLE:
**EXISTING
CONDITIONS &
REMOVALS
PLAN**

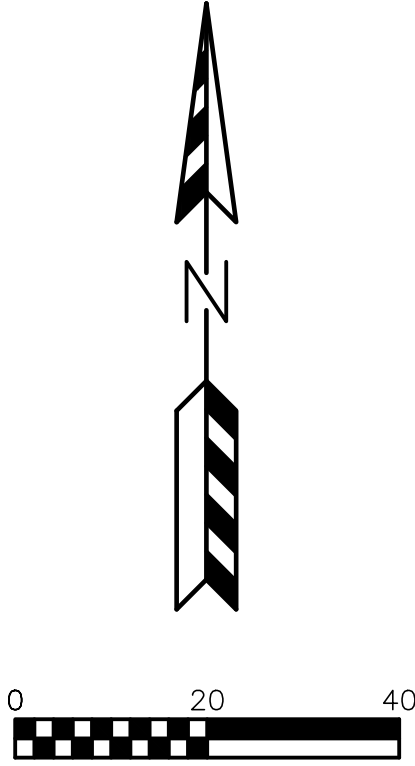
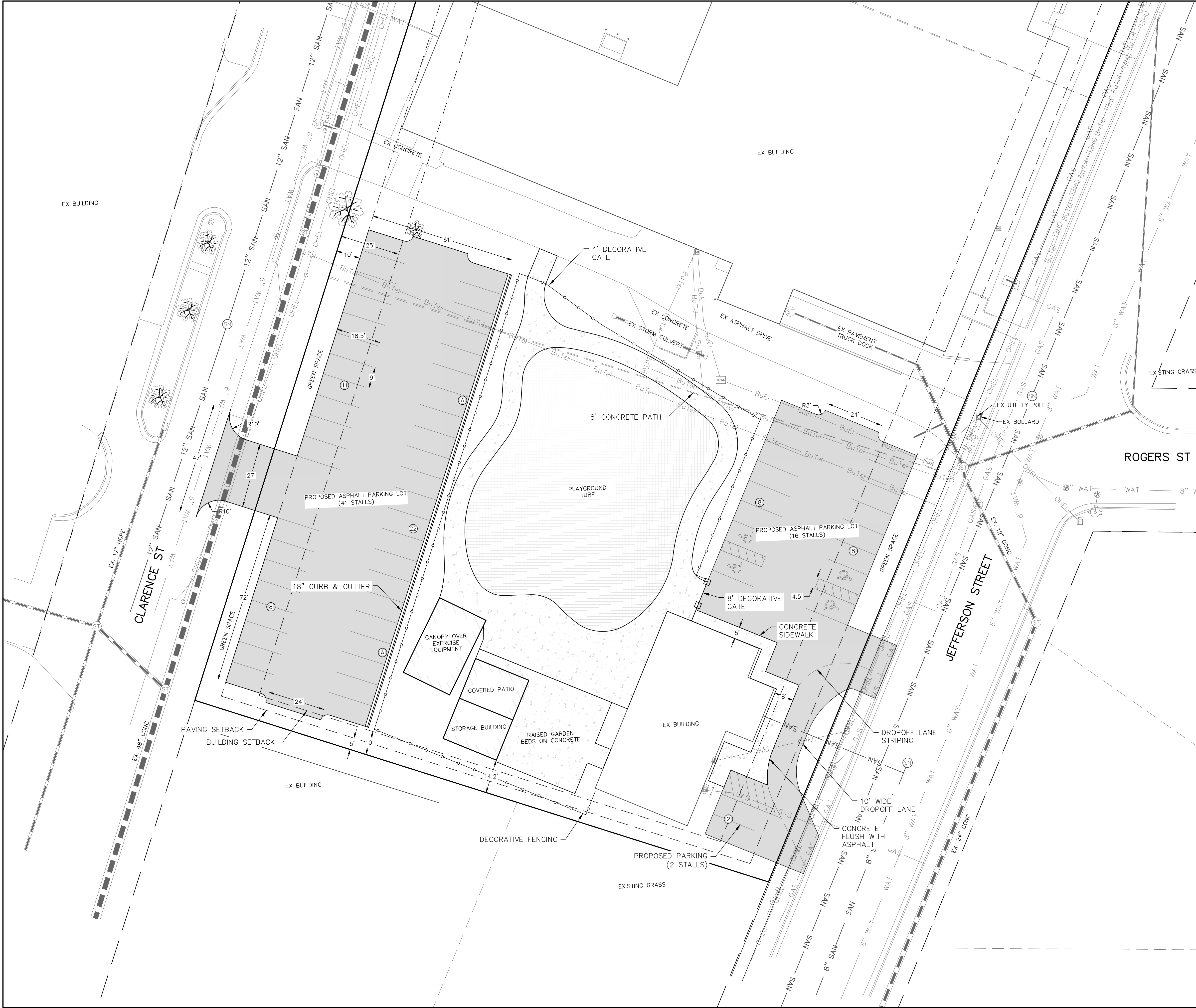
DRAWN BY:
EJQ
DESIGNED BY:
LJK
CHECKED BY:
KJP

PLAN DATE:
7/28/2026

PROJECT NO:
\SR-65-26

PRELIMINARY

SHEET NO:
C1.01



- LEGEND:
- (P) - PARKING STALLS IN A ROW
 - (R) - REJECT CURB
 - (A) - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	815 Jefferson St. Fort Atkinson, WI 53538	
Legal Description:	LOT 1 CSM No. 7157	
Site Acreage	1.07 Acres	
Current Zoning:	LI	
Building & Paving Setback Requirements		
Front	Building 25 feet	Pavement 10 feet
Side	10 feet	5 feet
Rear	25 feet	10 feet
Parking Stalls Provided:	59	
Proposed Site Areas		
Description	Area (sf)	% of Land Coverage
Building	5,224	9.35
Asphalt/Concrete	28,373	50.77
Playground Turf	8,493	15.20
Impervious Total	42,090	75.32
Lawn	13,790	24.68
Total	55,880	100.00
Existing Site Areas		
Description	Area (sf)	% Impervious
Building	4,469	8.00
Asphalt/Concrete	11,197	20.04
Gravel	3793	6.79
Impervious	19,459	34.82
Lawn	36,421	65.18
Total	55,880	100.00

- SITE PLAN NOTES:
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- PAVEMENT NOTES:
- AFTER ASPHALT IS REMOVED, INSTALL BASE COURSE IN AREAS THAT WERE NOT PAVED, PER THE SITE PLAN NOTES.
 - PROOF ROLL EXISTING BASE AND NEW BASE COURSE. MAKE BASE REPAIRS. EXISTING PULVERIZED ASPHALT MAY BE USED IN SUBSTITUTE FOR CRUSHED AGGREGATE.
 - FINE GRADE SURFACE WITH 3/4" CRUSHED AGGREGATE.
 - INSTALL ASPHALT IN 2 LIFTS WITH TACK COAT PER SITE PLAN NOTES.

PAVING LEGEND	
	ASPHALT PAVEMENT (PARKING LOT AND DRIVES)
	8" CRUSHED AGGREGATE BASE COURSE
	2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
	1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK
	6" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

PLAN TITLE:
**PROPOSED
SITE PLAN**

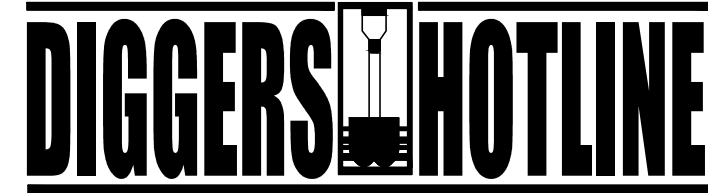
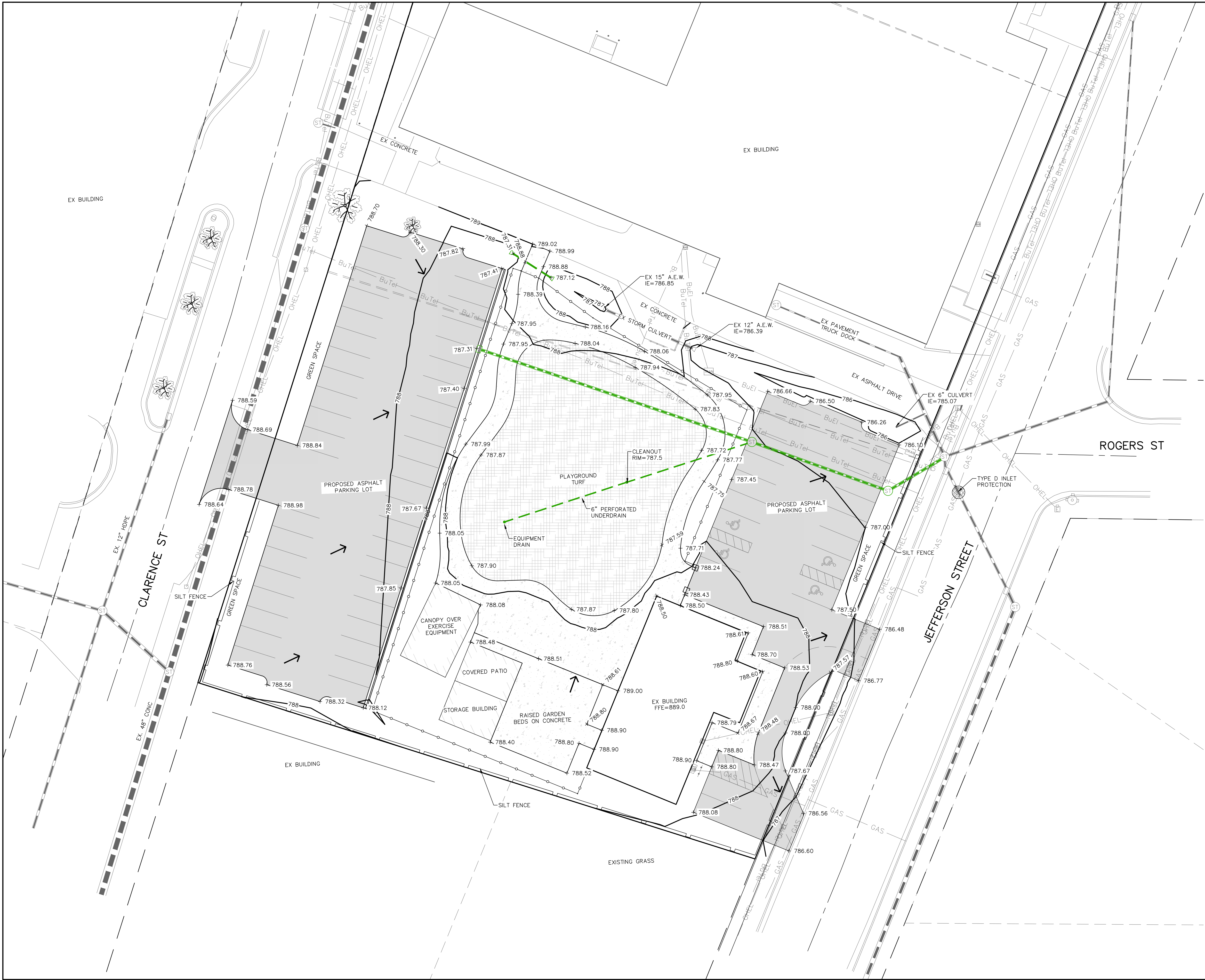
DRAWN BY:
EJQ
DESIGNED BY:
LJK
CHECKED BY:
KJP

PLAN DATE:
7/28/2026

PROJECT NO:
\SR-65-26

PRELIMINARY

SHEET NO:
C1.02



Dial 811 or (800)242-8511

www.DiggersHotline.com

LEGEND:

- - - 936 - - - EXISTING MINOR CONTOUR.
- - - 935 - - - EXISTING MAJOR CONTOUR.
- - - 936 - - - PROPOSED MINOR CONTOUR.
- - - 935 - - - PROPOSED MAJOR CONTOUR.
- EX 934.23 - EXISTING SPOT ELEVATION.
- 934.23 - PROPOSED CURB FLANGE ELEVATION.
- TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
- SW 934.23 - PROPOSED SIDEWALK ELEVATION.
- EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
- - - - - PROPOSED STORM SEWER.
- - - - - EXISTING STORM SEWER.
- - - - - INSTALL TYPE D INLET PROTECTION
- - - - - INSTALL SILT FENCE
- - - - - DRAINAGE ARROW

NOTE: CONSTRUCTION TRACKING PAD MUST BE INSTALLED AT ALL CONSTRUCTION ENTRANCES. TRACKING ONTO NEARBY STREETS MUST BE KEPT TO A MINIMUM AND SWEEP DAILY OR AS REQUESTED BY THE CITY.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

PLAN TITLE:
**GRADING &
EROSION
CONTROL
PLAN**

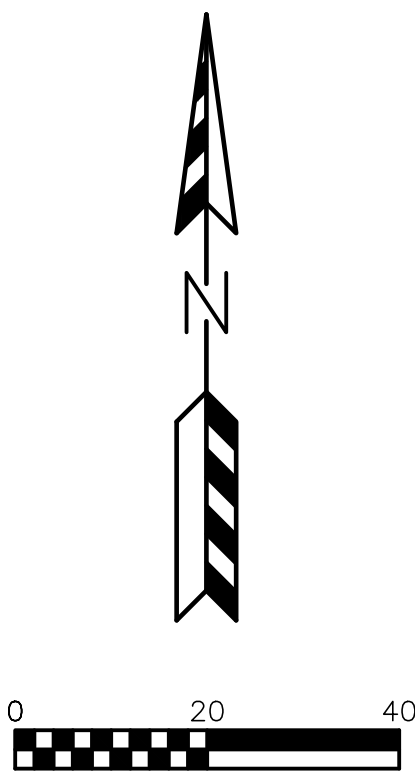
DRAWN BY:
EJQ
DESIGNED BY:
LJK
CHECKED BY:
KJP

PLAN DATE:
7/28/2026

PROJECT NO:
\SR-65-26

PRELIMINARY

SHEET NO:
C1.03

[illegible]

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262.346.7800
www.parishse.com

**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

LANDSCAPE
PLAN

DRAWN BY: **LJK**
DESIGNED BY: **SLB**
CHECKED BY: **LJK**

PLAN DATE:
7/28/2026

PROJECT NO:
\SR-65-26

PRELIMINARY

SHEET NO:

C1.05

PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
<u>TREES</u>					
ISL	4	2"	IVORY SILK JAPANESE LILAC TREE	SYRINGA RETICULATA 'IVORY SILK'	BB
<u>DECIDUOUS SHRUBS</u>					
BMV	7	36" HT	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'BLUE MUFFIN'	POT
MTP	28	18" HT	MANGO TANGO POTENTILLA	POTENTILLA FRUTICOSA 'MANGO TANGO'	POT
<u>ORNAMENTAL GRASSES</u>					
LBS	16	1 GAL	LITTLE BLUESTEM 'THE BLUES'	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	POT
<u>PERENNIALS</u>					
HRD	17	1 GAL	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	POT
WLC	18	1 GAL	WALKERS LOW CATMINT	NEPETA X FAASSENII 'WALKERS LOW'	POT

NOTES:

- 1 ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK- ANSI Z60.1 (LATEST VERSION)
- 2 DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND PREMIUM LAWN SEED
- 3 FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED SHREDDED HARDWOOD MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
- 4 INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3"
- 5 DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
- 6 OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERGUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF FORT ATKINSON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF FORT ATKINSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538

PLAN TITLE:

CONSTRUCTION
NOTES

DRAWN BY:

EJQ

DESIGNED BY:

LJK

CHECKED BY:

KJP

PLAN DATE:

7/28/2026

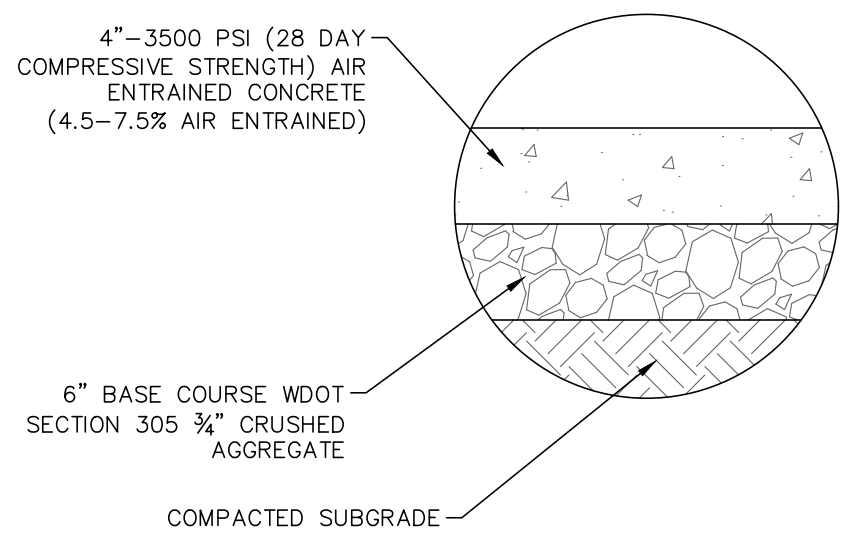
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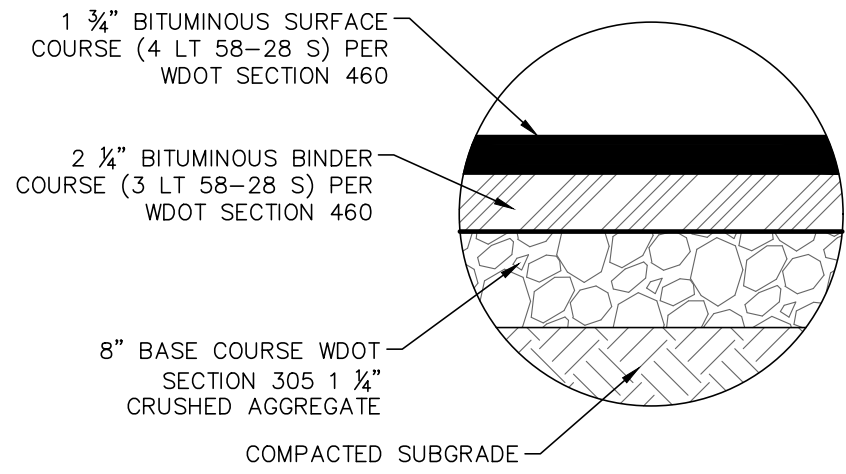
PRELIMINARY

SHEET NO:

