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, SEPTEMBER 1, 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

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AGENDA

1. **Call meeting to order**

2. **Roll call**
3. **Pledge of Allegiance**

4. **Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*

    a. Review and possible action relating to the **minutes of the August 18, 2026, City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)

    b. Review and possible action relating to the **minutes of the August 25, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)

    c. Review and possible action relating to the Police Chief's recommendations for **Trick or Treat hours** (10/31/26 1–4 p.m.) and Trunk or Treat hours (10/31/26 6–8:00 p.m. at Jones Park) (Bump, Police Chief)

    d. Review and possible action on a Special Event: **Park & Recreation Adult Recess Remix, Friday, September 11, 2026, 6-8:30 p.m. at Jones Park** (Ebbert, Clerk/Treasurer/Finance Director)

e. Review and possible action on a **Special Event: City of Fort Atkinson Park & Recreation World of Wheels: Saturday, September 12, 2026, 12:00-2:00 p.m.** (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. Review and possible action relating to a proclamation recognizing **September as National Senior Center Month** in the City of Fort Atkinson (Dayton, Parks and Recreation Director)

b. Presentation relating to the City of Fort Atkinson **Lead Service Line Replacement Program** (Navin, Director of Public Works)

8. Resolutions and Ordinances

a. First reading of an Ordinance regarding an amendment to Section 6-33 of the City of Fort Atkinson Municipal Code relating to **provisional operator licenses** (Ebbert, Clerk/Treasurer/Finance Director)

b. Second 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)

c. Second 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)

d. Third/Final 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)

e. Third/Final 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)

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

9. **Reports of Officers, Boards, and Committees**
    a. City Manager's Report (Houseman, City Manager)

10. **Unfinished Business**
    a. Review and possible action related to the amended replacement of **Aerated Digester #2 Membranes** at the Wastewater Treatment Facility (Sweeney, Wastewater Superintendent)
    b. Review and possible action related to the **Replacement of the Hoard Historical Museum's roof,** a 2026 CIP project (Thompson, Facilities Manager)

11. **New Business**
    a. Review and possible action relating to the **replacement of the Water Utility Hackbarth Road Rooftop HVAC Unit** (Thompson, Facilities Manager)
    b. Review and possible action relating to a **Certified Survey Map**, for the property located at 1704 Montclair Pl. (Draeger, Director of Neighborhood and Building Services)
    c. Review and possible action relating to a **Certified Survey Map** for the property located at 1911 Janesville Avenue, known as River Trail Flats (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)
    d. Review and possible action relating to repairs of the **Water Utility's Booster Pump 30**1 (Navin, Director of Public Works)
    e. Review and possible action relating to the **2027 Recycling Grant Application** to the Wisconsin Department of Natural Resources (Navin, Director of Public Works)

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 consider a motion to convene in closed session **pursuant to**

State Stat. §19.85(1)(e), conducting other specified public business, whenever competitive or bargaining reasons require a closed session [discussion of Development Agreements for Cardinal View Crossing, River Point Commons and River Trail Flats residential projects] (Houseman, City Manager)

b. The City Council may reconvene in open session and may take action on items discussed in closed session.

c. Review and possible action relating to a Development Agreement between the City of Fort Atkinson and RTF Manager LLC for the River Trail Flats Apartment Development (Houseman, City Manager)

d. Review and possible action relating to a Development Agreement between the City of Fort Atkinson and Premier Cardinal View, LLC and TW Cardinal View LLC for the Cardinal View Crossing residential development (Houseman, City Manager)

e. Review and possible action relating to a Development Agreement between the City of Fort Atkinson and Premier RP Fort Atkinson, LLC, for the River Point Commons residential development (Houseman, City Manager)

16. Adjournment

Date Posted: August 28, 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 18, 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, Deputy Clerk, Director of Neighborhood and Building Services, Director of Public Works, Police Chief, Police Captain, City Electrician, Park & Recreation Director and Wastewater Superintendent.

3. Pledge of Allegiance

President Jaeckel led the Pledge of Allegiance.

4. Consent Agenda

Huckabee moved, seconded by Price to approve the Consent Agenda items 4.a through 4.g. Motion carried, 5-0.

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

None.

6. Public Comment for Matters on the Agenda

Dan Scullin, 614 Monroe St., expressed concerns about e-bike safety, noting instances of riders unexpectedly entering the roadway and causing drivers to brake abruptly. He encouraged the City to address the issue to help prevent accidents and injuries. He also inquired whether e-bikes are permitted on the bike path, which is posted as prohibiting motorized vehicles.

Jean Brooks, via Zoom,1113 Elsie St., stated that as an older adult who uses an electric bicycle, she would like to ensure that the ordinance considers her needs.

After three calls and no comments, the public hearing was closed at 7:07 p.m.

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)*

Lescohier moved, seconded by Johnson to approve the Proclamation celebrating Jeff Armstrong on the occasion of his retirement and proclaim August 18, 2026 as "Jeff Armstrong Day" in the City of Fort Atkinson. Motion carried, 5-0.

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)*

Chief Bump provided 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 where youth gather that should have been included in the distance restrictions.

Lescohier moved, seconded by Price, to perform the first reading of the Ordinance and direct the City Manager to prepare the Ordinance for a second reading on September 1, 2026.

Huckabee moved to amend the motion by striking out the section proposed in the redline draft in 58-148(D)3, and striking out the definition changes in (B), items 5 through 9, seconded by Johnson. Motion fails, 2-5.

Huckabee moved, seconded by Johnson, to amend the motion by striking out the addition of city parks in the proposed section redline draft in 58-148(D) item 3. Motion carries, 3-5.

President Jaekel called for a vote on the underlying motion to perform the first reading of the Ordinance and direct the City Manager to prepare the Ordinance for a second reading on September 1, 2026. Motion carries, 5-0

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)*
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. This ordinance does not reflect the sale of any products.

Huckabee moved, seconded by Johnson to amend the proposed text of Section 62-5 to strike the blanket prohibition and instead read as follows: Section 62-5. — Smoking and vaping restricted near park structures. It shall be unlawful for any person to smoke or vape tobacco, hemp, or THC products within a 25-foot radius of any designated park structure, playground, pavilion, athletic field, or permanent seating area within any city park. Except as provided herein, smoking and vaping are permitted on open park grounds and trails. Motion fails, 2-3.

Leschohier moved, seconded by Price to perform the first reading of the Ordinance and direct the City Manager to prepare the Ordinance for a second reading on September 1, 2026. Motion carried, 3-2.

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)*
Capitan Hefty stated 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

Lescohier stated that, based on his research, OHMs typically are not equipped with pedals and have more powerful motors. Hefty and Bump clarified that the presence or absence of

pedals is not always determinative, noting that modifying an e-bike to increase its motor power could cause it to be classified more appropriately as an OHM.

Lescohier moved, seconded by Price to perform the second reading of the Ordinance and direct the City Manager to prepare the Ordinance for a third/final reading on September 1, 2026. Motion carried, 5-0.

*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)*

Chief Bump shared 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.

Johnson inquired whether the Police Department is addressing the use of electric skateboards and expressed support for providing education to both youth and parents. Bump responded that the Department is researching the use of "electric play-toys" as new devices emerge and determining how existing laws apply to them.

Price moved, seconded by Huckabee to perform the second reading of the Ordinance and direct the City Manager to prepare the Ordinance for a third/final reading on September 1, 2026. Motion carried, 5-0.

*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)*

Director Draeger stated 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.

Huckabee moved, seconded by Johnson to perform the second reading of the Ordinance and direct the City Manager to prepare the Ordinance for a third/final reading on September 1, 2026. Motion carried, 5-0.

*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)*

Manager Houseman presented the proposal to create a new Tax Incremental District (TID) No. 12, generally located in the area around Main Street and 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.

Huckabee moved, seconded by Johnson to approve the Resolution adopting the Project Plan and boundaries for Tax Incremental District (TID) No. 12, City of Fort Atkinson, Jefferson County. Motion carried, 5-0.

*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)*
Manager Houseman shared the proposal to create a new Tax Incremental District (TID) No. 13, generally located in the area around Main Street and 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.

Huckabee moved, seconded by Johnson to approve the Resolution adopting the Project Plan and boundaries for Tax Incremental District (TID) No. 13, City of Fort Atkinson, Jefferson County. Motion carried, 5-0.

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 **Ridge View Estates** structural fill invoice from Gallitz Grading LLC in the amount of $22,642 (Navin, Director of Public Works)*
Director Navin mentioned 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 Trillium Drive. 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.

Johnson moved, seconded by Price to approve the structural fill invoice for Ridge View Estates from Gallitz Grading, LLC, in an amount not to exceed $22,642.00. Motion carried, 5-0.

b. *Review and possible action regarding **Ridge View Estates Development Change Order #9** (Navin, Director of Public Works)*
Director Navin shared that 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. 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.

Price moved, seconded by Lescohier to approve Ridge View Estates Development Change Order #9 for services completed to install the path connection before occupancy of the new apartment development. Motion carried, 5-0.

c. *Review and possible action related to the replacement of **Aerated Digester #2 Membrane** at the Wastewater Treatment Facility (Sweeney, Wastewater Utility Superintendent)*
Superintendent Sweeney discussed how the Wastewater Treatment Facility has three digesters that are part of the sludge treatment process. 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. 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.

Lescohier moved, seconded by Price to approve the purchase and installation of the membranes from Rubicon Environment at a cost not to exceed $16,200 to be paid for using Wastewater borrowed funds. Motion carried, 5-0.

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)
Director Draeger stated that 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.

Huckabee moved, seconded by Price to approve the Certified Survey Map for the property located at 815 Jefferson Street. Motion carried, 5-0.

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)*
Director Draeger stated 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.

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

Lescohier moved, seconded by Johnson to approve the Certified Survey Map for the property located at Mehta Lane subject to the conditions outlined in the staff report. Motion carried, 5-0.

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)*
Director Draeger stated 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. 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.

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

Huckabee moved, seconded by Price to approve the Certified Survey Map for property located at 550 McMillen Street subject to the conditions outlined in the staff report. Motion carried, 5-0.

12. Miscellaneous

None.

13. Public Comment for Matters Not on the Agenda

John Donohue, 1550 Raveen St, announced his candidacy for Representative to the Assembly District 46 for the General Election on November 3, 2026.

After three calls and no comments, the public hearing was closed at 9:0 p.m.

14. Claims, Appropriations and Contract Payments

a. *Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)*
Price moved, Huckabee seconded to approve the list of Verified Claims and authorize payment. Roll call vote, motion carried, 5-0.

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)*
Huckabee moved, seconded by Johnson to 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]. Roll call vote, motion carried, 5-0.

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)*
Lescohier moved, seconded by Johnson to reconvene in open session. Roll call vote,

motion carries, 5-0.

Price motioned, seconded by Johnson to take action on the offer to purchase Lot 1 in the Klement Business Park. Motion carries, 5-0.

16. Adjournment

Johnson motioned, seconded by Huckabee to adjourn. Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk

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: **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

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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, AUGUST 25, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Commissioners Ciccarelli, Shull, Schultz, and Council Representative Huckabee. Also present: Deputy Clerk, and City Attorney.

Absent: Director of Neighborhood and Building Services

3. New Business

a. *Review and possible action relating to the **minutes of the August 11, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
Huckabee moved, seconded by Schultz, to approve the minutes of the August 11, 2026 Plan Commission meeting. The motion carried, 6-0.

b. *Review and possible action relating to a **Conditional Use Permit** for a property located on Mehta Lane, known as Cardinal View Crossing (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)*
Manager Houseman 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 CSM and Site Plan were approved by the Plan Commission on August 11, 2026, contingent upon approval of the Conditional Use Permit. 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 for a total of 72 units. 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.

The developer is also requesting Tax Incremental Financing (TIF) assistance. The Economic Development Commission recommended approval of the TIF request, with the City

Council expected to review the Development Agreement on September 1, 2026.

Huckabee motioned, seconded by Schultz to recommend approval of the Conditional Use Permit, subject to the following conditions:

1. All conditions approved by the Plan Commission relating to the Certified Survey Map and Site Plan Review are incorporated into the final development plans, and
2. Any other recommendations from City staff and the Plan Commission.

Motion carried, 6-0.

c. *Review and possible action relating to a **Conditional Use Permit** for a property located at 550 McMillen St., known as River Point Commons (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)*

Manager Houseman presented the Conditional Use Permit application for the proposed multi-family development on the property located at 550 McMillen St. The CSM and Site Plan were approved by the Plan Commission on August 11, 2026, contingent upon approval of the Conditional Use Permit. The proposed development includes combining two parcels; four three-story multi-family buildings totaling 96 units; an accessory office/mailroom building; green space and a dog run; underground and surface parking; internal driveways and sidewalks; stormwater management areas; and access from both McMillen Street and Schumacher Way. The development also provides substantial buffers from existing single-family homes to the north and south.

The developer is also requesting Tax Incremental Financing (TIF) assistance. The Economic Development Commission recommended approval of the TIF request, with the City Council expected to review the Development Agreement on September 1, 2026.

Shull moved, seconded by Ciccarelli to recommend approval of the Conditional Use Permit, subject to the following conditions:

1. All conditions approved by the Plan Commission relating to the Certified Survey Map and Site Plan Review are incorporated into the final development plans, and
2. Any other recommendations from City staff and the Plan Commission.

Motion carried, 6-0.

d. *Review and possible recommendation to the City Council relating to a **Certified Survey Map**, for the property located at 1704 Montclair Pl. (CSM-2026-13) (Draeger, Director of Neighborhood and Building Services)*

Director of Public Works Navin presented the Certified Survey Map for 1704 Montclair Pl. The proposal would divide the existing DR-8 Duplex Residential lot into two lots to allow construction of a twin house using the zero-lot-line zoning mechanism. Utilities have been designed to serve the separate lots in accordance with City requirements. The proposal is consistent with the City's Comprehensive Plan and residential designation for the area. Public notice is not required.

Huckabbe motioned, seconded by Ciccarelli to recommend that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map, subject to

inclusion of the following conditions:

- A joint maintenance agreement for the roof, shared wall of the house, and any shared portion of the sanitary lateral to be recorded on each parcel,
- All changes noted in the staff report, and
- Any other recommendations from City staff and the Plan Commission

Motion carried, 6-0.

e. *Review and possible recommendation to the City Council on a **Certified Survey Map** for the property located at 1911 Janesville Avenue, known as River Trail Flats (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*
Director of Public Works Navin presented the Certified Survey Map and Site Plan review for the property at 1911 Janesville Avenue, to split the 12-acre parcel into three new parcels, rezoning from RH-35 to MRH-30, Conditional Use Permit for a Group Development, and Site Plan for a 12-acre property near Klement Business Park and the STH 26 Bypass/Janesville Avenue interchange. The Plan Commission approved the Conditional Use Permit contingent on the approval of the Site Plan by the Plan Commission and CSM by the City Council at the Plan Commission meeting on August 11, 2026

The development is proposed in two phases, totaling seven two-story multi-family buildings and 112 units. Phase 1 includes four 16-unit buildings for a total of 64 units (Lot 1), a new Janesville Avenue access, parking, internal drives, and stormwater management. Phase 2 would include three additional 16-unit buildings for a total of 48 units (Lot 3). The existing single-family home would remain on a separate 0.9-acre parcel (Lot 2). The Conditional Use Permit applies to Phase 1; Phase 2 will require a separate Conditional Use Permit.

Note that the developer will be asking for Tax Incremental Financing assistance for the project. The Economic Development Commission has reviewed the TIF request in the Development Agreement and recommended approval of such to the City Council. The City Council is expected to review the Development Agreement at the meeting on September 1, 2026. Additionally, 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.

Huckabee motioned, seconded by Schultz to recommend the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

1. All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
2. An access easement is shown over the 6-foot wide trail access over the proposed Lot 3.
3. Any other recommendations of City staff and the Plan Commission.

Motion carried, 6-0.

*f. Review and possible action relating to a **Site Plan Review** for the property located at 1911 Janesville Avenue, known as River Trail Flats (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*

Ciccarelli stated that he would like to see a glacial river trail connection to the business park and a direct connection through the development. Houseman explained that staff have discussed trail connectivity with the developer; however, a public trail connection through the private development is unlikely due to liability concerns. She noted that the city-owned trail is subject to recreational immunity, which generally protects the city from liability for injuries occurring on the recreational trail.

Huckabee motioned, seconded by Schultz to recommend approval of the Site Plan Review for Phase 1, subject to the following conditions:

1. Provide interior pathways to connect each building using sidewalks or marked paths for pedestrian safety
2. Install curbing in all locations where parking and interior landscaping is present
3. Screen all building mechanicals, subject to review by the Zoning Administrator
4. Approval of a Certified Survey Map creating three parcels
5. Approval of a Conditional Use Permit for multiple principal buildings on one parcel for Phase 1 (approved 8/11/26)
6. Any other recommendations from City staff and the Plan Commission

Motion carried, 6-0.

g. Update on previously approved projects (Houseman)

None.

4. Adjournment

Ciccarelli moved, seconded by Huckabee to adjourn. Meeting adjourned at 4:23 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk

FORT·ATKINSON | POLICE DEPARTMENT | Adrian J. Bump
CHIEF OF POLICE

08-04-2026

To: Fort Atkinson City Council

From: Chief Adrian Bump

Trick or Treat & Trunk or Treat 2026

The purpose of this letter is to identify and recommended dates and times for Trick or Treat and Trunk or Treat in the City of Fort Atkinson in 2026.

Saturday, October 31, 2026, from 1:00pm-4:00pm would be an appropriate and safe time for Trick or Treat in the City. In addition to Trick or Treat, I think it is appropriate to set a tentative date for Trunk or Treat. The intended traditional focus of Trunk or Treat is to hold the event annually on Halloween. So, a recommendation to set the Trunk or Treat event for Saturday, October 31, 2026, from 6:00pm-8:00pm at Jones Park would align with that tradition.

If City Council decides to identify a date and time for the events, additional police resources will be assigned to help increase safety in our residential neighborhoods and Jones Park for the date and times selected.

Respectfully submitted,

Adrian Bump
Chief of Police
City of Fort Atkinson

101 South Water Street W Fort Atkinson, WI 53538 P: 920.397.9905 F: 920.563.3311
https://www.fortatkinsonwi.gov/departments/police/index.php

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Michelle Ebbert, Clerk/Treasurer/Finance Director**

RE: **Review and possible action on a Special Event: Park & Recreation Adult Recess Remix, Friday, September 11, 2026, 6-8:30 p.m. at Jones Park (Ebbert, Clerk/Treasurer/Finance Director)**

BACKGROUND

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

DISCUSSION

Event: Parks & Recreation Adult Recess Remix
Date and Hours of Event: Friday, September 11, 2026, 6:00 PM - 8:30 PM
Event Setup: 4:00-5:30 PM
Event Tear Down: 8:30-9:00 PM
Location: Jones Park
Contact Person: Ben Dayton
Estimated Number of Attendees: 100

The application and event information was routed to all City Departments without comments or concerns.

FINANCIAL ANALYSIS

There is no financial impact to the City of Fort Atkinson for the event.

RECOMMENDATION

Staff recommends that City Council approve the Special Event for Parks & Recreation Adult Recess Remix on Friday, September 11, 2026 from 6:00 pm to 9:00 pm at Jones Park.

ATTACHMENTS

1. JOP- Adult Recess Map- 26- Activities
2. 2026 Adult Recess Special Event Application


Dodgeball Zone
Badminton
Bocce Ball
Spike Ball
Yard Games
KICKBALL
Cornhole
Kubb
Yard Games
Washers
Connect 4
Yard Games
21+ Lounge
Card Games
Bags Boards
Table Games

CITY OF FORT ATKINSON
Special Event Application
Fee: $25.00

Name of Business/Group Organizing Event: Fort Atkinson Parks & Recreation

Contact Person for Event: Ben Dayton

Phone Number: Email [redacted]

Day of Event Contact Person (if different from above): Pho[redacted] Email:

Special Event Details

Event Name: Adult Recess Remix

Event Date (mm/dd/yyyy): 9/11/26

Event Location: Jones Park

Estimated Number of Attendees: 100 | Hours of Event: 6:00-8:30 p.m.

Event Setup Time: 4:00-5:30 p.m. | Event Tear Down Time: 8:30-9:00 p.m.

Event Description: The annual Adult Recess event will be held at Jones Park. The Parks & Recreation Department is partnering with the Fort Atkinson Generals to host this year's event. The Generals will operate the concession stand, while members of the Senior Center Board will check IDs and distribute wristbands to attendees age 21 and older.The event is family-friendly and will feature a variety of outdoor games, including dodgeball, kickball, bags, badminton, and more. Three parking lots will provide ample parking, with additional parking available on Park Street if needed.New this year, a designated adults-only area will be available, and a DJ will provide music throughout the event.

Goal/Purpose of Event: Free event for adults and families o come out and and get some exercise and to meet new people.

Attach a map of the event including: Designated parking areas and available number of spaces*, directional signage for events (i.e. parking guidance), pedestrian street crossing locations, location of any traffic control barricades or personnel to ensure safe coordination of vehicles and pedestrians

** If limited parking available, provide proof of permission from neighboring businesses/property to utilize their parking*

Check all applicable boxes:

☑ I am renting a city park

Attach copy of paid park rental from Parks & Recreation Department. Equipment rentals are reservable through the Parks & Recreation office 920-397-9910. You are responsible for picking up, setting up, tearing down, and return of equipment. Each park is equipped with picnic tables and garbage/recycling receptacles, and additional are available upon request. If additional cans are requested, the event coordinator will need to pick up additional can liners from Park & Recreation office. The event coordinator is responsible for trash and recycling disposal. If there is no dumpster on site, a dumpster may be required and is the responsibility of the event coordinator.

☐ I am renting city equipment

Please secure and submit payment for requested equipment prior to submitting Special Event Application.
*Attach a map with a location for drop off of equipment with this application.

8’ white plastic table (43 available; $4.50/each)	Qty ____
Metal folding chair (190 available; $0.75/each)	Qty ____
Additional Picnic Table ($15/each; includes delivery & pick up)*	Qty ____
Additional Garbage/Recycling Can*	Qty ____
Barricades*	Qty ____
Traffic Cones*	Qty ____

☐ Electrical Access

The City Electrican may reach out to you to address any needs/concerns.

Please specify if you have any requests or requirements beyond current access:

Continued

✔ I will be having music	(Per City Ordinance 17.03) no person shall cause or allow loud, excessive or unusual noise that will disturb the comfort and quiet repose of persons in the vicinity. All music shall terminate as of 10:00 p.m. City noise ordinance must be followed Start Time of Music: 6:00 p.m. End Time of Music: 8:30 p.m.
☐ I will be closing a street(s)*	Barricades can be provided by Public Works upon request ** Provide proof of permission from neighboring businesses/properties if street closure impacts daily activity*
✔ I will be selling beer and/or wine*	Alcohol license and licensed bartender(s) required. Contact City Clerk (920) 397-9901 prior to submitting this application. **Restroom Plan also required with sales of beer and/or wine. Refer to the Special Event Guide.*
☐ I will be erecting a tent, canopy or other temporary structure.*	**Event coordinator is responsible for ensuring that the temporary structure is safely installed. Event Coordinator is required to contact Diggers Hotline at least 4 business days prior to the event. Diggershotline.com, 1-800-242-8511*
☐ I am having a walk/race*	**See map instructions above. In addition to the previously listed map requirements, clearly mark your walk/race route on the map.*

By signing, I agree to the following statements:

I understand I am responsible for a fire safety and medical plan. I understand it is my responsibility to read the Special Events Guide. I understand I may be required to provide Proof of Insurance. I understand that I may need to contact multiple Departments to arrange for assistance. I understand I am responsible for timely clean up after the event. I understand that additional charges may apply and that I can be billed after my event.

Responsible Party Signature: Ben Dayton

Submission Date: 7/31/26

For Office Use Only:

Date Received: _____

Date Paid: _____

Council Approval / Denial Date: _____

Date applicant notified of Council action and any event stipulations: _____

Event Stipulations:

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Michelle Ebbert, Clerk/Treasurer/Finance Director**

RE: **Review and possible action on a Special Event: City of Fort Atkinson Park & Recreation World of Wheels: Saturday, September 12, 2026, 12:00-2:00 p.m. (Ebbert, Clerk/Treasurer/Finance Director)**

BACKGROUND

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

DISCUSSION

Event: Parks & Recreation World of Wheels
Date: Saturday, September 12, 2026
Location: Ralph Park
Contact Person: Ben Dayton
Hours of Event: 12:00 pm to 2:00 pm
Setup of Event: 11:00 am – 12:00 pm
Tear Down of Event: 2:00 pm – 3:00 pm
Estimated Number of Attendees: 250

Event information was routed to Departments without any concerns provided.

FINANCIAL ANALYSIS

There is no financial impact to the City of Fort Atkinson for the event.

RECOMMENDATION

Staff recommends that City Council approve the Special Event: World of Wheels for Parks & Recreation to be held on Saturday, September 12, 2026, at Ralph Park.

ATTACHMENTS

1. 26 Special Event Application- World of Wheels

CITY OF FORT ATKINSON
Special Event Application
Fee: $25.00

Name of Business/Group Organizing Event: Fort Atkinson Parks & Recreation

Contact Person for Event: Ben Dayton

Phone Number: Email [redacted]

Day of Event Contact Person (if different from above): Phon [redacted] Email:

Special Event Details

Event Name: World of Wheels

Event Date (mm/dd/yyyy): 09/12/2026

Event Location: Ralph Park

Estimated Number of Attendees: 250 | Hours of Event: 12:00-2:00pm

Event Setup Time: 11:00am-12:00pm | Event Tear Down Time: 2:00-3:00pm

Event Description: Families can get an up close look at working vehicles. Vehicles in the past have included police cars fire trucks, race cars, semi-trailer, ambulance, garbage trucks, construction trucks and more.

Goal/Purpose of Event: An event for families to see vehicles they see almost every day up close. Get a chance to sit in the driver's seat or explore the vehicles from the inside. The first 30 minutes will be a sound and light sensory time where we will limit horns, lights and sirens.

Attach a map of the event including: Designated parking areas and available number of spaces*, directional signage for events (i.e. parking guidance), pedestrian street crossing locations, location of any traffic control barricades or personnel to ensure safe coordination of vehicles and pedestrians

** If limited parking available, provide proof of permission from neighboring businesses/property to utilize their parking*

Check all applicable boxes:

☑ I am renting a city park

Attach copy of paid park rental from Parks & Recreation Department. Equipment rentals are reservable through the Parks & Recreation office 920-397-9910. You are responsible for picking up, setting up, tearing down, and return of equipment. Each park is equipped with picnic tables and garbage/recycling receptacles, and additional are available upon request. If additional cans are requested, the event coordinator will need to pick up additional can liners from Park & Recreation office. The event coordinator is responsible for trash and recycling disposal. If there is no dumpster on site, a dumpster may be required and is the responsibility of the event coordinator.