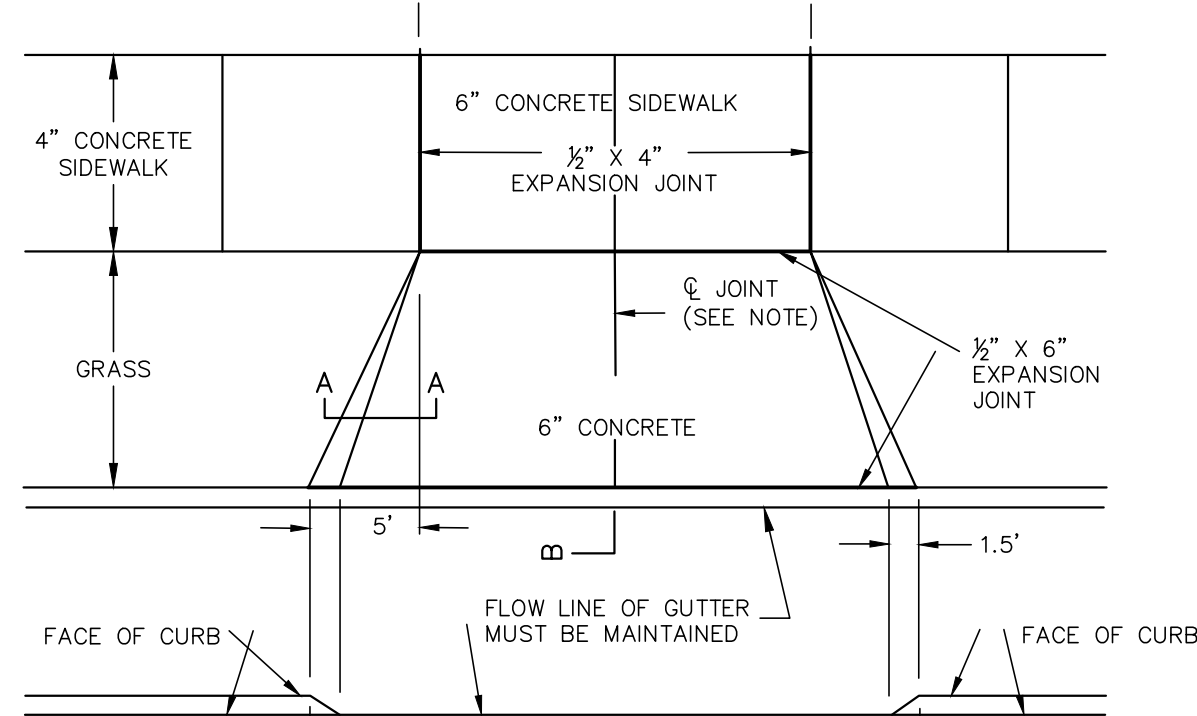
C2.00



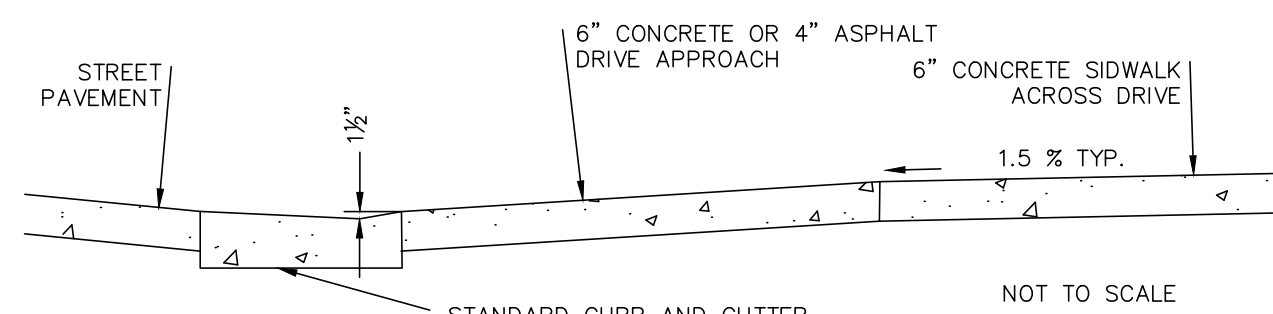
CONCRETE SIDEWALK SECTION



ASPHALT PAVEMENT SECTION

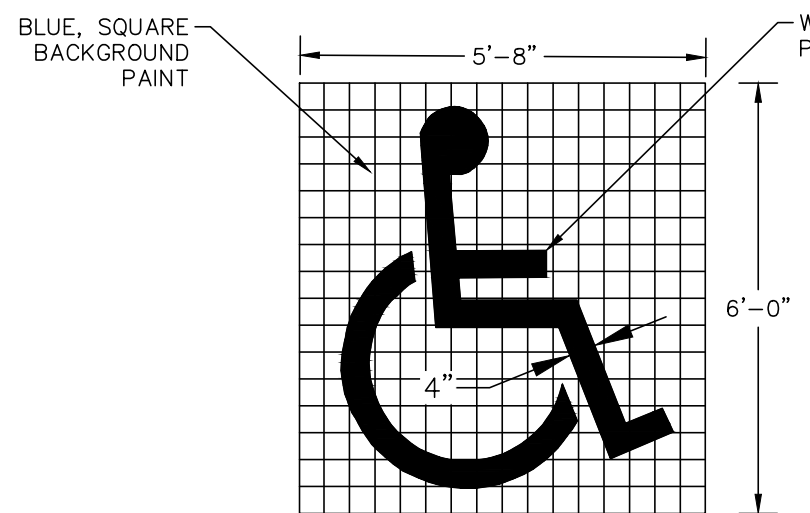


SECTION A-A

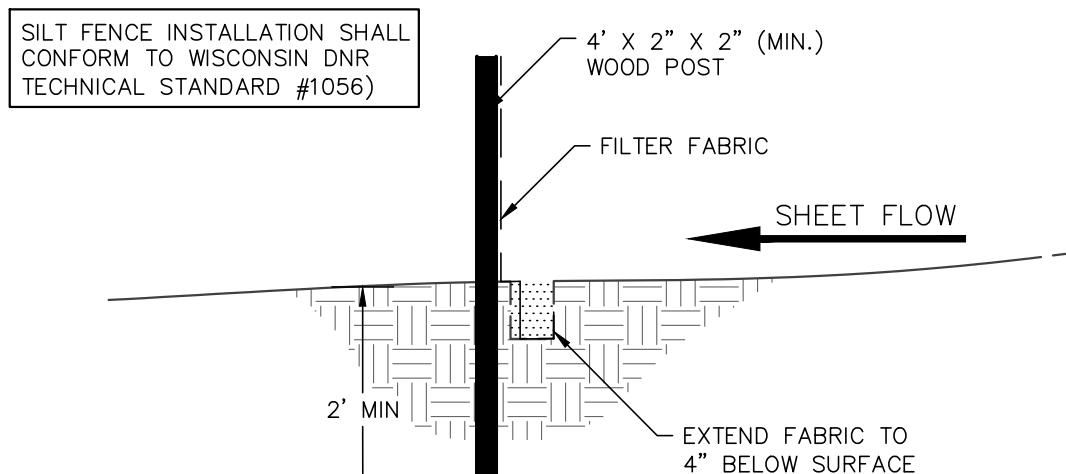


SECTION B-B

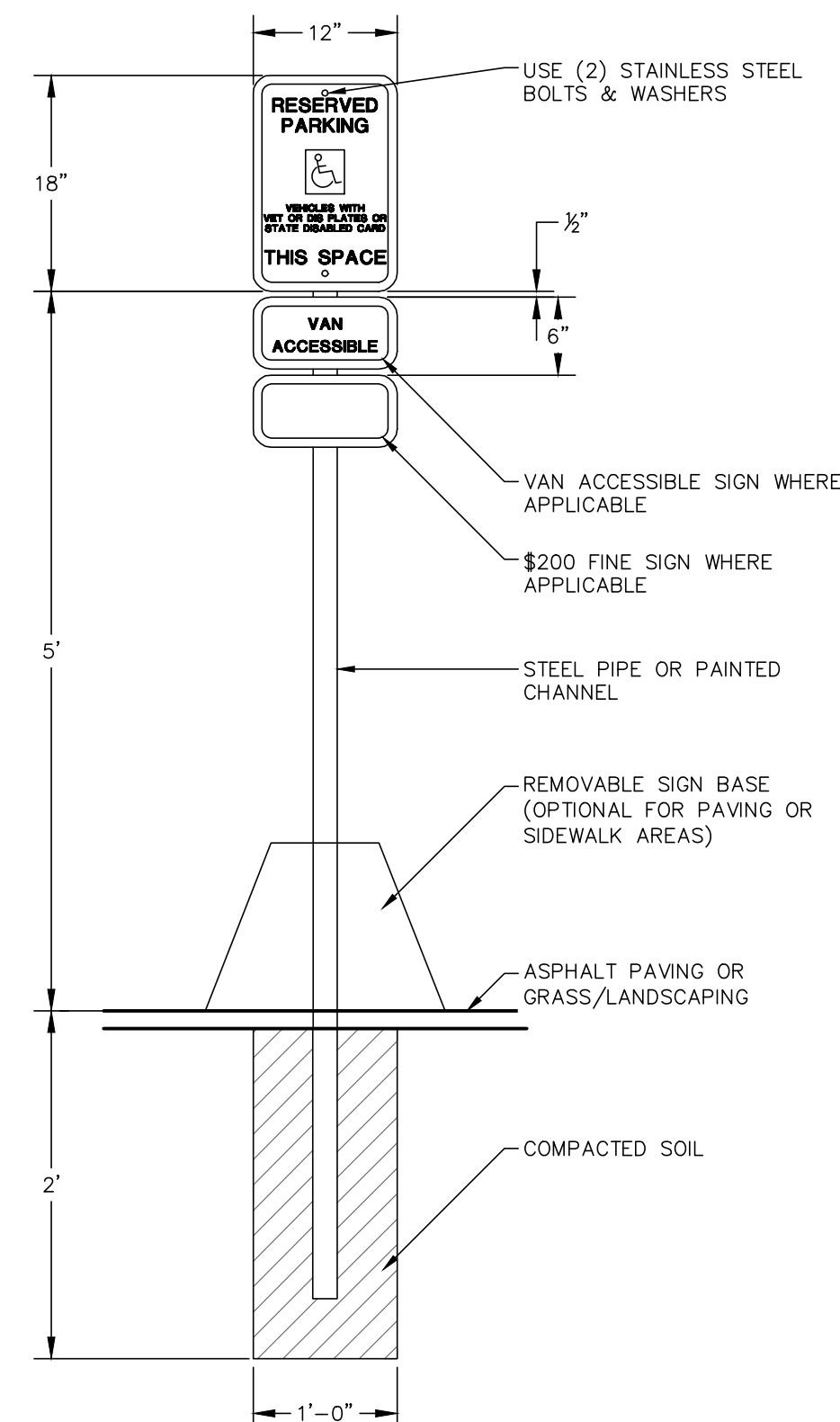
TYPICAL DETAIL OF STANDARD DRIVE APPROACH



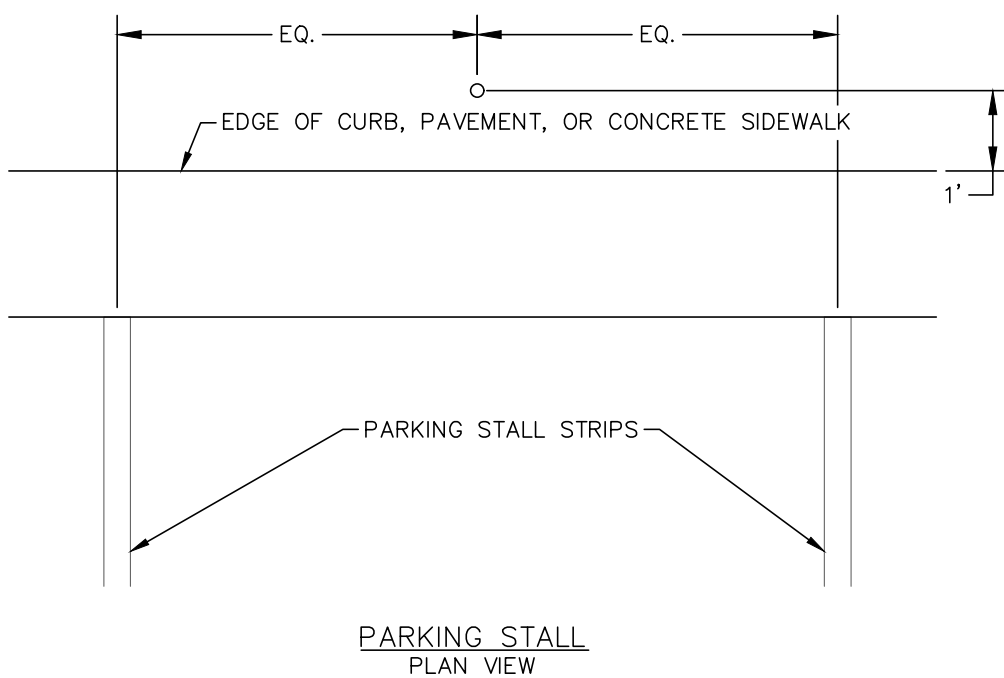
NOTE: GRID FOR LAYOUT PURPOSES ONLY
ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL
NOT TO SCALE



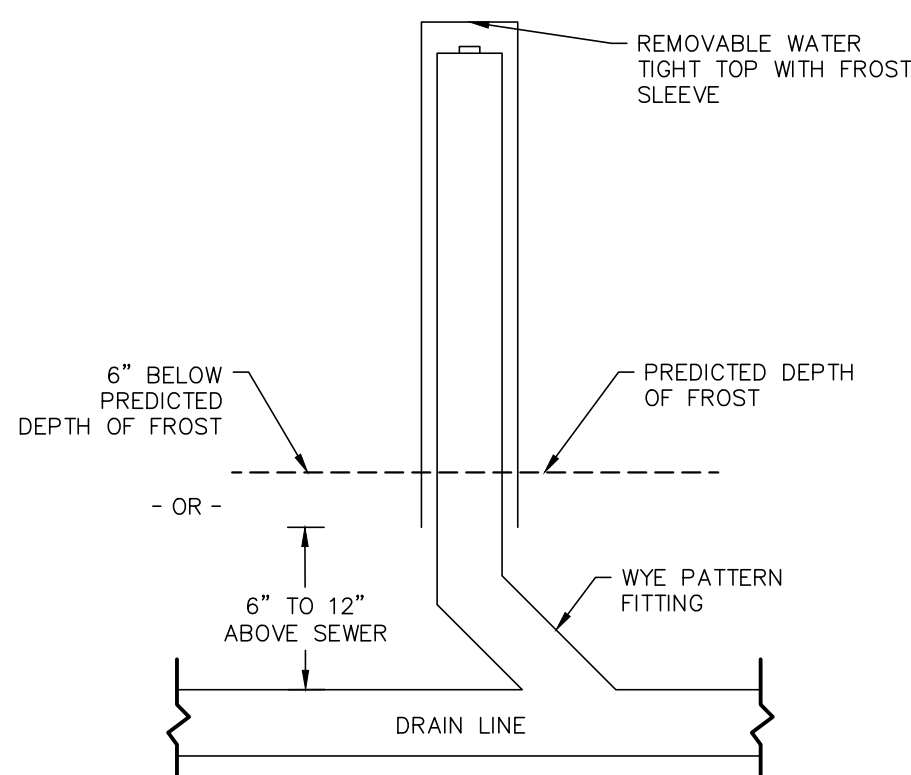
SILT FENCE CONSTRUCTION (SHEET FLOW)