☑ I am renting city equipment

Please secure and submit payment for requested equipment prior to submitting Special Event Application.
*Attach a map with a location for drop off of equipment with this application.

8’ white plastic table (43 available; $4.50/each)	Qty ____
Metal folding chair (190 available; $0.75/each)	Qty ____
Additional Picnic Table ($15/each; includes delivery & pick up)*	Qty ____
Additional Garbage/Recycling Can*	Qty ____
Barricades*	Qty ____
Traffic Cones*	Qty ____

☐ Electrical Access

The City Electrican may reach out to you to address any needs/concerns.

Please specify if you have any requests or requirements beyond current access:

Continued

☐ I will be having music

(Per City Ordinance 17.03) no person shall cause or allow loud, excessive or unusual noise that will disturb the comfort and quiet repose of persons in the vicinity. All music shall terminate as of 10:00 p.m. City noise ordinance must be followed

Start Time of Music: _____ End Time of Music: _____

☐ I will be closing a street(s)*

Barricades can be provided by Public Works upon request

** Provide proof of permission from neighboring businesses/properties if street closure impacts daily activity*

☐ I will be selling beer and/or wine*

Alcohol license and licensed bartender(s) required. Contact City Clerk (920) 397-9901 prior to submitting this application.

**Restroom Plan also required with sales of beer and/or wine. Refer to the Special Event Guide.*

☐ I will be erecting a tent, canopy or other temporary structure.*

**Event coordinator is responsible for ensuring that the temporary structure is safely installed. Event Coordinator is required to contact Diggers Hotline at least 4 business days prior to the event. Diggershotline.com, 1-800-242-8511*

☐ I am having a walk/race*

**See map instructions above. In addition to the previously listed map requirements, clearly mark your walk/race route on the map.*

By signing, I agree to the following statements:

I understand I am responsible for a fire safety and medical plan. I understand it is my responsibility to read the Special Events Guide. I understand I may be required to provide Proof of Insurance. I understand that I may need to contact multiple Departments to arrange for assistance. I understand I am responsible for timely clean up after the event. I understand that additional charges may apply and that I can be billed after my event.

Responsible Party Signature: Ben Dayton

Submission Date: 8/19/26

For Office Use Only:

Date Received: _____

Date Paid: _____

Council Approval / Denial Date: _____

Date applicant notified of Council action and any event stipulations: _____

Event Stipulations:

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Ben Dayton, Director of Parks and Recreation**

RE: **Review and possible action relating to a proclamation recognizing September as National Senior Center Month in the City of Fort Atkinson (Dayton, Parks and Recreation Director)**

BACKGROUND

The Fort Atkinson Senior Center provides opportunities for social, nutritional, instructional and leisure activities and opportunities for citizens. Celebrated every year in September, National Senior Center Month is a time to shine a light on senior centers, showing the entire nation how vital they are to the health and well-being of a community. Senior centers provide countless hours of support and encouragement to older adults. They offer a place for older adults to discover their unique interests, talents, and aspirations.

DISCUSSION

Senior centers have evolved since their beginning in the 1940s, through their inclusion in the Older American's Act in 1973, and up to today. But the mission has remained: to be the local, trusted place in the community that connects people to the programs, services, and opportunities they need to age well.

The Fort Atkinson Senior Center provides opportunities for social, nutritional, instructional and leisure activities and opportunities for citizens.

FINANCIAL ANALYSIS

There is no financial impact as a result of the passage of this proclamation.

RECOMMENDATION

Staff recommends the council approve the proclamation celebrating September as Senior Center Month in the City of Fort Atkinson.

ATTACHMENTS

1. Proclamation Senior Center Month

PROCLAMATION
RECOGNIZING SEPTEMBER AS
NATIONAL SENIOR CENTER MONTH

WHEREAS, senior centers support a growing population of older adults in the City of Fort Atkinson by providing essential services such as food and nutrition, cultural and social activities, information and assistance, educational opportunities, celebratory events, health and wellness programs, and connection for isolated seniors; and

WHEREAS, senior centers have evolved since their beginning in the 1940s, through their inclusion in the Older American's Act in 1973, and up to today. But the mission has remained: to be the local, trusted place in the community that connects people to the programs, services, and opportunities they need to age well; and,

WHEREAS, the Fort Atkinson Senior Center provides opportunities for social, nutritional, instructional and leisure activities and opportunities for citizens. It offers fitness, craft classes, various groups, games, trips, health checks, social breakfasts and more; and

WHEREAS, the Fort Atkinson Senior Center hosts a monthly breakfast social with no cost to attend on the last Friday of the month and on the third Thursday of the month the Center hosts "Health Days" to include blood pressure checks and foot care;

WHEREAS, celebrated every year in September, National Senior Center Month is a time to shine a light on senior centers, showing the entire nation how vital they are to the health and well-being of a community. They offer a place for older adults to discover their unique interests, talents, and aspirations; and

NOW, THEREFORE, I, Kyle Jaeckel, City Council President of the City of Fort Atkinson, along with my council colleagues do here by recognize September as National Senior Center Month in the City of Fort Atkinson

Proclaimed this 1st day of September, 2026.

CITY OF FORT ATKINSON

_____
Kyle Jaeckel, Council President

ATTEST:

_____
Michelle Ebbert, City Clerk/Treasurer/Finance Director

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Michelle Ebbert, Clerk/Treasurer/Finance Director**

RE: **First reading of an Ordinance regarding an amendment to Section 6-33 of the City of Fort Atkinson Municipal Code relating to provisional operator licenses (Ebbert, Clerk/Treasurer/Finance Director)**

BACKGROUND

An Operator's License, often referred to as a 'Bartender License' is issued to an individual to serve or sell alcoholic beverages at a retail/licensed premises according to State Statute 125.17. Licensed premises include businesses that hold a Class A or Class B alcohol license. Operator licenses may only be used in the municipality where issued. However, they may be used at any licensed location within the municipality. Operator licenses issued in the City of Fort Atkinson are valid for two years.

Applicants for an operator's license must be 18 years of age, not be convicted of a felony, or be habitual law offenders. They must also provide proof of successfully taking a responsible beverage server's course.

DISCUSSION

A provisional operator license is a license that can be issued up to 60 days to an Operator License applicant during the interm of applying for such license and receiving the license. A provisional license will allow an individual to work at a licensed establishment while their operator license is being processed. In order for an applicant to receive a provisional license, an applicant must provide proof of a license issued by another municipality, proof of completion of a responsible beverage server course or confirmation of enrollment in a responsible beverage server course.

Over the past few years, the responsible beverage server course has been made available online for 24/7 accessibility. Prior to the online availability, the server class was offered in person only a few times per month at Technical Colleges or other educational locations. Operator License applicants could be issued a Provisional with proof of their server course registration according to State Statutes,
(b) A municipal governing body or designated municipal official shall issue a provisional operator’s license to a person who is enrolled in a training course under par. (a) and who meets

the standards established by the municipality by ordinance, if any.

Current City of Fort Atkinson Ordinance reflects the following:
Sec. 6-33. Licenses
(f)Provisional operator's license. The city clerk may issue a provisional license to a person who, at the time of applying for an operator's license and paying the fee, files a certified copy of a valid operator's license issued by another municipality.

Current ordinances does not acknowledge that a Provisional License can be issued to an Operator License application upon proof of completion of a responsible beverage server course or proof of enrollment in a responsible beverage server course.

Staff recommends language be amended to state the following:
(f)Provisional operator's license. The city clerk may issue a provisional license to a person who, at the time of applying for an operator's license and paying the fee, files a certified copy of a valid operator's license issued by another municipality **or provides completion of a training course or confirms enrollment in a training course.**

FINANCIAL ANALYSIS
Staff does not anticipate a financial impact as a result of this ordinance change.

RECOMMENDATION
The Ordinance Committee reviewed this item at their meeting on July 21, 2026, and recommended that the City Council review and adopt the ordinance. Staff recommends the City Council perform the first reading of the Ordinance and direct the City Manager to prepare the Ordinance for a second and possible third/final reading on September 15, 2026.

ATTACHMENTS
1. Ord Provisional Licenses - REDLINED

ORDINANCE NO. ____

AN ORDINANCE TO AMEND SECTIONS OF CHAPTER 6
OF THE CITY OF FORT ATKINSON CODE OF GENERAL ORDINANCES RELATING TO LICENSES

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

Section 1. **Amends Section 6-33(f) of the City of Fort Atkinson Municipal Code to read as follows:**

(f)*Provisional operator's license.* The city clerk may issue a provisional license to a person who, at the time of applying for an operator's license and paying the fee, files a certified copy of a valid operator's license issued by another municipality **or provides completion of a training course or confirms enrollment in a training course.** ~~.~~

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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Adrian Bump, Police Chief**

RE: **Second 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 amendment 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.

The City Council performed a first reading of this Ordinance at the meeting on August 15, 2026 and voted to amend the Ordinance to remove parks from the list of prohibited locations. A deeper dive into the conflicting state and federal laws relating to the smoking age found that municipalities are not able to create a local ordinance prohibiting the sale of tobacco and related materials until such time that the state of Wisconsin establishes such a law. The attached Substitute Amendment #1 reflects these changes from the original amendment presented on August 15th.

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 perform the second reading of Substitute Amendment #1 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 in certain locations and direct the City Manager to prepare the ordinance for a third/final reading on September 15, 2026.

ATTACHMENTS

1. Sec._58_148.___Sale_of_tobacco_and_possession_of_tobacco_and_electronic_cigarettes_by_minors
2. ProposedTobaccoOrdinance_V2_8.21.2026 Youth Centers

3. SUB AMEND 1 Ord. No. Section 58-148 - Tobacco and Youth Locations

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.

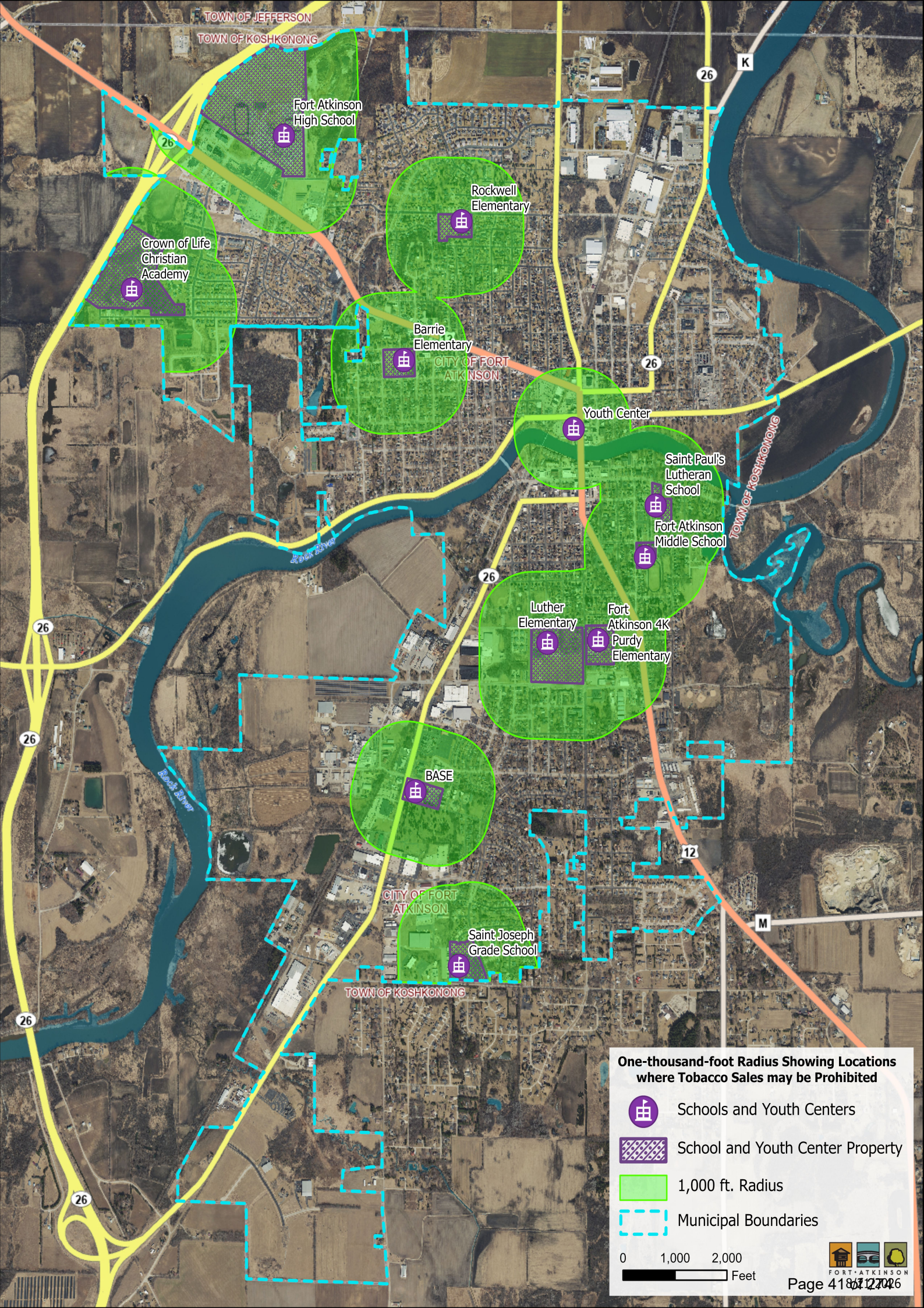
(f) *Penalties.*

(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)


TOWN OF JEFFERSON
TOWN OF KOSHKONONG
Fort Atkinson High School
Rockwell Elementary
Crown of Life Christian Academy
Barrie Elementary
CITY OF FORT ATKINSON
Youth Center
Saint Paul's Lutheran School
Fort Atkinson Middle School
TOWN OF KOSHKONONG
Rock River
Luther Elementary
Fort Atkinson 4K
Purdy Elementary
BASE
CITY OF FORT ATKINSON
Saint Joseph Grade School
TOWN OF KOSHKONONG
26
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One-thousand-foot Radius Showing Locations where Tobacco Sales may be Prohibited
Schools and Youth Centers
School and Youth Center Property
1,000 ft. Radius
Municipal Boundaries
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1,000
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Feet
FORT ATKINSON

SUBSTITUTE AMENDMENT #1
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

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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 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

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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 and 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 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)"

Section 2. This ordinance shall take effect upon passage, posting, or publication as provided by law.

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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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Ben Dayton, Director of Parks and Recreation**

RE: **Second 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 recommended the City Council adopt the Ordinance amendments as proposed. The City Council performed the first reading at the meeting on August 18th. After a proposed amendment to change the areas where smoking would be prohibited in parks failed, the motion to direct the City Manager to prepare the ordinance for a second reading carried.

Staff recommends the City Council hold the second reading and direct the City Manager to prepare it for a third/final reading at the meeting on September 15, 2026.

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

Chapter 62 PARKS AND RECREATION[1]

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.

[1]Cross 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 ENFORCEMENT[2]

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)

[2]Cross 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 RECREATION[3]

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 RECREATION[4]

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

[4]Cross 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))

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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.

(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."

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~~5:00 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)"

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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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Dan Hefty**
Police Captain

RE: **Third/Final 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, and the second reading at the meeting on August 18, 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 City Council adopt the ordinance creating Sections 94-245 through 94-248 of the City of Fort Atkinson Code of Ordinances relating to off-high motorcycles.

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 FINAL

ARTICLE VI. BICYCLES AND PLAY VEHICLES[1]

DIVISION 1. GENERALLY

Secs. 94-181—94-200. Reserved.

DIVISION 2. BICYCLES, e-BIKES AND e-SCOOTERS[2]

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.

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

[2]Editor'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.

(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.

(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 MOTORCYLES

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

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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

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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

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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 MOTORCYLES

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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Adrian Bump, Police Chief**

RE: **Third/Final 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, and a second reading at the meeting on August 18, 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 adopt the ordinance to amend several sections of Chapter 94 of the City of Fort Atkinson General Ordinances relating to Electric Bikes and Scooters.

ATTACHMENTS

1. August 2026 LWM Magazine EBike Article
2. ARTICLE_VI.___BICYCLES_AND_PLAY_VEHICLES
3. Ord. No. Ch 94 E Bikes DRAFT 8.4.26
4. Ord. No. Ch 94 E Bikes FINAL

Charging Ahead: What Municipalities Can and Can't Do About E-Bikes



E-bike use is growing rapidly – and so are resident concerns. Here's how Wisconsin law distinguishes e-bikes from other vehicles, where municipalities have authority to regulate them, and where state law draws the line.

The number of electric bikes on Wisconsin streets has rapidly increased over the last few years and Wisconsin's municipalities are hearing about it. E-bike sales have climbed steadily since the pandemic, and this year's rise in gas prices has pushed them higher still. More e-bikes mean more riders of every age, skill level, and temperament, and many communities are feeling growing pains.

National studies show e-bike injuries climbing dramatically over the past five years.[1] SSM Health reported that patients discharged from Madison's St. Mary's Hospital with e-bike and scooter injuries rose more than 700% from 2024 to 2025. E-bike riders are not necessarily more likely to crash than riders of conventional bicycles, and on a per-mile basis some studies suggest crash rates may be lower.[2] But when e-bike crashes do happen, the resulting injuries are more severe on average.[3]

For these reasons and more, residents across the state have been asking their municipalities to do something about e-bikes. But regulating e-bikes is easier said than done. Municipalities can enforce existing state laws. But to do that, law enforcement needs to be able to tell whether something is an e-bike, a motor bicycle, a moped, or a motorcycle and know how state law regulates each of them. Municipalities can also add their own regulations to fill gaps left by state law, but they must be careful not to conflict with any state laws regulating the same conduct.

This article walks through how to identify these vehicles, how the state regulates each, and what municipalities can and cannot do to address the e-bike concerns their residents are raising.

What Is It? E-Bikes and the Vehicles They're Mistaken For

For an officer responding to complaints about a fast, silent two-wheeler, the first question that will need to be answered is what is it? From afar, it may be hard to see whether something is an e-bike, a motor bicycle, a moped, or a motorcycle. But these vehicles can all be distinguished by their top speed and motor.

Wisconsin adopted its e-bike framework in 2019 Wisconsin Act 34. Under that law, an "electric bicycle" is a bicycle

1. Namiri, *et al.*, National e-bike injury trend study, https://pubmed.ncbi.nlm.nih.gov/39902907/.
2. A Fyhri 1 & T Bjørnskau, Per-distance crash rate comparison, https://pmc.ncbi.nlm.nih.gov/articles/PMC12617241/.
3. Ghanbari, *et al.*, Injury severity comparison, https://www.sciencedirect.com/science/article/pii/S2590198226002149.

equipped with fully operative pedals and an electric motor of 750 watts or less that fits one of three classes.[4] A Class 1 e-bike assists only while the rider pedals and stops assisting at 20 miles per hour. A Class 2 e-bike can run on motor power alone but cannot provide power above 20 miles per hour. A Class 3 e-bike assists only while the rider pedals and stops assisting at 28 miles per hour.

Based on these definitions, an e-bike can be identified by its speed and whether the rider is pedaling. Only class 2 e-bikes can provide motor power without pedaling and only up to 20 miles per hour. If you see a potential e-bike rider maintaining more than 20 miles per hour on a flat road *without* pedaling, that is not an e-bike. If they are pedaling, a class 3 e-bike can provide power up to 28 miles per hour but should cut out after that. Professional bike riders can maintain around 28 miles per hour on a flat road without assistance. So, if you see someone comfortably going 30 miles per hour or more on a flat road while pedaling, they are probably not riding an e-bike. If it's not an e-bike, the next question is whether it's a motor bicycle or moped.

Mopeds and motor bicycles are distinguished from each other based on whether their motors are an "integral part of the vehicle."[5] A motor bicycle's motor is not an integral part of the vehicle, but a moped's motor is.[6] The statute doesn't define what it means to be an integral part, but it likely means the motor is built into the vehicle rather than attached to it as an aftermarket item.

Mopeds and motor bicycles are both defined by the power of their motor. Neither is allowed to have a motor that is more powerful than is necessary to propel a 150-pound rider up to 30 miles per hour on a dry, level, hard surface with no wind.[7] This means that they could theoretically go faster if the rider is lighter, there is some tail wind, or they are going down a slope. But if it looks like a bike and it's going faster than 40 miles per hour on a flat road, it is almost certainly a motorcycle.

State Regulations

An e-bike and its operator have all the same rights and privileges, and are subject to all the same duties, as a bicycle and its operator throughout the vehicle code, and an e-bike is considered a vehicle to the same extent as a bicycle.[8] The rules of the road that apply to bicycles also apply to electric bicycles, except as otherwise expressly provided.[9] One of these special rules is that e-bikes cannot go on expressways or freeways where an official sign is posted prohibiting them.[10]

The legislature has adopted only a handful of e-bike-specific rules. E-bike riders are exempt from operator's license requirements, and e-bikes themselves are exempt from registration, certificate of title, and financial responsibility requirements.[11] No person under 16 may operate a class 3 e-bike, though a person under 16 may ride as a passenger on one designed to carry passengers.[12] E-bikes may be ridden with the motor engaged on bikeways, subject to local restrictions discussed below.[13]

Mopeds and motor bicycles are regulated slightly differently. Mopeds have to be registered, but motor bicycles don't.[14] The rules of the road treat motor bicycles like bicycles except at crosswalks and on bicycle ways.[15] On the other hand, mopeds are treated more like motorcycles with some special rules.

Mopeds and motor bicycles have some similarities, too. Like e-bikes, both motor bicycles and mopeds are prohibited from going on expressways or freeways where an official sign is posted prohibiting them.[16] But unlike e-bikes, moped and motor bicycle riders both need a license to ride.[17]

Motorcycles are regulated like normal cars. They must be registered, and riders must have either a regular license with an endorsement or a special motorcycle license. They are subject to all the rules of the road as normal cars, with a few special rules.

The chart on the next page summarizes the differences between these vehicles.

4. Wis. Stat. § 340.01(15ph).
5. Wis. Stat. §§ 340.01(29m) & (30).
6. Wis. Stat. §§ 340.01(29m) & (30).
7. Wis. Stat. §§ 340.01(29m) & (30).
8. Wis. Stat. § 346.806(1).
9. Wis. Stat. § 346.02(4)(a).
10. Wis. Stat. § 346.16(2)(a).
11. Wis. Stat. § 346.806(2).
12. Wis. Stat. § 346.806(4).
13. Wis. Stat. §§ 346.806(3), 349.18(4).
14. Wis. Stat. §§ 341.25(1)(b) & 341.05(23).
15. Wis. Stat. §§ 346.02(4)(a) & 346.79(5).
16. Wis. Stat. § 346.16(2)(a).
17. Wis. Stat. § 343.05(3)(c).



Monthly Member Roundtable



Second Tuesday Each Month 12:00–1:00 pm

To attend web events, join our Member Portal, and then log in to the League Learning Lab with your member credentials to register for events.

	Identification		Regulation		
Vehicle	**Top Speed With Assistance**	**Motor Type**	**Driver's License**	**Vehicle Registration**	**Rules of the Road**
E-Bike	Class 1: 20mph pedal assist Class 2: 20mph motor alone Class 3: 28mph pedal assist	Electric, 750 watt or less	None	None	Treated as a bicycle. Barred from expressways/freeways with posted signs
Motor Bicycle	30mph under statutory test conditions	Motor NOT integral	Required	None	Like an e-bike except at crosswalks and on bicycle ways
Moped	30mph under statutory test conditions	Motor IS integral	Required	Required	Like a motorcycle, except barred from expressways/freeways with posted signs
Motorcycle	No top speed	No specific limit	Required	Required	Normal motor vehicle rules, with some special rules

The Limits on Local Power

Municipalities have the power to add regulations beyond what the state has prescribed. However, what a municipality can do in the area of traffic enforcement depends on what state law already does. If state law already regulates a given area, a municipality could pass an ordinance that essentially restates the state rule (called a "conforming" ordinance) to allow for enforcement in local municipal court, but that's all. Municipalities are prohibited from passing a local ordinance that prohibits any conduct that state law specifically allows or allows any conduct that state law specifically prohibits.[18]

In *Janesville v. Walker*, 50 Wis. 2d 35 (1971), a city prohibited anyone, of any age, from possessing beer in a vehicle when a minor was present. The parallel state statute applied only to persons under 21 and required knowing possession. Because the ordinance regulated the same conduct as the statute but swept in more people and dropped the intent requirement, it was stricter than state law and, therefore, invalid.

However, if state law is silent on the conduct, the municipality has room to fill the gap, so long as the ordinance is consistent with the rest of the statutory framework. In *Janesville v. Garthwaite*, 83 Wis. 2d 866 (1978), a city prohibited unnecessary and annoying noise from squealing tires and excessive engine acceleration. State law regulated vehicle noise from horns and mufflers but said nothing about tires or acceleration. Because the ordinance addressed conduct the legislature had not regulated, and was consistent with the statute, it was valid.

What Municipalities Can Do and Have Done

Though these limits may seem restrictive, municipalities still have a wide variety of options to address concerns about e-bikes in their communities.

Target unsafe riding. Neenah, Fox Crossing, and Menasha recently enacted coordinated ordinances prohibiting unsafe e-bike operation, including clinging to moving vehicles; towing other riders; and stunt, trick, and race riding. Some of these provisions mirror existing state rules, such as the prohibition on attaching a bicycle to a vehicle on the roadway in Wis. Stat. § 346.79(4). Others, like the stunt and trick riding prohibitions, address conduct the vehicle code does not regulate.

Decide where e-bikes belong. Several statutes expressly give municipalities the power to decide where e-bikes can operate. For example, state statute prohibits riding on sidewalks unless the municipality permits it.[19] A municipality may prohibit operating an e-bike with the motor engaged on bikeways under its jurisdiction.[20] And municipalities may prohibit bicycle traffic on designated portions of roadways where official signs are erected.[21]

Register e-bikes. A city, town, or village may by ordinance regulate the operation of bicycles and require registration of bicycles owned by residents, including a registration fee.[22] Because an electric bicycle is by definition a bicycle, that registration authority covers e-bikes. Some municipalities require registration primarily as a theft protection measure, since a registered bike is far easier to identify and return.[23]

18. Wis. Stat. § 349.03(1); *compare Janesville v. Walker*, 50 Wis. 2d 35 (1971) and *Janesville v. Garthwaite*, 83 Wis. 2d 866 (1978).
19. Wis. Stat. § 346.94(1).
20. Wis. Stat. § 349.18(4)(a).
21. Wis. Stat. § 346.80(4).
22. Wis. Stat. § 349.18(2).
23. *See,* e.g., the City of Greenfield: https://library.municode.com/wi/greenfield/codes/code_of_ordinances?nodeId=CH8TRCO_8.18REOPBI.

Others make registration voluntary and promote it for the same reason.[24] Registration may be even more important for e-bikes given that they can cost significantly more than a normal bicycle.

Require helmets. The legislature has not regulated bicycle helmet use, which leaves room for a local helmet requirement as gap-filling legislation.