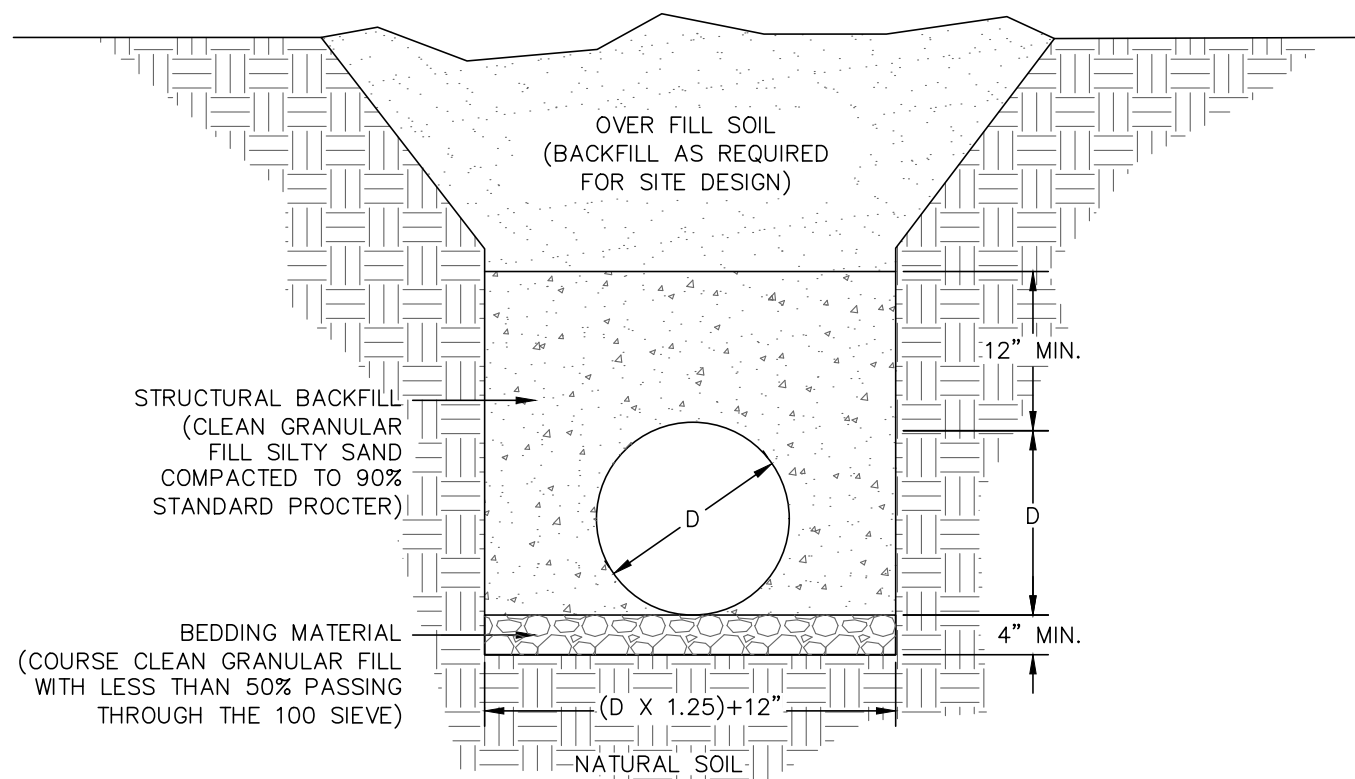
NOTE: SIGN SHALL COMPLY WITH CURRENT STATE AND ADA GUIDELINES



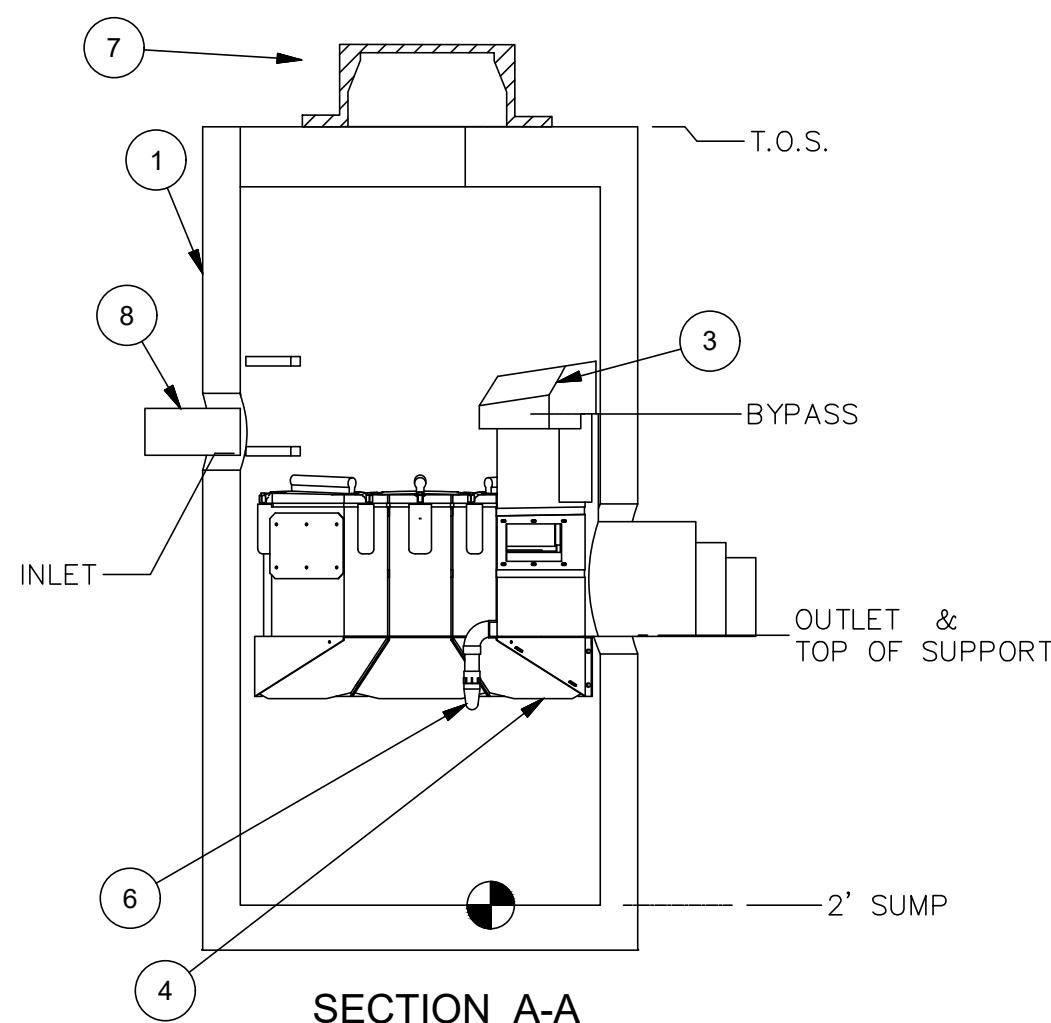
ADA COMPLIANT ACCESSIBLE SIGN DETAIL



CLEAN OUT WITH FROST SLEEVE DETAIL



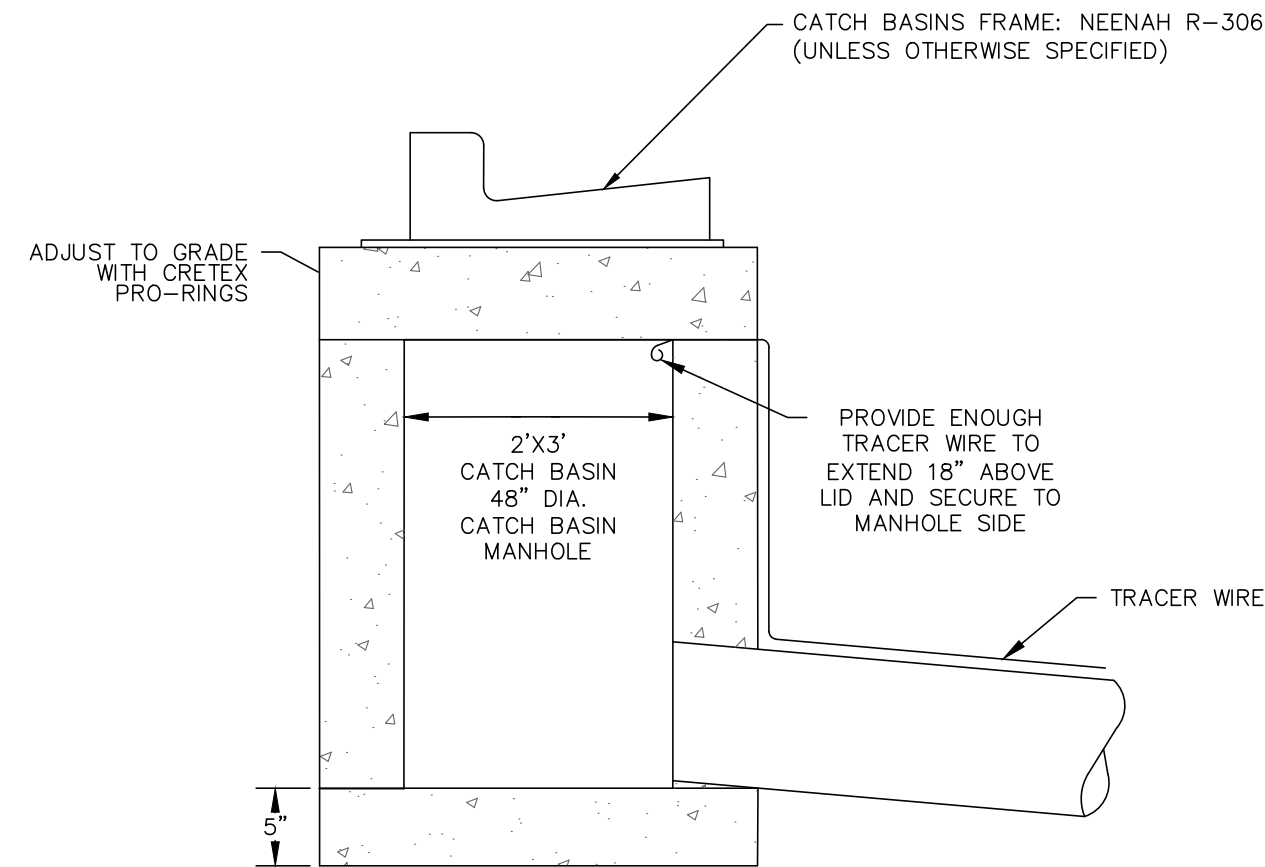
HDPE PIPE BEDDING DETAIL



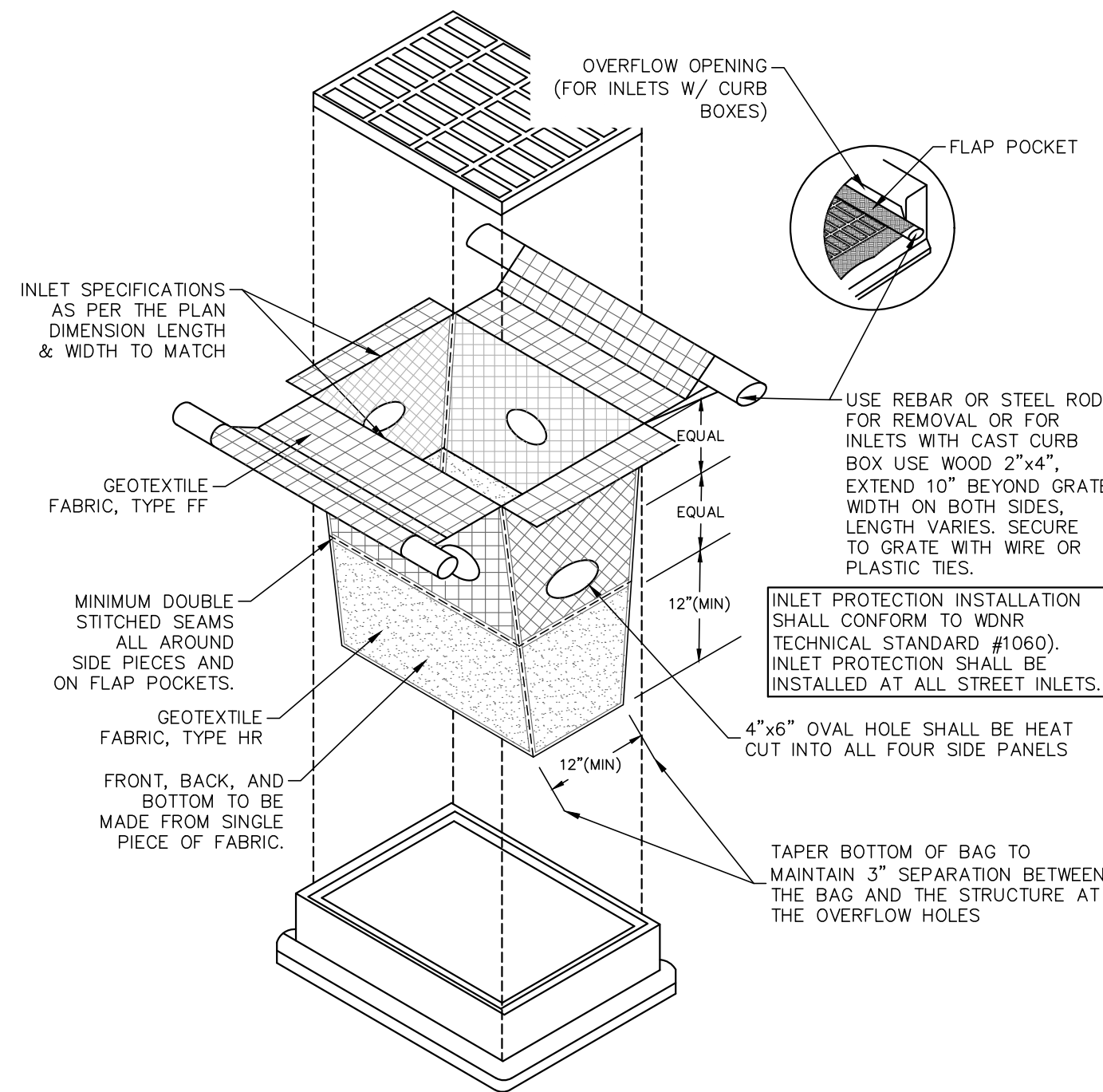
SECTION A-A

Parts List			
ITEM	QTY	SIZE	DESCRIPTION
1	1	48 in	CONCRETE MANHOLE
2	6		FILTER MODULE
3	1		OUTLET MODULE AND PIPE STUB
4	1		SINGLE SUPPORT BRACKET
5	1		OUTLET SUPPORT BRACKET
6	1		DRAINDOWN FILTER
7	1	22" X 30"	FRAME AND COVER
8	2	VARIES	INLET PIPE

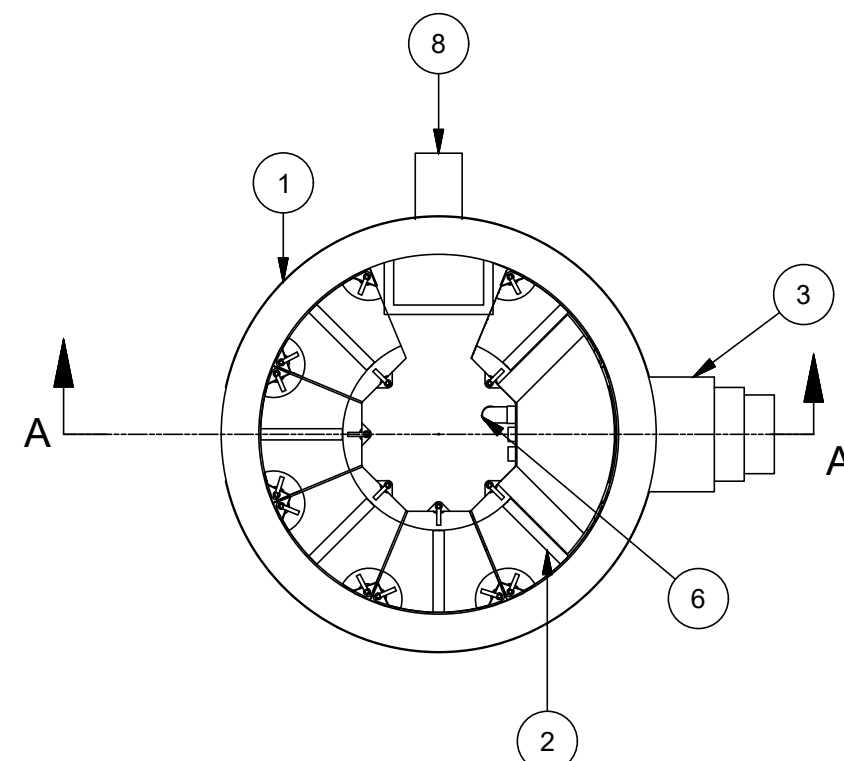
STM CB #5 UP-FLO FILTER DETAIL



INLET/CATCH BASIN DETAIL



TYPE D-HR INLET PROTECTION DETAIL



EQUIPMENT PERFORMANCE
The stormwater filtration system shall adhere to the parameters listed below:
Minimum Performance Criteria: 80% removal of Sil-Co-Sil 106 at the peak treatment flow.
Peak Treatment Flow for 6 Filter Modules: 150 gpm (9.48 l/s)
Minimum Bypass Capacity: 1527 gpm (96.20 l/s)
Minimum Sediment Storage Capacity: 16.6 cu. ft. (0.47 cu. m.)
Minimum Oil Storage Capacity: 50 gal. (189 liters)
Media Type: CPZ

OUTLET PIPE STUB SIZE INFORMATION
Outside Diameter: 10.5", 12.5" or 15.3" OD
Concrete Penetration: Pipe Boot (by Hydro)
Hook-up: Fernco-type coupling (by others)

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES INC.
RECREATION AREA
815 JEFFERSON ST
FORT ATKINSON, WI, 53538**

PLAN TITLE:
SITE DETAILS

DRAWN BY:
EJQ
DESIGNED BY:
LJK
CHECKED BY:
KJP

PLAN DATE:
7/28/2026

PROJECT NO:
\SR-65-26

PRELIMINARY

SHEET NO:
C2.01

Opportunities, Inc. Rec Building

815 Jefferson St.
Fort Atkinson, WI

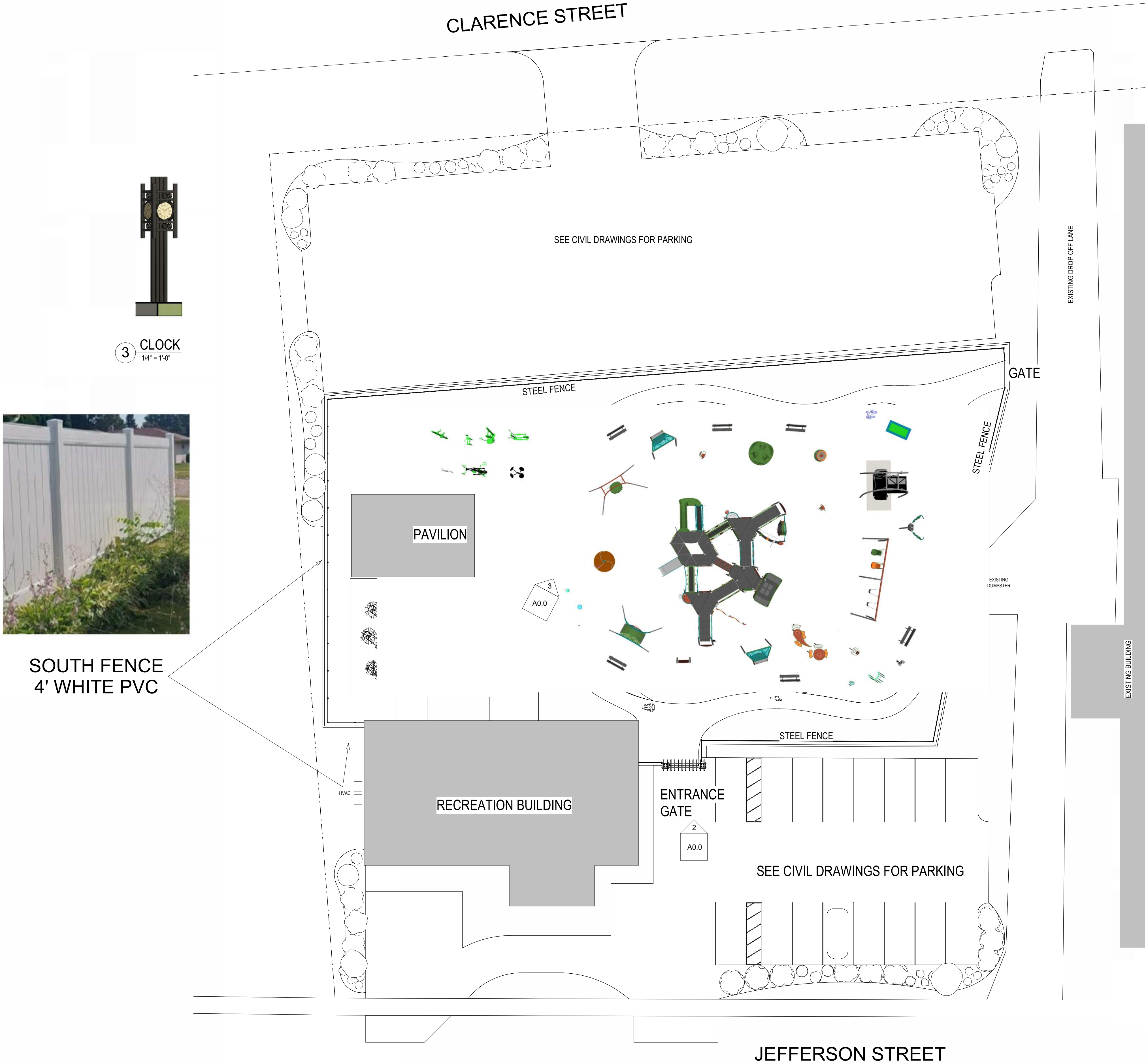
REVISIONS

No.	DATE	DESCRIPTION
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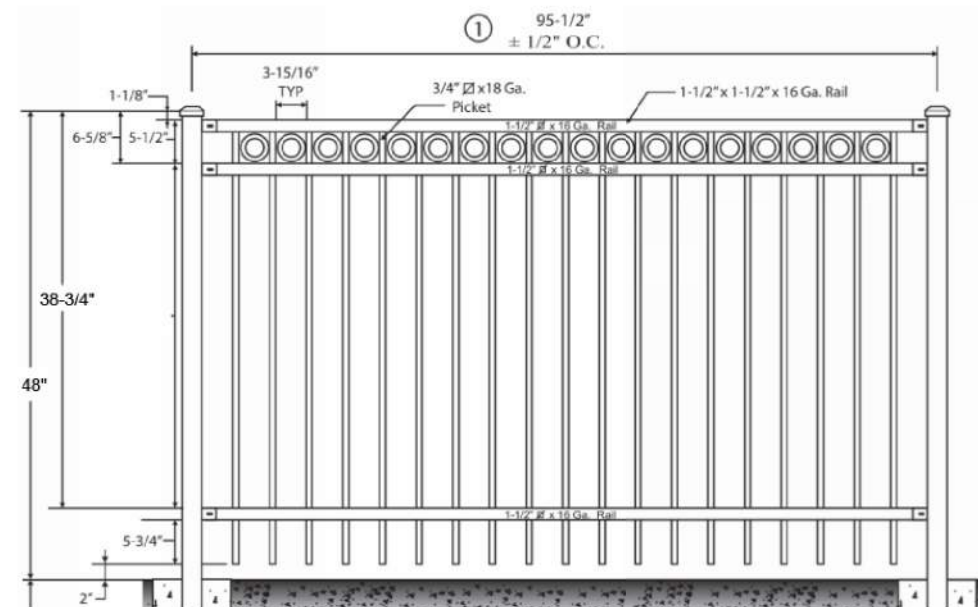
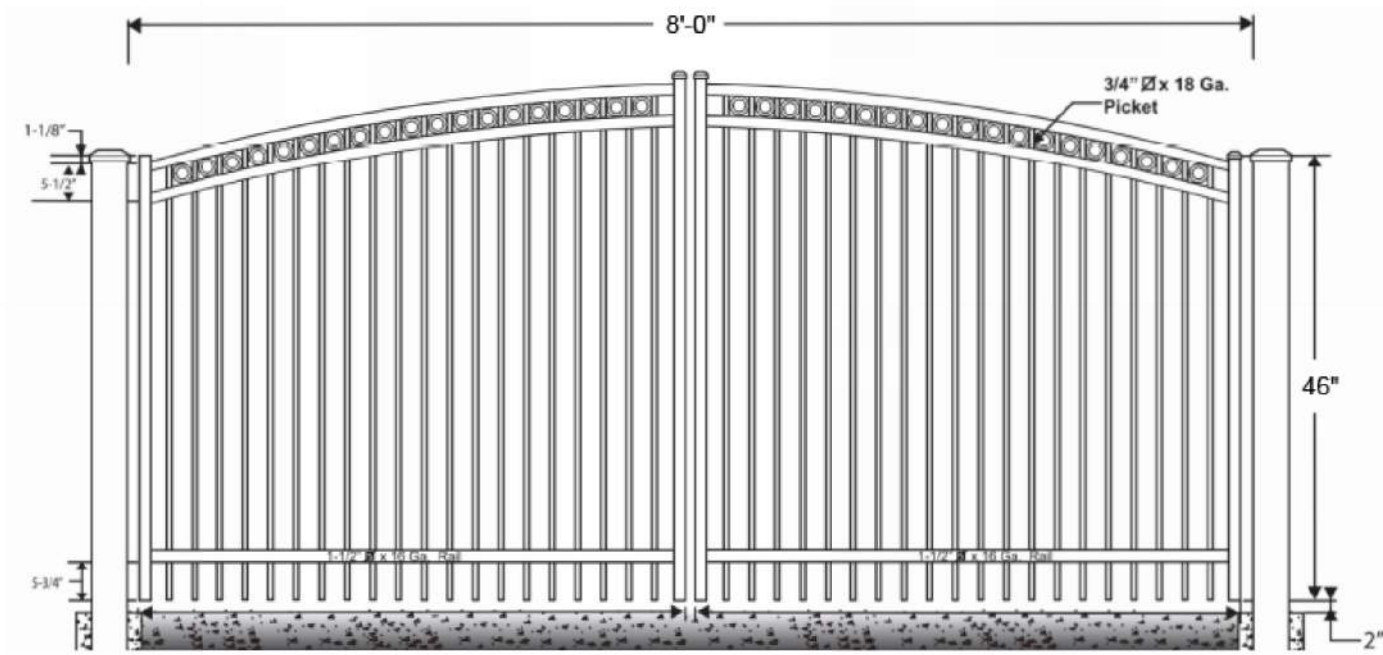
PLAN COMMISSION

SHEET TITLE:	ARCH SITE PLAN
JOB NUMBER:	25218
ISSUED DATE:	07.28.2026
DRAWN BY:	KS
SHEET NUMBER:	

A0.0



1 Site-F.F. Plan Commission
1/16" = 1'-0"



STEEL PARK FENCE
4' TITAN 3-RAIL w/ RINGS



2 ENTRY GATE
1/4" = 1'-0"

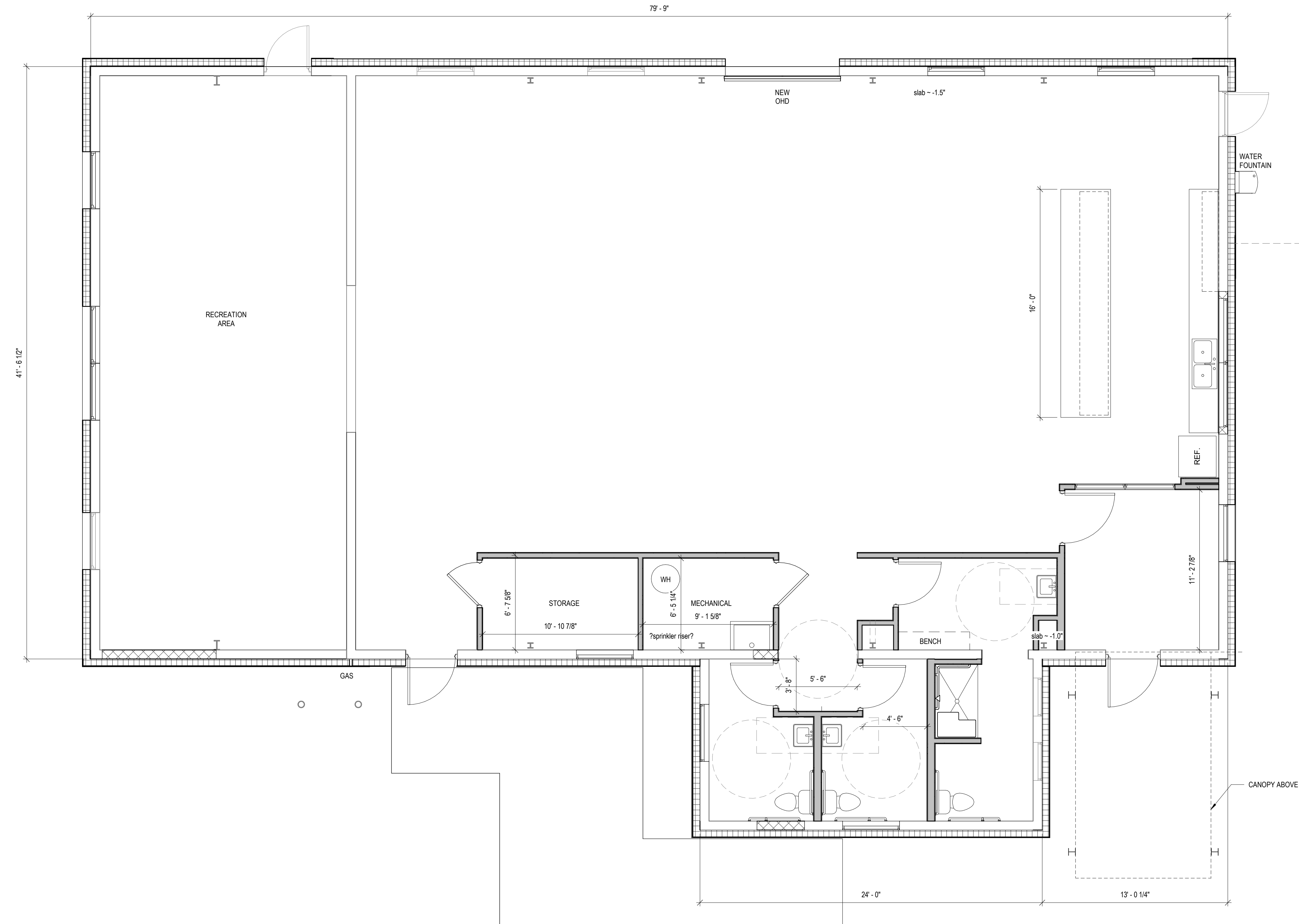
Opportunities, Inc. Rec Building
815 Jefferson St.
Fort Atkinson, WI

REVISIONS

No.	DATE	DESCRIPTION
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PLAN COMMISSION

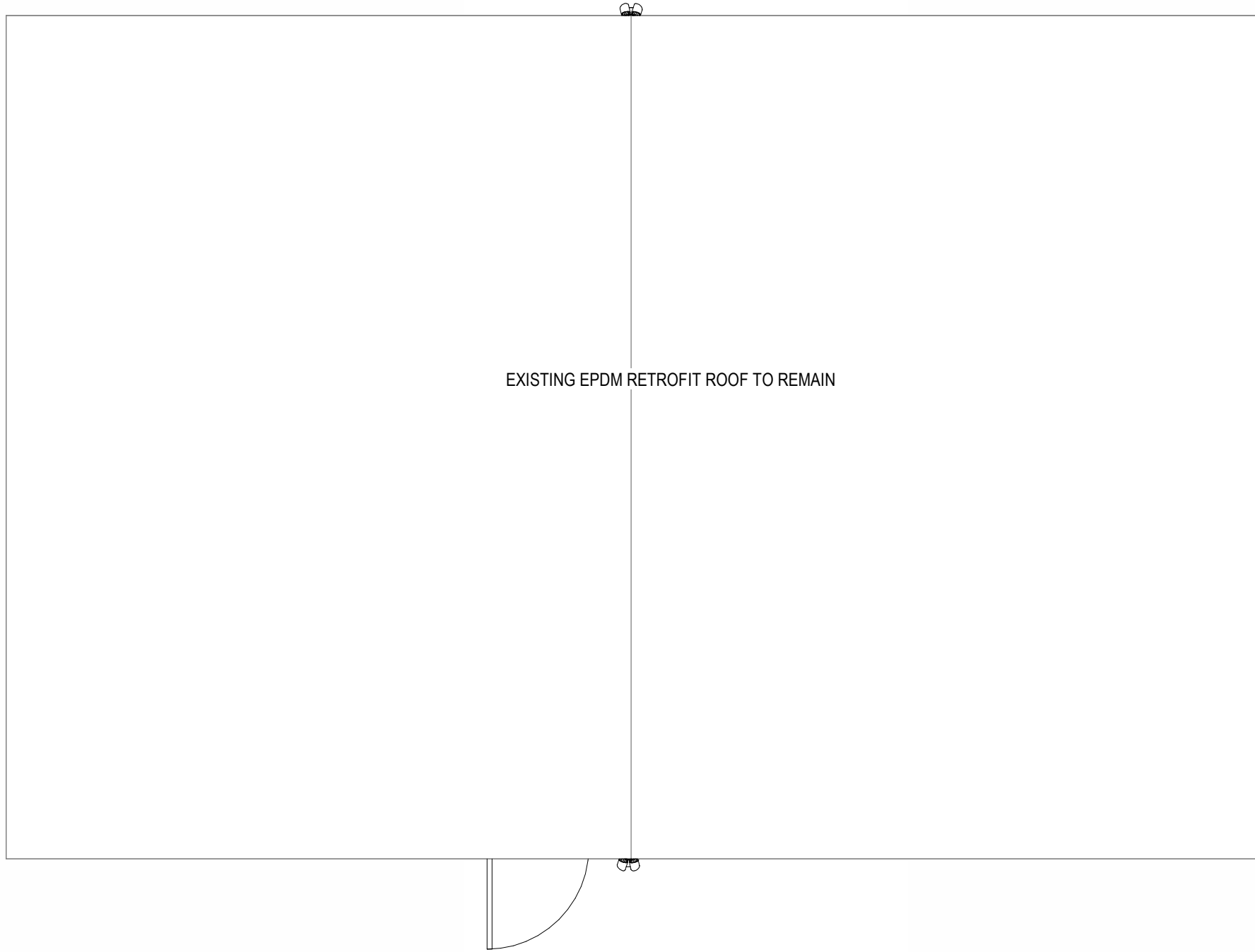
SHEET TITLE:	RECREATION BUILDING
JOB NUMBER:	25218
ISSUED DATE:	07.28.2026
DRAWN BY:	Author
SHEET NUMBER:	A1.0



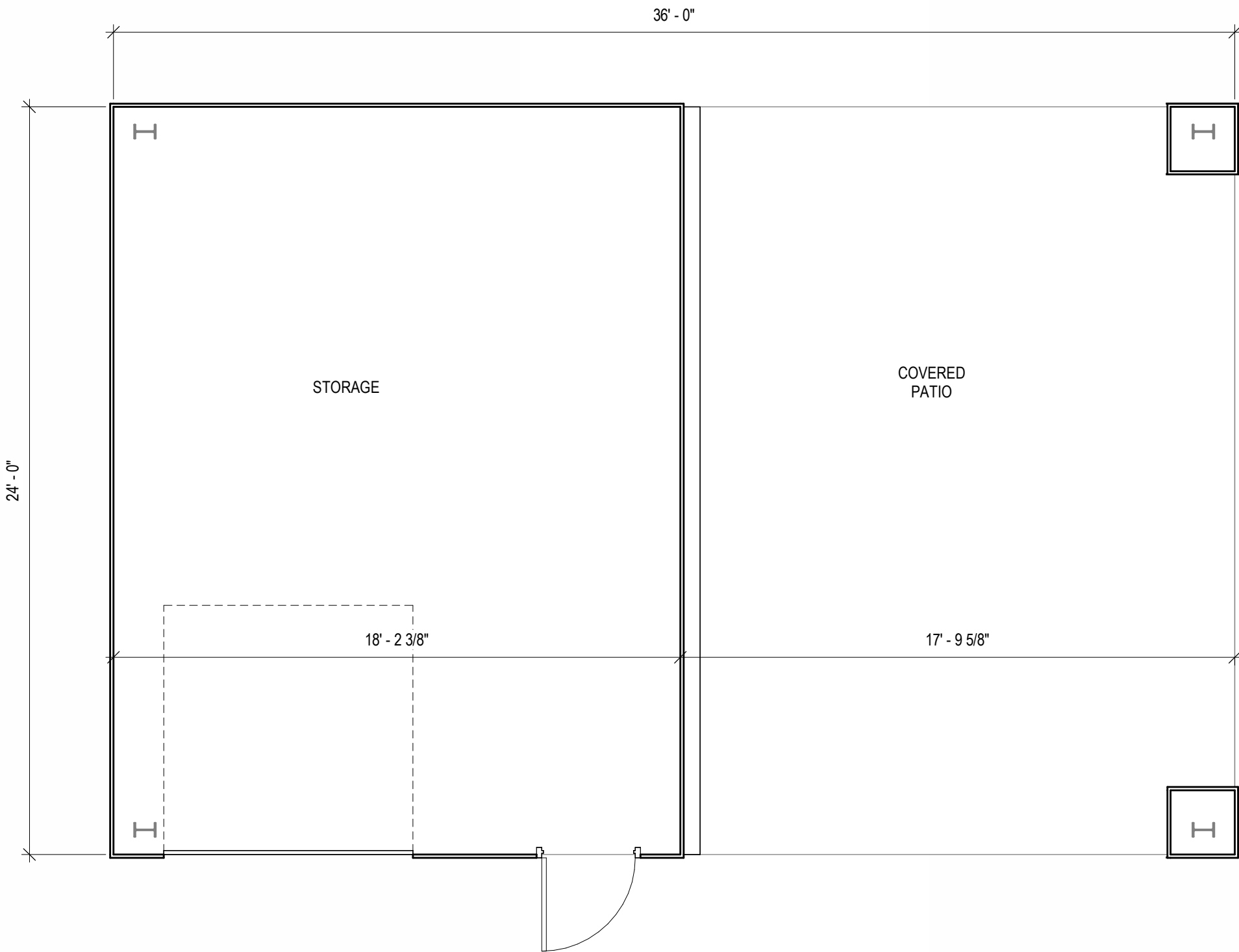
1 1st LEVEL PLAN - RECREATION BUILDING
1/4" = 1'-0"

GENERAL PLAN NOTES:

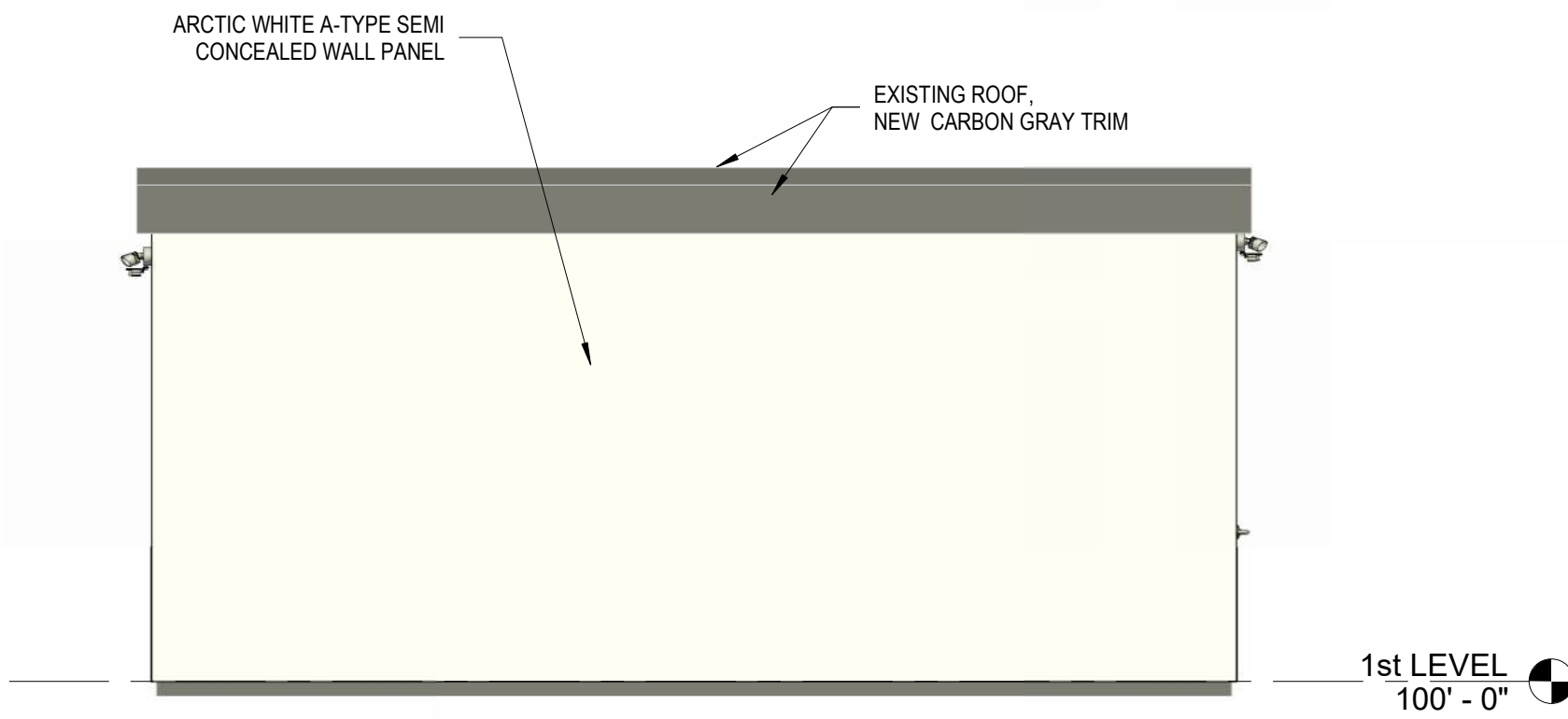
- SEE SHEET A5.0 FOR ALL TYPICAL MOUNTING HEIGHTS AND DOOR CLEARANCES.
- NOT USED



3 ROOF PLAN
1/4" = 1'-0"



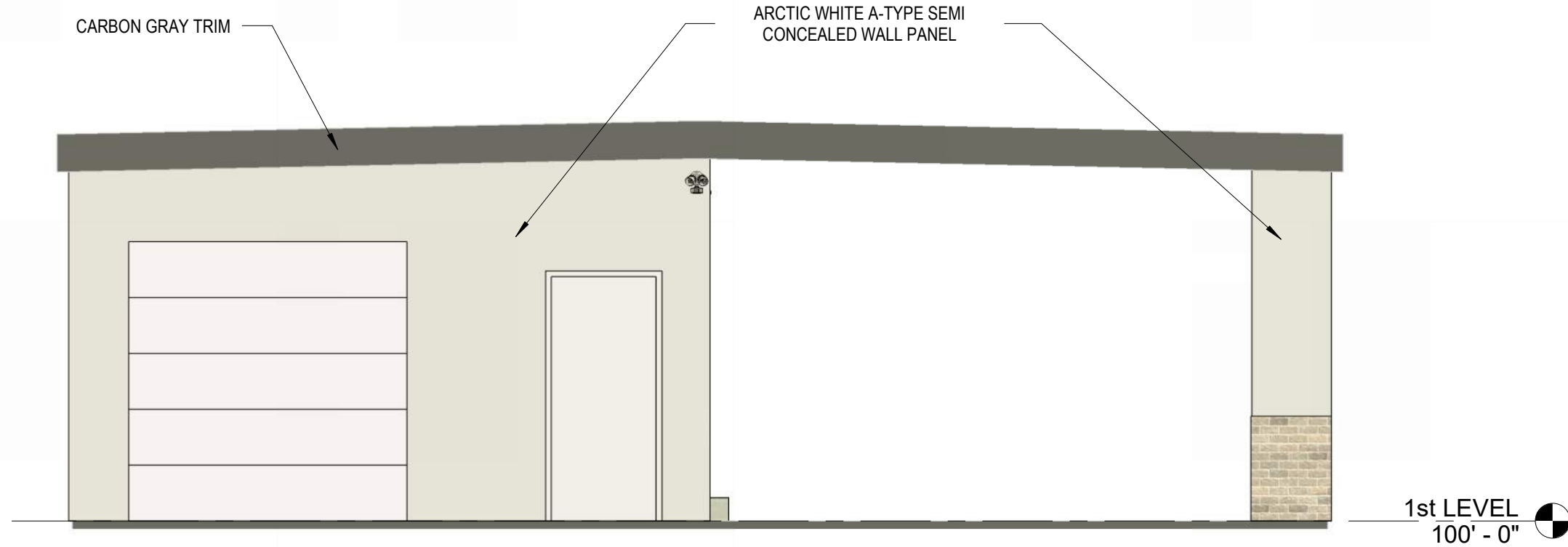
2 1st LEVEL
1/4" = 1'-0"



6 SOUTH ELEVATION
1/4" = 1'-0"



5 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



1 1st LEVEL - DEMO
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS, AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO STRUCRITE, INC. FOR CLARIFICATION PRIOR TO THE START OF WORK.