Address reckless riding and consider impoundment. Reckless operation of e-bikes is a top concern among municipalities and their residents. State statute already prohibits endangering safety by negligent operation of a "vehicle."[25] Although it isn't clear whether an e-bike would fit the definition of a "vehicle" as used in that statute, the question may not matter in the end.

In the reckless driving statute, "vehicle" means any self-propelled device for moving persons or property or pulling implements from one place to another.[26] E-bikes may be partially or even fully self-propelled depending on the bike and how it is being used, but almost all e-bikes can also be operated solely on pedal power. Does that matter? No court has ruled on the question, but I would argue that all e-bikes are self-propelled because they all have a motor that can be used to propel them. The fact that you can also pedal doesn't change that. But that's not the only reason to think that the reckless driving statute should apply to e-bikes.

With two exceptions, Wis. Stat. § 346.02(4)(a) states that all provisions of Chapter 346 that are applicable to vehicles also apply to e-bike riders when they are on a roadway or the shoulder of a highway. The exceptions to this are when the provisions of the statute "by their express terms apply only to motor vehicles or that by their very nature would have no application to bicycles." The reckless driving statute is contained in chapter 346 and there is no reason that it could not be applied against an e-bike, so the statute would apply to e-bike riders unless the express terms of the statute say that it only applies to motor vehicles. By its express terms, the reckless driving statute applies to vehicles, not motor vehicles. So, e-bikes should be subject to the statute just like any other "vehicle" regardless of how that term is defined.

The application of this reckless driving statute is particularly important because the legislature recently allowed municipalities to adopt ordinances allowing officers to impound any vehicle used in violating the reckless driving statute (or a conforming ordinance) at the time of citation or arrest.[27] The impounded vehicle may be held until towing and storage costs and any outstanding fines or forfeitures owed by the owner are paid. This adds a powerful enforcement mechanism to municipalities' tool belts.

What to Avoid

A few tempting tools are off the table without action by the legislature.

Age restrictions. Many complaints related to e-bikes involve minors. As a result, municipalities may be tempted to prohibit minors under a certain age from riding e-bikes. But this would pose significant risks under the limits to local powers discussed above.

State statute currently prohibits persons under 16 years old from operating a class 3 e-bike. However, the statutes contain no such limit on class 1 or 2 e-bikes. Because of this, an ordinance extending age restrictions to class 1 or class 2 e-bikes would be regulating the same conduct the legislature already addressed and prohibiting something the statutes otherwise allowed. As a result, such an ordinance would likely be invalid under *Walker*.

Licensing riders. The attorney general has concluded that cities and villages cannot license bicyclists, create bicycle courts, or impound bicycles in the absence of express legislative authorization.[28] The registration statute authorizes registering bicycles, not licensing the people who ride them. Some municipalities may be tempted to condition the issuance of a bike license on the completion of some kind of educational course or a test. But this would likely be seen as an attempt to license a rider rather than a bike and could be challenged on those grounds.

Conclusion

E-bikes are not going away, and the complaints probably aren't either. Municipalities have a variety of tools to address these issues, but it will require a detailed understanding of current state regulations and a careful approach to local regulation. Done right, municipalities are well equipped to address this change in their communities.

Traffic Regulation 434



Ryan Sendelbach, Assistant General Counsel, League of Wisconsin Municipalities. Contact Ryan at rsendelbach@lwm-info.org

24. See, e.g. the City of Stevens Point: https://stevenspoint.com/208/Bicycle-Licenses
25. Wis. Stat. § 346.62.
26. Wis. Stat. §§ 346.62(1)(d), 939.22(44).
27. Wis. Stat. § 349.115.
28. 66 Op. Att'y Gen. 99 (1977).

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ARTICLE VI. BICYCLES AND PLAY VEHICLES[1]

DIVISION 1. GENERALLY

Secs. 94-181—94-200. Reserved.

DIVISION 2. BICYCLES, e-BIKES AND e-SCOOTERS[2]

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.

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

[2]Editor'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.

(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.

(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)"

DRAFT

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. 94-2221 – 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

DRAFT

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(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."

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(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.).

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

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

"Sec. 94-221. Parental Responsibility.

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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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Director of Neighborhood and Building Services**

RE: **Third/Final 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 August 4, 2026. The second reading was held on August 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 adopt the ordinance to change the zoning of the property located at 1911 Janesville Avenue, known as Cardinal Crossing from Rural Holding (RH-35) to Multifamily Residential (MRH-30).

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)

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

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
    - Suface parking
    - Internal circulation driveways
-
- Phase 2:
    - Three 16-unit Multi-Family Buildings (48 units)
    - Suface parking
    - Internal circulation driveways

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

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

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

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

ZONING MAP AMENDMENT REVIEW:

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

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

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

Lot 1 - New Northern Parcel (MRH-35)

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

Lot 2 - New Middle Parcel (MRH-35)

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

Lot 3 - New Southern Parcel (MRH-35)

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

ZONING MAP AMENDMENT CRITERIA:

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

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

plans.

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

CONDITIONAL USE REVIEW

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

Group Development Standards:

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

The applicant shall demonstrate:

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

across the site in an evolving area of the community)

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

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

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

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

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

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

COMPREHENSIVE LAND USE PLAN (2019):
The subject property is located within the Southwest Economic Opportunity District Planning Area (see attachments) and is identified as mixed-use on the plan.

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

DISCUSSION

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

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

RECOMMENDATION

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

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

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

ATTACHMENTS

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

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

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

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

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

Phone number: [redacted] Email: [redacted]

Property address of requested zoning change: _____

Zoning change request from RH-35 to MRH-30

I Application Packet Requirements

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

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

II Criteria Used to Evaluate the Proposed Zoning Map Amendment

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

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

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

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: _SW__
- ❑ Reimbursement of professional consultant costs agreement executed. Date: sw_
- ❑ 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

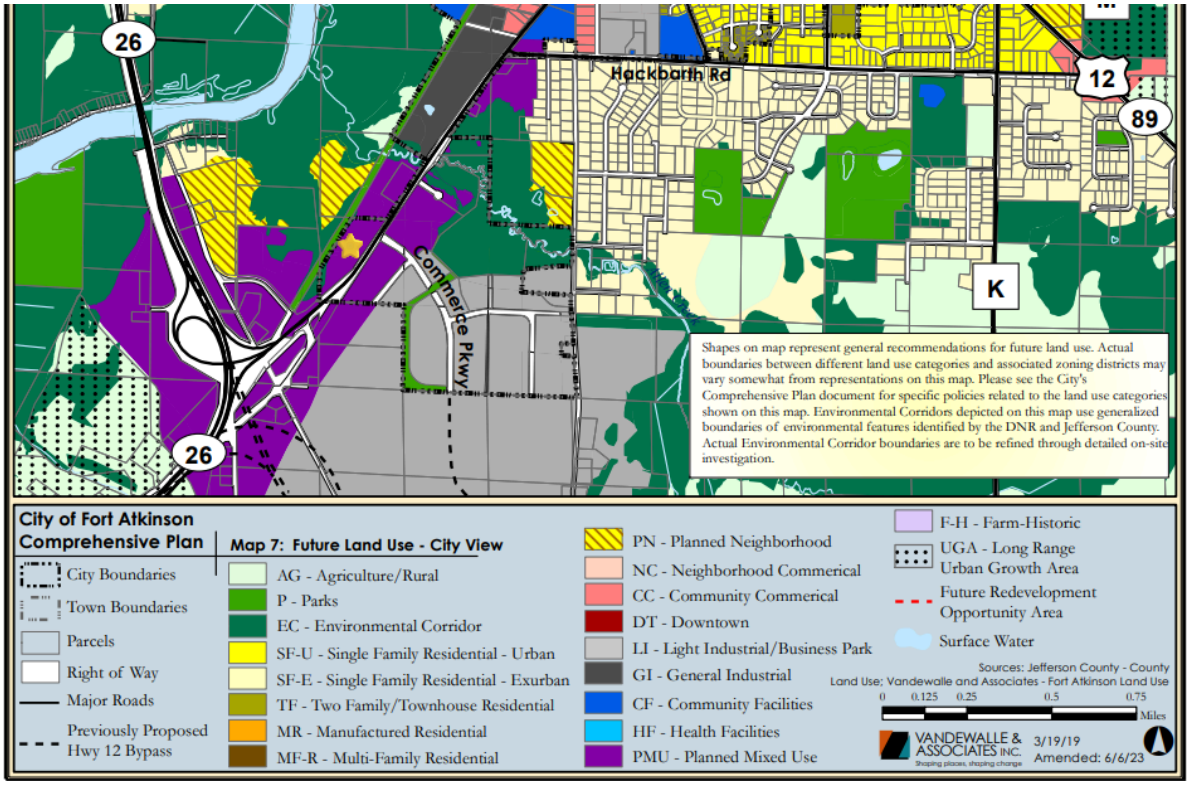
Pelton Builders respectfully requests a zoning map amendment to parcel 226-0514-1742-001 (1911 Janesville Ave) from RH-35 to MRH-30 to build a proposed multi-family development.

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=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09

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

©Vierbicher Associates, Inc.

PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

P/L

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD

30' REAR SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

66' WIDE ACCESS EASEMENT

TRAIL ACCESS

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

PROPOSED 45' ACCESS EASEMENT

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE

50' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

PHASE 2

PHASE 1 - HAMMERHEAD

DUMPSTER ENCLOSURE

STORMWATER MANAGEMENT

DUMPSTER ENCLOSURE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD

GRAPHIC SCALE, FEET
0 30 60 120

MAILBOX LOCATION

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN

DUMPSTER ENCLOSURE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

STATE ROAD 26

DUMPSTER ENCLOSURE

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC

PROPOSED PROPERTY LINE

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26

50' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

DUMPSTER ENCLOSURE

12' UTILITY EASEMENT AS PER DOC. #905526

APARTMENT SIGN

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

COMMERCE PARKWAY

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN

ZONING:
CURRENT ZONING: RH-35 - RURAL HOLDING (AG)
PROPOSED ZONING: MRM-12 (MULTI-FAMILY RESIDENTIAL-12)

IMPERVIOUS SURFACE RATIO: 51%
GREEN SPACE RATIO: 49%

PARKING STALL REQUIREMENTS:

PER CITY OF FORT ATKINSON ZONING ORDINANCE FIGURE 15.06.06a
1.5 STALLS ARE REQUIRED PER DWELLING UNIT FOR MULTIPLEX/APARTMENTS.

7 - 16 UNITS = 168 STALLS
168 TOTAL STALLS REQUIRED

84 TOTAL GARAGE PARKING STALLS ARE PROVIDED

84 SURFACE STALLS ARE PROVIDED
14 SURFACE HANDICAP STALLS ARE PROVIDED

182 TOTAL STALLS PROVIDED

PARKING ISLAND REQUIREMENT:

PARKING ISLANDS ARE REQUIRED EVERY 180' AND AT RIGHT ANGLES.

SITE PLAN LEGEND
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING

NOT FOR CONSTRUCTION

vierbicher
advisors / engineers / surveyors

SITE CONCEPT

FORT ATKINSON MULTI-FAMILY
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE: XXXXX
DRAFTER: KFEN
CHECKED: NPFA
PROJECT NO.: 260249
SHEET: 1 OF 1

27 May 2026 - 10:31a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Site Plan.dwg by: klen

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50' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

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STORMWATER MANAGEMENT

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GRAPHIC SCALE, FEET
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182 TOTAL STALLS PROVIDED

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MAILBOX LOCATION

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN

DUMPSTER ENCLOSURE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

STATE ROAD 26

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC

PROPOSED PROPERTY LINE

DUMPSTER ENCLOSURE

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.23:(7) MRM-12

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
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DUMPSTER ENCLOSURE

12' UTILITY EASEMENT AS PER DOC. #905526

APARTMENT SIGN

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COMMERCE PARKWAY

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN

SITE PLAN LEGEND
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
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NOT FOR CONSTRUCTION

vierbicher
advisors / engineers / surveyors

SITE CONCEPT

FORT ATKINSON MULTI-FAMILY
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE: XXXXX
DRAFTER: KFEN
CHECKED: NPFA
PROJECT NO.: 260249
SHEET: 1 OF 1

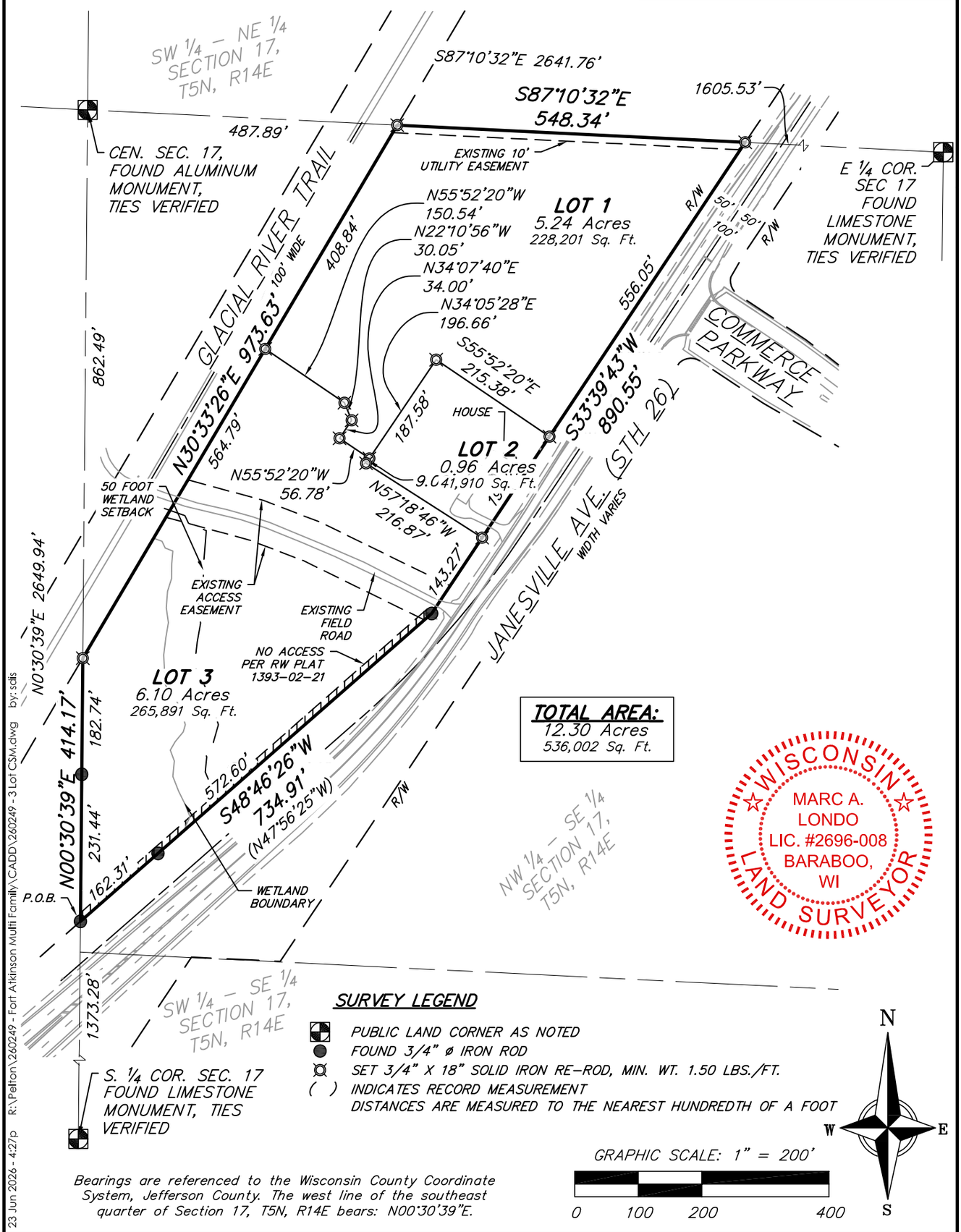
27 May 2026 - 10:31a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Site Plan.dwg by: kfen

Certified Survey Map

© Vierbicher Associates, Inc.

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



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

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

N
W E
S

GRAPHIC SCALE: 1" = 200'

0 100 200 400

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: 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 1 OF 3

23 Jun 2026 - 4:27p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: sdis

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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 Date
Vierbicher Associates, Inc



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

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 2 OF 3

© Vierbicher Associates, Inc.

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.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

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

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

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

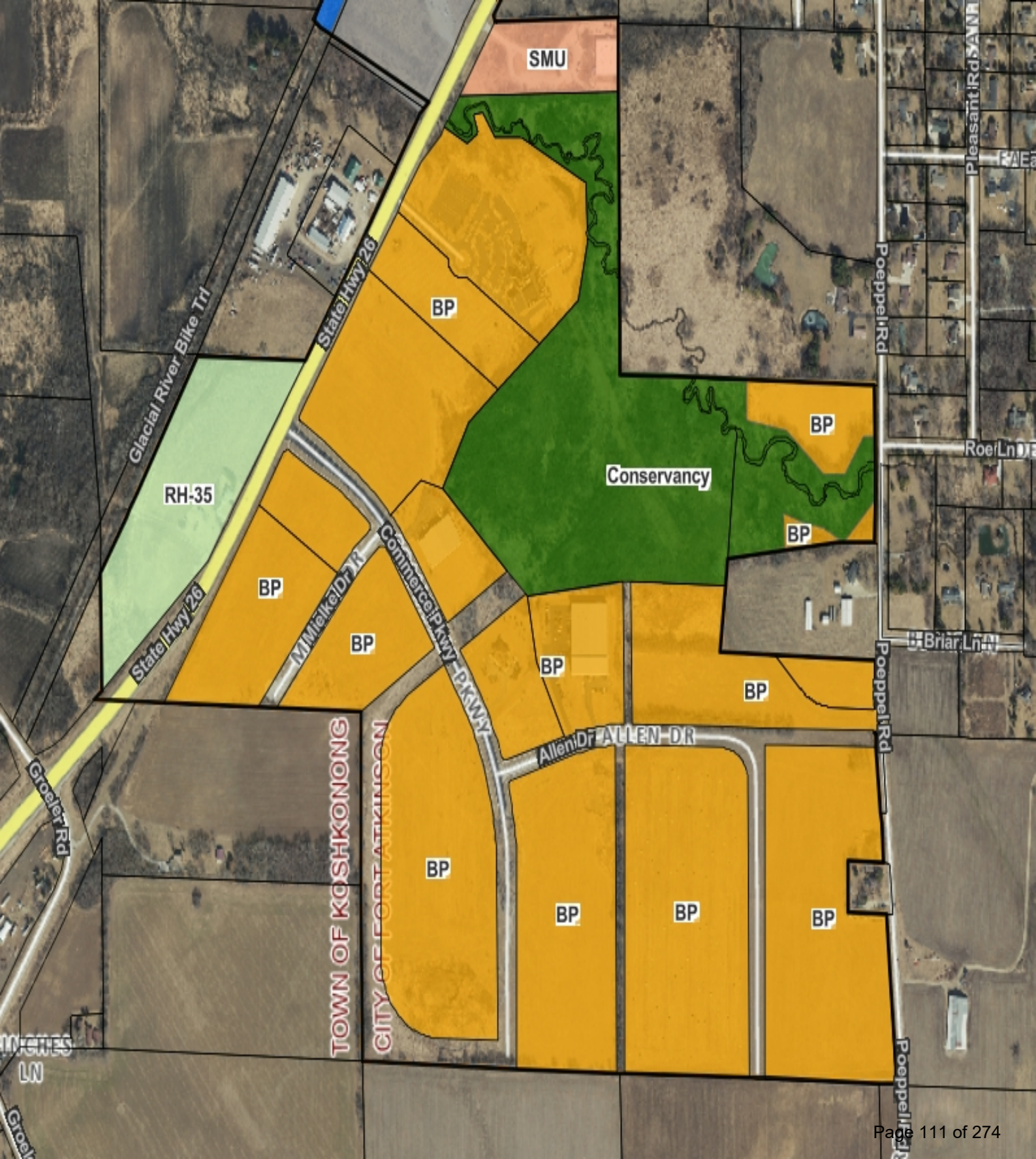
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advisors / engineers / surveyors

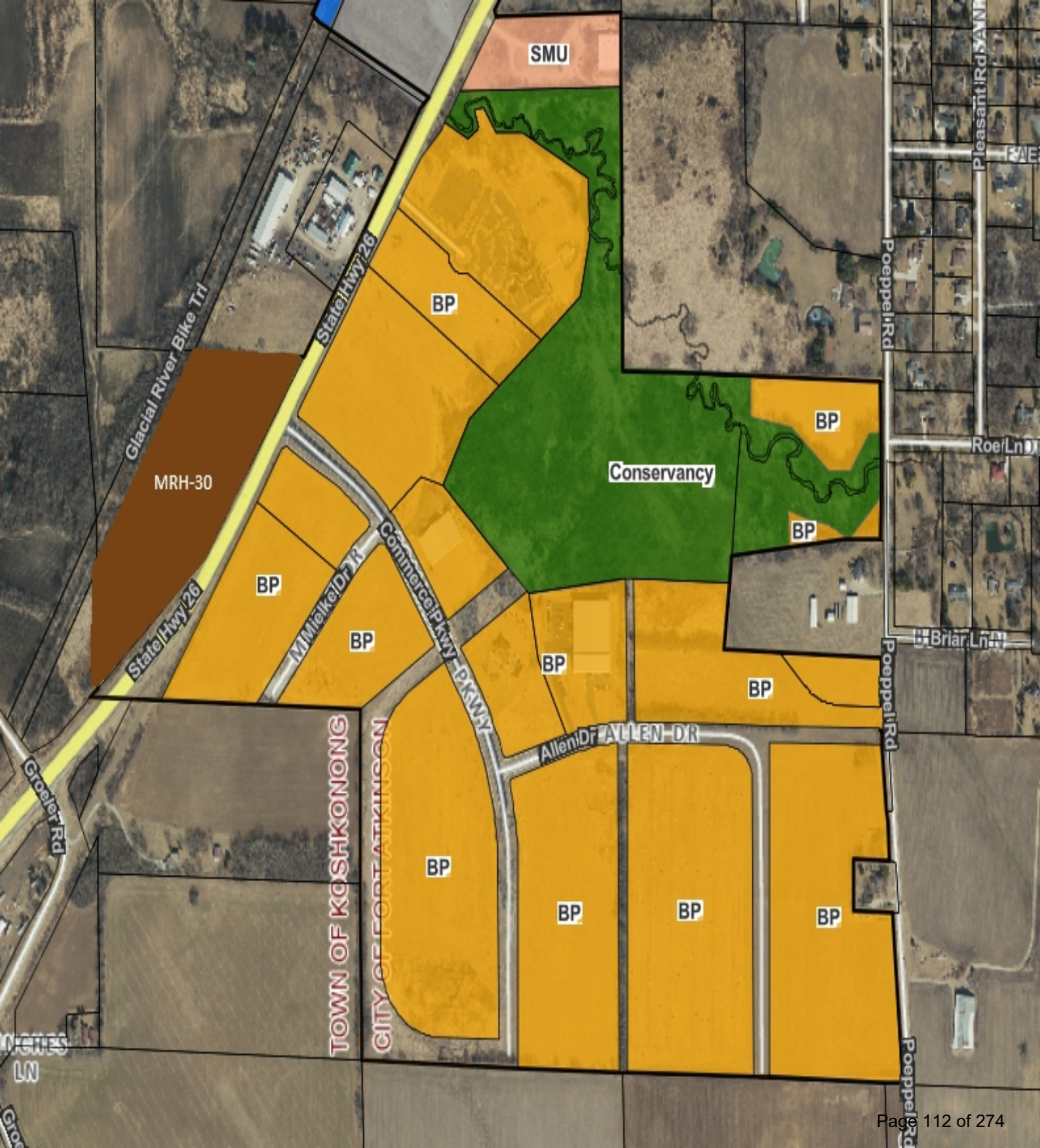
Job #.: 260294
Date: 6/23/2026
Rev:
Drafted By: mlon
Checked By: sdis

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


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Briar Ln
Pleasant Rd
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TOWN OF KOSHKONONG
CITY OF FORT ATKINSON


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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)*:

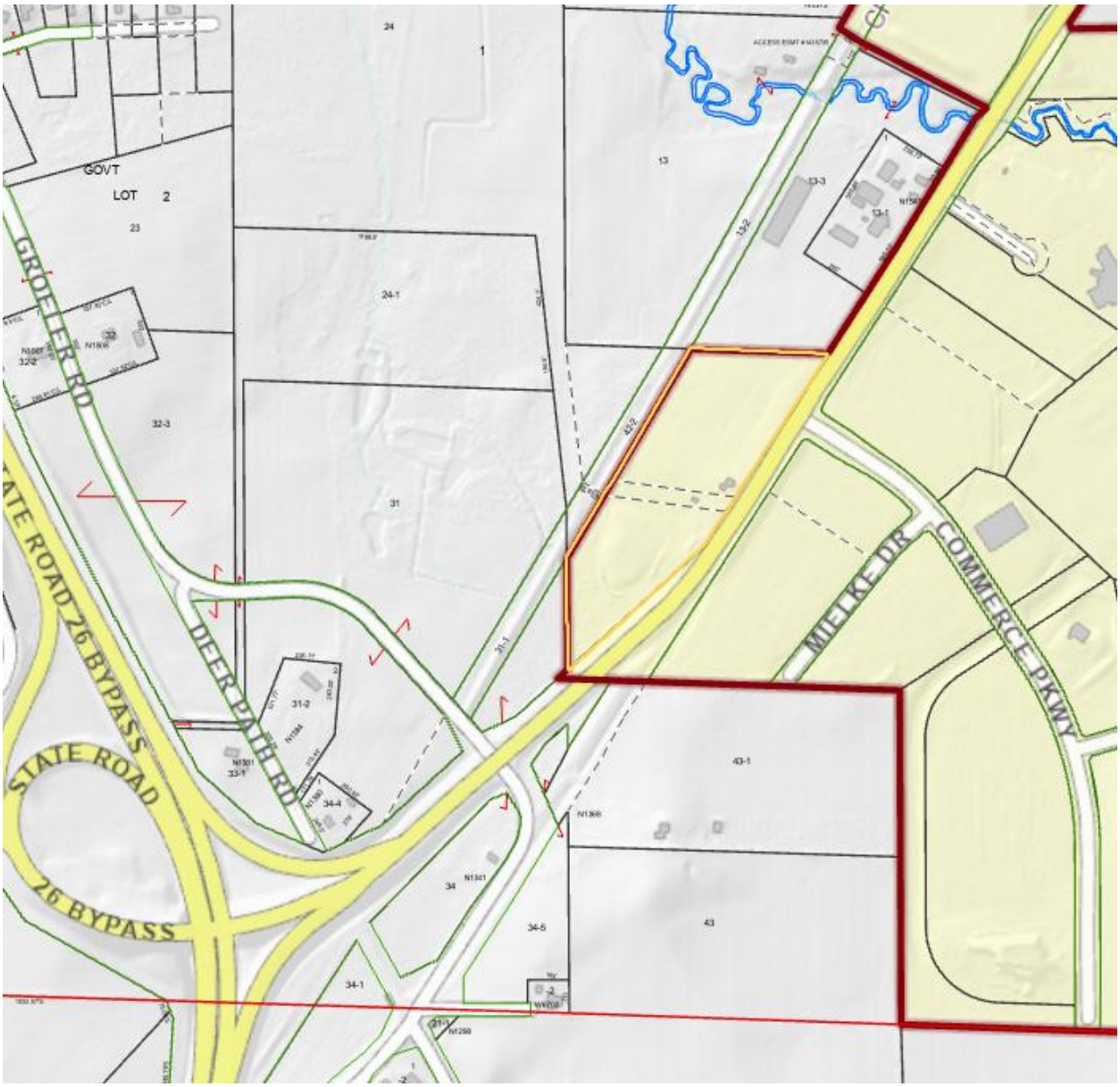
Documents Included:

- 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:


GOVT
LOT 2
GROELLER RD
STATE ROAD 26 BYPASS
DEER PATH RD
MIELKE DR
COMMERCE PKWY
24
1
13
23
24-1
32-3
31
31-2
33-1
34-4
34
34-5
43
43-1
34-1

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

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Erin Sweeney, Wastewater Utility Superintendent**

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

BACKGROUND

Aerated Digester #2 requires replacement of its diffuser membranes due to damage and fouling that occurred after an air supply line became detached, allowing sludge to enter the diffuser grid. Replacement of the membranes is necessary to restore proper operation of the digester and maintain the reliability of the wastewater treatment process. Staff obtained quotes for both the replacement membranes and installation services. Based on information available at the time, a total project cost of **$16,200** was presented to the City Council on **August 18, 2026**, and subsequently approved. However, after further review, it was determined that a miscommunication occurred during the quoting process.

DISCUSSION

Rubicon Environmental has clarified that the **installation cost alone is $16,200**, rather than the combined cost for materials and installation.



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	$16,200.00
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 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 $25,100.00 to be paid for using Wastewater borrowed funds.

ATTACHMENTS

1. Staab Diffuser proposal
2. peterson matz membranes
3. Ft. Atkinson Diffuser Replacement Quote 26-3207R 8-8-26
4. Sabel membrane replacement
5. 2026- Diffusers- Fort Atkinson WI william reed

staab construction corporation
100% EMPLOYEE OWNED

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

PROPOSAL

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

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

Project Reference:	Fort Atkinson WWTF - Digester 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

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.

Powered by Striven™

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

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

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.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: _____

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 shortages 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.

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Mat Thompson, Facilities Manager**

RE: **Review and possible action related to the Replacement of the Hoard Historical Museum's roof, a 2026 CIP project (Thompson, Facilities Manager)**

BACKGROUND

The roof of the Hoard Historical Museum is in need of replacement. This project was previously approved by the City Council in May of 2026. The previously chosen and approved contractor is no longer conducting business due to retirement.

The building's roofline consists of the original 1864 Hoard House, the various additions to the Hoard House as part of the Hoard Museum (1960s, 1990s, 2007) and the 1980 National Dairy Shrine. The bulk of the roof was replaced as part of the 2007 expansion.

The replacement of the entire roof is included in the City's approved 2026 budget as part of the Capital Improvement Projects budget. As with all Museum CIP projects, funds from the City of Fort Atkinson's Hoard Museum trust fund will be used to cover the expense.

DISCUSSION

Due to Reliable Roofing no longer conducting business, staff received four new bids and were provided scopes of work for best practices for installation of asphalt shingles and rubber roofing for low-pitch areas. Previous bidding contractors were asked to update pricing. These proposals are attached to this memo for review.

FINANCIAL ANALYSIS

The following summarizes the three proposals:

- Great Lakes Roofing: $154,500 for dimensional shingles (bid updated 8-11-2026) (Estimated start is Late September 2026)
- Reidl and Sons Roofing: $193,426.86 for 30-year shingles with 60 mil rubber used on the flat sections of the roofline (bid updated 8-10-2026) (Estimated start is 6-weeks after approval)
- Smith Roofing: $132,900.00 for GAF HDZ shingles and E80 mil rubber used on flat sections.(Bid on 8-13-2026)(this price includes a $16,000 GAF community Contractors

program for a non-profit)(already approved). Work to be completed in 2026

- Midwest Roofing and Construction: 132,700.00 for Owens Corning shingles (No Rubber on flat areas using a product called Mule hide) For the lack of use of rubber on flat roof sections, this would not be considered best practice.
- All bids do not include extra pricing for replacement of sheeting for damaged areas. So the final price could increase due to this. $75.00-$100.00 per sheet

Staff reviewed the proposals relating to the quality of materials to be used and the warranties provided, and found three of the four proposals to be comparable. Various City staff have worked with all companies on roofing projects for municipal buildings in the past and found them all to be reliable and easy to work with. Both Reidl and Sons and Smith Roofing are local companies. Given the similarity of the products and services, staff recommends accepting the proposal from Smith Roofing due to the cost and quality of materials.

The adopted 2026 CIP includes $200,000 for a new roof at the Museum to be funded through the City's Hoard Museum Trust, as shown in the attached budget pages. The proposal from Smith Roofing is well below the budgeted amount. Any unused funds will remain in the City's Hoard Museum Trust for future projects.

RECOMMENDATION

Staff recommends the City Council accept the proposal from Smith Roofing to replace the roof at the Hoard Historical Museum at a cost of $132,900.00 +/- cost of replacement sheeting.

If the replacement sheeting recommended by Smith is more than $7,500, staff will bring this matter back to the City Council for review. This project is to be completed in 2026.

ATTACHMENTS

1. Riedl and Son 8-10-2026
2. Great lakes roofing 8-17-26
3. Midwest Roofing
4. Smith Roofing 1
5. 2026 Museum CIP Page 199
6. Other Funding Source Table Page 201



ASPHALT ROOFING REPLACEMENT PROPOSAL

JUL 13, 2025 | Project #39983077131

We can help you with
Roofing, siding, gutters, windows, Residential and Commercial

info@riedlandson.com
(920) 222-1147

JEDIDIAH DRAEGER

401 Whitewater Ave
Fort Atkinson, WI
53538



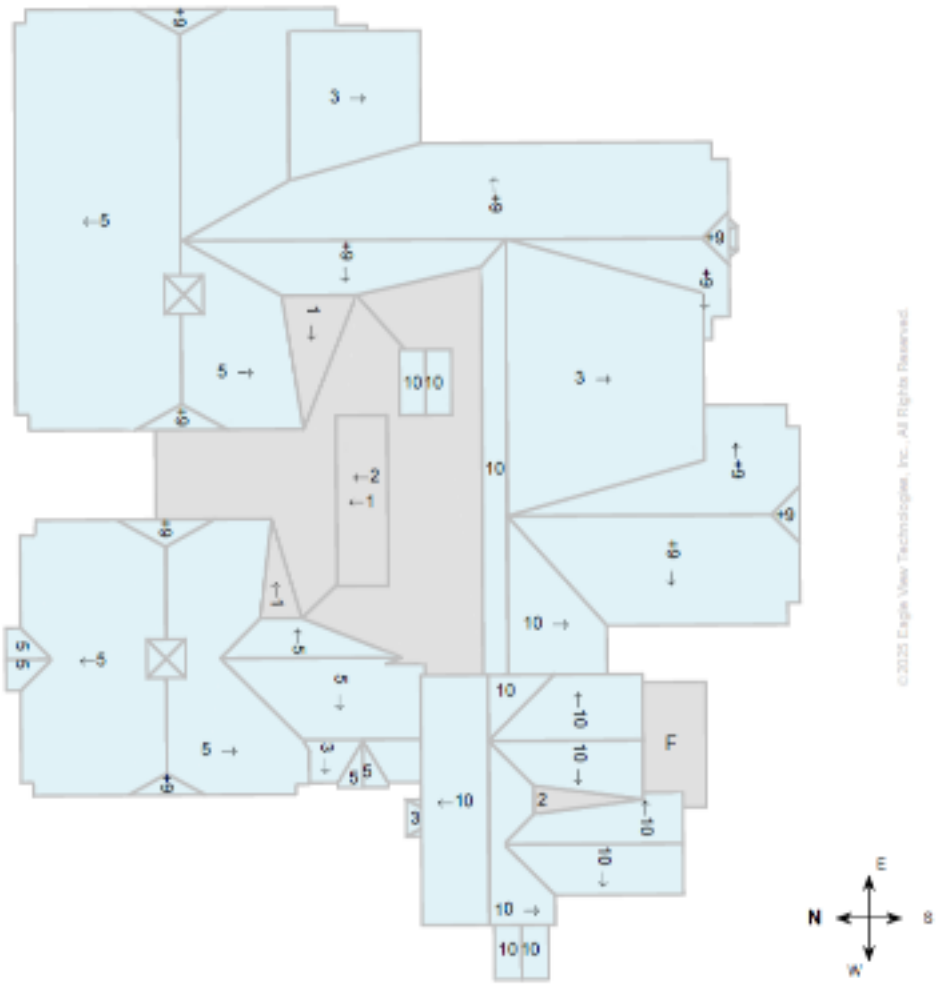
YOUR ROOF IS THE MOST CRITICAL COMPONENT OF YOUR HOME;

in addition to being the most expensive, we encourage you to take your roofing project as seriously as we do! The exterior envelope is among the most extensive and costly projects homeowners undertake. Selecting the Contractor that understands your home, goals, and needs is paramount.



RIEDL AND SON EXTERIOR SPECIALISTS	COMPARING ROOFING CONTRACTORS	TYPICAL CONTRACTOR
1990	ESTABLISHMENT DATE	2010
5000+	PROJECTS COMPLETED	<1000
✓	SITE SUPERVISOR	✗
✓	WC COVERAGE	✗
PREFERRED CONTRACTORS	SPECIALIZATION	NONE
✓	LIABILITY INSURANCE	✗
✓	MANUFACTURER TRAINED & CERTIFIED	✗
✓	FINANCING OPTIONS	✗
✓	LOCALLY BASED CREW	✗
✓	COMPREHENSIVE PROJECT AUDIT	✗
100+	COMBINED YEARS OF EXPERIENCE	<20
✓	WILLING TO PROVIDE EXACT QUOTE	✗
✓	LOCALLY LICENSED	✗
★★★★★ 4.9 STARS	ACTIVE GOOGLE PRESENCE	★★★★☆ 3.0 STARS LOCAL AVERAGE

INSPECTION


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RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

Google Reviews ★★★★★

Megan Popian
05 Reviews
★★★★★

Very impressed! We had our siding replaced. Cole and his team were excellent to work with. Cole was very responsive from start to finish. The siding team did such a great job, I was very impressed with their efficiency. Our house looks amazing. I would definitely recommend!





Karen Johnson-Tuten
4 reviews
★★★★★

We had an attic leak issue around our chimney and contacted Reidl and Sons. They responded quickly, came out, and identified the problem. The job was completed in a very timely manner before a huge snowstorm! We are so grateful! So, in a nutshell, their work and customer service are top notch!

Jamila Searl
13 reviews
★★★★★

Choosing Riedl & Son for our Roof, Soffits/Fascia & Gutters was the best decision by far! Everyone has been great to work with & they stay in constant contact with us from beginning to end through the whole process. They are on time & cleaned up well after all the work was done. Will definitely be recommending them to others. Thank you for such amazing service!





Shane Splittgerber
6 review
★★★★★

Awesome company to have around this area. Down to earth family that doesn't try to gouge your pockets but still gives quality work at its best. I would recommend Riedl and Sons to anyone.

Dorian Haffelder
1 reviews
★★★★★

Cole and team did a great job on our siding job! Very responsive, professional, quality work and competitively priced. Highly recommend these guys for exterior work!

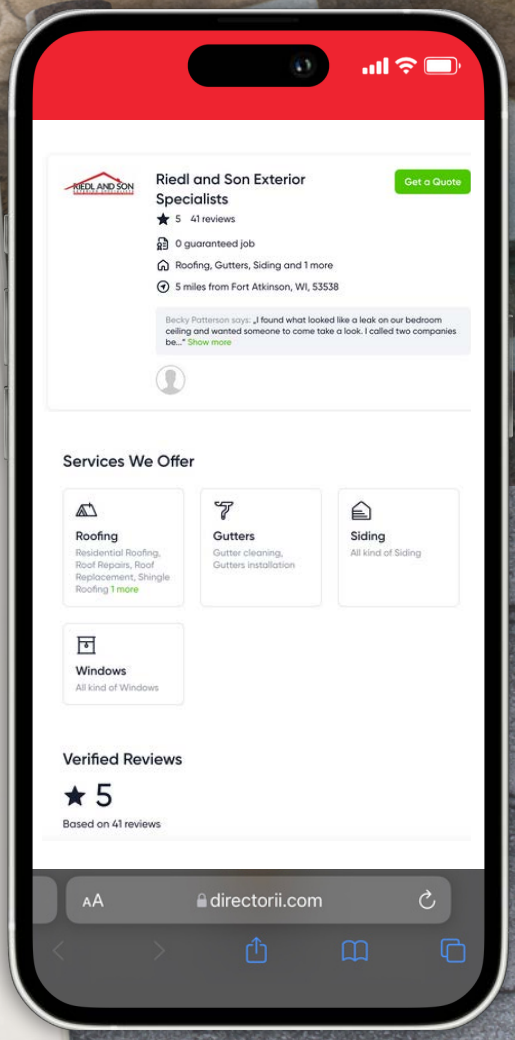


Directorii

Directorii takes all the hassle out of selecting a contractor by completing the necessary due diligence before hand.

QUESTIONS TO ASK THE CONTRACTOR:

1. CHECK FOR A PERMANENT PLACE OF BUSINESS, TELEPHONE NUMBER, TAX ID NUMBER, AND, WHERE REQUIRED, A BUSINESS LICENSE.
2. REQUEST VERIFICATION OF PROFESSIONAL LIABILITY INSURANCE.
3. LOOK FOR A COMPANY WITH A PROVEN TRACK RECORD, ASK FOR AND CHECK CLIENT REFERENCES AND REQUEST A LIST OF COMPLETED PROJECTS.
4. INSIST ON A WRITTEN PROPOSAL. THE PROPOSAL SHOULD INCLUDE COMPLETE WORK DESCRIPTIONS AND SPECIFICATIONS, INCLUDING APPROXIMATE START DATE, COMPLETION DATES, AND PAYMENT PROCEDURES.
5. VERIFY WHETHER THE CONTRACTOR IS APPROPRIATELY LICENSED AND BONDED.
6. CHECK IF THE CONTRACTOR IS A MEMBER OF ANY REGIONAL OR NATIONAL INDUSTRY ASSOCIATIONS.
7. HAVE THE CONTRACTOR EXPLAIN HIS PROJECT SUPERVISION AND QUALITY CONTROL PROCEDURES.
8. CAREFULLY READ AND MAKE SURE YOU UNDERSTAND AND WARRANTY OFFERED.
9. READ THE FINE PRINT OF ALL DOCUMENTS PROVIDED.
10. ASK THE CONTRACTOR TO EXPLAIN THE WORKMANSHIP WARRANTY THEY OFFER.
11. GET MULTIPLE QUOTES AND COMPARE THE SERVICES OFFERED.



CLICK TO VERIFY

Find us on Directorii.com
Backed by our $20,000 GUARANTEE



NEW ROOF. NO MESS.











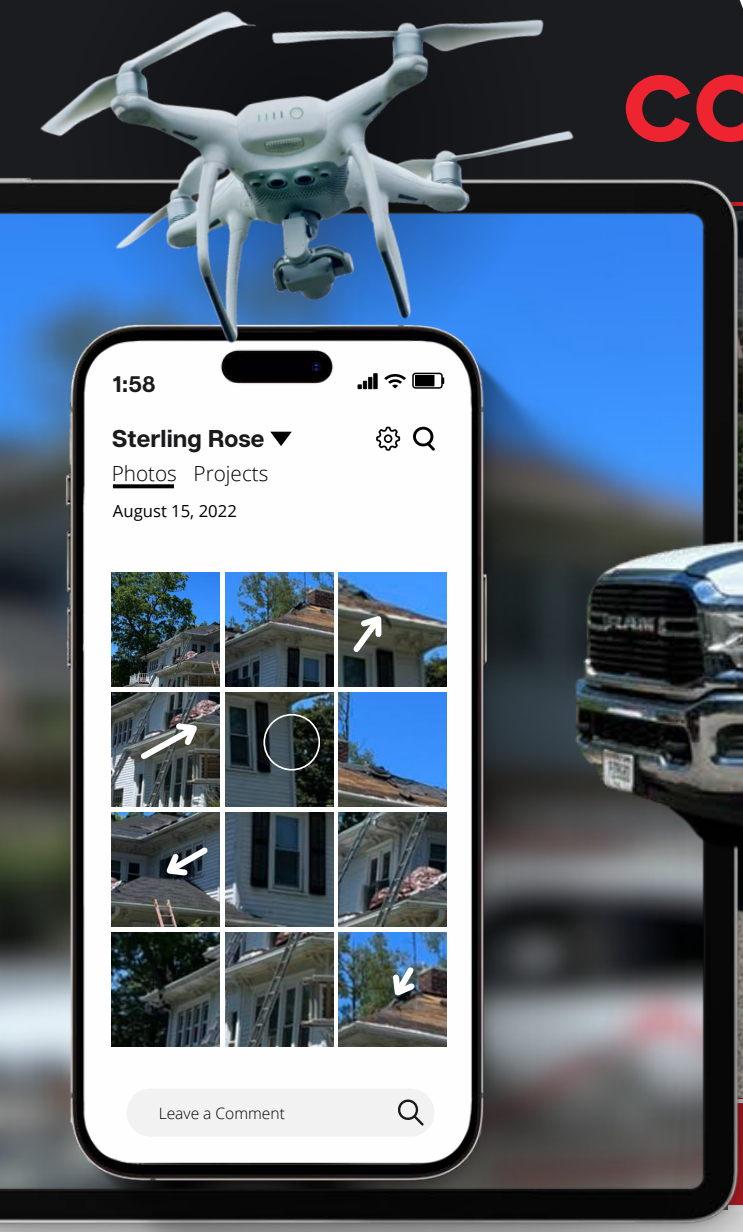
WE GOT YOU COVERED FROM TOP TO BOTTOM.

We employ walking magnets & equipter on necessary projects. Vented tarps help to keep debris out of your landscaping as well as to keep nails off of your lawn to protect precious feet and paws and the ventilation works to prevent sun burned gardens. Our drivable dumpster protects lawn and landscaping by raising the container to receive debris quickly, efficiently with no mess.

Once your new roof/siding is installed, we thoroughly clean up the grounds and use a magnetic sweep to capture nails and other metal debris (5 perimeter sweeps). While we do our very best to make sure every nail is picked up, you should expect to find roofing/siding nails around the exterior of your property (no more than a palmful).



WE ARE BIG ON COMMUNICATION





STAY IN THE LOOP

Through advanced technology utilization, automations & processes developed for maximum efficiency & communication we keep you in the loop. With our detailed workflow, you will never question what's happening next. Our daily recaps provided by our dedicated Site Supervisor details exactly what was done in the current day, what will be done the following day, as well as the time of arrival. This process is designed to give you confidence and peace-of-mind during your installation, even if you may not be at your property throughout the day.

We recognize continuous communication is crucial to ensure homeowner's peace of mind. Our internal messaging system provides one platform and one point-of-contact to ensure that you remain in the loop and up-to-date with your project progress to help ensure stress-free roof and/or siding replacement.

AERIAL IMAGING

ACCURATE PRECISE INSPECTIONS & MEASUREMENTS

CONTINUOUS COMMUNICATION

EASILY CONNECT WITH YOUR PROJECT MANAGER & STAY UP-TO-DATE

DAILY RECAP

DETAILED WORKFLOW, NEVER QUESTION WHATS HAPPENING NEXT

PHOTO REPORTING

ORGANIZED, TIME-STAMPED, & ACCESSIBLE FOR YEARS TO COME

EASY MONTHLY PAYMENTS FOR

HOMEOWNERS

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

Get the roofing system you need, without having to sacrifice on the features you want, with an easy payment you'll love.

No interest, no payment promotions, as well as low interest rates and low payments for your roofing project. Get your new roof installed, The Easy Way.

Smaller, manageable monthly payments make it easier than ever to get a roof at a price you can afford, in the time you can afford it, regardless of your insurance or financial circumstance.



- Up to 100% financing options with no-money-down.
- Payment options for any out-of-pocket expenses.
- Both short & long term payment options.



LOWER MONTHY PAYMENTS
SMALLER, MANAGEABLE MONTHLY INSTALMENTS INSTEAD OF REQUIRING FULL PAYMENT UPFRONT

OUR TRUSTED PARTNER
SUNLIGHT FINANCIAL

IT'S FAST AND EASY
APPROVALS WITHIN 30 MINUTES!

MAINTAIN PEACE OF MIND
SECURE A QUALITY ROOF WITHOUT WORRYING ABOUT UPFRONT COSTS.

Sunlight Financial®

KIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

FREQUENTLY ASKED QUESTIONS

WHAT ARE THE COMPONENTS OF A ROOF SYSTEM REPLACEMENT?

Roof decking (also known as sheathing), underlayment, roof flashings, ventilation systems and shingles are the five main components of a residential roofing system.

WHAT IF BAD WOOD IS DISCOVERED?

Roof rot or fungal decay may not present itself in the initial inspection. When it is discovered, it will need to be removed and replaced with new wood. Additional charges will apply at fair market value.

WHAT DOES THE WARRANTY COVER?

Make sure you have BOTH! A material warranty and a workmanship warranty. The material warranty will cover any defects or premature aging of the product. The workmanship warranty will cover any defects in the installation practice.

CAN I FINANCE MY ROOF PROJECT?

Yes! We provide financing solutions which include promotional and standard installment terms. It is essential that you are provided the flexibility you require to finance your home improvement project.

I RECEIVED BIDS FROM 3 COMPANIES. WHICH ONE SHOULD I GO WITH?

Your home is a long-term investment, your roof protects your breathing air and the foundation of your home. Putting on a cheap(for now) roof could cost you more money if your roofer is not skilled or leaves out essential materials just to cut costs.

HOW LONG WILL MY INSTALLATION TAKE?

Most installations take one to four working days to complete. However, since your roof is exposed to the elements, some replacements may take longer due to the weather. Roofs with more details call for more attention.

DO I NEED TO BE HOME DURING INSTALLATION?

For most instances no, but if you feel more comfortable the decision is entirely up to you. Roof replacements are noisy, make sure to account for sounds of construction if you work from home.

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

	STANDARD COVERAGE	EXTENDED COVERAGE	
	Standard Product Limited Warranty	SYSTEM PROTECTION Limited Warranty	Platinum PROTECTION Roofing System Limited Warranty
Products Defects Coverage			
OVERALL WARRANTY LENGTH	LIFETIME	LIFETIME	LIFETIME
PRODUCTS INCLUDED	SHINGLES & ALL OWENS CORNING® COMPONENTS	SHINGLES & ALL OWENS CORNING® COMPONENTS	SHINGLES & ALL OWENS CORNING® COMPONENTS
TRU PROTECTION PERIOD	FIRST 10 YEARS	FIRST 50 YEARS	FIRST 50 YEARS
MATERIALS ONLY COVERAGE	AFTER 10 YEARS	AFTER 50 YEARS	AFTER 50 YEARS
BLOW OFF COVERAGE	FIRST 15 YEARS	FIRST 15 YEARS	FIRST 15 YEARS
STREAKGUARD™ ALGAE RESISTANCE	FIRST 25 YEARS*	FIRST 25 YEARS*	FIRST 25 YEARS*
Workmanship Coverage			
COVERAGE PERIOD	NONE	NONE	FIRST 25 YEARS
Key Requirements			
ADDITIONAL COSTS	NONE	YES	YES
COMPONENT PRODUCTS	MIN OF 3 OWENS CORNING® COMPONENTS REQUIRED***	MIN OF 3 OWENS CORNING® COMPONENTS REQUIRED	MIN OF 4 OWENS CORNING® COMPONENTS REQUIRED
CONTRACTOR CERTIFICATION REQUIRED	NONE	MUST BE INSTALLED BY AN OWENS CORNING PLATINUM OR PREFERRED CONTRACTOR	MUST BE INSTALLED BY AN OWENS CORNING PLATINUM OR PREFERRED CONTRACTOR

Please see actual warranties for details.
1Excludes tear-off and disposal costs if required.
2Includes tear-off and disposal costs if required.
*After thermal sealings.

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

10 YEAR

FULL REPLACEMENT WORKMANSHIP WARRANTY

If a full replacement is provided, including roofing, siding, gutters, windows, doors, and decks. This document warrants that should a defect in workmanship, related to the work completed by Riedl and Son, occurs within 10 years of the project, Riedl and Son Roofing will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim.

This warranty only applies to portions of the project in which Riedl and Son fully replaced any existing products, and does not cover repairs or services done to another contractor's work. This warranty is void if repairs are performed by any contractor other than Riedl and Son. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

WORKMANSHIP 10 YEAR WARRANTY

Issued by:
JESSE RIEDL | OWNER
RIEDL AND SON

Jesse Riedl

Thank you again for choosing Riedl and Son to complete work on your property. We trust you had a great customer experience!