IF FLOORS, WALLS, OR CEILINGS ARE DAMAGED DURING REMOVAL, THE CONTRACTOR RESPONSIBLE SHALL PATCH / REPAIR AS REQUIRED TO MATCH EXISTING OR NEW MATERIAL SURFACES.

AT ALL REMOVAL WORK, INCLUDING FLOORS, WALLS, DOORS, CEILINGS, ETC., PATCH ALL WORK AT REMOVAL & NEW CONNECTION; PAINT AS REQUIRED.

AT MECHANICAL WORK, WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING OR HOLD THROUGH THE WALL, FLOOR, OR CEILING; FILL & PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.

BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW W/ OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLANS. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.

SEE MECHANICAL DRAWINGS FOR DESCRIPTION OF REQUIRED MECHANICAL DEMOLITIONS.



Opportunities, Inc. Park Pavilion
815B Jefferson St
Ft. Atkinson, WI

REVISIONS

No.	DATE	DESCRIPTION
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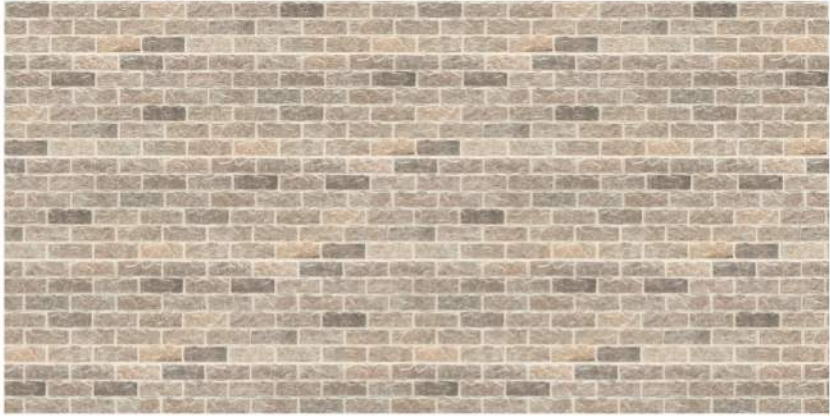
PLAN COMMISSION

SHEET TITLE:	PAVILION
JOB NUMBER:	25218
ISSUED DATE:	07.28.2026
DRAWN BY:	Author
SHEET NUMBER:	A1.1

A1.1

ELEVATION GENERAL NOTES:

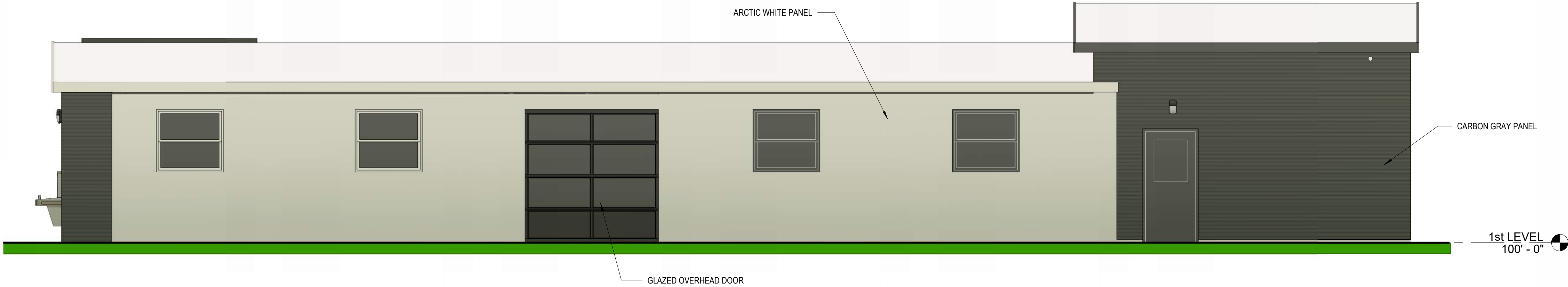
1. NOT USED



CANYON BRICK SHALE BROWN VENEER



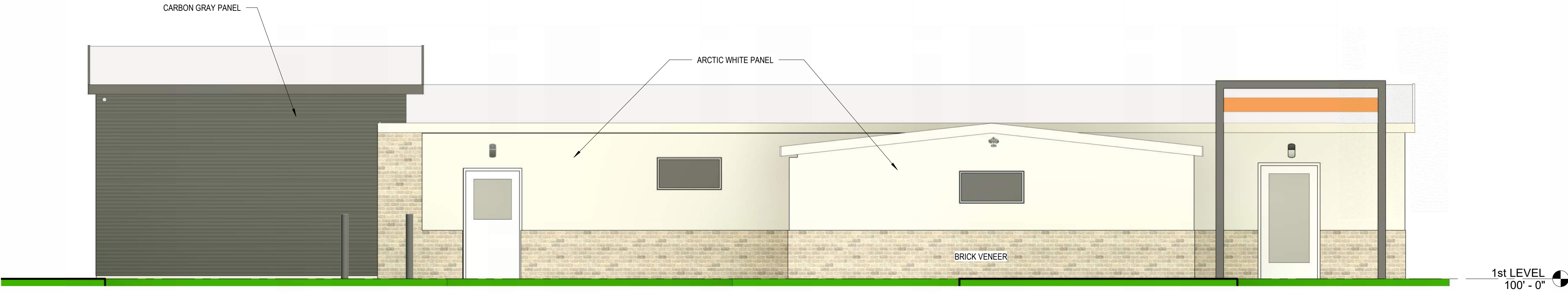
2 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

Opportunities, Inc. Rec Building
815 Jefferson St.
Fort Atkinson, WI

REVISIONS

No.	DATE	DESCRIPTION
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PLAN COMMISSION

SHEET TITLE:	EXTERIOR ELEVATIONS
JOB NUMBER:	25218
ISSUED DATE:	07.28.2026
DRAWN BY:	Author
SHEET NUMBER:	A2.0

LIGHT FIXTURE SCHEDULE															
ABBREVIATIONS:															
D = DRIVER		DW = DRYWALL		ET = ELECTRONIC		MG = MAGNETIC		R = RECESS		S = SURFACE		SP = SUSPENDED		V = VARIES	
DM = DIMMING		E = EXPOSED		LG = LAY-IN GRID		OT = OTHER		RM = REMOTE		SD = STEP DIMMING		ST = STANDARD		WM = WALL MOUNTED	
DWG ID	DESCRIPTION	LAMPS/LEDS			BALLAST/DRIVER			MOUNTING	FIXTURE VOLTAGE	MANUFACTURER PART NUMBER	NOTES				
		TYPE	LUMENS	K	WATTS	TYPE	NO.								
OPA	POLE-MOUNTED AREA LIGHT FOR VEHICLE TRAFFIC AREAS -WITH GLARE SHIELD	LED	5297	3500	45	D	1	POLE	120/277	LITHONIA LIGHTING DSXO LED P2 35K 80CRI T3LG MVOLT xPA NLTAIR2 PIRHN EGRS OR APPROVED EQUIVALENT	1				
OPB-3	POLE-MOUNTED AREA LIGHT FOR PEDESTRAIN TRAFFIC AREAS -PATHWAY DISTRIBUTION	LED	4410	3500	38	D	1	POLE	120/277	LITHONIA LIGHTING RAD1 LED P2 35K PATH MVOLT xPA NLTAIR2 OR APPROVED EQUIVALENT	1				
OPB-4	POLE-MOUNTED AREA LIGHT FOR PEDESTRAIN TRAFFIC AREAS -FORWARD DISTRIBUTION	LED	5078	3500	38	D	1	POLE	120/277	LITHONIA LIGHTING RAD1 LED P2 35K ASY MVOLT xPA NLTAIR2 OR APPROVED EQUIVALENT	1				
ODA	OUTDOOR CANOPY LINEAR DOWNLIGHT	LED	1600	3500	16	D	1	R	120/277	AXIS LIGHTING EX2R IP66 400 90 35 50 4 xx UNV DFX OR APPROVED EQUIVALENT	1				
ODB	OUTDOOR CANOPY LINEAR DOWNLIGHT	LED	1200	3500	12	D	1	R	120/277	AXIS LIGHTING EX2R IP66 300 90 35 50 4 xx UNV DFX OR APPROVED EQUIVALENT	1				
OWA	WALL MOUNTED SECURITY FLOOD LIGHT	LED	2150	4000	21	D	1	WM	120/277	LITHONIA LIGHTING HGX LED 2RH ALO S1WV2 120 PIR xx OR APPROVED EQUIVALENT	1				
OXA	OUTDOOR EXT LIGHT WITH COLD-WEATHER-RATED EMERGENCY BATTERY BACKUP	LED	1251	3500	10	D	1	WM	120/277	LITHONIA LIGHTING WDGE2 LED P1 35K 80CRI VF MVOLT SRM AWS E20WC RE OR APPROVED EQUIVALENT	1.2				

SCHEDULE NOTES:

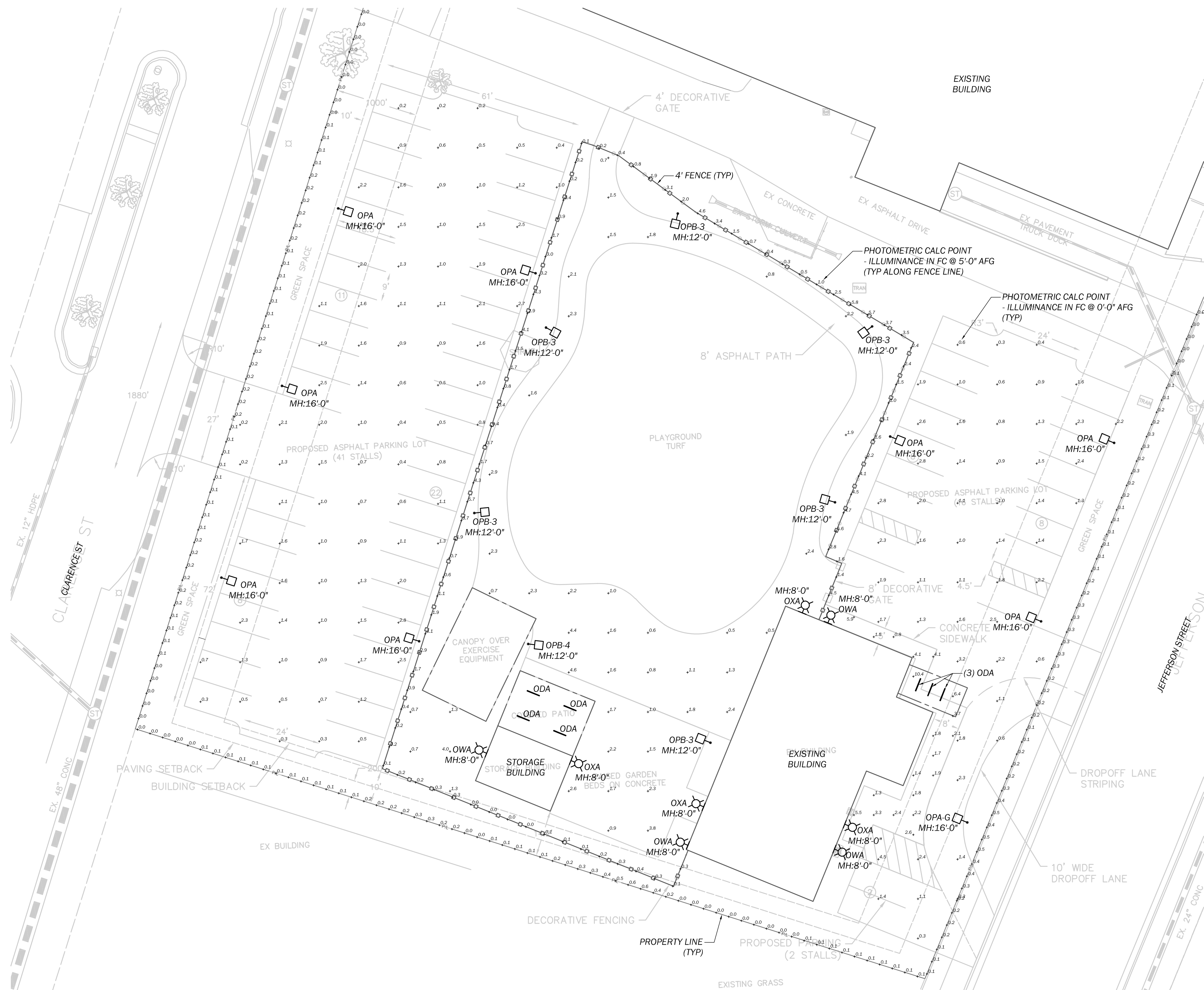
- CONFIRM FIXTURE WITH ARCHITECT AND OWNER
- FIXTURE SHALL BE PROVIDED WITH INTEGRAL PHOTOCELL CONTROL AND COLD-WEATHER-RATED BATTERY, AND SHALL BE WIRED TO UNSWITCHED CIRCUIT.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL SURFACE LIGHT FIXTURE		LIGHT POLE : 1 LUMINAIRE
	LIGHTING BOLLARD		LIGHT POLE : MULTIPLE LUMINAIRES
	PHOTOCELL SENSOR		180-DEGREE TWIN CONFIGURATION
	OCCUPANCY / MOTION SENSOR		90-DEGREE TWIN CONFIGURATION

	INDICATES ETR		INDICATES NEW
	INDICATES DEMOLITION		INDICATES NEW UG POWER FEEDER
			INDICATES NEW UG DATA /CONTROLS

AFF	ABOVE FINISHED FLOOR	J-BOX	JUNCTION BOX
AFG	ABOVE FINISHED GRADE	LTG	LIGHTING
BLDG	BUILDING	MH	MOUNTING HEIGHT
CB	CIRCUIT BREAKER	NTS	NOT TO SCALE
CKT	CIRCUIT	PWL	PANELBOARD
DWG	DRAWING	TYP	TYPICAL
ETR	EXISTING TO REMAIN	UG	UNDERGROUND
GND	GROUND	WP	WEATHERPROOF
FDR	FEEDER	XFMR	TRANSFORMER

1. ALL DEVICES AND EQUIPMENT INDICATED ON THIS PLAN ARE APPROXIMATE FOR PLANNING PURPOSES ONLY. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL FINAL LOCATIONS WITH OWNER PRIOR TO INSTALLATION. ANY DEVIATIONS SHALL BE PRE-APPROVED BY ENGINEER AND OWNER.











MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Jedidiah Draeger, Director of Neighborhood and Building Services

RE: Review and possible action relating to a Certified Survey Map for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (Draeger, Director of Neighborhood and Building Services)

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

DISCUSSION

The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Mehta Lane and Commonwealth Drive into the subject property creating a new cul-de-sac at the end of each street. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRM-12 zoning district.

The property directly abuts the Highway 26 Bypass right-of-way and includes “no access” along the entire north/west property line. Additionally, as noted above, two cul-de-sac shaped areas of right-of-way are proposed to be dedicated to the public. This includes a 12,000-sf portion of future Mehta Lane that extends into the property and a 15,000-sf portion of future Commonwealth Drive that does the same. This right-of-way ensures long-term accessibility to both the north and south portions of the site. Finally, a wetland delineation has been completed by the applicant, and the results of that study yielded two small portions of wetland within the property. Both have been identified on the proposed CSM so they can be referenced long-term as no disturbance areas.

The City Engineer has reviewed the CSM and provided a series of comments for inclusion within the Staff memo.

The proposed new Lot 1 must meet the minimum standards of the MRM-12 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of each district.

If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRM-12 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	455,743 sf
Minimum Lot Width	100 feet	>100 feet
Minimum Lot Depth	120 feet	>120 feet
Minimum Lot Frontage at ROW	50 feet	>50 feet

FINANCIAL ANALYSIS

The proposed CSM is not expected to have a financial impact on the City.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

- An easement shall be added to the CSM to identify the location of a watermain loop from Mehta Lane to Commonwealth Drive.
- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Subject to approval of the Conditional Use Permit by the Plan Commission.
- Any other recommendations of the City Council

ATTACHMENTS

1. Mehta Lane Plan Commission Memorandum (22)
2. 2026 Certified Survey Map Application Signed_Redacted
3. CSM_7-9-26



SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026

PROPERTY ADDRESS: NA

PARCEL NUMBER: 226-0614-3231-000 and 226-0614-3242-001

OWNER: CBF Investment CO, LLC

APPLICANT: Premier Real Estate Management, LLC

FILE NUMBER: ZMA-2026-01

EXISTING ZONING: MRM-12 Multi-Family Residential

PROPOSED ZONING: MRM-12, Multi-Family Residential

EXISTING LAND USE: Agriculture/Vacant

REQUESTED USES: Multi-Family Residential

BACKGROUND

SITE PLAN REVIEW:

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

Section 15.10.32 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.

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW:

The proposed project involves the following:

- CSM to combine two existing parcels into one
- Conditional Use for a Group Development (multiple principal buildings on the same lot)
- Site Plan for 6 multi-family buildings

The subject properties were rezoned in the Spring of 2026 from Suburban Mixed Use to Multi-Family Residential (MRM-12). The proposed development includes:

- Six 12-unit multi-family buildings (72 units)
 - All 2-bedroom, 2-bathroom units

- An accessory structure office building for tenant management services
- An accessory structure mail room for tenants
- An outdoor seating area and dog run for residential tenants
- New access points to both Mehta Lane and Commonwealth Drive
- Surface parking lots
- Internal circulation driveways
- Stormwater management areas

Each multi-family building is proposed to be identical at two-stories in height with individual unit attached garages and entries. Multiple surface parking areas are provided for guests and residents that are connected via internal circulation driveways.

The subject properties are located on the far Northwest side of Fort Atkinson, adjacent to the USH 26 Bypass. They currently do not have an address, but are located at the western terminus of Mehta Lane and Commonwealth Drive. Existing land use in the area includes commercial near Madison Street, senior and market rate apartments to the east, and a combination of wetlands, mixed residential neighborhoods, and the Crown of Life Christen Academy to the South.

The proposed project is required to comply with all applicable land use standards associated with the proposed residential use, in addition to all proposed site changes. Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those site features proposed to change.

REQUEST OVERVIEW

CSM REVIEW:

The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Mehta Lane and Commonwealth Drive into the subject property creating a new cul-de-sac at the end of each street. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRM-12 zoning district.

The property directly abuts the Highway 26 Bypass right-of-way and includes “no access” along the entire north/west property line. Additionally, as noted above, two cul-de-sac shaped areas of right-of-way are proposed to be dedicated to the public. This includes a 12,000-sf portion of future Mehta Lane that extends into the property and a 15,000-sf portion of future Commonwealth Drive that does the same. This right-of-way ensures long-term accessibility to both the north and south portions of

the site. Finally, a wetland delineation has been completed by the applicant, and the results of that study yielded two small portions of wetland within the property. Both have been identified on the proposed CSM so they can be referenced long-term as no disturbance areas.

The City Engineer has reviewed the CSM and provided a series of comments for inclusion within the Staff memo.

The proposed new Lot 1 must meet the minimum standards of the MRM-12 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of each district.