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

MAKE THE MOST OF YOUR INVESTMENT

Boost your home's comfort, curb appeal and resale value with the right upgrades

HIGH PROFILE RIDGE CAPS



- HIGH-QUALITY PEAK PROTECTION
- TALLER AND MORE PRONOUNCED DESIGN
- VARIOUS COLORS AND STYLES
- HIGHER PITCH FOR WATER AND SNOW

UPGRADE

SECOND ROW ICE AND WATER



- WATERPROOF ROOF UNDERLAYMENT
- SELF-ADHESIVE AND SLIP-RESISTANT
- PREVENTS ICE DAMS AND LEAKS
- WORKS IN COLD CLIMATES

UPGRADE

GUTTER GUARDS



- SELF CLEANING RIDGES ENCOURAGE AIRFLOW
- STRENGTHENS ENTIRE GUTTER SYSTEM
- HUGE WATER CAPACITY ENSURES OPTIMAL FLOW
- CLOG FREE GUARD PREVENTS DAMAGE & PEST/RODENT INFESTATION

UPGRADE

EXTEND LIFE
EXTEND THE LIFE OF YOUR ROOF

$$$
INCREASE HOME RESALE VALUE

BOOST CURB APPEAL
INCREASE CURB APPEAL

BOOST WATER SHEDDING
INCREASE WATER SHEDDING

BOOST HEAT SHEDDING
SHED HEAT FROM THE INTERIOR

Owens Corning Duration

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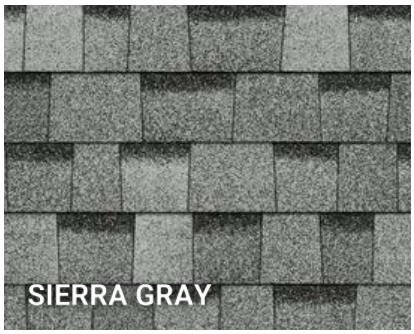








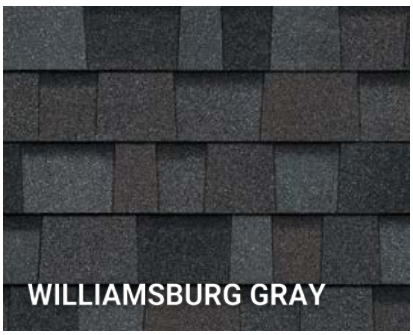


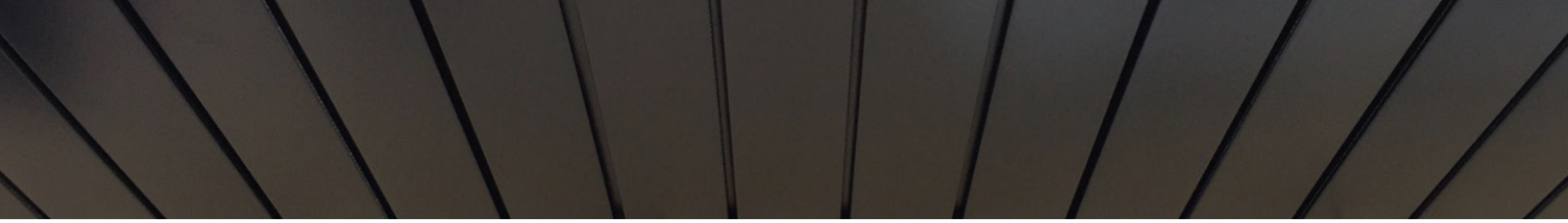












SYSTEM COLORS

518 Black	502 Brown	507 Mocha	508 Musket	414 Ironstone	511 Terratone
522 Forest	605 Eldridge Gray	411 Cottage Red	470 Midnight Blue	467 Evening Shade	468 Fawn
204 Granite	462 Silver Lining	805 Pewter	469 Fresh Canvas	523 Snowmist	
509 Norwood	807 Clay	809 Wicker	327 Desert Tan	503 Eggshell	
177 Sandy Beige	819 Herringbone	606 Cozy Cottage	827 Champagne	280 White	

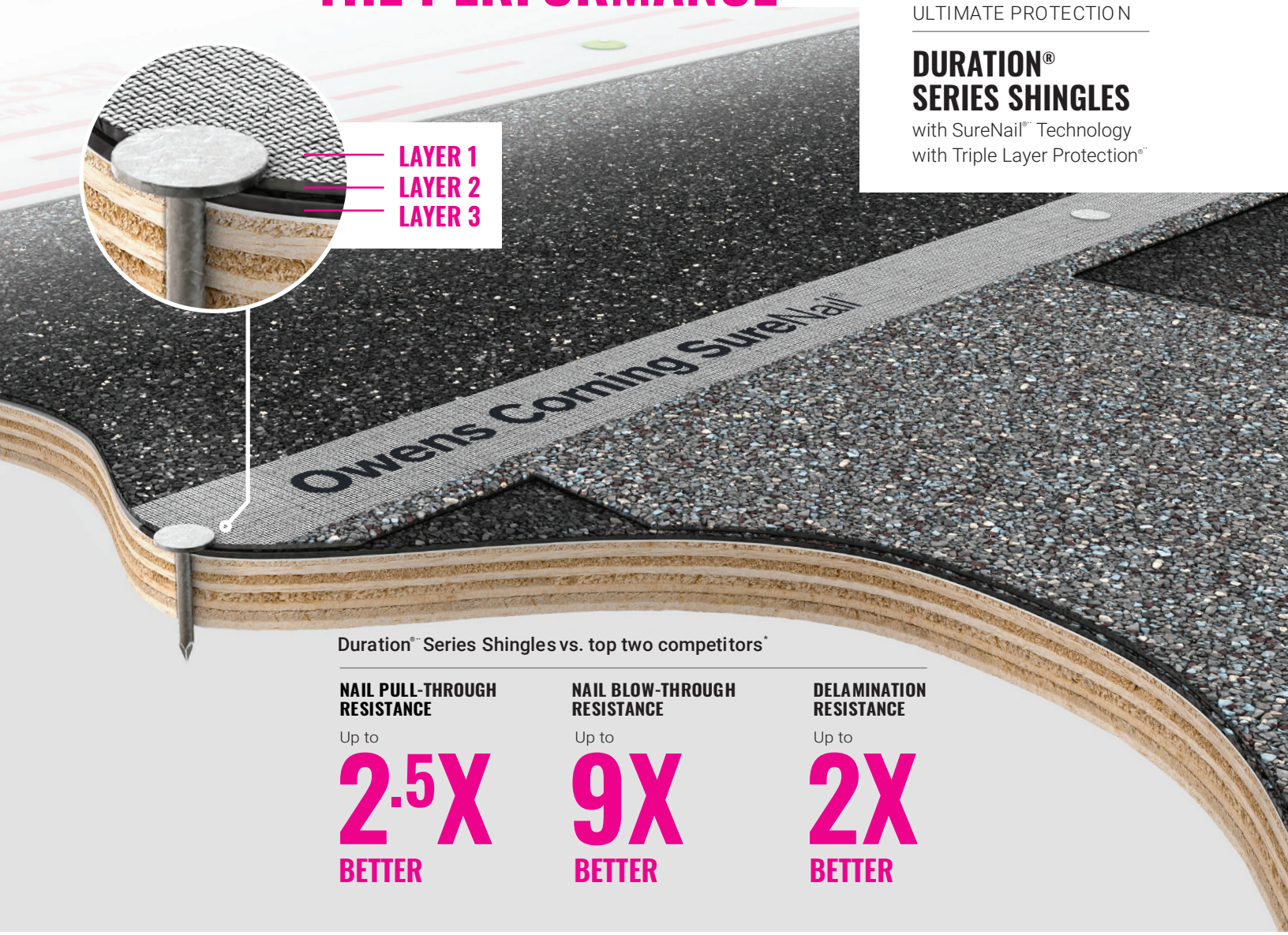
Although we make every effort to ensure color accuracy in our printing process, your final products may not be an exact match to those displayed.

THE PROOF IS IN THE PERFORMANCE

ULTIMATE PROTECTION

DURATION® SERIES SHINGLES

with SureNail® Technology
with Triple Layer Protection®



Duration® Series Shingles vs. top two competitors*

NAIL PULL-THROUGH RESISTANCE
Up to
2.5X
BETTER

NAIL BLOW-THROUGH RESISTANCE
Up to
9X
BETTER

DELAMINATION RESISTANCE
Up to
2X
BETTER

DURATION® SERIES SHINGLES OUTPERFORM THE INDUSTRY — PERIOD.

Testing proves it. Plus, nine out of ten contractors agree: Duration® Series Shingles with patented SureNail® Technology provide greater fastening power, and greater protection from nail pull-through and blow-through when compared to all other shingles - for industry-leading performance you can trust.



* Owens Corning testing against competitors with wide, single-layer nailing zones when following the manufacturer's installation instructions and nailed through the middle of the allowable nail zone.

CUSTOM PAGE

1. Tear-Off & Inspection

- Remove **2 layers of existing shingles**.
- **Inspect roof decking (sheathing)** for signs of **rotting or delamination** and identify areas requiring replacement or reinforcement.

2. Underlayment & Flashing

- Install **Ice & Water Shield** in all critical areas, including eaves, valleys, and penetrations.
- Install **synthetic felt** underlayment over remaining roof surface for secondary moisture protection.
- Install all new **aluminum flashings**, including wall flashings, step flashings, and counterflashings as needed.

3. Roofing Systems

- Install **Owens Corning Duration Shingle System**, including:
  - Starter strip shingles
  - Duration architectural shingles
  - Hip and ridge shingles
  - Ventilation accessories per manufacturer's specifications
- For **low-slope roof sections** (as indicated in provided photos), install **EPDM rubber roofing system**, properly adhered and sealed.

4. Cleanup & Waste Disposal

- Complete **site-wide cleanup** at the end of each workday.
- Perform final cleanup upon project completion.
- Remove and **dispose of all roofing debris and waste materials** off-site in compliance with local regulations.

OC DURATION

Warranties (Roofing)

Item
OWENS CORNING PLATINUM CONTRACTOR WARRANTY: ***Minimum of 30*** extend your manufacturer's warranty to a TRU PROtection Period for the first 50 years and materials only after 50 years. This covers shingles and all Owens Corning components. Blow off coverage for the first 15 years, StreakGuard Algae Resistance for the first 10 years and Workmanship Coverage for the first 25 years are also included.

Materials (Roofing)

Item
OWENS CORNING DURATION: are specially formulated on a TruDefinition® color platform that gives them dramatic color contrast and dimension in a wide range of popular colors. Beyond the great look, Duration® Shingles also come with the advanced performance of patented SureNail® Technology—with Triple Layer Protection® in the nailing zone for superior holding power.
OWENS CORNING STARTER STRIP: helps save time by eliminating the need to cut shingles to create a starter row. It is packaged two pieces per shingle, 16 shingles per bundle. The continuous sealant ensures an effective seal between the starter and the first course of shingles.
OWENS CORNING HIP AND RIDGE SHINGLES: provides enhanced aesthetics add distinction to your roof line with added shadow lines and provide a strong distinction along ridge line.
OWENS CORNING ICE AND WATER SHIELD: is an Ice and water shield that allows for proper flow of water off the roof and helps prevent damage caused by water migration. The granulated surface provides a slip-resistant surface for excellent traction and safe installation.
OWENS CORNING RHINOROOF: helps seal your home against water damage and other moisture infiltration which can cause mold growth and rotting deck boards. RhinoRoof is up to 2 times stronger than competitive synthetic underlayments and offers excellent wind resistance and durability through heavy roof traffic and adverse weather conditions.

Fasteners and Flashings (Roofing)

Item
GUTTER APRON: are intended to direct water away from potential problem areas of the house, down to the roof edges, and into the gutters.

DRIP EDGE: metal flashing that can be used to protect the rakes of your home and prevents rain from going behind the fascia potentially causing damage.
"THE RIEDL GRIP" 1-1/4" COIL NAILS: Built for tough roofing jobs, these nails feature a spiral-threaded shaft for strong grip and pull-out resistance. Perfect for fastening shingles and flashings, they offer reliable hold and smooth coil-fed performance.
ROOF STAPLES: used to secure down underlayments to the decking prior to installing the roofing system.
VALLEY METAL: Valley is lined with metal bent to fit the valley. Metal valleys provide great performance, especially when it comes to shedding snow and avoiding debris build-up.
CAULKING: is a material used to seal joints or seams against leakage in various structures.

Vents (Roofing)

Item
OWENS CORNING VENTSURE RIGID ROLL RIDGE VENT: is a shingle-over, low-profile ridge vent designed to provide year-round protection against heat and moisture buildup in the attic and promote an energy efficient roofing system.
ROOF SOIL PIPE FLASHING: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap ensuring a proper seal.
KWIK PLUG REPAIR: used to efficiently mend holes up to 8"x8" such as those left from discontinued venting in a roof deck.

Quote subtotal	$132,150.30
Total	$132,150.30

RUBBER ROOFING

Materials (Roofing)

Item
60 MIL 20'X50' EPDM RUBBER MEMBRANE: Commonly known as a 'rubber roof', stands for ethylene propylene diene monomer. It is an extremely durable synthetic rubber roofing membrane.
1/2" EPDM FIBERBOARD UNDERLAYMENT BOARD: The most common product installed over wood decks as it provides a smooth surface to adhere the membrane and prevent nails from popping out and puncturing the membrane.

Fasteners and Flashings (Roofing)

Item
EPDM RUBBER PLATES: are used when securing a membrane directly over a rigid surface such as plywood. Shallow dish pressure plates must only be used when securing compressible insulation. The pressure plate works by sinking into the insulation slightly so the fastener head sits below the top of the plate.
3" EPDM SCREWS: used to fasten down the material that are to be installed. These come in various lengths and are used in various applications.
EPDM COVER TAPE: is a peel and stick product has exceptional adhesion, long-term heat and chemical resistance and gives tape the ability to remain flexible in harsh conditions.
EPDM SEAM TAPE: is a durable adhesive tape designed specifically for joining seams in EPDM roofing systems, providing a reliable waterproof seal against moisture and weather elements.
EPDM TERMINATION BAR: a termination bar is used to secure EPDM, PVC, and TPO roofing.

Misc (Roofing)

Item
EPDM TAPE PRIMER: is used to help clean and prime EPDM liner prior to making a seam. When making liner repairs and seaming multiple pieces of liner, it is important to prep the liner properly so that you do not run into issues down the line.

EPDM WATER BASED GLUE:

is a high-quality adhesive specifically designed for bonding EPDM rubber roofing membranes, offering strong adhesion and ease of application with its water-based formula.

EPDM BLACK LAP CAULK:

is a material used to seal joints or seams against leakage in various structures.

Vents (Roofing)

Item
EPDM PIPE BOOT: used to seal around plumbing vents on a roof.

Quote subtotal	$61,276.56
Total	$61,276.56

TERMS & CONDITIONS

WHEREAS:

A. The homeowner ("Owner") wishes to engage Riedl and Son Exterior Specialist LLC ("Riedl") to provide Building Services on their property;
B. Riedl warrants that they possess the unique ability, knowledge, and skills as may be necessary, to perform the Services provided for in this Agreement;

THEREFORE in consideration of their respective benefits, duties and obligations hereunder, the Owner and Riedl do hereby agree to these Terms and Conditions:

1. SERVICES.

1.1 Services. Riedl agrees to provide the necessary services including materials, labor, equipment, project management and supervision to complete the project estimate.

1.2 Plans. Riedl shall complete all the services pursuant to the description described in the estimate.

1.3 Errors. Riedl shall not commence provision of the services or continue with the provision of the service where Riedl discovers any discrepancies, errors, or omissions in the estimate or where anything materially changes or affects the estimate. Riedl agrees to inform the Owner of any such findings and shall only commence or recommence any work after obtaining the written consent of the Owner.

1.4 Permits. Riedl shall be responsible for obtaining and keeping in good standing any required approvals for the estimate and any required construction or other permits. Notwithstanding the foregoing the Owner shall be responsible for all costs in relation to such approvals or permits.

1.5 Methods. Riedl's methods of meeting the obligations pursuant to these Terms and Conditions shall be determined by Riedl in its sole discretion and judgment, subject to the provisions and requirements of these Terms and Conditions, reasonable consultation with the Owner, and subject to the understanding that Riedl will provide the services in the best interest of the Owner.

1.6 Change Orders. Either party may request a change in the services by:

a. providing to the other party a notice that describes the change;
b. Riedl providing to the Owner an estimate cost for making the change;
c. both parties executing a Change Order confirming they have agreed to the change, and:
(i) outlining the terms of the change,
(ii) outlining the new estimated cost and how fees are to be calculated in relation to the change,
(iii) altering the completion date if necessary.

Riedl is not obliged to commence work on any change until such time as a valid Change Order is agreed upon and executed by the Parties.

Change Orders become part of these Terms and Conditions once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the Change Order.

Riedl 's failure to comply with the requirements of this clause does not preclude the recovery of compensation for services performed based upon legal or equitable remedies designed to prevent unjust enrichment.

1.7 Completion Inspection. Riedl shall inform the Owner when they reasonably believe the services are completed and within two (2) days thereafter the Owner shall inspect the property and provide to Riedl a list of items to be completed or corrected (the "List"). Riedl shall have ten (10) days to complete the additional or corrective work pursuant to the List.

2. COMPENSATION.

2.1 Estimate. Riedl estimates the total cost of the work to be as estimated. The Parties agree that the estimate is an estimate based upon the consultation with the Owner and that the true costs of the services may be more or less than the estimate.

2.2 Exceeded Cost. If Riedl has reason to believe that actual costs shall exceed the estimated costs pursuant to any item, Riedl shall give notice to the Owner of such anticipated additional cost and shall obtain the consent of the Owner prior to commencing work on any such item.

TERMS & CONDITIONS

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

2.3 Payment. The Fee shall be paid as follows:

a. Prior to commencement of the services the Owner shall pay Riedl an amount of 10% (the "Down Payment") before materials are ordered, which shall be credited proportionately against each future payment, the last payment being made upon submittal of final invoice.

2.4 Late Payment. If any amount due remains unpaid for ten (10) calendar days, the amount due shall accrue interest at the rate of 5% per annum from the invoice date until paid.

2.5 Lien Release. Owner shall not be required to make any further payment to Riedl until Riedl provides Owner with an unconditional waiver and lien release verifying payment in full.

3. WORK SCHEDULE.

3.1 Commencement of the Work. Riedl shall commence the Services within sixty (60) calendar days of receipt of all applicable licenses and permits and the down payment (the "commencement date").

3.3 Allowable Delay. The following shall be deemed to be allowable delays:

a. neglect or default by the Owner, their agent, lender, any other contractor or any of their independent material suppliers;

b. governmental action or inaction; or

c. any other reason or reasons beyond Riedl's reasonable control, including without limitation damage caused by fire or other casualty, strikes, force majeure events, shortage of materials or labor, transportation delays, weather conditions, change orders, or deficiencies in these Terms and Conditions.

Where there is an allowable delay, then the Completion Date shall be extended for a period equivalent to the time lost by reason of such delay.

3.4 Notice of Allowable Delay. Riedl must provide notice to the Owner in writing within ten(10) calendar days of learning of an allowable delay and informing them of the additional time required to be added to the completion date which addition shall be agreed upon by the parties.

4. STATUTORY DISCLOSURE.

4.1 The following statutory disclosures made by Riedl are attached hereto as Appendix A:

a. filing claim and beginning action;
b. notice required before filing;
c. contents of claim document.

Owner acknowledges receipt of such disclosures on execution of this Agreement.

5. TERM/TERMINATION.

5.1 Termination by Owner for Cause. Owner may provide Riedl with ten (10) calendar days' notice to cure any default under these Terms and Conditions including but not limited to:

a. failure to provide sufficient materials or labor;
b. failure to make due payment to subcontractors;
c. failure to comply with all applicable laws or guidelines.

Where the default is not cured by the expiry of the notice the Owner is entitled to terminate these Terms and Conditions.

Owner shall be liable to pay all fees up to and including the date of termination.

5.2 Termination by Riedl for Cause. Riedl may provide the Owner with ten (10) calendar days notice to cure any default under these Terms and Conditions. Where the default is not cured by the expiry of the notice date the Riedl is entitled to terminate these Terms and Conditions.

6. RIEDL REPRESENTATIONS AND WARRANTIES.

6.1 Insurance. Riedl acknowledge their obligation to obtain appropriate insurance coverage for the benefit of Riedl and any of its employees or sub-contractors. Riedl will provide the recipient with a certificate naming the recipient as an additional insured party.

TERMS & CONDITIONS

RIEDL AND SON
EXTERIOR SPECIALISTS
ROOFING, SIDING, GUTTERS, SOFFIT/FASCIA AND WINDOWS

6.2 Representations. Riedl and its subcontractors shall:

a. take all reasonably necessary safety precautions;
b. make reports to the Owner of any injuries or hazards on the property;
c. comply with all applicable laws, ordinances, regulations, and orders issued by a public authority, whether federal, state or local.
d. furnish all required safety equipment and ensure all of its employees and subcontractors' employees have and wear personal protective equipment in compliance with applicable safety requirements.

6.3 Warranty. Riedl warrants that the Work shall be carried out in accordance with these Terms and Conditions and shall be free from material structural defects as follows: 10 years on Roofing installation; 2 years on Siding installation; and 2 years on Gutter installation. Riedl shall not however be liable for the costs of any repairs to such defect where Riedl has not been provided notice of the defect and has not received an opportunity to cure the defect.

6.4 Product Warranties. Any and all product warranties are deemed assigned from Riedl to Owner.

6.5 No Liability for Consequential Damages. Where permitted by applicable law and other than where expressly stated in these Terms and Conditions, Riedl and the Owner waive claims against each other for consequential damages including but not limited to loss of income, profit, financing, business, and reputation, except where loss of profit relates directly to Fees due to Riedl under these Terms and Conditions.

7. INDEMNIFICATION.

7.1 Riedl, at their own expense, shall indemnify, hold harmless and defend the Owner, and as applicable its agents, against any adverse consequences due to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property other than the services themselves that the Owner suffers arising from or relating to any negligent act or omission or willful misconduct by Riedl or its employees, subcontractors or agents in the provision of the services. For purposes of these Terms and Conditions, "adverse consequences" shall mean all actions, suits, proceedings, hearings, investigations, charges, complaints, claims, demands, injunctions, judgments, orders, decrees, rulings, damages, costs, liabilities, obligations, losses, expenses, and fees including, without limitation, court costs and reasonable legal fees.

8. MISCELLANEOUS.

8.1 Entire Terms and Conditions. These Terms and Conditions constitute the entire Terms and Conditions and understanding between the Parties, and supersedes and cancels all prior and contemporaneous agreements, commitments, communications, and writings, whether oral or written. No amendment or modification of these Terms and Conditions shall be effective unless it is in writing and signed by both Parties.

8.2 No Waiver. No failure on the part of either Party hereto to exercise, and no delay in exercising, any right, remedy, or power under these Terms and Conditions shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy or power preclude any other or further exercise of any other right, remedy, or power. No waiver shall be valid unless it is in writing and signed by the Party to be bound thereby.

8.3 Severability. If any provision or part thereof of these Terms and Conditions is determined to be prohibited by, or invalid, illegal or unenforceable under, applicable law, then, such provision or part thereof shall be deemed amended to conform to applicable laws so as to be valid or enforceable or, if it cannot be amended without materially altering the intention of the Parties, then such provision or part thereof shall be stricken without invalidating the remainder of such provision or the remaining provisions of these Terms and Conditions.

8.4 Assignment. Neither the rights nor obligations under these Terms and Conditions may be assigned or otherwise disposed of without prior written consent of the non-assigning party.

8.5 Notice. For purposes of providing notice under the terms of these Terms and Conditions, such notice shall be directed to the current address of the Party to receive the notice.

8.6 Governing Law. The provisions of these Terms and Conditions shall be governed by and interpreted in accordance with the laws of the State of Wisconsin.

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APPENDIX 'A'
TO TERMS AND CONDITIONS- RIEDL AND SON EXTERIOR SPECIALISTS LLC

Wisconsin Statute 779.06 - Filing claim and beginning action; notice required before filing; contents of claim document.

(1) No lien under s. 779.01 shall exist and no action to enforce a lien under s. 779.01 shall be maintained unless within 6 months from the date the lien claimant performed, furnished, or procured the last labor, services, materials, plans, or specifications, a claim for the lien is filed in the office of the clerk of circuit court of the county in which the lands affected by the lien lie, and unless within 2 years from the date of filing a claim for lien an action is brought and summons and complaint filed. A lien claimant shall serve a copy of the claim for lien on the owner of the property on which the lien is placed within 30 days after filing the claim. A claim for a lien may be filed and entered in the judgment and lien docket, and action brought, notwithstanding the death of the owner of the property affected by the action or of the person with whom the original contract was made, with like effect as if he or she were then living.

(2) No lien claim may be filed or action brought thereon unless, at least 30 days before timely filing of the lien claim, the lien claimant serves on the owner a written notice of intent to file a lien claim. The notice is required to be given whether or not the claimant has been required to and has given a previous notice pursuant to s. 779.02. Such notice shall briefly describe the nature of the claim, its amount and the land and improvement to which it relates.

(3) Such a claim for lien shall have attached thereto a copy of any notice given in compliance withs. 779.02 and a copy of the notice given in compliance with sub. (2), and shall contain a statement of the contract or demand upon which it is founded, the name of the person against whom the demand is claimed, the name of the claimant and any assignee, the last date of performing furnishing or procuring any labor, services, materials, plans, or specifications, a legal description of the property against which the lien is claimed, a statement of the amount claimed and all other material facts in relation thereto. Such claim document shall be signed by the claimant or attorney, need not be verified, and in case of action brought, may be amended, as pleadings are.

AUTHORIZATION PAGE

☐ **OC Duration**	$132,150.30	**Project:** 39983077131
☐ **Rubber Roofing**	$61,276.56	**Name:** Jedidiah Draeger
		Address: 401 Whitewater Ave , Fort Atkinson, WI

Estimates are valid for 30 days from the date of estimate / A 10% deposit is required before any project begins.

Customer Comments / Notes

My Product Selections

Shingle Color

Drip Edge/Gutter Apron Color

Flashing Color

Jedidiah Draeger:

Date:

Exclusions:
By signing this form, I agree to and confirm the following: I certify that I am the registered owner of the above project property or have legal permission to authorize the work as stated. Upon completion of project, I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

August 17, 2026

Project Name and Location:
City of Fort Atkinson
401 Whitewater Ave
Fort Atkinson, WI 53538

Scope of Work: FURNISH AND INSTALL DIMENSIONAL SHINGLES

* Pre-Job project profile has been submitted to Technical Department for approval of roof details.

* Pre-Job inspection has been completed with Great Lakes Roofing and owner's representatives.

* Set up required safety equipment at site needed to comply with OSHA construction guidelines (i.e.: approved barricades, safety lines, rubbish chutes, etc.).

* Great Lakes Roofing Corporation written HAZZ/COMM Program and SDS sheets will be on site at all times.

* Roof top or ground deliver the needed equipment and materials to install new, high quality roofing system covered and secured against wind and water damage.

* Disconnection and reconnection of HVAC Unit / Conduit (Electrical) / Satellite Dish is owner's responsibility.

* Set up dumpsters and materials in a strategic location on the property during the project.

* Safely remove existing one (1) layer of asphalt roofing shingles and dispose of debris. If the number of shingle layers is greater than the number stated on this work order, additional time and/or materials will be applied to the final balance.

* Safely remove low pitch SBS MOD roofing and dispose of debris.

* Inspect roof deck for deterioration and repair or replace as needed on a time and material basis.

* Furnish and install ice and water shield per manufacturer specifications on the eves, valleys and penetrations.

* Furnish and install Synthetic underlayment per manufacturer specifications.

* Furnish and install all valley metal, edge metal, flashing metal as needed to manufacturer specifications.

* Furnish and install all boots and vents per manufacturer specifications, seal as needed.

* Furnish and install new Dimensional shingles to manufacturer specifications.

* Cap existing exhaust venting as needed and furnish and install new continuous ridge venting to manufacturer specifications.

* Furnish and install new cap shingles where needed to manufacturer specifications.

* Furnish and install new SBS MOD roofing system per manufacturer's specs in low slope areas.

* Clean up project work area and safely dispose of our debris.

* Complete all paperwork needed for issuance of roof warranty.

* Limited **Lifetime** Manufacturer's shingle warranty.

* **2 Year Great Lakes Roofing Corporation labor warranty.**

* **Investment Total: $154,500**

* Submitted by: Matthew Wurth

ACCEPTANCE:
The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

Signed By: _____

Date: _____

* **Great Lakes Roofing Corporation reserves the right to withdraw this scope of work.**

WE HOLD THESE AWARDS:

WISCONSIN CORPORATE SAFETY AWARD
BETTER BUSINESS BUREAU TORCH AWARD FOR BUSINESS ETHICS AND INTEGRITY
ROOFING CONTRACTOR MAGAZINE'S COMMERCIAL ROOFING CONTRACTOR OF THE YEAR
WISCONSIN CORPORATE CITIZENSHIP AWARD
BOND COTE: TOP QUALITY CONTRACTOR AWARD
FUTURE 50 AWARD
GOVERNOR'S AWARD: 1ST "GOVERNOR'S SAFETY COMMENDATION"
NRCA GOLD CIRCLE AWARD
STEVENS AND BONDCOTE ROOFING SYSTEMS' WISCONSIN CONTRACTOR OF THE YEAR

NATIONAL RECOGNITION FOR:

OUR LADY OF GOOD HOPE CHURCH
ST. ROBERT BELLARMINE CHRUCH
ST. RITA'S CHURCH

Visit us online at: www.greatlakesroofing.net

Thank you for choosing Great Lakes Roofing Corporation (contractor) for your roofing needs. We appreciate the confidence you have placed in us!

Terms and Conditions

- Delivery date, when given, shall be deemed approximate and performance shall be subject to delays caused by weather, fires, acts of God and/or other reasons not under the control of the contractor including the availability of materials. The customer agrees to obtain all necessary permits required for the described work.
- Most flat roofs pond water. The contractor cannot and will not, under any circumstances, guarantee that your roof will not pond water.
- Customer acknowledges that it is often difficult or impossible to determine the extent of repairs before work begins. Owner agrees that if additional or different scope of work is required to complete the project, owner shall pay for the additional and/or different work on a time and materials basis.
- Any installation of plumbing, electrical, flooring, decorating or any other construction work that is requested and not specifically set forth herein will be billed & performed on a time & material basis. In the event hidden or unknown contingencies arise, all additional work will be performed and billed on a time & material basis. This includes any items the presence of which cannot be determined until roof work commences.
- Any/all stated “R values” are per insulation manufacturers’ specifications
- We (contractor) agree that we will perform this contract in conformity with customary industry practices. The customer agrees that any claim for adjustment shall not be reason or cause for failure to make payment of the purchase price in full.
- Payments are to be made as follows:
  1/3 upon approval 1/3 upon start 1/3 upon completion
- In order for any warranty to be effective, Owner must pay all sums owed to contractor under the agreement, including any work performed outside of scope. Upon completion of the project and payment in full, contractor shall provide owner with a copy of the warranty. **EXCEPT AS SPECIFICALLY SET FORTH IN THESE TERMS AND CONDITIONS OR IN THE WARRANTY, ALL EXPRESS OR IMPLIED CONDITIONS, REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANT ABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, SATISFACTORY QUALITY, COURSE OF DEALING, LAW, USAGE OR TRADE PRACTICE ARE HEREBY EXCLUDED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW AND ARE EXPRESSLY DISCLAIMED BY CONTRACTOR.**
- Indemnification: Customer/Owner shall indemnify, defend and hold harmless contractor, its officers, employees, agents, directors, and representatives, from and against any and all claims, of whatever nature, for injuries or losses, or damages arising out of customer’s gross negligence or intentional misconduct of customer’s officers, employees, agents, directors, and/or representatives.
- Contractor’s liability on any claim of any kind for any loss, damage, injury, liability or expense arising out of or in connection with or resulting from this project or from contractor’s performance shall in no case exceed the price allocable to the work. **WITHOUT LIMITING THE GENERAL APPLICABILITY OF THE FOREGOING, CONTRACTOR SHALL IN NO EVENT HAVE ANY LIABILITY FOR INCIDENTAL, CONSEQUENTIAL, INDIRECT, SPECIAL, PUNITIVE OR SIMILAR DAMAGES, INCLUDING WITHOUT LIMITATION, LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF REPUTATION OR LOSS OF GOODWILL, EVEN IF CONTRACTOR HAS BEEN ADVISED IN ADVANCE OF THE SAME.**
- Contractor’s liability on any claim of any kind for any loss, damage, liability or expense arising out of or in connection with or resulting from this project or from contractor’s performance shall in no case exceed the price allocable to the work.
- **AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER’S LAND MAY HAVE LIEN RIGHTS ON OWNER’S LAND AND BUILDINGS IF THEY ARE 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 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE**

RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

- **AS REQUIRED BY THE ILLINOIS MECHANICS LIEN ACT, THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORM WORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.**
- Delays in payment shall be subject to interest rates of 18% per annum but in no event higher than the interest rate allowed by law. If the contractor is required to engage in the service of a collection agency or attorney, the customer agrees to reimburse contractor for any amounts expended in order to collect the unpaid balance, including without limitation, actual attorney fees and costs.
- Any unresolved controversy or claim arising from this contract shall be settled by arbitration, through the WI Better Business Bureau or any other arbitration the contractor chooses. This agreement sets forth the entire agreement between the parties.
- To the extent a party must pursue remedies in court for claims that are not covered by the agreement to arbitrate, the parties hereby waive their right to seek a jury. The parties also consent to personal jurisdiction and venue in the circuit court in Washington County, WI
- This agreement sets forth the entire agreement between the parties. Any and all prior agreements, warranties or verbal representations made are superseded by this agreement.
- This agreement shall be governed and interpreted in accordance with the laws of the State of Wisconsin,

c 2011 GLRC

MIDWEST ROOFING & CONSTRUCTION, LLC
4949 County Road YZ, Dodgeville, WI 53533
1-800-551-8251
www.midwestroofingpros.com

Fax Number: (888)787-0217

PROPOSAL SUBMITTED TO			PHONE	DATE
City of Fort Atkinson			(920) 397-9901	08/24/2026
ADDRESS			JOB NAME	
101 North Main Street			2608-8288194-02	
CITY	STATE	ZIP	JOB LOCATION	
Fort Atkinson	Wisconsin	53538	401 Whitewater Avenue	

At your request, we submit the following: Shingles & Rolled Asphalt Roofing

Description of Work:

* Lay down tarps around building to protect landscaping and keep debris out of yard;
* Tear off and dispose of one layer of shingles, rolled asphalt roofing, and underlayment. If additional layers are discovered they will be removed and disposed of at $75.00 per square;
* Tear off and dispose of both pergolas on North side of building;
* Inspect the existing roof decking for any deteriorated areas (if any areas need to be replaced, it's an additional $65.00 per sheet labor/material);
* Remove and replace valley metal trim;
* Remove and replace roof vents and pipe boots;
* Remove and replace drip edge on roof;
* Install ice and water shield on eaves and in valleys and apply synthetic felt to remainder of the roof. Front entry porch that is low slope to receive full cover ice and water;
* Install starter strip on all eaves and rakes;
* Apply Limited Lifetime 130 MPH Owens Corning TruDefinition Duration Shingles. Owner to select the color:_____
* Install ridge vent and Owens Corning ridge shingles across the ridge/hip cap;
* Install Mule Hide self adhered base sheet rolling with 75 LB roller;
* Install Mule Hide self adhered cap sheet over base sheet rolling with 75 LB roller;
* Replace roof to wall and chimney flashings as needed;
* We are not responsible for any chimney leaks or water intrusion issues except for those directly caused by the flashing we installed. Our warranty and responsibility are limited solely to the workmanship and materials of the installed flashing. Any leaks resulting from other areas of the chimney structure—including but not limited to masonry, caps, flue liners, or pre-existing conditions—are not covered under our scope of work;
* Clean up of all debris and run nail magnets daily;

Total Labor & Materials - $132,700.00

NOTE: No work to be done to membrane roofing. Mule Hide rolled roofing to be installed where existing is to be removed;

We propose hereby to furnish material and labor complete in accordance with above specification for the sum of:

Shingles: One hundred thirty two thousand seven hundred dollars. ($132,700.00)

A signed contract and 50% down payment is required with the remaining balance due at completion of the job. Due to material price fluctuations, we can only hold pricing for time indicated above and while materials are available. This estimate does not include permits, permit fees or any item not noted above.

Acceptance of Proposal --- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Both parties agree to a three day (3) right to cancel on all signed/dated contracts. Payment will be made as outlined above.	Signature : Signature Signature Date Note: This proposal may be withdrawn if not accepted within _____ days.
All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. A one-year workmanship warranty is provided. Any unsound decking will be replaced at an additional charge. Any alterations or deviations from the above specifications will become an additional charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.	Authorized Signature: Chris Moore 08/24/2026 Date: 08/24/2026

SMITH ROOFING
and EXTERIORS LLC
608.577.6501

Client Name: City of Fort Atkinson - Hoard Museum
Address: 401 Whitewater Ave
City: Fort Atkinson, WI
Phone: 920-397-9901
Email: mthompson@fortatkinsonwi.gov

Project Proposal

- Estimate is for Roof on Hoard Museum
- Remove existing _1_ layer of shingles
- Inspect for water damage any wood repairs will be an extra charge
- Install ice and water shield and synthetic felt
- Install valley metal and pipe boots
- Install drip edge and starter shingles
- Install Architectural shingles
- Install ridge vent and ridge cap
- Clean up jobsite and removal of waste included
- Reflash all chimneys
- Ice and water all shingle facets of 2 or less pitch. Rubber EPDM on 1 or less pitch roof facets.
- Discount of $16000 from SRE and $16000 from GAF Community Contractors Program.
- Remove structures on top of peak of roofs on north east and north west buildings

Total cost of investment: $164,900 - $32,000 in savings = $132,900.00
Drip Edge Color:
Shingle Style/Color: GAF HDZ

Price is good for 30 Days.

SRE will perform all labor necessary for the above.

If roof decking needs to be replaced it will be a charge of $100/ Per sheet.

Any other wood repair is charged to the homeowner at $10/ Linear Foot.

Additional Layers of shingles that are removed that were not seen on inspection will be an extra charge.

Personal property in the way of progress on the jobsite needs to be moved ahead of time by the homeowner. SRE is not responsible for damage to those items.

Returned Checks for any reason involving SRC such as insufficient funds or anything involving that check will have a $100 service fee added to the bill.

Any cancellation of this contract after signing will result in a 30% charge to Client of the total contract as liquidated damages for the Contractor. The parties agree that this amount of liquidated damages is reasonable in the light of the anticipated or actual harm caused by the breach, the difficulties of proof of loss, and the inconvenience or non feasibility of otherwise obtaining an adequate remedy. The Client further voluntarily and knowingly waives the right to contest the reasonableness of this amount of liquidated damages in court. Client further agrees that Contractor may apply any deposit from Client that Contractor holds as payment towards said amount of liquidated damages.

Any work outside the scope of work will result in extra charges.

Smith Roofing Address N2603 Kutz Road Fort Atkinson WI 53538

Phone 608 577 6501

Client Sign and Date here:

Contractor Sign and Date here:

*Note to lien rights: * As required by Wisconsin Construction lien laws, supplier hereby notifies owner that persons or companies furnishing labor or materials for the construction on owners land may have lien rights on owners land and buildings if not paid. Those entitled to lien rights in addition to the undersigned supplier, are those who contact directly with the owner or those who will receive from those who give the owner notice within 30 days after they first furnish labor or materials for the construction. Accordingly, owner will probably receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Supplier agrees to cooperate with the owner and owners lender, if any to see that all potential lien claimants are duly paid.*

SECTION R - 2026 CAPITAL IMPROVEMENTS PROJECT BUDGET

City of Fort Atkinson
2026 Capital Improvements Projects Budget
Expenditure Detail

PROJECT LINE ITEM		2026 REQUEST	2026 PROPOSED LEVY FUNDED	2026-2027 BORROWING	2026 PROPOSED TRANSPORT FUNDING	OTHER FUNDING SOURCE (SEE TABLE)	PUSHED TO FUTURE CIP	PROJECT DESCRIPTION
DEPARTMENT	PROJECT							
2026 CAPITAL IMPROVEMENTS PROJECT BUDGET								
LIBRARY	COMPUTER REPLACEMENT	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff and patron library computers every 5 years. This cost will be reimbursed by the library's trust.
LIBRARY	REPLACE PHONE SYSTEM	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	Replace staff phones throughout the library. The current system was installed in 2010.
LIBRARY	SORTING MACHINE REPLACEMENT	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00	$ -	Replacement of sorting machine for checkin/sorting of library materials.
MUNICIPAL BUILDING	SECURITY DOOR ACCESS	$ 15,000.00	$ 15,000.00				$ -	Door control at 5 doors provided by new key FOB system for security. Using same system as the new Parks and Public Works building.
MUNICIPAL BUILDING	EXTERIOR RAMP REPAIRS	$ 22,000.00	$ -	$ 22,000.00	$ -	$ -	$ -	Repair existing ramps, stairs, and railings at the entrance areas to be ADA-compliant. Address buckling and uneven pavers to eliminate the current trip hazards. This is included on page 63 of the Municipal Facilities Assessment, 2022 and noted for Election ADA Compliance.
MUSEUM	NEW ROOF	$ 200,000.00	$ -	$ -	$ -	$ 200,000.00	$ -	Insurance claim for 2025, under review with Insurance / obtaining quotes.
PARKS	FORD F450 FLATBED TRUCK W/DUMP BODY	$ 70,000.00	$ 70,000.00	$ -	$ -	$ -	$ -	Retiring a 1999 flat bed (30 years old). Valuable vehicle for hauling. Upgrade to F450 from F350 with flat-bed dump body to minimize overloading the trucks and maximize safety when hauling equipment and/or materials (salt/gravel).
PARKS	REPLACE -TENNIS COURTS Resurfacing Courts 5-8	$ 26,000.00	$ -	$ -	$ -	$ -	$ 26,000.00	5-Year Maintenenace schedule to fill cracks, level courts, and apply color coating on courts 5-8 at Rock River Park. Includes painting of tennis and pickle ball court lines. Seek donor to assist with funding.
POLICE DEPARTMENT	SQUAD/BODY CAMERAS	$ 26,000.00	$ 26,000.00	$ -	$ -	$ -	$ -	One unit per marked squad (7 marked squads, 12 Body Cams) 2032 est.
POLICE DEPARTMENT	EMERGENCY BACK-UP GENERATOR	$ 84,000.00	$ -	$ 84,000.00	$ -	$ -	$ -	Replace emergency generator.
POLICE DEPARTMENT	SQUAD CARS	$ 72,000.00	$ -	$ 72,000.00	$ -	$ -	$ -	2 squad replacements per year + changeover costs (1 squad in 2026, 2027, 2029)
POLICE DEPARTMENT	HVAC/BOILER SYSTEM	$ 90,000.00	$ -	$ 90,000.00	$ -	$ -	$ -	Replace boilder system for building.
PUBLIC WORKS - OPERATIONS	SINGLE AXLE W/WING PLOW AND SALTER	$ 230,000.00	$ -	$ 230,000.00	$ -	$ -	$ -	Replace 23 year old Single Axle Plow Truck w/ Wing (Fleet 12)
PUBLIC WORKS - OPERATIONS	VOLVO 130E WHEELED EXCAVATOR W/GRAPPLE ATTACHMENT	$ 235,000.00	$ -	$ 235,000.00	$ -	$ -	$ -	Replace 19 Y.O. CaseTractor Backhoe (Fleet 39)/ Sell Fleet 9 Prentice & Fleet 5 Tandem Axle (Offset Value Approx. $20,000.00)

SECTION R - 2026 CAPITAL IMPROVEMENTS PROJECT BUDGET - OTHER FUNDING SOURCES TABLE

City of Fort Atkinson
2026 Capital Improvements Projects Budget
Other Funding Sources Table

PROJECT LINE ITEM		2026 PROJECTS OTHER FUNDING	TID 9 FUNDS	CARES ACT FUNDING	LIBRARY TRUST	MUSEUM TRUST	WATER UTILITY	WASTE WATER UTILITY	STORM WATER UTILITY
DEPARTMENT	PROJECT								
2026 CAPITAL IMPROVEMENTS PROJECTS BUDGET - OTHER FUNDING SOURCES									
AIRPORT	AIRPORT MASTER PLAN	$ 5,000.00	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -
AIRPORT	NAVAIDS/BEACON PROJECT	$ 10,000.00	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -
AIRPORT	RUNWAY/TAXIWAY LIGHTING	$ 28,000.00	$ -	$ 28,000.00	$ -	$ -	$ -	$ -	$ -
AIRPORT	BARN ROOF REPAIR	$ 30,000.00	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -
LIBRARY	COMPUTER REPLACEMENT	$ 5,000.00	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -
LIBRARY	REPLACE PHONE SYSTEM	$ 5,000.00	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -
LIBRARY	SORTING MACHINE REPLACEMENT	$ 150,000.00	$ -	$ -	$ 150,000.00	$ -	$ -	$ -	$ -
MUSEUM	NEW ROOF	$ 200,000.00	$ -	$ -	$ -	$ 200,000.00	$ -	$ -	$ -
PUBLIC WORKS STREETS AND SIDEWALK	BANKER ROAD RELOCATION DESIGN WORK	$ 237,500.00	$ 237,500.00	$ -	$ -	$ -	$ -	$ -	$ -
STORMWATER	COLLECTION SYSTEM REPAIRS AND LINING	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
STORMWATER	S. MAIN STREET (ROCKWELL TO HACKBARTH) ROAD DIET AND PEDESTRIAN PATH-CONSTRUCTION AND OVERSIGHT	$ 190,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 190,000.00
STORMWATER	ANNUAL COLLECTION SYSTEM IMPROVEMENT	$ 115,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,000.00
WASTEWATER	RIVERSIDE DR DESIGN	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -
WASTEWATER	RE-ESTABLISH OUTFALL TRAIL TELEVISING/LOCATING MANHOLES	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ -
WASTEWATER	REPLACEMENT OF HVAC SYSTEM AIR CONDITIONER BUILDING #10 AND #80	$ 140,000.00	$ -	$ -	$ -	$ -	$ -	$ 140,000.00	$ -
WASTEWATER	LIFT STATION CONTROLS AND TELEMETRY UPDATES	$ 350,000.00	$ -	$ -	$ -	$ -	$ -	$ 350,000.00	$ -

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Mat Thompson, Facilities Manager**

RE: **Review and possible action relating to the replacement of the Water Utility Hackbarth Road Rooftop HVAC Unit (Thompson, Facilities Manager)**

BACKGROUND

The existing HVAC unit serving the Hackbarth Road Water Utility building has reached the end of its useful service life. City staff have evaluated the condition of the existing units and determined that replacement is the most appropriate long-term solution. Repairs to the existing equipment would not provide a reliable solution for maintaining appropriate heating and cooling within the facility. Currently, there are two rooftop units. One unit is non-functional and parts from it were used to keep the current and only working unit operational. Operating with one unit causes abnormal amounts of stress on the current system and may cause premature failure.

DISCUSSION

City staff began gathering quotes to replace the 10-ton rooftop HVAC unit. Staff contacted the following companies for estimates: Total Mechanical, Richter Heating and Cooling, and Lloyds Plumbing and Heating.

Note: The second HVAC unit will be budgeted for and included in a future Capital Improvement Plan.

FINANCIAL ANALYSIS

Proposals are as follows:

<u>Total Mechanical</u>
Cost estimate: $18,343.00
Carrier 48FEEM12A-SB high heat10-ton rooftop unit
Warranty: 1-year parts and labor warranty on the whole unit and 5-year warranty on the compressor parts only 10-year on the heat exchanger.
Notes: Special pricing on units directly from carrier. Limited number of units available for this price.

Richter Heating and Cooling
Cost estimate: $19,391.00
Carrier Model #48FEEM12A3A5-0A0A0 10-ton Cooling, 3-phase, 208/230 Volts, 2-Stage, Medium Gas Heat, MicroMetl Low Leak Economizer Roof-top Unit
Warranty: 1-year parts and labor warranty for the whole unit, 5-year compressor replacement warranty

Lloyds Plumbing and Heating
Cost estimate: $23,900
Comfortmaker RGF120 10 Ton RTU
Notes: The Comfortmaker RTU unit will be a direct fit onto the new curb; no adapter needed. Unit has a 5–6 week lead time. All manufacturer warranties apply.

RECOMMENDATION

Staff recommends the City Council approve the proposal from Total Mechanical to replace one of the Water Utility buildings' rooftop HVAC unit at a cost not to exceed $18,343.00 with funding from Water Utility Fund (03-33-0063-5000 - Plant Maintenance). Note that the Plant Maintenance account will be over budget at the end of the year, but staff anticipates several other accounts being underbudget to offset this unplanned but necessary expense.

ATTACHMENTS

1. Total Mechanical
2. Richter
3. Lloyds Plumbing

TOTAL. MECHANICAL

Building Integrity

August 28, 2026

Proposal # 26-5174Rev1

City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI. 53538
Attn: Mathew Thompson
Phone: 920-397-9901
Email: MThompson@fortatkinson.gov

Re: 800 Hackbarth Rd. facility 10-ton Rooftop Unit Replacement Special Carrier Pricing.

TOTAL Mechanical proposes the following for the above site to include:

Scope of Work:

- Provide and install one (1) new Carrier 48FEEM12A-SB high heat10-ton rooftop unit, no curb adaptor is needed.
- Disconnect, remove and disposal of old unit.
- Set new unit.
  - 10-year heat exchanger warranty.
  - 5-year compressor warranty.
- Provide all required crane and rigging services.
- Provide all required line voltage wiring reconnection.
- Provide all connections.
- Provide all required gas piping.
- All local fees and permits are included.
- Start up and one-year parts and labor warranty on equipment.
- Provide all labor to complete the above work during normal working hours.

Total Cost: $18,343.00

Notes:

- These are a Special Buy units from Carrier, there are 8 left in stock, first come first serve.
- RTU is in stock RTU (Subject to change)
- New power wiring feed is not included
- 110v service outlet is not included
- Building fall protection guards not included
- *We have based our proposal on the best commodity pricing & availability at the current time; however, due to the volatility with products across the nation our proposal is only valid for 10 days from the date of this proposal. Award after which, may require pricing and/or schedule adjustments. We appreciate the opportunity to work with you on this and all future projects. Should you have any questions, or require additional information, please do not hesitate to contact me directly at 414-531-3476.*

Should you have any questions concerning the above information please feel free to contact me at (262) 522-8661.

If the above proposal, subject to the terms and conditions is acceptable, **please sign and return.** Total Mechanical will proceed with the work.

SIGNATURE	DATE

To proceed with the above project, please sign this proposal and return it by e-mail to trubringer@total-mechanical.com or fax to (262) 522-2951.

Respectfully Submitted,
TOTAL Mechanical, Inc.



Timothy J Rubringer
Designer, Account Manager

TERMS AND CONDITIONS OF SALE

LIEN NOTICE · AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, TOTAL MECHANICAL, INC. 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 TOTAL MECHANICAL, INC. ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY, TOTAL MECHANICAL, INC. AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

WARRANTY · TOTAL MECHANICAL, INC. warrants and guarantees to the OWNER (meaning the buyer as shown on the front of this document) that all materials and equipment, and the work to be performed hereunder, will be of good quality, free from faults and defects, but such warranty shall extend only for a period of one year from the date of substantial completion. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, PERFORMANCE OR OTHERWISE. TOTAL MECHANICAL, INC.'S liability under the warranty is strictly and exclusively limited to the repair or replacement at the job site of such work (including materials and equipment) as is found to be defective within such one-year period, and with repent to which the OWNER has given TOTAL MECHANICAL, INC. prompt written notice within such one-year period. No allowance will be made for repairs or alterations unless made with TOTAL MECHANICAL, INC'S prior written consent or approval. IN NO EVENT SHALL TOTAL MECHANICAL, INC. BE LIABLE FOR CLAIMS FOR ANY OTHER DAMAGES BASED UPON BREACH OF EXPRESS OR IMPLIED WARRANTY OR NEGLIGENCE, EITHER DIRECT OR IMMEDIATE, FORESEEABLE, CONSEQUENTIAL, OR SPECIAL. This paragraph states TOTAL MECHANICAL, INC'S entire liability with respect to warranties, guarantees or representations, express of implied.

DAMAGES · TOTAL MECHANICAL, INC. IS NOT RESPONSIBLE FOR SPECIAL INCIDENTAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING LOST PROFITS, DOWNTIME, GOODWILL, DAMAGE TO OR REPLACEMENT OF EQUIPMENT AND PROPERTY, AND ANY COSTS FOR RECOVERING, REFURBISHING, REPRODUCTION OR ANY OTHER REHABILITATION OF A CONDITION, CIRCUMSTANCE OR PRODUCT.

EXTRAS · Any extra work requested by the OWNER, and performed by TOTAL MECHANICAL, INC., shall be performed on a time and material basis (unless otherwise agreed in writing) including such overhead and profit as may then be standard for work of a similar nature, and all such extra work shall be subject to all of the terms and conditions hereof.

DELAYS · Any scheduled completion date is approximate and subject to delays caused by fire, strike or other labor disturbance. Acts of God, shortages of materials or failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries or any other factor beyond TOTAL MECHANICAL, INC'S control, none of which factors or events shall give rise to any liability on the part of TOTAL MECHANICAL, INC., but shall extend the completion date for a period equivalent to the time lost by reason of all such factors or events.

PAYMENT TERMS · Unless otherwise agreed in writing, no retention shall apply to any of the work, and payment for all work (including materials and equipment) shall be made by no later than the tenth day of each month for work performed during the preceding month. On time and material work, the number of hours, rate per hour, total of material will be stated on the invoice unless otherwise stated herein. On firm bid contracts, no detail will be required other than a draw against the contract amount, unless otherwise state within.

CONTRACT TERMS · The terms and conditions stated herein shall constitute the complete and exclusive statement of the terms here for, and shall supersede all prior oral and written statements of any kind whatsoever made by the parties of their representatives concern the terms hereof. No statement (except for extra work) or writing subsequent to the date hereof which purports to modify or all of terms and conditions hereof shall be binding unless consented to in writing signed by the party against which enforcement hereof is sought.

INTEREST AND COLLECTION COST · It is agreed that, in the event the OWNER fails to pay the amounts due under the terms of this Agreement when due, interest may be charged by TOTAL MECHANICAL, INC. at a rate of 1.5% per month, for a maximum of 18% per year. OWNER further agrees to pay all costs and expenses incurred by TOTAL MECHANICAL, INC. in collecting or attempting to collect amounts due hereunder, including reasonable attorney's fees.

INDEMNIFICATION · To the fullest extent permitted by law, the OWNER shall defend, indemnify and hold harmless Total Mechanical, Inc., OWNER, general contractor, and their respective officers, agents and employees, from and against all claims, damages, losses, costs, expenses, judgments and liabilities, including but not limited to attorney's fees, costs and expenses, arising out of or in connection with OWNER'S performance of or failure to perform this Agreement, provided that any such claim, damage, loss, costs, expenses, judgments or liabilities are attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible personal property, including their loss of use resulting there from, that is caused in whole or in part by any act or omission of the OWNER, any subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by any party indemnified hereunder.