If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRM-12 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	455,743 sf
Minimum Lot Width	100 feet	>100 feet
Minimum Lot Depth	120 feet	>120 feet
Minimum Lot Frontage at ROW	50 feet	>50 feet

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 (see Site Plan section)
- The applicant shall demonstrate:

- Complements the design and layout of nearby buildings and developments. = Met (the design and layout is similar to the multi-family buildings that exist to the east of the subject properties)
- Enhances, rather than detracts from, the desired character of the surrounding area. = Met (the design and layout is similar to the multi-family buildings that exist to the east of the subject properties)
- Architectural Quality. All buildings within the group and/or large development shall be of compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (see Site Plan section below)
- 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 (Note: future divisibility of the individual units would only be possible with cross-access easements established throughout the site to provide access to Mehta Lane and Commonwealth Drive)
- 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 only available to local 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 (see Site Plan section below)
- 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 (see Site Plan section below)
- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (see Site Plan section below)
- Lighting. On-site exterior lighting shall meet the standards in Section 15.06.20. = Met (see Site Plan section below)
- Signage. Signage shall meet the standards in Article IX. = Met (see Site Plan section below)

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 believe 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 public health, safety, or general welfare. Staff believe 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 believe this condition is met. This area contains a mix of uses including multi-family residential, commercial, and institutional. Lower intensity residential is buffered from the site via existing wetlands and wooded areas. The proposed use is consistent with neighboring uses and intensities.
- 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 believe this condition may be met, if the water loop is provided between Mehta Lane and Commonwealth Drive (see CSM conditions). 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 believe 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.

SITE PLAN REVIEW:

The proposed exterior changes on the property are required to meet the applicable minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	81 feet
Minimum Side Setback	8 feet	100 feet
Minimum Rear Setback	30 feet	47 feet
Maximum Building Height	40 feet	30 feet

Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 30 feet Side: 60 feet Rear: 40 feet
Minimum Principal Building Separation	10 feet	80 feet
Maximum Impervious Surface Ratio	70%	40%
Minimum Green Space	30%	60%
Maximum Building Coverage	35%	13%
Minimum Dwelling Unit Structure Area	400 sf	>400 sf/unit
Maximum Density	2,178 sf/unit	6,329 sf/unit

Apartments (9-12 units per building) is a permitted by-right land use in the MRM-12 zoning district. Land use requirements include:

- If units are under separate ownership, covenants shall be recorded addressing common structural elements (walls, roofs, etc.) = N/A
- Group Developments shall meet the standards of Section 15.06.02 = Met (see CUP section above)
- Adhere to Section 15.07.20 multi-family design standards = Met (see below)
- Adhere to Section 15.06.03(15) for driveway design standards = Met (see below)
- Minimum required parking: Met (see below)

Section 15.06.06 requires Apartment land uses to provide 1.5 spaces per dwelling unit. There's no maximum parking standard for Apartment land uses. As shown below, parking requirements are met.

	Dwelling Units	Parking Required	Parking Provided
Building 1	12	18	12 garage + 12 surface
Building 2	12	18	12 garage + 12 surface
Building 3	12	18	12 garage + 12 surface
Building 4	12	18	12 garage + 12 surface
Building 5	12	18	12 garage + 12 surface
Building 6	12	18	12 garage + 12 surface

Total	72	108	72 garage + 72 surface = 144
-------	----	-----	------------------------------

The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- One access point per site or two if street frontage greater than 200 feet = Met (two)
- Driveways on opposite sides of the road shall be directly opposite of each other = N/A
- Driveways on local streets shall be at least 30 feet from intersecting streets = Met
- Driveways shall be set back 10 feet from front and side lot lines = Met
- Driveways on corner lots shall be setback 10 feet from rear lot line = Met
- Driveway widths shall be a maximum of 24 feet wide = Met (24')
- At least one ped/bicycle access point to at least one street frontage is required = **Not Met (none provided)**
- Walkways provided for pedestrians through and around off-street parking from street sidewalks and building entrances = **Not Met**
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- A minimum 10-foot green area along all street frontages and interior lot lines between the lot line and the paved surface of the parking lot = Met
- All parking stalls must provide pavement markings = **Unknown**
- Curbing is required around all parking areas and internal landscape islands = **Not Met**
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 50 feet = Met (50')
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = **Unknown**
- Minimum parking isle widths are required to be 24 feet wide = Met (24')
- Minimum and maximum parking spaces = Met (see above)
- A minimum of 11 on-site bicycle stalls are required = Met (individual unit garages)

Exterior Lighting Standards (Section 15.06.20)

- All off-street parking and traffic circulation areas serving 6 or more cars shall be lit to ensure their

safe and efficient use during evening hours = Met

- At the property line, a maximum of 1.0 footcandle is required = Met
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = Met
- The maximum height of all freestanding light fixtures is 12 feet = N/A (none proposed)
- All vehicle parking, loading, and circulation areas shall be a minimum of 0.4 footcandles = **Not Met**
- All exterior lighting elements must be shielded and downward facing = Met

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = Met
- All building mechanicals on the exterior of the building are required to be screened = **Not Met (AC units planned on façade of building)**
- Outdoor storage areas must be screened = N/A

Outdoor Recreational Space Requirements (Section 15.06.41)

- Minimum of 200 square feet + 25 square feet per unit of usable outdoor green space = Met (2,000 sf required, 12,000+ sf provided in central green space area/dog run)

Landscaping Standards (Section 15.08.40)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 579 landscaping points are required for the street frontage = Met (579 points)
- 755 landscaping points are required for the paved surface areas = Met (759 points)
- 1,990 landscaping points are required for the building foundation = Met (2,070 points)
- 1,219 landscaping points are required for the yards = Met (1,224 points)

Exterior Building Design Standards (Section 15.07.01, 15.07.20)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multi-family use in the MRM-12 Zoning District. Additionally, the design standards

classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- The primary entrance shall be on the front façade facing the street = Met
- The primary entrance shall be covered by a minimum of 3 feet from the door = Met
- Exterior entry doors for interior-accessed units shall be commercial in style = N/A
- Façade lengths shall not to be greater than 25' without articulation = Met (windows, material, and color changes)
- On facades facing the street, windows and doors shall be required to comprise a minimum of 20% of the total façade = Met
- Building facades shall be clad in Class I, II, or III materials = Met (combination of glass, siding, and brick veneer base)
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = Met
- To note, there are two proposed accessory structures on the site. These include an office building (827 sf) and mailroom building (100 sf) near the Commonwealth Drive entrance. Both are proposed to have pitched roofs with vinyl siding. The office building also includes a veneer base. The structures meet the design requirements for accessory structures.

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories, volume (peak runoff), TSS (total suspended solids) and infiltration.

The applicant has submitted a stormwater management plan that generally complies with both State and City stormwater management requirements. The applicant is coordinating with the Director of Public Works and the City Engineer to finalize and record a Stormwater Maintenance Agreement with the City. The agreement must be fully executed and recorded prior to the issuance of any construction permits.

Staff also notes that the developer will be required to obtain a Wisconsin Department of Natural Resources (DNR) Construction Site Storm Water Discharge General Permit before commencing construction activities.

PUBLIC NOTICE:

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

No public hearing is required for a Certified Survey Map or Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2019):

The subject properties are located within the Northwest Quadrant Planning Area (see attachments) and are identified as community commercial and environmental corridor. The opportunities indicated on the plan include proximity to Madison enhances marketability, community gateway experience, traditional neighborhood and sustainable design, neighborhoods connected across Highway 26, capitalize on existing businesses and school, and

urban mixed-use development and redevelopment opportunities.

The subject properties are also shown as Planned Mixed Use and Environmental Corridor on the Future Land Use Map. The Planned Mixed Use designation includes a mix of commercial and residential uses, including Multi-Family Residential. The Environmental Corridor designation includes open space areas comprised of known sensitive natural resources that require additional, detailed on-site investigation to determine their boundaries and appropriate setbacks. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

The applicant has worked with City staff to develop the proposed project. The City's Management Team has reviewed the application and all comments have been included within this document.

The proposed CSM, CUP, and Site Plan aims to provide an additional housing development opportunity on the subject properties. This location comprises a mix of different land uses that includes multi-family development directly to the east. The proposed use maintains the character and appropriate scale of development within the surrounding neighborhood. As listed below, there are a few key improvements that could be made to the plans. Those include pedestrian connectivity, mechanical screening, and architectural variety amongst the proposed buildings. These changes present the opportunity to make this development unique, long-lasting, vibrant, and highly livable.

Overall, the proposed Site Plan meets 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

City staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

- An easement shall be added to the CSM to identify the location of a watermain loop from Mehta Lane to Commonwealth Drive.
- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Conditional Use, subject to the following conditions:

- Any other recommendations of City staff and the Plan Commission.

Citystaff recommends approval of the Site Plan, subject to the following conditions:

- Require the applicant to provide designated or marked internal walking paths to connect Mehta Lane and Commonwealth Drive through the site.
- Require the applicant to add curbing around all parking, and landscaping areas.
- Require the applicant to update the Site Plan to include pavement markings for all planned parking stall locations that meets all ordinance requirements, as approved by staff.
- Waive the requirement and allow individual unit AC mechanicals to be located on the façade of the structure.
- Waive the requirement and allow all six buildings to be identical in terms of architecture, materials, and colors with consideration that each building is providing variation in materials and materials on individual buildings.
- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. Cardinal View Crossing Written Description
2. CUP Application Redacted
3. Site Plan- Cardinal Crossing
4. CUP Mehta Lane Public Notice
5. 2026 Certified Survey Map Application Signed_Redacted
6. CSM_7-9-26
7. Site Plan Application- Cardinal View Crossing_Redacted
8. Civil Set_CARDINAL VIEW CROSSING 24X36 6-24-2026



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

City of Fort Atkinson Certified Survey Map Application

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

APPLICANT Name, company, and client (if applicable): Troy Hewitt, REL
on behalf of Pre/3

Phone number: [REDACTED] Email: [REDACTED]

OWNER Name, company, and client (if applicable): Pre/3
Emily McFarland

Phone number: [REDACTED] Email: [REDACTED]

Postal address for proposed CSM: Vacant parcel, no parcel address assigned

Parcel Identification Numbers Involved: 226-0614-3242-001
226-0614-3231-000

Brief description of proposed division or combination and purpose: Pre/3 is looking
at developing the property into a multi-family development. Pre/3 will be
purchasing the property and then combining the two parcels to facilitate
this development. Parcel currently zoned MRM-12 and is an Ag field

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

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



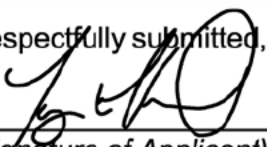
City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

II Process Checklist

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

Dated this 8th day of June, 20 26

Respectfully submitted,



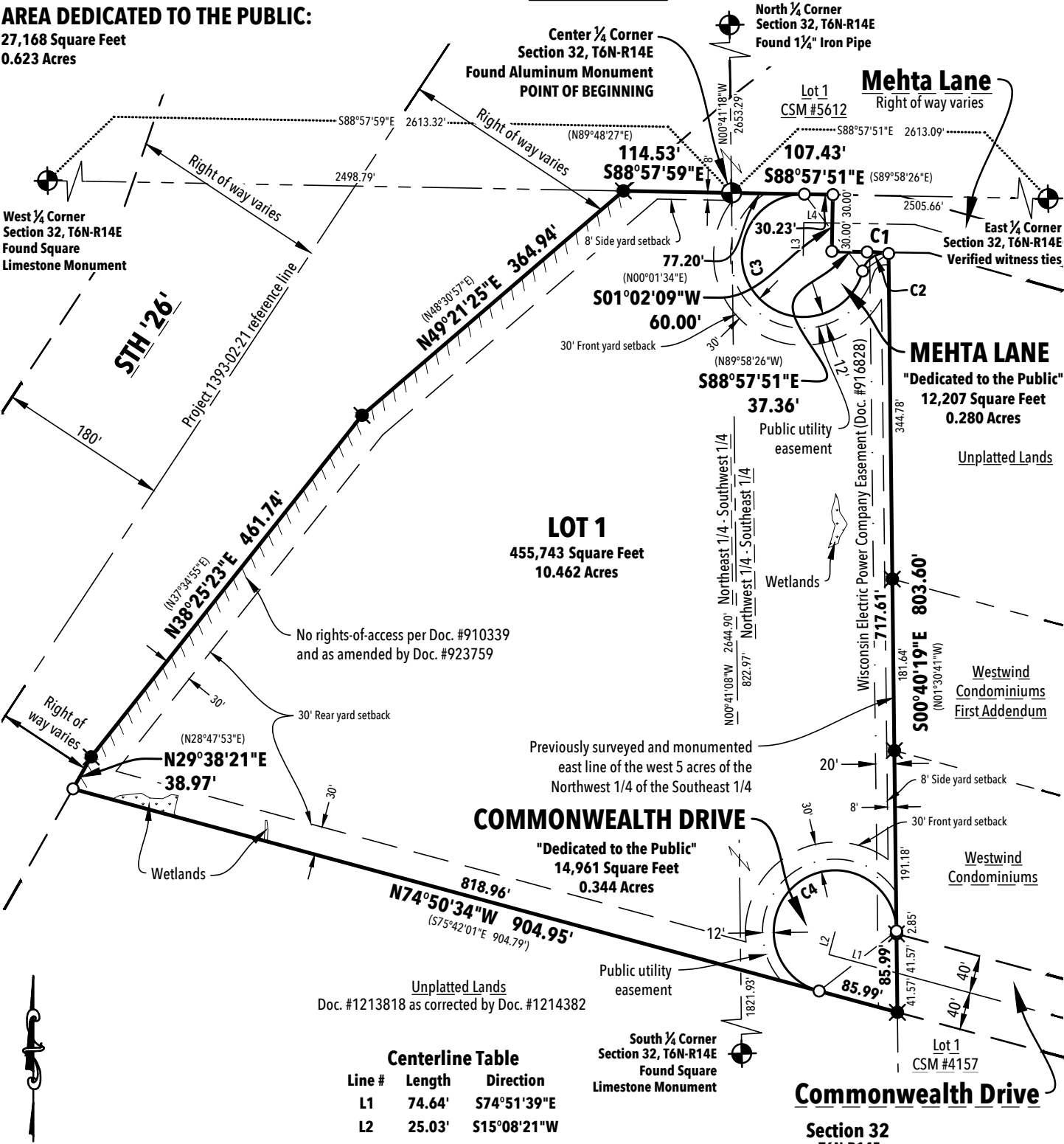
(Signature of Applicant)

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST,
CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

AFFECTED TAX PARCELS: CSM Number _____
226-0614-3242-001 and 226-0614-3231-000
Document Number _____

AREA DEDICATED TO THE PUBLIC:
27,168 Square Feet
0.623 Acres



- LEGEND:
- Set 1" x 18" Iron Pipe w/ Cap weighing 1.13 lbs./lin. ft.
 - ⊗ Existing 3/4" Iron Rod
 - ⊕ County PLSS Monument
 - () Record bearing or distance

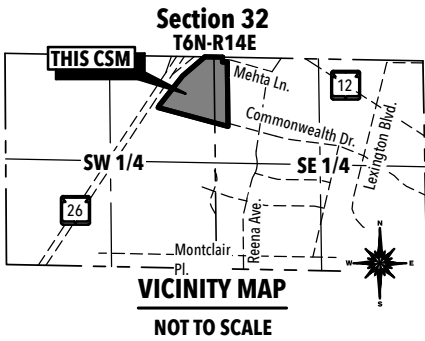
SCALE: 1" = 150'

0' 75' 150' 300'

Bearings are referenced to the Jefferson County Coordinate System. The west line of the Southeast 1/4 of Section 32, T6N-R14E bears N00°41'08"W.

SURVEYOR:
Troy E. Hewitt, PLS #2831
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
thewitt@releeinc.com

OWNER/SUBDIVIDER:
Premier Real Estate Management LLC
3120 Gateway Road
Brookfield, WI 53045
262-790-4560
cal@pre-3.com



REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4, Section 32, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin more fully described as follows:

Commencing at the South 1/4 corner of said Section 32; thence N00°41'08"W, 2644.90 feet on the west line of said Southeast 1/4 to the Center 1/4 corner of said Section 32, the POINT OF BEGINNING; thence S88°57'51"E, 107.43 feet on the north line of said Southeast 1/4 to the west right of way of Mehta Lane; thence S01°02'09"W, 60.00 feet on said west right of way to the south right of way of Mehta Lane; thence S88°57'51"E, 37.36 feet on said south right of way; thence 22.79 feet on the arc of a 200.00 foot radius curve to the right, having a long chord which bears S85°40'48"E, 22.78 feet on said south right of way to the monumented east line of the west 5 acres of said Northwest 1/4 of the Southeast 1/4; thence S00°40'19"E, 803.60 feet on said east line to the northeast corner of lands described in Document Number 1213818 as corrected by Document Number 1214382; thence N74°50'34"W, 904.95 feet on the north line of said lands to the east right of way of STH '26'; thence N29°38'21"E, 38.97 feet on said east right of way; thence N38°25'23"E, 461.74 feet on said east right of way; thence N49°21'25"E, 364.94 feet on said east right of way to the north line of said Northeast 1/4 of the Southwest 1/4; thence S88°57'59"E, 114.53 feet on said north line to the Point of Beginning.

Said parcel contains 482,911 Square Feet (11.086 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 70 of the City of Fort Atkinson in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2026.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 Centennial Centre Blvd.
Hobart, WI 54155
Original: 5/20/2026

PUBLIC UTILITY EASEMENT DEDICATION:

A non-exclusive utility easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by Premier Real Estate Management, LLC, Grantors, to the City of Fort Atkinson and other Public Utilities, Grantee(s),

their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or CSM, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

NOTES:

- 1. Dates of boundary field survey: 4/29/26
- 2. Commonwealth Drive and Mehta Lane are dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
- 3. Setbacks shown are based on Fort Atkinson's (MRM-12) Multi-Family Residential-12 Zoning District and are current as to the date of this CSM. To ensure accuracy, please confirm all setbacks with the Director of Neighborhood and Building Services prior to construction.
- 4. Wetlands delineated by NES Ecological Services on April 30, 2026.

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	6°31'42"	200.00'	22.79'	N85°40'48"W	22.78'	N82°24'57"W	N88°56'39"W
C2	82°57'40"	25.00'	36.20'	S56°06'13"W	33.12'	N82°24'57"W	S14°37'23"W
C3	256°24'46"	65.00'	290.89'	S37°10'14"E	102.15'	N88°57'51"W	N14°37'23"E
C4	254°10'15"	65.00'	288.35'	S52°14'33.5"W	103.71'	N00°40'19"W	S74°50'34"E

CSM Number _____

Document Number _____



Robert E. Lee
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

R:\5900\5915\5915029\dwg\5915029_csm.dwg

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, combined and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF FORT ATKINSON

Calvin Akin, Managing Member
Premier Real Estate Management, LLC

Date

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this day of , 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)

My commission expires:

CSM Number

Document Number

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

CITY OF FORT ATKINSON APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map, is hereby approved and the dedication accepted by the City Council.

Date: _____ Approved: _____
Kyle Jaeckel - Council President

I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: _____ Approved: _____
Kyle Jaeckel - Council President

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at _____ o'clock _____.M. and recorded as

Certified Survey Map Number _____ as Document Number _____.

Staci Hoffman, Jefferson County Register of Deeds



MEMORANDUM

DATE: August 18, 2026

TO: Fort Atkinson City Council

FROM: Jedidiah Draeger, Director of Neighborhood and Building Services

RE: Review and possible action relating to a Certified Survey Map for a property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

DISCUSSION

The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Schumacher Way into the subject property. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRH-30 zoning district.

One small parcel (12,500 square feet) currently connects the large existing parking lot parcel (7.5 acres) to McMillen Street. The CSM is proposed to combine the parcels together for improved access. Additionally, a cul-de-sac shaped right-of-way extension is proposed at the eastern terminus of Schumacher Way to also improve long-term accessibility to the site. Finally, the CSM documents a series of easements that includes water and sewer connections between this property and Schumacher Way, in addition to stormwater areas needed to serve this property and the original development of Schumacher Way.

The subject properties are located about 500 feet from the Rock River. A very small portion of the large existing parking lot parcel is impacted by existing floodplain (far northern point of the site), which has also been documented on the CSM. The City Engineer has reviewed the CSM and those comments have been included within the Staff report. The proposed new Lot 1 must meet the minimum standards of the MRH-30 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of the zoning district. If the

proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	329,445 sf
Minimum Lot Width	100 feet	250+ feet
Minimum Lot Depth	120 feet	500+ feet
Minimum Lot Frontage at ROW	50 feet	260 feet

FINANCIAL ANALYSIS

The preliminary Certified Survey Map is not expected to have a financial impact on the City.

RECOMMENDATION

Staff and the Plan Commission recommend approval of the preliminary Certified Survey Map for the property located at 550 McMillen St., subject to the following conditions:

- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Conditional Use Permit approved by Plan Commission.
- Any other recommendations of the City Council

ATTACHMENTS

1. 550 McMillen Plan Commission Memorandum (23)
2. 2026 Certified Survey Map App (CSM) Signed_Redacted
3. Draft CSM_7-13-26



CERTIFIED SURVEY MAP, CONDITIONAL USE, AND SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026

PROPERTY ADDRESS: 550 McMillen Street

PARCEL NUMBER: 226-0614-3443-018 and 226-0614-3434-045

OWNER: Fort Healthcare

APPLICANT: Premier Real Estate Management, LLC

FILE NUMBER: ZMA-SPR-2026-02

EXISTING ZONING: MRH-30, Multi-Family Residential

PROPOSED ZONING: MRH-30, Multi-Family Residential

EXISTING LAND USE: Off-Site Parking Lot

REQUESTED USES: Multi-Family Residential

BACKGROUND

SITE PLAN REVIEW:

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

Section 15.10.32 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.

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW

The proposed project involves the following:

- CSM to combine two existing parcels into one
- Conditional Use for a Group Development (multiple principal buildings on the same lot)
- Site Plan for 4 multi-family buildings

The proposed development includes:

- Four 24-unit multi-family buildings (96 units)

- Mix of 1-bedroom and 2-bedroom units
- An accessory structure office building and mailroom for tenant services
- Green space and dog run for residential tenants
- Access points to both McMillen Street and Schumacher Way
- Underground and surface parking areas
- Internal circulation driveways and sidewalks
- Stormwater management areas
- Sizable buffers to the north (160') and south (167') to existing single-family homes

Each multi-family building is proposed to be identical at three stories in height with two main pedestrian entries and a driveway entry to access the 24 underground parking spaces. Multiple surface parking areas are provided for guests and residents that are connected via internal circulation driveways and sidewalks.

The subject properties are located on the far northeast side of Fort Atkinson, near the Fort Healthcare campus. They currently include an access point from McMillen Street to serve an off-site parking lot that was previously needed for Fort Healthcare. Office, medical, and a new senior housing project are located to the west; single and two-family homes are located to the north and south; and Wellington Meadows (assisted living) is located to the east.

In 2022, the City and Fort Healthcare worked together on a plan for this area that included relocating the surface parking to the main campus and the potential redevelopment of several properties around McMillen Street. Around this same time, the subject properties received approval for a Comprehensive Plan Amendment from Institutional to Planned Mixed Use to enable a future redevelopment to take place.

The proposed project is required to comply with all applicable land use standards associated with the proposed residential use, in addition to all proposed site changes.

Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those site features proposed to change.

CSM REVIEW:

The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Schumacher Way into the subject property. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRH-30 zoning district.

One small parcel (12,500 square feet) currently connects the large existing parking lot parcel (7.5 acres) to McMillen Street. The CSM is proposed to combine the parcels together for improved access. Additionally, a cul-de-sac shaped right-of-way extension is proposed at the eastern terminus of

Schumacher Way to also improve long-term accessibility to the site. Finally, the CSM documents a series of easements that includes water and sewer connections between this property and Schumacher Way, in addition to stormwater areas needed to serve this property and the original development of Schumacher Way.

The subject properties are located about 500 feet from the Rock River. A very small portion of the large existing parking lot parcel is impacted by existing floodplain (far northern point of the site), which has also been documented on the CSM.

The City Engineer has reviewed the CSM and those comments have been included within the Staff report.

The proposed new Lot 1 must meet the minimum standards of the MRH-30 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of the zoning district.

If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	329,445 sf
Minimum Lot Width	100 feet	250+ feet
Minimum Lot Depth	120 feet	500+ feet
Minimum Lot Frontage at ROW	50 feet	260 feet

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 (see Site Plan section)
- The applicant shall demonstrate:

- Complements the design and layout of nearby buildings and developments. = Met (the design and layout is similar to the area plan that was developed, provides substantial buffers from lower intensity land uses, and is a similar format to the assisted living and senior housing projects on either side of it.
- Enhances, rather than detracts from, the desired character of the surrounding area. = Met (see above)
- Architectural Quality. All buildings within the group and/or large development shall be of compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (see Site Plan section below)
- 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 (note that future divisibility of the individual units would only be possible with cross-access easements established throughout the site to provide access to McMillen Street and Schumacher Way)
- 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 only available to local 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 (see Site Plan section below)
- 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 (see Site Plan section below)
- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (see Site Plan section below)
- Lighting. Onsite exterior lighting shall meet the standards in Section 15.06.20. = Met (see Site Plan section below)
- Signage. Signage shall meet the standards in Article IX. = Met (see Site Plan section below)

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. I believe 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. I believe this condition is met. The proposed use is a significant improvement from the large surface parking lot located on the site today. A traffic study has been conducted by the applicant that shows the new units will not have an adverse impact on local roadways. Finally, upgrades to utilities and infrastructure associated with the project will improve on-site stormwater management.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. I believe this condition is met. The proposed project is generally consistent with the area plan and Comprehensive Plan. Additionally, this area contains a mix of uses including multi-family residential, single- and two-family residential, medical, and office. Lower intensity residential is buffered from the site via existing wooded areas to the north and stormwater management areas to the south. The proposed use is consistent with the mixed neighboring uses and intensities.
- 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. I believe this condition is met. The site will be served by new utilities and infrastructure extended into the property. On-site stormwater management will also be improved with the proposed project.
- 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. I believe this condition is met. The proposed use provides public benefits in offering new, much-needed housing units in Fort Atkinson and includes the redevelopment of a significantly underutilized property today (surface parking lot).

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.

SITE PLAN REVIEW:

The proposed exterior changes on the property are required to meet the applicable minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	55 feet
Minimum Side Setback	8 feet	100+ feet
Minimum Rear Setback	30 feet	30 feet
Maximum Building Height	45 feet	40 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 6 feet - 10 required Side: 20 feet Rear: 12 feet
Minimum Principal Building Separation	10 feet	50-100 feet
Maximum Impervious Surface Ratio	70%	34%
Minimum Green Space	30%	66%
Maximum Building Coverage	35%	12%
Minimum Dwelling Unit Structure Area	400 sf	700-1,100 sf/unit
Maximum Density	871 sf/unit	3,431 sf/unit

Apartments (21-36 units per building) is a permitted by-right land use in the MRH-30 zoning district. Land use requirements include:

- If units are under separate ownership, covenants shall be recorded addressing common structural elements (walls, roofs, etc.) = N/A
- Group Developments shall meet the standards of Section 15.06.02 = Met (see CUP section above)
- Adhere to Section 15.07.20 multi-family design standards = Met (see below)
- Adhere to Section 15.06.03(15) for driveway design standards = Met (see below)
- Minimum required parking: Met (see below)

Section 15.06.06 requires Apartment land uses to provide 1.5 spaces per dwelling unit. There's no maximum parking standard for Apartment land uses. As shown below, parking requirements are met.

	Dwelling Units	Parking Required	Parking Provided
Building 1	24	36	24 garage + 43 surface
Building 2	24	36	24 garage + 18 surface

Building 3	24	36	24 garage + 19 surface
Building 4	24	36	24 garage + 27 surface
Total	96	144	96 garage + 107 surface = 203

The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- One access point per site or two if street frontage greater than 200 feet = Met (two)
- Driveways on opposite sides of the road shall be directly opposite of each other = Met (McMillen Street and Handeyside Lane)
- Driveways on local streets shall be at least 30 feet from intersecting streets = Met
- Driveways shall be set back 10 feet from front and side lot lines = Met
- Driveways on corner lots shall be setback 10 feet from rear lot line = Met
- Driveway widths shall be a maximum of 24 feet wide = **Not Met (26')**
- At least one ped/bicycle access point to at least one street frontage is required = Met (both)
- Walkways provided for pedestrians through and around off-street parking from street sidewalks and building entrances = Met
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- A minimum 10-foot green area along all street frontages and interior lot lines between the lot line and the paved surface of the parking lot = Met
- All parking stalls must provide pavement markings = Met
- Curbing is required around all parking areas and internal landscape islands = **Unknown**
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 50 feet = Met (McMillen Street), **Not Met (Schumacher Way)**
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = Met
- Minimum parking isle widths are required to be 24 feet wide = Met (26')
- Minimum and maximum parking spaces = Met (see above)

- A minimum of 14 on-site bicycle stalls are required = **Not Met (none indicated)**

Exterior Lighting Standards (Section 15.06.20)

- All off-street parking and traffic circulation areas serving 6 or more cars shall be lit to ensure their safe and efficient use during evening hours = **Unknown**
- At the property line, a maximum of 1.0 footcandle is required = **Unknown**
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = **Unknown**
- The maximum height of all freestanding light fixtures is 12 feet = **Unknown**
- All vehicle parking, loading, and circulation areas shall be a minimum of 0.4 footcandles = **Unknown**
- All exterior lighting elements must be shielded and downward facing = **Unknown**

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = **Unknown (appears to be 3-side enclosure)**
- All building mechanicals on the exterior of the building are required to be screened = **Met**
- Outdoor storage areas must be screened = **N/A**

Outdoor Recreational Space Requirements (Section 15.06.41)

- Minimum of 200 square feet + 25 square feet per unit of usable outdoor green space = **Met**
(2,600 sf required, 3,750 sf provided in central green space area/dog run)

Landscaping Standards (Section 15.08.40)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 344 landscaping points are required for the street frontage = **Unknown**
- 1,015 landscaping points are required for the paved surface areas = **Unknown**
- 1,315 landscaping points are required for the building foundation = **Met (1,656 points)**

- 800 landscaping points are required for the yards = Unknown

Bufferyards:

- North (SR-2): 0.3 (50' + distance + 209 landscaping points) = Unknown
- South (SR-5): 0.3 (50' + distance + 209 landscaping points) = Unknown
- East/West (Institutional): 0.2 (40' + distance + 135 landscaping points) = Unknown

Exterior Building Design Standards (Section 15.07.01, 15.07.20)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multi-family use in the MRH-30 Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- The primary entrance shall be on the front façade facing the street = Met
- The primary entrance shall be covered by a minimum of 3 feet from the door = Met
- Exterior entry doors for interior-accessed units shall be commercial in style = Met
- Façade lengths shall not to be greater than 25' without articulation = Met (windows, material, façade setback, and color changes)
- On facades facing the street, windows and doors shall be required to comprise a minimum of 20% of the total façade = Met
- Building facades shall be clad in Class I, II, or III materials = Met (combination of glass, siding, board and batten, and brick veneer base)
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = Met
-

To note, there is one proposed accessory structure on the site. This includes an office and mailroom building (1,980 sf) near the Schumacher Way entrance. The structure is proposed to include a pitched roof, siding, windows, and brick veneer base. The applicant has not provided information for all four sides of the structure, so it is unknown what is proposed on the other elevations. However, the structure looks to meet the design requirements for accessory structures.

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories, volume (peak

runoff), TSS (total suspended solids) and infiltration.

The applicant has submitted a stormwater management plan that generally complies with both State and City stormwater management requirements. The applicant is coordinating with the Director of Public Works and the City Engineer to finalize and record a Stormwater Maintenance Agreement with the City. The agreement must be fully executed and recorded prior to the issuance of any construction permits.

Staff also notes that the developer will be required to obtain a Wisconsin Department of Natural Resources (DNR) Construction Site Storm Water Discharge General Permit before commencing construction activities.

PUBLIC NOTICE:

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

No public hearing is required for a Certified Survey Map or Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2019):

The subject properties are located within the Healthcare Center Planning Area (see attachments) and are identified as medical campus. However, as noted above, the Comprehensive Plan Future Land Use Map was amended in this area in 2022. The planning area graphic has not yet been updated to reflect that change.

The subject properties are also shown as Planned Mixed Use on the Future Land Use Map. The Planned Mixed Use designation includes a mix of commercial and residential uses, including Multi-Family Residential. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

Fort Healthcare and the City have worked together over the past several years to locate healthcare services and parking on the main campus site and open up opportunities around McMillen Street for repurposing and redevelopment. This has included several projects that have occurred over the past few years: campus parking lot expansions, hospital expansions, senior housing, and Schumacher Way and single- and two-family housing. The proposed project is the next component of this ongoing initiative, which is consistent with the area plan that both entities worked on together in 2022.

The proposed CSM, CUP, and Site Plan aims to repurpose an underutilized property to provide new housing in the community. This location is in transition from a predominantly medical use focus to now comprising of a mix of different land uses, including multiple forms of residential, medical, and office. The proposed use reflects the transition taking place, adopted plans, and addresses a core need within the community (housing). While the proposed project is higher density and intensity than existing development to the north and south, significant buffers have been employed to limit impacts to these areas.

As listed below, there are a few key improvements that could be made to the plans. Those include additional pedestrian connectivity and architectural variety amongst the proposed buildings. These changes present the opportunity to make this development unique, long-

lasting, vibrant, and highly livable.

Overall, the proposed CSM, CUP, and Site Plan meet the requirements of the City's ordinances, are in alignment with adopted City plans, and will provide new tax base and housing units through a future multi-family development.

RECOMMENDATION

City staff recommends approval of the Certified Survey Map, subject to the following conditions:

- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Conditional Use, subject to the following conditions:

- Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Site Plan, subject to the following conditions, subject to Staff approval:

- Require the applicant to increase the pavement setback for the proposed parking lot closest to the new Schumacher Way cul-de-sac to meet the standards of Section 15.02.24 (10' from the right-of-way)
- Require the applicant to reduce the driveway widths to meet the standards of Section 15.06.03 (24').
- Require the applicant to add curbing along all internal parking and landscaping areas.
- Require the applicant to add a minimum of 14 on-site bicycle parking stalls or provide designated space in underground parking
- Require the applicant to update the Site Plan to include:
 - Four-sided, screened dumpster enclosure that meets all ordinance requirements, as approved by staff.
 - Landscaping plan with plantings and points identified that meets all ordinance requirements, as approved by staff.
 - Four-sided elevations for the office/mailroom building that meets all ordinance requirements, as approved by staff.
 - Lighting plan that meets all ordinance requirements, as approved by staff.
- Waive the requirement for a 50' throat depth for the access point office of Schumacher Way due to the very low traffic volumes associated with this street and access point.
- Waive the requirement for variation amongst the individual buildings (architectural elements, materials, colors, etc.) understanding that the individual buildings are proposed to have a variation of colors and materials meeting the intent of the

requirement.

- Any other recommendations of City staff and the Plan Commission.
-

ATTACHMENTS

1. 2026-06-24 - Riverpoint Commons - Site Plan
2. Fort - RIVER POINT COMMONS 24X36 7-10-2026 (Sidewalks 7.16.26)
3. Planner- RIVER POINT COMMONS 24X36 7-10-2026 (Sidewalks 7.16.26)
4. RIVER POINT COMMONS 24X36 7-10-2026
5. River Point Commons Written Description
6. Site Plan Application_Redacted
7. CUP Application Redacted
8. Draft CSM_7-13-26
9. 2026 Certified Survey Map App (CSM) Signed_Redacted



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

City of Fort Atkinson Certified Survey Map Application

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

APPLICANT Name, company, and client (if applicable): Troy Hewitt, REL
on behalf of Pre/3

Phone number: [REDACTED] Email: [REDACTED]

OWNER Name, company, and client (if applicable): Pre/3
Bob Murray

Phone number: [REDACTED] Email: [REDACTED]

Postal address for proposed CSM: 550 Mc Millen Street, Fort Atkinson, WI 53538

Parcel Identification Numbers Involved: 226-0614-3443-018
226-0614-3434-045

Brief description of proposed division or combination and purpose: Pre/3 is looking
at developing the property into a multi-family development. Pre/3 will be
purchasing the property and then combining the two parcels to facilitate
this development. Current zoning: I - Institutional / Proposed: MRH-30 - Multi-Family Residential

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

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



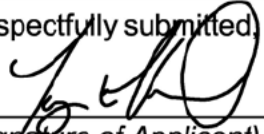
City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

II Process Checklist

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

Dated this 16th day of July, 20 26

Respectfully submitted,

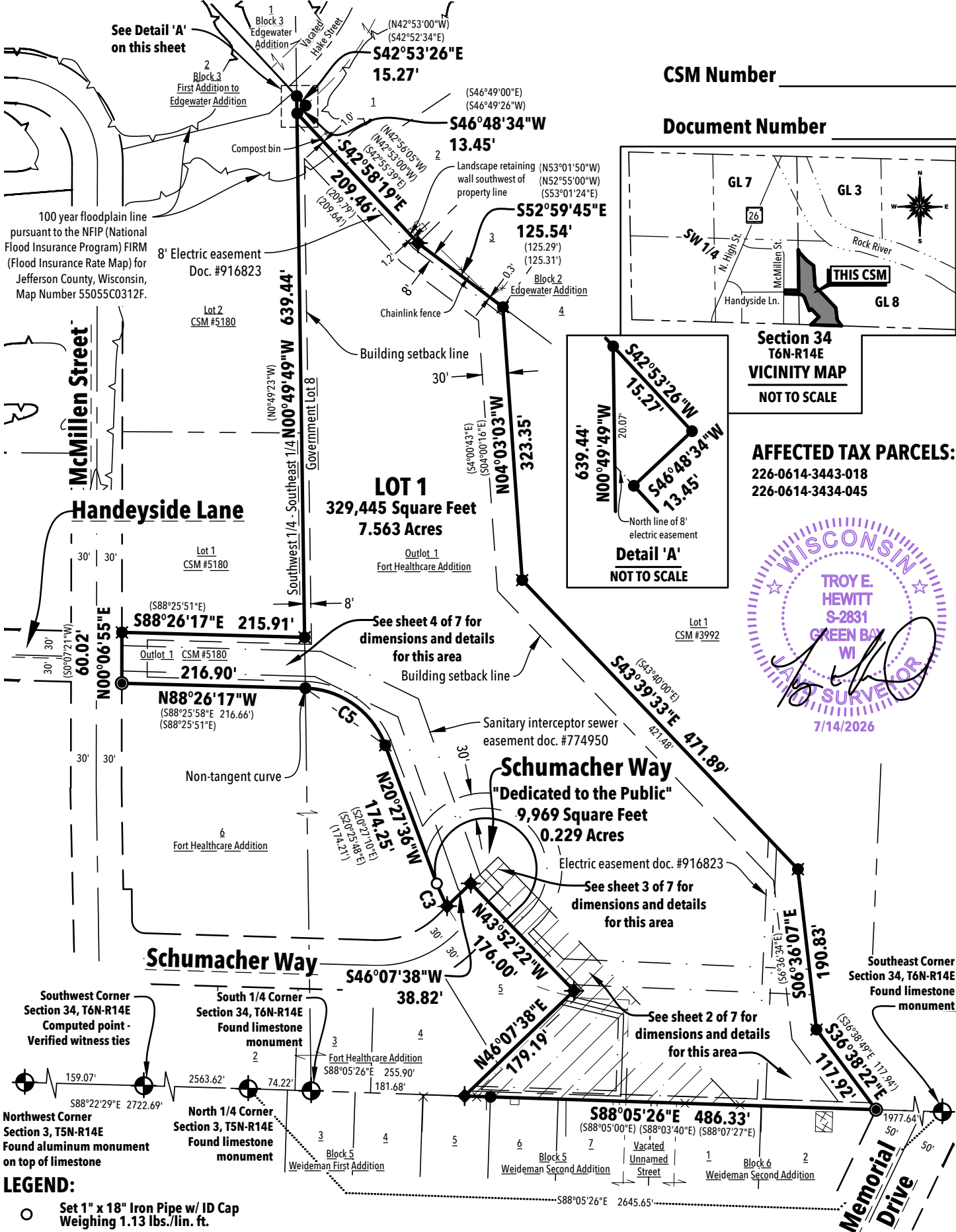


(Signature of Applicant)