The indemnification obligation under this paragraph shall not be limited in any way by any limitations on the amount or type of damages, compensation or benefits payable by or for the benefit of OWNER or ay indemnities under any Worker's Compensation Act, Occupational Disease Act, Disability Benefits Act, or any other employee benefits act. The OWNER further agrees to waive any and all liability limitations based upon the Worker's Compensation Act court interpretations or otherwise.

If the above proposal, subject to the terms and conditions is acceptable, **please sign and return.** Total Mechanical will proceed with the work.

SIGNATURE	DATE

RICHTER

***Heating & Air Conditioning* Inc.**

421 Water Tower Ct., Watertown, WI 53094
Bill Richter & Adam Richter 920-988-7050 RichterHVAC@gmail.com
RichterHVAC.com

Proposal for City of Fort Atkinson
SA: 800 Hackbarth Rd, Fort Atkinson, WI 53538
Matt: 262-443-4535 mthompson@fortatkinsonwi.gov

Date Submitted 8/20/2026

HVAC Proposal to Replace Current North Roof-top Unit for Water Department Building. (Carrier M #48TJE012-511QE / S #3696G30772)
- Carrier Model #48FEEM12A3A5-0A0A0 10-ton Cooling, 3-phase, 208/230 Volts, 2-Stage, Medium Gas Heat, MicroMetl Low Leak Economizer Roof-top Unit
- All Necessary Sheet Metal Work
- Gas Piping
- Drain Line & Connection
- Wiring Connected as Needed
- Misc. Materials
- Local Permit
- Crane Rental
- Proper Removal of old Roof-Top Unit
- Proper Start-up of new Roof-Top Unit

Check/Cash Price = $19,391.00

If paying with a credit card add 3% convenience fee to the total cash/check price.

Draws upon request
Changes can be made through change request forms.
Prices subject to change

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS 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 CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Richter Heating & Air Conditioning, Inc.

_____ Date_____
Bill Richter, President

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Final payment will be made within 30 days of completion.

_____ Date_____
Acceptance Signature

Lloyd's Plumbing & Heating
PO Box 1618, Janesville, WI 53547
2352 W US Hwy 14
Janesville, WI 53545

PROPOSAL

Presented to:
City of Fort Atkinson Water
37 N Water St
Fort Atkinson, WI 53538

Job #	43798
Job Name	RTU replacement
Proposal #	P-43798-1
Technician	Jerod Albrecht
Issue Date	Aug 25 2026

Customer Contact:
H: (920) 563-7775
E: thayden@fortatkinsonwi.net

Service Location:
800 Hackbarth Rd
Fort Atkinson, WI 53538

Price: $23,900.00

Description	Qty	Price
To provide labor and materials for New RTU TO include: New Comfortmaker RGF120 10 Ton RTU New Economizer with enthalpy controller New Smoke detector Modify electrical to accommodate for new unit Gas piping connections to new RTU Start up and testing of new equipment Removal and disposal of existing RTU Permits, Electrician, and Crane service all included	1	$23,900.00

Price **$23,900.00**

Review and Sign

Proposal Notes:

Comfortmaker RTU unit will be a direct fit onto new curb, no adapter needed.

Unit has a 5-6 week lead time

All manufacturer warranties apply

Customer Approval:

☐ **I accept this proposal and agree to the terms and conditions.**

Contract Terms:

Proposal is valid for 30 days from date sent

Pricing subject to change contingent upon product availability and Tariff changes

Payment Terms

Full Payment is due within 30 days of invoice. A 1% per month (12% Per Year) Late Payment Fee will be assessed on any unpaid balance remaining after 30 days

Lien Rights

You are hereby notified that persons or companies furnishing labor or materials for the

construction on your property may have lien rights on you land and buildings if they

are not paid. Those entitled to lien rights, in additions to the above signed contractor,

are those who contract directly with you or those who give you identification notice

within sixty (60) days after they first furnish labor or materials for the construction.

You may receive notices from those who furnish labor or materials for the

construction, and you should give a copy of each notice you receive to your mortgage

lender, if any. Lloyd's Plumbing and Heating Corp. agrees to cooperate with you and your lender, if any, to see that

all potential claimants are duly paid.

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

MEMORANDUM

DATE: **September 1, 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 1704 Montclair Pl. (Draeger, Director of Neighborhood and Building Services)**

BACKGROUND

Aeryn Barry and Samantha Tiry of Tempo Designed Homes previously brought a Preliminary CSM Review and Zero Lot Line division of an adjacent lot before the Plan Commission on August 13, 2024. Construction has begun on the proposed site with the utilities designed to be separated per city requirements.

DISCUSSION

Property owner Aeryn Barry has requested a two-lot Certified Survey Map for the parcel located at 1704 Montclair Pl. The property owner would like to split the existing DR-8 Duplex Residential lot into two lots, allowing construction of a twin house using the zero-lot-line zoning mechanism. The Plan Commission recommended approval at its August 25, 2026 meeting.

FINANCIAL ANALYSIS

No financial impact is expected on the City as a result of the approval of this CSM.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council approve this preliminary Certified Survey Map, subject to inclusion of the following conditions:

- A joint maintenance agreement for the roof, shared wall of the house, and any shared portion of the sanitary lateral to be recorded on each parcel,
- All changes noted in the staff report, and
- Any other recommendations from City staff and the Plan Commission.

ATTACHMENTS

1. 1704 Montclair Pl Plan Commisison Memo
2. Application_Redacted
3. CSM

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

Preliminary CSM Review
REPORT TO THE PLAN COMMISSION

DATE: August 25, 2025
PROPERTY ADDRESS: 1704 Montclair Pl.
PARCEL NUMBER: 226-0614-3234-027
OWNER: Tempo Designed Homes LLC
APPLICANT: Aeryn Barry

FILE NUMBER: CSM-2026-13
EXISTING ZONING: DR-8 Duplex
PROPOSED ZONING: No Change
EXISTING LAND USE: Under Construction
REQUESTED USES: Duplex

BACKGROUND

Aeryn Barry and Samantha Tiry of Tempo Designed Homes previously brought a Preliminary CSM Review and Zero Lot Line division of an adjacent lot before the Plan Commission on August 13, 2024. Construction has begun on the proposed site with the utilities designed to be separated per city requirements.

REQUEST OVERVIEW

Property owner Aeryn Barry has requested a two-lot Certified Survey Map for the parcel located at 1704 Montclair Pl.

The property owner would like to separate the existing DR-8 Duplex Residential lot into two separate lots, allowing the construction of a twin house using the zero-lot line zoning mechanism.

PUBLIC NOTICE

Public Notice is not required.

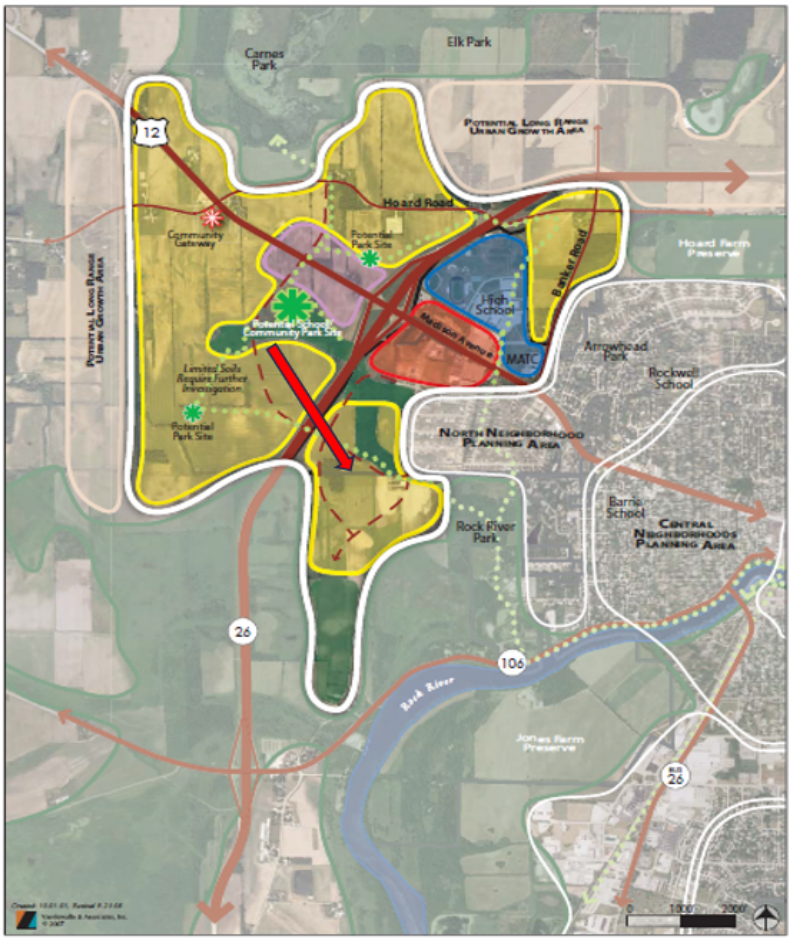
DISCUSSION

The current parcel is in the Northwest Quadrant Planning Area. The current and proposed properties are and will remain in concert with the City of Fort Atkinson Comprehensive Plan which shows this area as a residential neighborhood.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON FUTURES OPEN HOUSE



The current zoning of DR-8 Duplex Residential allows the proposed changes to parcel #226-0614-3234-027. This would in turn allow for a zero-lot line twin house to be constructed. A Twin House is a permitted right in the DR-8 Zoning District. There is currently a duplex being built on the parcel using the existing plat. The division of the lot will allow for the owner of each side of the twin homes to own and maintain their half of the existing lot, also Section 15.03.06 (6) states that each twin house must provide a separate public water lateral, sanitary sewer lateral, and electric service to each of the two dwelling units, these requirements were planned by the applicant prior to the start of construction, in anticipation of this application.
Lastly, the preliminary Certified Survey Map that was submitted is missing a few requirements listed in Section 70.06.03 of the City of Fort Atkinson Land Division Ordinance.

Per. Ch. 236, Wis. Stats.:
s. 236.20(2)(c) The length and bearing of the exterior boundaries, the boundary lines of all

blocks, public grounds, streets, and alleys, and all lot lines. *The north and south lines do not total as shown and require 0.01' adjustments*. *The tie line distance, shown as 870.95', totals 870.85 on CSM 6540*.
s. 236.20(3)(e) Abutting street and state highway lines of adjoining plats shown in their proper location by dotted or dashed lines. *The northerly end of Berea Drive does not continue to the north as depicted on the CSM*.
s. 236.34(1m)(d) Surveyor's Certificate shall include:
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.
4**.** A statement that the professional land surveyor has fully complied with the provisions of this section in surveying, dividing, and mapping the land.
Remove the phrase "in accordance with the information provided" and change "Jefferson County Ordinance" to "City of Fort Atkinson Land Division and Development Ordinance."

General Notes:
1) In the Notes on Sheet 2 reference is made to any and all easements recorded and unrecorded. All recorded easements must be shown on the CSM. We recommend removing or modifying the note.
2) In the Notes on Sheet 2, mention is made of wetlands not being delineated. Any existing wetlands must be shown, per 70.03.03, City of Fort Atkinson Land Division and Development Ordinance*. If there are none, we recommend removing the note.*
3) Is the 12' wide utility easement existing or is it being created on this CSM? If existing, show the document number. If being created, include easement terms, conditions and beneficiaries.
4) Zone DR-8 requires a minimum lot depth of 120'. These lots have a depth of 95'. Min. Green Space and Max. Building Coverage may not comply with zoning.
5) We note that the Jefferson County GIS indicates that the proposed CSM lots contain hydric soils.
*6) In the "*Surveyed For*" on Sheets 2 and 3 check the owner's last name.*

These items are minor and easily added.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map, subject to inclusion of the following conditions:

- A joint maintenance agreement for the roof, shared wall of the house, and any shared portion of the sanitary lateral to be recorded on each parcel,
- All changes noted in the staff report, and
- Any other recommendations from City staff and the Plan Commission.

ATTACHMENTS

1. Application_Redacted
2. CSM

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

CITY OF FORT ATKINSON
COST RECOVERY AGREEMENT

The City of Fort Atkinson may retain the services of **professional consultants** (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and/or other experts) to assist in the City's review of a development proposal that may be scheduled for review and action by the Plan Commission and/or City Council. The submittal of a development proposal or land use application by an Applicant shall be construed as an **agreement to pay for such professional services** applicable to the proposal or application. The City may apply reasonable charges for these services to the Applicant through invoices. The City may delay acceptance of the proposal or application as complete, or may delay final approval of the proposal, until the Applicant pays such fees. In the event invoices become delinquent, finance charges will accrue at 1% per month, 30 days after the due date. Review fees invoiced to the Applicant, which are not paid in a timely manner, may be assigned by the City as a special assessment to the subject property. The Applicant hereby waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. The City will provide notice to the applicant of the need to hire a professional consultant.

The Applicant is required to provide the City with an executed copy of this Cost Recovery Agreement as part of the land use application process. Applications are not considered complete and will not be considered by the Plan Commission without this executed Agreement.

***Application fees are non-refundable. Fees cover the costs associated with mailing public notices, postage, copies and staff review. Applicants must agree to pay all additional expenses the City may incur on their behalf for contracted services (attorney, planner, engineer and required studies.**

Applicant Name: Aeryn Barry + Samantha Tiry

Project Name: 1704 Montclair

Project Address: 1704 Montclair PL Fort Atkinson, WI 53538

Parcel Number: 226-0614-3234-027

Dated this 20th **day of** July, **20**26.

Agreement signed and entered into by:

The City of Fort Atkinson

_____
City Manager

Property Owner Information:

Applicant Information (if different):

Owner Name: Tempo Designed Homes LLC
Aeryn Barry + Samantha Tiry

Applicant Name: _____

Owner Signature: [signature]

Applicant Signature: _____

Address: 700 Merlot Ln. Cambridge, WI 53523

Address: _____

Phone Number: [redacted]

Phone Number: _____

Email Address: [redacted]

Email Address: _____

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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): Derryn Barry
Tempo Designed Homes, LLC
Phone number: [redacted] Email: [redacted]

OWNER Name, company, and client (if applicable): Derryn Barry, Samantha Tiry
Tempo Designed Homes LLC
Phone number: [redacted] Email: [redacted]

Postal address for proposed CSM: 1704 Montclair Pl. Fort Atkinson, WI 53538

Parcel Identification Numbers Involved: 226-0614-3234-027

Brief description of proposed division or combination and purpose: Zero lot line condo

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) whichmaintains 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)

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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 20th day of July, 20 26

Respectfully submitted,

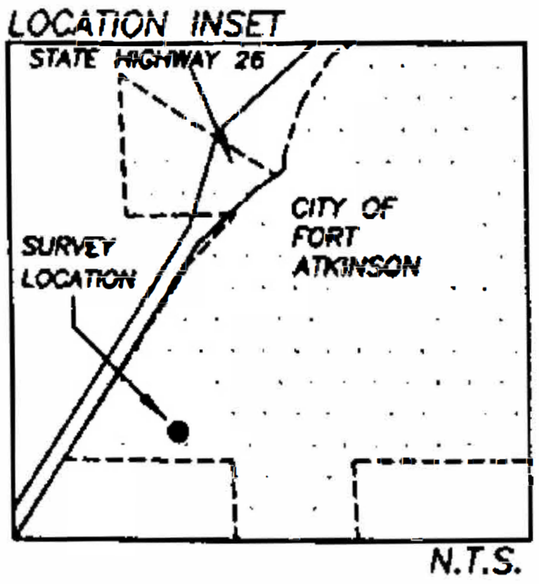
_____
(Signature of Applicant)

BIRRENKOTT SURVEYING
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

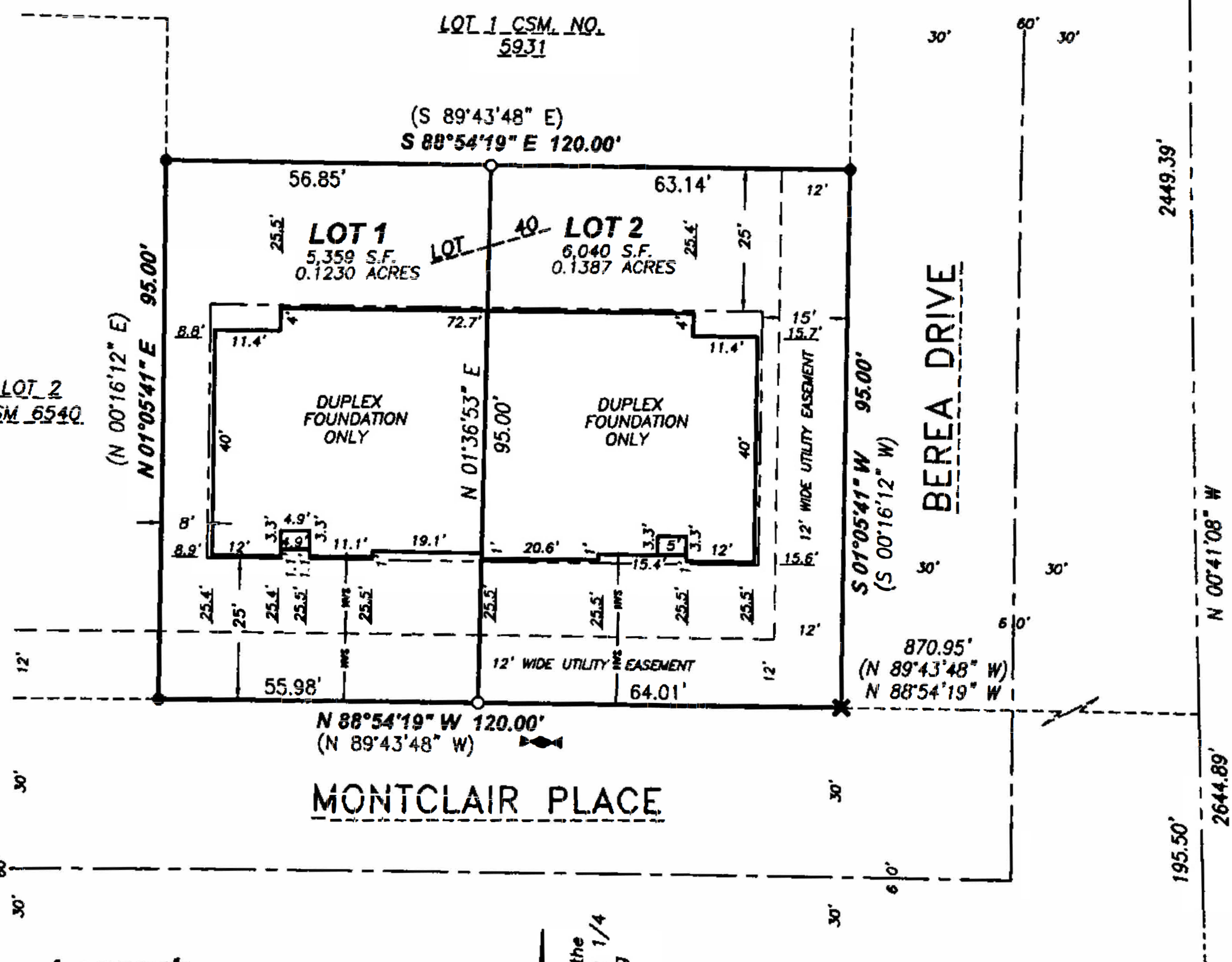
CERTIFIED SURVEY MAP

Lot 40, Crescent Beauty Farms, Located in the Southeast 1/4 of the Southwest 1/4 of Section 32, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

LOCATION INSET



WISCONSIN
CHRIS K. CASSON
S-3264
DEFOREST, WIS.
LAND SURVEYOR
Chris K. Casson
6-9-2026



Legend:

- ◐ = Section Corner
- ● = Found 3/4" Iron Pipe
- ✖ = Found Chiseled "X"
- ○ = 3/4"x18" Iron Bar set wt.=1.13#/in.ft.
- ⋈ = Water Shutoff
- —— SAN —— = Approx. Sanitary Sewer
- — - - — = Building Setback Line

Current Zoning: DR-8 per City of Fort Atkinson

SCALE 1" = 30'

0 30 60

CERTIFIED SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

Birrenkott Surveying

P.O. Box 237
1677 N Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Lot 40, Crescent Beauty Farms,
Located in the Southeast 1/4 of the
Southwest 1/4 of Section 32, T6N,
R14E, City of Fort Atkinson,
Jefferson County, Wisconsin.

I, Chris K. Casson, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7, Chapter 236.34 of Wisconsin Statutes and Chapter 15.04 of Jefferson County Ordinance. I also certify that by direction of the owners listed hereon, I have surveyed and mapped the lands described below:

Lot 40, Crescent Beauty Farms, Located in the Southeast 1/4 of the Southwest 1/4 of Section 32, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Chris K. Casson 6-9-2026
Chris K. Casson
Wisconsin Professional Land Surveyor No. S-3264.

WISCONSIN
CHRIS K. CASSON
S-3264
DEFOREST, WIS.
LAND SURVEYOR

Owners Certificate:
As owner, DT Designed LLC, It hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Fort Atkinson.

DT Designed LLC
Aeryn T. Barry, Owner

State of Wisconsin)
Jefferson County ss) Personally came before me this 5th day of July, 2026, the above-named Aeryn T. Barry, ~~to me known~~ to be the persons who executed the foregoing instrument and acknowledged the same.

ROBERT D. RUSSELL
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public, Jefferson County, Wisconsin — My Commission Expires 1-3-2028

Robert D. Russell
Printed name

Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present or in close proximity, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Jefferson County Soil Survey.
No guarantee is made for below-ground structures.
Current Zoning of DR-8 per City of Fort Atkinson.

DATED: June 9, 2026
Surveyed For:
Aeryn Deering
700 Merlot Lane
Cambridge, WI 53523
608-480-3625

Surveyed: CJL
Drawn: EFT
Checked: CKC
Approved: CKC
Tape/File:
J:\2026\CARLSON\260021
Sheet 2 of 3
Office Map No.: 260038



CERTIFIED SURVEY MAP

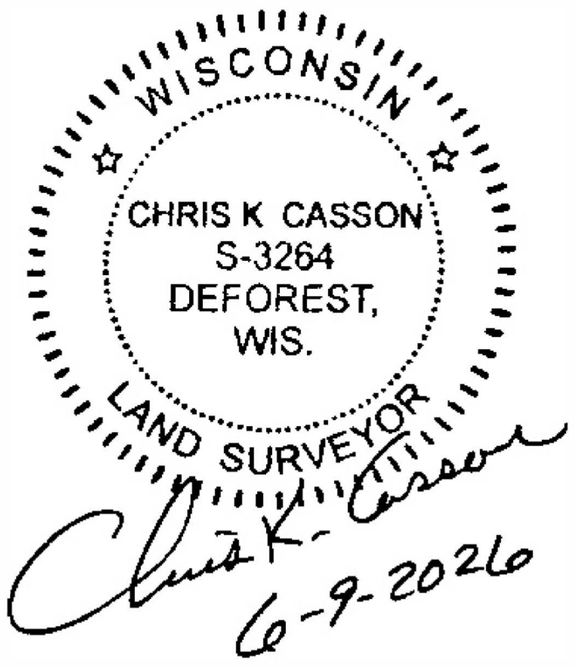
Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Lot 40, Crescent Beauty Farms, Located in the Southeast 1/4 of the Southwest 1/4 of Section 32, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

City of Fort Atkinson Approval Certificate
This Certified Survey Map, is hereby approved for recording by the City of Fort Atkinson.

_____ _____
Michelle Ebbert, City Clerk — Dated
City of Fort Atkinson



DATED: June 9, 2026
Surveyed For:
Aeryn Deering
700 Merlot Lane
Cambridge, WI 53523
608-480-3625

Surveyed: CJL
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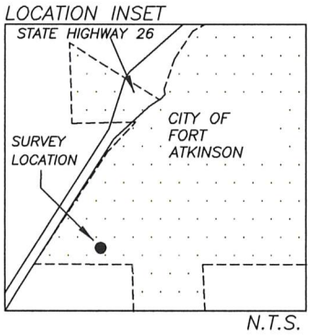
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Lot 40, Crescent Beauty Farms, Located in the Southeast 1/4 of the Southwest 1/4 of Section 32, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

LOCATION INSET



WISCONSIN
CHRIS K. CASSON
S-3264
DEFOREST, WIS.
LAND SURVEYOR
Chris K. Casson
6-9-2026

Center of Section
Section 32-6-14
Found Aluminum Monument

LOT 1 CSM. NO. 5931

(S 89°43'48" E)
S 88°54'19" E 120.00'

56.85' | 63.14'

LOT 1
5,359 S.F.
0.1230 ACRES

LOT 40

LOT 2
6,040 S.F.
0.1387 ACRES

25.5' | 25.4' | 25' | 12'

15' | 15.7'

72.7'

8.8' | 4' | 11.4' | 4' | 11.4'

DUPLEX FOUNDATION ONLY

DUPLEX FOUNDATION ONLY

40' | 40'

N 01°36'53" E 95.00'

12' WIDE UTILITY EASEMENT

15.6'

LOT 2
CSM 6540

(N 00°16'12" E)
N 01°05'41" E 95.00'

S 01°05'41" W 95.00'
(S 00°16'12" W)

BEREA DRIVE

8' | 8.9' | 12' | 3.3' | 4.9' | 4.9' | 3.3' | 11.1' | 19.1' | 1' | 20.6' | 1' | 3.3' | 5' | 3.3' | 12' | 15.4'

1.1' | 1.1'

25.4' | 25' | 25.4' | 25.5' | NVS | 25.5' | 25.5' | NVS | 25.5' | 25.5' | NVS | 25.5' | 25.5'

12' WIDE UTILITY EASEMENT

55.98' | 64.01'

N 88°54'19" W 120.00'
(N 89°43'48" W)

870.95'
(N 89°43'48" W)
N 88°54'19" W

MONTCLAIR PLACE

30' | 60' | 30' | 30' | 60' | 30' | 30' | 30' | 60' | 30' | 30' | 30' | 60' | 30'

2449.39'

N 00°41'08" W

2644.89'

195.50'

South 1/4 Corner
Section 32-6-14
Found Square Cut Limestone Monument

Legend:

- = Section Corner
- = Found 3/4" Iron Pipe
- = Found Chiseled "X"
- = 3/4"x18" Iron Bar set wt.=1.13#/ln.ft.
- = Water Shutoff
- SAN = Approx. Sanitary Sewer
- = Building Setback Line

Bearings referenced to the East line of the Southwest 1/4 of Section 32, bearing N 00°41'08" W

Current Zoning: DR-8 per City of Fort Atkinson

SCALE 1" = 30'

0 | 30 | 60

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 3
Office Map No. 260038

CERTIFIED SURVEY MAP

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
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Located in the Southeast 1/4 of the
Southwest 1/4 of Section 32, T6N,
R14E, City of Fort Atkinson,
Jefferson County, Wisconsin.