DRAFT

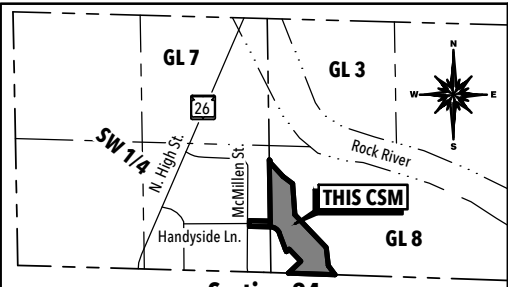
CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGES 14 & 15, MAP NUMBER 5180, DOCUMENT NUMBER 1247124, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF OUTLOT 1, FORT HEALTHCARE ADDITION, VOLUME C, PAGE 84, DOCUMENT NUMBER 1484482, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 8, ALL LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



CSM Number _____

Document Number _____

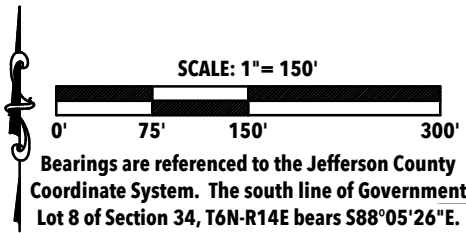


Section 34
T6N-R14E
VICINITY MAP
NOT TO SCALE

AFFECTED TAX PARCELS:
226-0614-3443-018
226-0614-3434-045



- LEGEND:
- Set 1" x 18" Iron Pipe w/ ID Cap Weighing 1.13 lbs./lin. ft.
 - Existing 1" Iron Pipe
 - Existing 2" Iron Pipe
 - ✦ Existing 3/4" Iron Rod
 - ◆ Existing 1 1/4" Iron Rod
 - ⊕ County PLSS Monument
 - (N45°E) Record Bearing or Distance

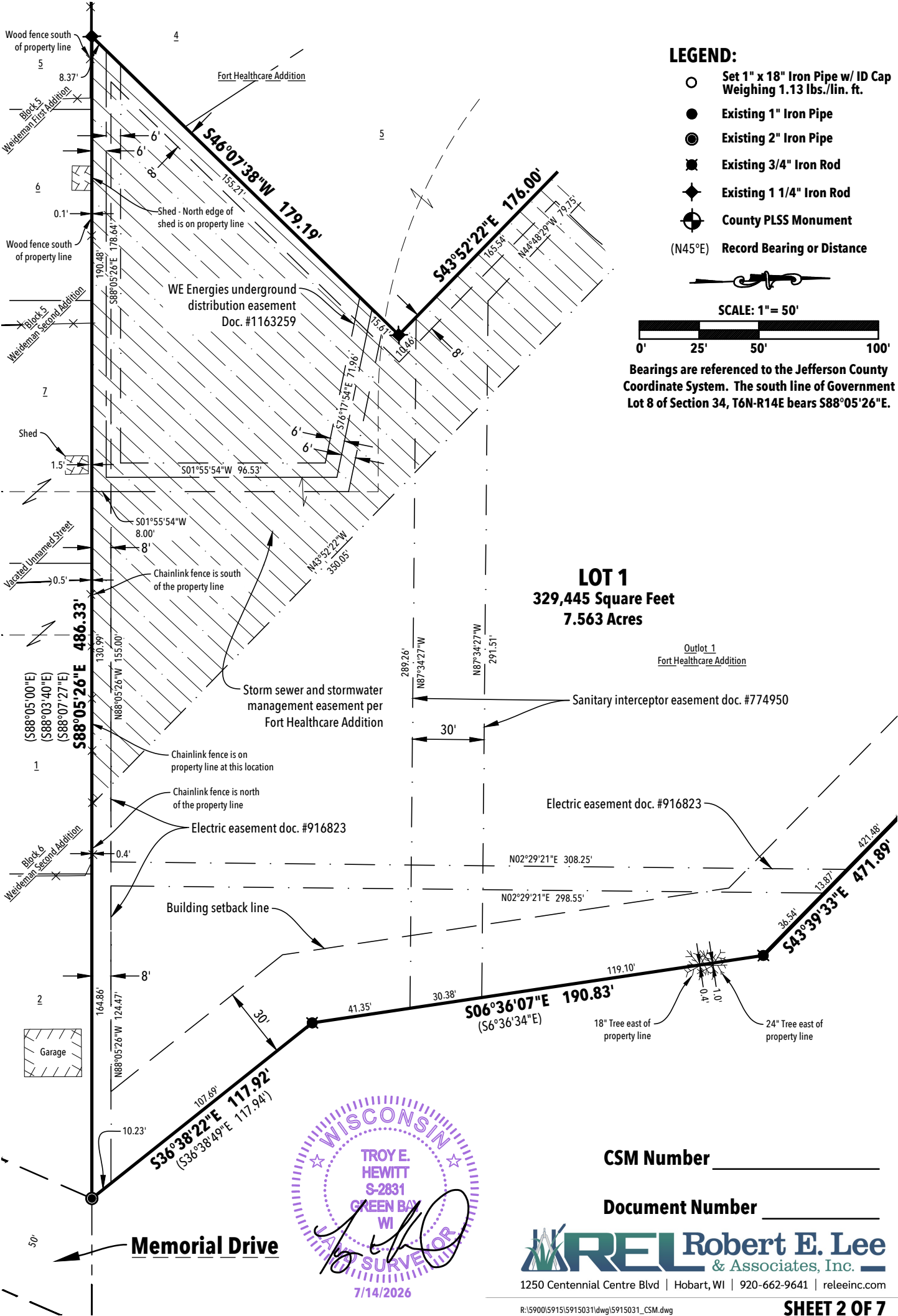


Curve Table Note
See sheet 5 of 7 for curve table

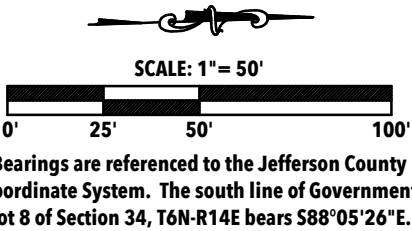
REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com
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 - Existing 1" Iron Pipe
 - ⦿ Existing 2" Iron Pipe
 - ✱ Existing 3/4" Iron Rod
 - ◆ Existing 1 1/4" Iron Rod
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 - (N45°E) Record Bearing or Distance



LOT 1
329,445 Square Feet
7.563 Acres

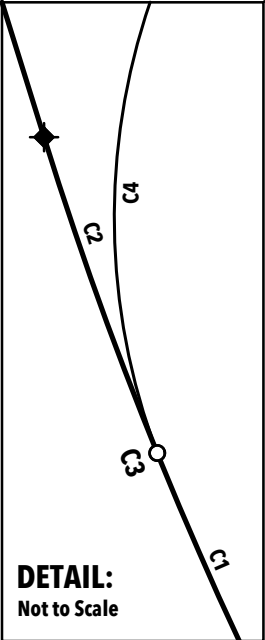
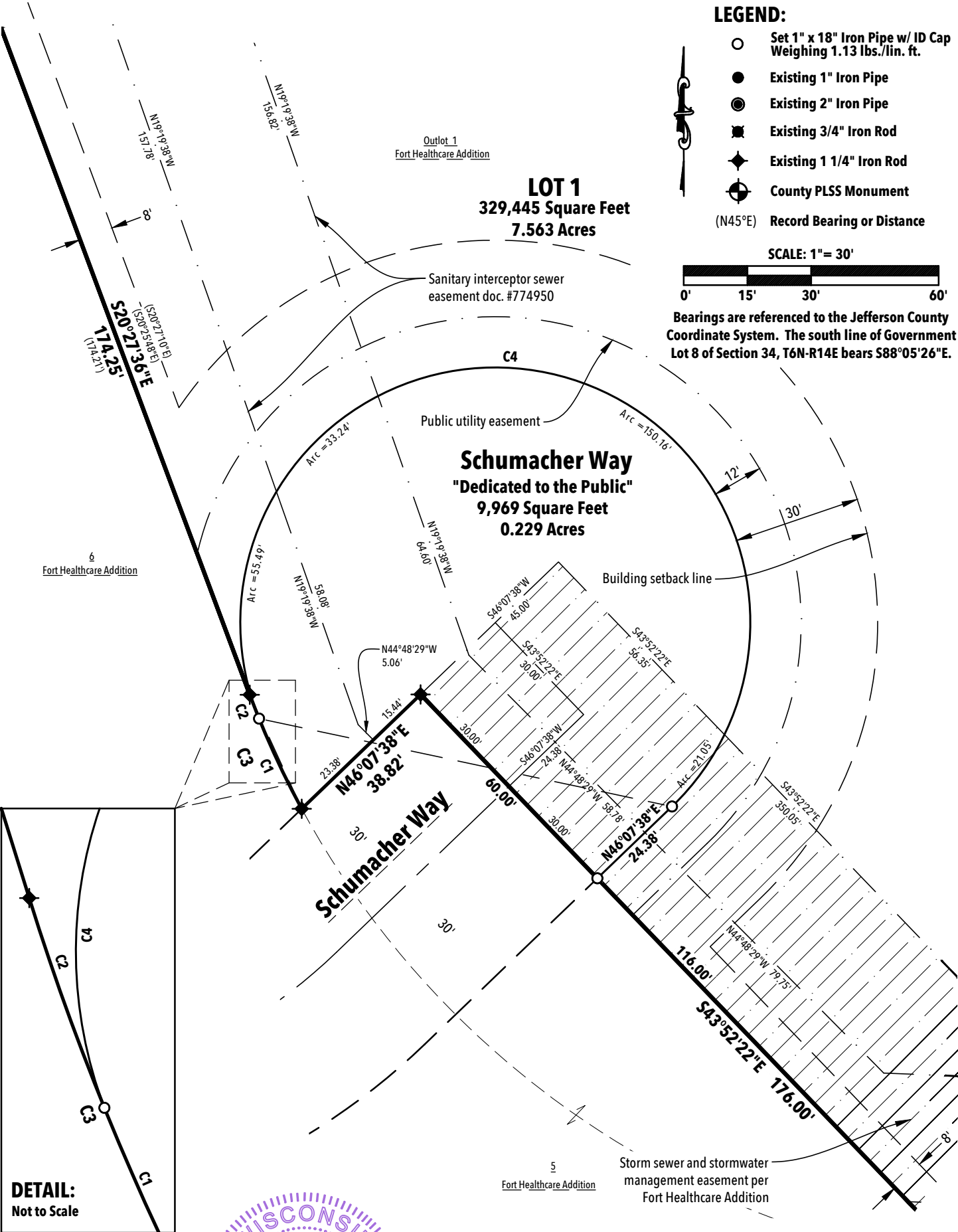
CSM Number _____

Document Number _____

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1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

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WISCONSIN
TROY E. HEWITT
S-2831
GREEN BAY
WI
7/14/2026

Curve Table Note
See sheet 5 of 7 for curve table

CSM Number _____

Document Number _____

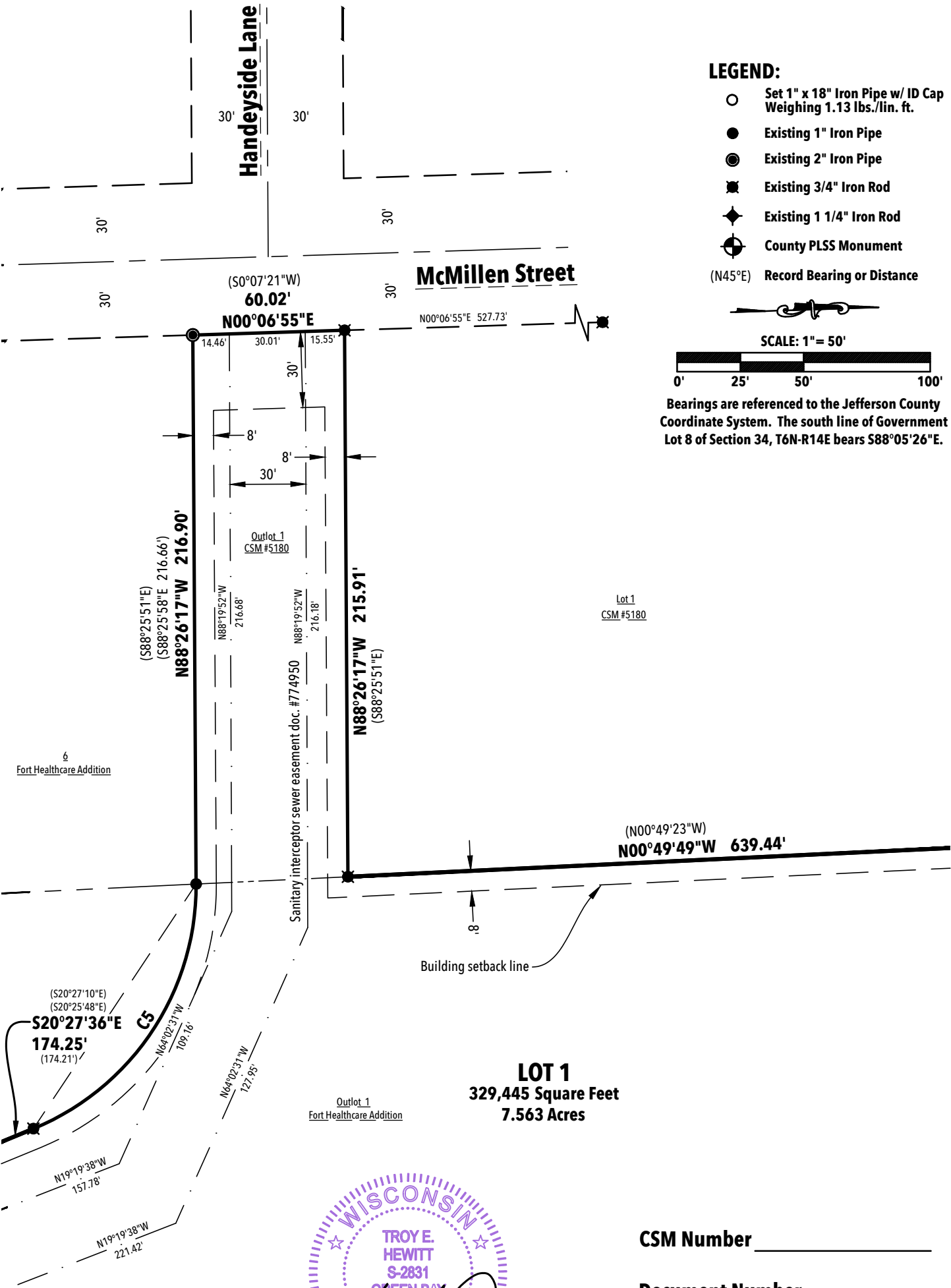
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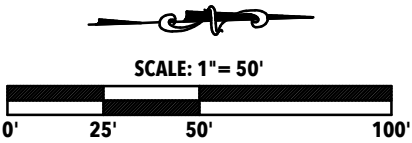
SHEET 3 OF 7

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 - Existing 1" Iron Pipe
 - ⦿ Existing 2" Iron Pipe
 - ✱ Existing 3/4" Iron Rod
 - ◆ Existing 1 1/4" Iron Rod
 - ⊕ County PLSS Monument
 - (N45°E) Record Bearing or Distance



Bearings are referenced to the Jefferson County Coordinate System. The south line of Government Lot 8 of Section 34, T6N-R14E bears S88°05'26"E.

Curve Table Note
See sheet 5 of 7 for curve table



CSM Number _____

Document Number _____

REL Robert E. Lee & Associates, Inc.
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SHEET 4 OF 7

CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGES 14 & 15, MAP NUMBER 5180, DOCUMENT NUMBER 1247124, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF OUTLOT 1, FORT HEALTHCARE ADDITION, VOLUME C, PAGE 84, DOCUMENT NUMBER 1484482, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 8, ALL LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Outlot 1, Volume 28 of Certified Survey Maps, Pages 14 & 15, Map Number 5180, Document Number 1247124, said map located in part of the Southeast 1/4 of the Southwest 1/4 and all of Outlot 1, Fort Healthcare Addition, Volume C, Page 84, Document Number 1484482, said plat located in part of Government Lot 8, all located in Section 34, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

Said parcel contains 339,414 Square Feet (7.792 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 70 of the City of Fort Atkinson in the surveying, mapping and dividing of the same.

Dated this 14 day of July, 2026.

Troy E. Hewitt
ROBERT E. LEE & ASSOCIATES, INC.
Original: 7/13/2026



PUBLIC UTILITY EASEMENT DEDICATION:

A non-exclusive utility easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by Premier Real Estate Management, LLC, Grantors, to the City of Fort Atkinson and other Public Utilities, Grantee(s),

their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or CSM, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

NOTES:

- 1. Dates of boundary field survey: 5/8/26
- 2. Schumacher Way is dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
- 3. Setbacks shown are based on Fort Atkinson's (MR-30) Multi-Family Residential-30 Zoning District and are current as to the date of this CSM. To ensure accuracy, please confirm all setbacks with the Director of Neighborhood and Building Services prior to construction.

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	6°25'01"	209.71'	23.49'	S25°18'39.5"E	23.47'	S22°06'09"E	S28° 31' 10"E (S28°32'17"E)
C2	1°38'33"	209.71'	6.01'	S21°16'52.5"E	6.01'	S20°27'36"E (S20°25'48"E)	S22°06'09"E
C3	8°03'34" (8°06'28")	209.71'	29.50' (29.68')	S24°29'23"E (S24°29'03"E)	29.47' (29.65')	S20°27'36"E (S20°25'48"E)	S28° 31' 10"E (S28°32'17"E)
C4	248°13'47"	60.00'	259.95'	N77°59'15.5"W	99.35'	N46°07'38"E	S22°06'09"E
C5	68°00'00"	103.78'	123.17'	N54°27'36"W (S54°27'10"E)	116.07'	N20°27'36"W	N88°27'36"W

CSM Number _____

Document Number _____

Robert E. Lee
& Associates, Inc.

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CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGES 14 & 15, MAP NUMBER 5180, DOCUMENT NUMBER 1247124, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF OUTLOT 1, FORT HEALTHCARE ADDITION, VOLUME C, PAGE 84, DOCUMENT NUMBER 1484482, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 8, ALL LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF FORT ATKINSON

Calvin Akin, Managing Member
Premier Real Estate Management, LLC

Date

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this day of , 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)

My commission expires:

CORPORATE MORTGAGEE CERTIFICATE

{to be named}, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of Premier Real Estate Management, LLC, Owner.

IN WITNESS WHEREOF, {to be named} has caused these presents to be signed by (Print Name) it's (Print Title) and countersigned by (Print Name) it's (Print Title) at , Wisconsin, and its corporate seal to be hereunto affixed this day of , 2026.

In the presence of {to be named}:

Date

Date

Print Title:

Print Title:

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this day of , 2026, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public,

, Wisconsin

My commission expires



CSM Number

Document Number

CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGES 14 & 15, MAP NUMBER 5180, DOCUMENT NUMBER 1247124, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF OUTLOT 1, FORT HEALTHCARE ADDITION, VOLUME C, PAGE 84, DOCUMENT NUMBER 1484482, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 8, ALL LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

CITY OF FORT ATKINSON APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map, is hereby approved and the dedication accepted by the City Council.

Date: _____ Approved: _____
Kyle Jaeckel - Council President

I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: _____ Approved: _____
Kyle Jaeckel - Council President

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at _____ o'clock _____.M. and recorded as

Certified Survey Map Number _____ as Document Number _____.

Staci Hoffman, Jefferson County Register of Deeds