I, Chris K. Casson, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7, Chapter 236.34 of Wisconsin Statutes and Chapter 15.04 of Jefferson County Ordinance. I also certify that by direction of the owners listed hereon, I have surveyed and mapped the lands described below:

Lot 40, Crescent Beauty Farms, Located in the Southeast 1/4 of the Southwest 1/4 of Section 32, T6N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Chris K. Casson 6-9-2026
Chris K. Casson
Wisconsin Professional Land Surveyor No. S-3264.

WISCONSIN
CHRIS K. CASSON
S-3264
DEFOREST,
WIS.
LAND SURVEYOR

Owners Certificate:
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DT Designed LLC

Aeryn T. Barry, Owner

ROBERT D. RUSSELL
NOTARY
PUBLIC
STATE OF WISCONSIN

State of Wisconsin)
Jefferson County ss) Personally came before me this 15th day of July, 2026, the above-named Aeryn T. Barry, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Jefferson County, Wisconsin My Commission Expires 1-3-2028

Robert D. Russell
Printed name

Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present or in close proximity, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Jefferson County Soil Survey.
No guarantee is made for below-ground structures.
Current Zoning of DR-8 per City of Fort Atkinson.

DATED: June 9, 2026
Surveyed For:
Aeryn Deering
700 Merlot Lane
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Sheet 2 of 3
Office Map No.: 260038

CERTIFIED SURVEY MAP

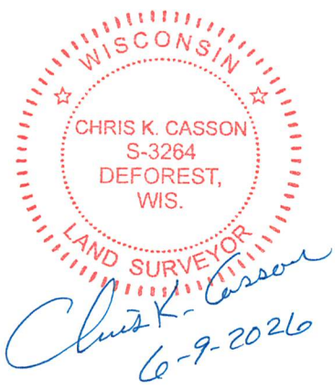
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Located in the Southeast 1/4 of the
Southwest 1/4 of Section 32, T6N,
R14E, City of Fort Atkinson,
Jefferson County, Wisconsin.

City of Fort Atkinson Approval Certificate
This Certified Survey Map, is hereby approved for recording by the City of Fort Atkinson.

_____ _____
Michelle Ebbert, City Clerk Dated
City of Fort Atkinson



DATED: June 9, 2026
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Aeryn Deering
700 Merlot Lane
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608-480-3625

Surveyed: CJL
Drawn: EFT
Checked: CKC
Approved: CKC
Tape/File:
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Sheet 3 of 3
Office Map No.: 260038

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

MEMORANDUM

DATE: **September 1, 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 1911 Janesville Avenue, known as River Trail Flats (parcel 226-0514-1742-001) (SPR-2026-07) (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 applicant is proposing to split the existing 12-acre parcel into three new parcels via a CSM, rezone the property from RH-35 to MRH-30, and obtain a Conditional Use for a Group Development to accommodate seven multifamily buildings totaling 112 units within two separate phases. This Conditional Use Permit covers Phase 1 of the project. Phase 2 will also require a CUP.

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 north, and the Klement Business Park is located directly to the east.

The proposed Certified Survey Map is planned to separate the existing parcel into three parcels. 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 three new parcels proposed to be created via the CSM must meet the minimum standards for the MRH-35 zoning district (proposed zoning).

An existing field road access easement exists to the south of the existing single-family home on

the site. This easement provides access to the farm field directly west of the Glacier River Trail. It's proposed to remain on the CSM. There is also a "no access" easement that runs along the southeast side of the property (along a portion of Janesville Avenue) that's proposed to remain.

The proposed new Lot 1, 2, and 3 must meet the minimum standards of the MRH-35 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of each district.

The proposed CSM and Site Plan Review 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 is anticipated that other potential multi-family projects may take place. Overall, the proposed project 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 multifamily development.

The Plan Commission reviewed this matter at their meeting on August 25th, and recommended the City Council approve the CSM subject to the conditions outlined in the Plan Commission staff report.

FINANCIAL ANALYSIS

There is not expected to be a financial impact on the City related to the approval of the CSM; however, approval of the CSM will allow for the River Trail Flats project to move forward, creating more housing units and adding value to TID #11.

RECOMMENDATION

City Staff and the Plan Commission recommend the City Council approve the Certified Survey Map for the property located at 1911 Janesville Avenue, known as River Tail Flats, subject to the following conditions:

1. All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
2. An access easement is shown over the 6-foot wide trail access over the proposed Lot 3.
3. Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. 1911 Plan Commision Memo
2. Conditional Use Permit Narrative
3. CUP_Public Notice_ 1911 Janesville Ave
4. 2026 CUP application- SIGNED 5.27.26_Redacted
5. Application_Redacted
6. 8.6.26 Site Plan Review
7. 8.6.26 CSM Update
8. CSM Application Redacted
9. Koshkonong Board opinion letter
10. 2026-08-19 Fort Atkinson - Grading Plan (1)

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

CERTIFIED SURVEY MAP REVIEW
AND SITE PLAN REVIEW
REPORT TO THE PLAN COMMISSION

DATE: August 25, 2026
PROPERTY ADDRESS: 1911 Janesville Avenue
PARCEL NUMBER: 226-0514-1742-001

OWNER: V&J Investment Properties, LLC

APPLICANT: Pelton Development

FILE NUMBER: SPR-2026-07
EXISTING ZONING: RH-35, Rural Holding
PROPOSED ZONING: MRH-30, Multi-Family Residential
EXISTING LAND USE: Agriculture/Rural Residential
REQUESTED USES: Multi-Family Residential

BACKGROUND

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. The public hearing took place at the Plan Commission meeting on July 28, 2026. The Plan Commission approved the Conditional Use Permit contingent on the approval of the Site Plan by the Plan Commission and CSM by the City Council at the Plan Commission meeting on August 11, 2026.

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.

REQUEST OVERVIEW

The applicant is proposing to split the existing 12-acre parcel into three new parcels via a CSM, rezone the property from RH-35 to MRH-30, and obtain a Conditional Use for a Group Development to accommodate seven multifamily buildings totaling 112 units within two separate phases. This Conditional Use Permit covers Phase 1 of the project. Phase 2 will also require a CUP.

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 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
    - Stromwater management area
    - Suface parking
    - Internal circulation driveways

- Phase 2:
    - Three 16-unit Multi-Family Buildings (48 units)
    - Suface parking
    - Internal circulation driveways

Each building is proposed to be identical: two stories in height with individual attached garages and entries for each unit. 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 is proposed to be created to include 0.9-acres surrounding it (Lot 2). The multifamily buildings are proposed to the north, west, and south of the new parcel. Lot 1 (5.24-acres) is proposed to be created on the north end of the site to accommodate Phase 1. Lot 3 (6.10-acres) is proposed to be created on the south end of the site to accommodate Phase 2.

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, which was recommended for approval by the Plan Commission, is consistent with this designation.

The following staff report reviews the proposed CSM, the Conditional Use Permit for a Group Development for Phase 1 (multiple principal buildings on the same lot), and the Site Plan Review.

CSM REVIEW:

The proposed Certified Survey Map is planned to separate the existing parcel into three parcels. 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 three new parcels proposed to be created via the CSM must meet the minimum standards for the MRH-35 zoning district (proposed zoning).

An existing field road access easement exists to the south of the existing single-family home on the

site. This easement provides access to the farm field directly west of the Glacier River Trail. It's proposed to remain on the CSM. There is also a "no access" easement that runs along the southeast side of the property (along a portion of Janesville Avenue) that's proposed to remain.

The City Engineer has reviewed the CSM and provided a series of comments. Those comments have been included within the Staff memo.

The proposed new Lot 1, 2, and 3 must meet the minimum standards of the MRH-35 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:

Lot 1 - New Northern Parcel (MRH-35)

Bulk Regulation	MRH-30 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-30 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-30 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

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.

Lot 1 - New Northern Parcel (MRH-35)

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	50 feet
Minimum Side Setback	8 feet	40 feet
Minimum Rear Setback	30 feet	66 feet
Maximum Building Height	45 feet	30 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 10 feet Side: 0 feet* Rear: 45 feet
Minimum Principal Building Separation	10 feet	50 feet
Maximum Impervious Surface Ratio	70%	65%
Minimum Green Space	30%	35%
Maximum Building Coverage	35%	18%
Minimum Dwelling Unit Structure Area	400 sf	X sf
Maximum Density	871 sf/unit	3,565 sf/unit[BR1]

*The previously approved CSM included a cross-access easement between the two properties along the shared property line where the proposed 0’ pavement setback is located.

Lot 3 - New Southern Parcel (MRH-35)

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	50 feet
Minimum Side Setback	8 feet	23 feet
Minimum Rear Setback	30 feet	57 feet
Maximum Building Height	45 feet	30 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 10 feet Side: 0 feet*

		Rear: 40 feet
Minimum Principal Building Separation	10 feet	50 feet
Maximum Impervious Surface Ratio	70%	41%
Minimum Green Space	30%	59%
Maximum Building Coverage	35%	11%
Minimum Dwelling Unit Structure Area	400 sf	X sf
Maximum Density	871 sf/unit	5,540 sf/unit

*The previously approved CSM included a cross-access easement between the two properties along the shared property line where the proposed 0' pavement setback is located.

Apartments (13-16 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 (CUP approved)
- Adhere to Section 15.07.20 multifamily 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**
Phase 1 (Lot 1)	64	96		48 surface + 64 garage = 112
Phase 2 (Lot 3)	48	72		36 surface + 48 garage = 84
Total	112	168		196

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 for 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 (one per site)

- Driveways on opposite sides of the road shall be directly opposite of each other = Met (aligned with Commerce Parkway)
- Driveways on arterial streets shall be at least 100 feet from intersecting streets = Met (Lot 3 access point is 500' from Commerce Parkway intersection)
- Driveway separation distance shall be a minimum of 275 feet on roads with a speed of 50 mph or more = Met (driveways are 500' apart)
- 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
- At least one ped/bicycle access point to at least one street frontage is required = Met
- Walkways or Marked paths 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 = Met
- 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 75 feet = Met (75')
- 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 (26ft)
- Minimum and maximum parking spaces = Met (see above)
- A minimum of 14 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
- 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 = 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 = **Unknown**
- 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

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.

- 562 landscaping points are required for the street frontage = Met
- 560 landscaping points are required for the paved surface areas = Met
- 1,200 landscaping points are required for the building foundation = Met
- 800 landscaping points are required for the yards = Met

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 multifamily 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 = 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
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or

supported from above = Met

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:
No public hearing is required for a Certified Survey Map or Site Plan Riview

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 CSM and Site Plan Review 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 is anticipated that other potential multi-family 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 proximity.

Overall, the proposed project 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 multifamily development.

Note that the Developer will be asking for Tax Incremental Financing assistance for the project. The Economic Development Commission has reviewed the TIF request in the Development Agreement and recommended approval of such to the City Council. The City Council is expected to review the Development Agreement at the meeting on September 1, 2026.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

1. All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
2. An access easement is shown over the 6-foot wide trail access over the proposed Lot 3.
3. Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Site Plan Review for Phase 1, subject to the following conditions:

1. Provide interior pathways to connect each building using sidewalks or marked paths for pedestrian safety
2. Install curbing in all locations where parking and interior landscaping is present
3. Screen all building mechanicals, subject to review by the Zoning Administrator
4. Approval of a Certified Survey Map creating three parcels
5. Approval of a Conditional Use Permit for multiple principal buildings on one parcel for Phase 1 (approved 8/11/26)
6. Any other recommendations from City staff and the Plan Commission

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ATTACHMENTS

1. Conditional Use Permit Narrative
2. CUP_Public Notice_ 1911 Janesville Ave
3. 2026 CUP application- SIGNED 5.27.26_Redacted
4. Application_Redacted
5. 8.6.26 Site Plan Review
6. 8.6.26 CSM Update
7. CSM Application Redacted
8. Koshkonong Board opinion letter

9. 2026-08-19 Fort Atkinson - Grading Plan (1)

Conditional Use Permit: Narrative

Written Description of Proposed Conditional Use:

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

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

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

Written Justification for Proposed Conditional Use:

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

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

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

Written Description of Anticipated Daily Traffic, etc:

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

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

N/A

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

June 1, 2026

NOTICE TO THE PUBLIC

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

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

https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by your location
+1 312 626 6799

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

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

Jedidiah Draeger
Director of Neighborhood and Building Services

Publish: July 14 and 21, 2026

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

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

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

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

_____

_____

Phone number:[redacted] Email:[redacted]

Property address for proposed conditional use:_____

_____

Brief description of proposed conditional use: _____

_____

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

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

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

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

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

II Criteria Used to Evaluate the Proposed Conditional Use

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

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

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

III Process Checklist

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

Dated this_____day of_____, 20 ____ 2026-05-27

Respectfully submitted,

_____

(Signature of Applicant)

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

City of Fort Atkinson Certified Survey Map Application

This form is designed to be used by the Applicant as a guide to submitting a complete application for review of a Certified Survey Map by the City to process the application.

APPLICANT Name, company, and client (if applicable): Neil Pfaff, Vierbicher
Client: Pelton Builders

Phone number: [redacted] Email: [redacted]

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

Phone number: [redacted] Email [redacted]

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

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

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

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

- ☐ A map of the subject property to scale depicting:
  - ☐ All lands and boundaries for the parcel(s)
  - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) whichmaintains 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: 6/26
- ❑ Receipt of complete application packet by Zoning Administrator — Date: _____
- ❑ City Staff Review — Date: _____
- ❑ Plan Commission Public Hearing, review and recommendation — Date: _____
- ❑ City Council review and action — Date: _____

Dated this 26 day of June, 20 26

Respectfully submitted,

_____ _____
(Signature of ~~Applicant~~)

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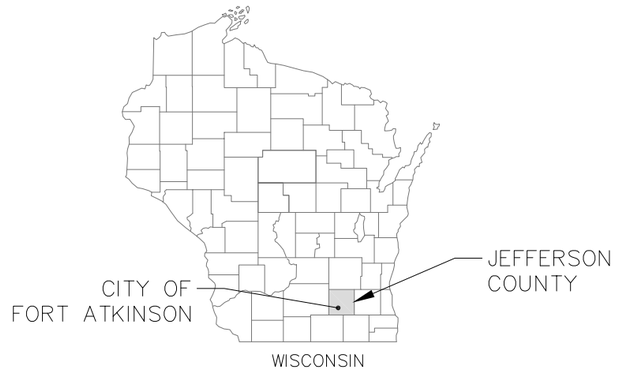
RIVER TRAIL FLATS

PELTON BUILDERS

CITY OF FORT ATKINSON, JEFFERSON COUNTY







SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	SITE PLAN – PHASE 1
6	UTILITY PLAN – WATER & SANITARY SEWER – PHASE 1
7	UTILITY PLAN – STORM SEWER – PHASE 1
7.1–7.4	UTILITY PLAN – STORM PLAN & PROFILE
8–9	UTILITY PLAN – WATER & SANITARY PLAN & PROFILE
10	GRADING & EROSION CONTROL – PHASE 1
11–12	STORM BASIN DETALS
13–18	DETAILS
19–21	LANDSCAPE PLANS
22	TRAFFIC CONTROL PLAN
23	WISDOT TRAFFIC DETAIL
24	LIGHTING PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SITE BENCHMARKS

1. PK NAIL
NORTHING: 518514.085
EASTING: 840379.711
ELEV = 816.133

2. PK NAIL
NORTHING: 518806.318
EASTING: 840510.294
ELEV = 810.971

3. PK NAIL
NORTHING: 518949.682
EASTING: 839940.666
ELEV = 800.567

4. PK NAIL
NORTHING: 518276.378
EASTING: 839537.101
ELEV = 806.366

5. PK NAIL
NORTHING: 518110.998
EASTING: 840086.076
ELEV = 820.846

6. TOP NUT HYDRANT
NORTHING: 518553.765
EASTING: 840453.215
ELEV = 817.922

7. TOP NUT HYDRANT
NORTHING: 518854.643
EASTING: 840597.663
ELEV = 811.068

4. PK NAIL
NORTHING: 517798.987
EASTING: 839840.456
ELEV = 819.808

NOT FOR CONSTRUCTION

ISSUED DATE: 08/05/2026

vierbicher
advisors / engineers / surveyors

TITLE SHEET
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 1 OF 24

05 Aug 2026 - 3:58p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Title and Details.dwg by: klen

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND ___" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND ___" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR (820)
- EXISTING MINOR CONTOUR (818)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS (WETL / WTLM)
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRADING LEGEND

- EXISTING MAJOR CONTOURS (820)
- EXISTING MINOR CONTOURS (818)
- PROPOSED MAJOR CONTOURS (820)
- PROPOSED MINOR CONTOURS (818)
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS (2.92%)
- EXISTING SPOT ELEVATIONS (1048.61)
- PROPOSED SPOT ELEVATIONS (1048.61)
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

GENERAL NOTES:

INSTALL A 50'L x 20'W x 1.5'D ANTI TRACKING PAD AT THE ENTRANCE TO THE PROJECT. ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION. NO CONSTRUCTION TRAFFIC ON EXISTING PARKING LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING LOT RESULTING FROM CONSTRUCTION TRAFFIC.

ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER WEEKLY.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.

COST OF COORDINATION SHALL BE INCIDENTAL TO CONSTRUCTION, INCLUDING ANY SCHEDULING CONFLICTS CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF MAUSTON, WDNR, WIDOT AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS A LUMP SUM

CONTRACTOR SHALL FURNISH A MEANS OF FLUSHING AND TESTING WATER LATERAL, INCIDENTAL TO WATERMAIN PRICING.

DEVELOPER:

NAME: DEVIN COYLE (PELTON BUILDERS)
ADDRESS: S1930 GLEN VALLEY DRIVE
REEDSBURG, WI 53959
PHONE: 608-445-6715
EMAIL: DEVIN@PELTONBUILDERS.COM

ENGINEER:

NAME: NEIL PFAFF, PE (VIERBICHER)
ADDRESS: 201 E MAIN ST., SUITE 100
REEDSBURG, WI 53959
PHONE: 608-524-6468
EMAIL: NPFA@VIERBICHER.COM

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF FORT ATKINSON FIRE DEPARTMENT
124 W. MILWAUKEE AVENUE
FORT ATKINSON, WI 53538
(920) 397-9908 (NON-EMERGENCY)

CITY OF FORT ATKINSON POLICE DEPARTMENT
101 S. WATER STREET
FORT ATKINSON, WI 53538
(920) 397-9905 (NON-EMERGENCY)

UTILITIES:

CITY OF FORT ATKINSON PUBLIC WORKS
101 N. MAIN STREET
FORT ATKINSON, WI 53538
(920) 397-9909

CITY OF FORT ATKINSON WATER UTILITY
JEFF ARMSTRONG WATER UTILITY SUPERINTENDENT
37 N. WATER STREET
FORT ATKINSON, WI 53538
(920) 397-9916

CITY OF FORT ATKINSON STORM UTILITY
101 N. MAIN STREET
FORT ATKINSON, WI 53538
(920) 397-9901

CITY OF FORT ATKINSON WASTEWATER UTILITY
ERIN SWEENEY – WASTEWATER UTILITY SUPERINTENDENT
1600 FARMCO LANE
FORT ATKINSON, WI 53538
(920) 397-9917

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advisors / engineers / surveyors

GENERAL NOTES

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 2 OF 24

05 Aug 2026 - 3:58p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Title and Details.dwg by: kfen

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8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

P/L
S09°31'24"W
414.41'

N48°46'28"E
162.18'

WETLAND DELINEATION BY TAYLOR CONSERVATION

50' WETLAND SETBACK

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

ACCESS RESTRICTED

N48°37'25"E
572.80'

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

30' REAR SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

66' WIDE ACCESS EASEMENT

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-T AG

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-T AG

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

S03°33'26"W
973.26'
P/L

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

DIRT FARM ROAD

EXISTING SHED TO BE RELOCATED

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

IE=816.91
EX 18" EW

IE=817.64
EX 18" EW

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

HOUSE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

STATE ROAD 26

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

RELOCATE SIGN AS NEEDED COORDINATE WITH OWNER

SAWCUT PAVEMENT REPLACE IN KIND

N33°39'43"E
890.55'

N87°10'32"W
548.34'

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

EX 48" CONC STMH
RIM=814.94
IE=-2.07 NE
IE=-2.07 SE
IE=812.40 SW

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

12' UTILITY EASEMENT AS PER DOC. #905526

IE=813.39
EX 24" EW

IE=802.69

EX 2' x 3' CI
TC=815.32
IE=811.26 NE

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

EX 48" CONC STMH
RIM=815.26
IE=811.05 NW
IE=811.08 SW
IE=811.09 NE
IE=811.05 SE

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

COMMERCE PARKWAY

EX 2' x 3' CI
TC=815.31
IE=811.61 SW

IE=809.37
EX 24" EW

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

GRAPHIC SCALE, FEET
0 30 60 120

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EXISTING CONDITIONS

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 3 OF 24

05 Aug 2026 - 3:38p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Existing Conditions.dwg by: kfen

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8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

P/L

WETLAND DELINEATION BY TAYLOR CONSERVATION

50' WETLAND SETBACK

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

ACCESS RESTRICTED

STORMWATER MANAGEMENT

PROPOSED 45' ACCESS EASEMENT

PHASE 2

286.7'

TRAIL ACCESS

66' WIDE ACCESS EASEMENT

30' REAR SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-1 AG

6' WIDE PATH TO BE INSTALLED DURING PHASE 1. CONNECT TO EXISTING GLACIER RIVER TRAIL

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-1 AG

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

408.8'

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

PROPOSED PROPERTY LINE

150.5'

30.0'

56.8'

STORMWATER MANAGEMENT

MAILBOX LOCATION

187.6'

DUMPSTER ENCLOSURE

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

215.4'

PROPOSED PROPERTY LINE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

DUMPSTER ENCLOSURE

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

548.3'

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

STATE ROAD 26

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

12' UTILITY EASEMENT AS PER DOC. #905526

STORMWATER MANAGEMENT

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

APARTMENT SIGN

562.9'

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

COMMERCE PARKWAY

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

GRAPHIC SCALE, FEET
0 30 60 120

ZONING:
CURRENT ZONING: RH-35 - RURAL HOLDING (AG)
PROPOSED ZONING: MRH-30 (MULTI-FAMILY RESIDENTIAL-30)

DENSITY, INTENSITY, AND BULK REGULATIONS: SECTION 15.02.24:(7) MRH-30

PHASE 1 TOTAL LOT AREA: 228,201 SQ. FT. (MIN. LOT AREA 20,000 SQ. FT.)
PHASE 1 IMPERVIOUS AREA: 146,108 SQ. FT.
PHASE 1 IMPERVIOUS SURFACE RATIO: 64.20% (MAX. 70%)
PHASE 1 GREEN SPACE RATIO: 35.80% (MIN. GREEN SPACE 30%)

PARKING STALL REQUIREMENTS:

PER CITY OF FORT ATKINSON ZONING ORDINANCE FIGURE 15.06.06a
1.5 STALLS ARE REQUIRED PER DWELLING UNIT FOR MULTIPLEX/APARTMENTS.

4 - 16 UNITS = 96 STALLS
96 TOTAL STALLS REQUIRED

48 TOTAL GARAGE PARKING STALLS ARE PROVIDED

48 SURFACE STALLS ARE PROVIDED
8 SURFACE HANDICAP STALLS ARE PROVIDED

104 TOTAL STALLS PROVIDED

PARKING ISLAND REQUIREMENT:

PARKING ISLANDS ARE REQUIRED EVERY 180' AND AT RIGHT ANGLES.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING

NOT FOR CONSTRUCTION

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OVERALL SITE PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2026-08-05
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CHECKED NPFA
PROJECT NO. 260249
SHEET 4 OF 24

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GRAPHIC SCALE, FEET
0 30 60

SITE PLAN LEGEND
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

SNOW REMOVAL
DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR SCREENING
6" CONCRETE PAD SEE DETAIL 2/14
ASPHALT PAVEMENT SEE DETAIL 1/15
STORMWATER MANAGEMENT
INTEGRAL CURB SIDEWALK SEE DETAIL 5/14
4" CONCRETE SIDEWALK SEE DETAIL 1/14
4" CONCRETE SIDEWALK SEE DETAIL 4/14
BUILDING #3 PROPOSED 16-UNIT APARTMENT 12 GARAGE PARKING STALLS
BUILDING #1 PROPOSED 16-UNIT APARTMENT 12 GARAGE PARKING STALLS
5' CURB TERMINATION SEE DETAIL 8/14
18" CONCRETE CURB & GUTTER SEE DETAIL 7/14
ADA PARKING SEE DETAIL 3/14
HANDICAP SIGN SEE DETAIL 6/14
6.0' WIDE PATH
ASPHALT PAVEMENT SEE DETAIL 6/18
APARTMENT SIGN BY OTHERS
VISION TRIANGLE
3' CURB TERMINATION SEE DETAIL 8/14
6" CONCRETE PAD SEE DETAIL 2/15
CONCRETE FLUME SEE DETAIL 5/18
LAUNCH PIT
MATCH IN KIND
20.0' WIDE WATERMAIN EASEMENT
COMMERCE PARKWAY
RECEIVING PIT
RETAINING WALL BY OTHERS
BUILDING #4 PROPOSED 16-UNIT APARTMENT 12 GARAGE PARKING STALLS
6" CONCRETE PAD FOR MAILBOXES SEE DETAIL 2/14
DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR SCREENING
4" CONCRETE SIDEWALK SEE DETAIL 4/14
ASPHALT PAVEMENT SEE DETAIL 1/14
18" CONCRETE CURB & GUTTER SEE DETAIL 7/14
5' CURB TERMINATION SEE DETAIL 8/14
STATE ROAD 26
P/L

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

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SITE PLAN - PHASE 1
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2026-08-05
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PROJECT NO. 260249
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NOT FOR CONSTRUCTION

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N
W E
S

GRAPHIC SCALE, FEET
0 30 60

FIRE DEPARTMENT CONNECTION (FDC)

81 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

52 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

INSULATE WATER MAIN
SEE DETAIL 1/16

42 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

1– HYDRANT
HYDRANT BURY = 810.70
1– 6" GATE VALVE
W/ VALVE BOX
11 LF OF 6" C900 HYD LEAD
SEE DETAILS 1/15, 2/15, & 3/15

78 LF OF 8" WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

60 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 806.13
SEE DETAIL 2/17

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

46 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.43
AEE DETAIL 2/17

INSULATE WATER MAIN
SEE DETAIL 1/16

BUILDING #3
PROPOSED 6-UNIT APARTMENT
12 GARAGE PARKING STALLS

1– 6"x8" TEE

41 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

S2: 48" CONC SMH
RIM=810.80
IE=804.85 SE
IE=804.95 SW
IE=804.95 NW

2– 48" BENDS
SEE DETAIL 4/15

2– 48" BENDS
SEE DETAIL 4/15

68 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

66 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.27
SEE DETAIL 2/17

BUILDING #4
PROPOSED 6-UNIT APARTMENT
12 GARAGE PARKING STALLS

FIRE DEPARTMENT CONNECTION (FDC)

32 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

1– 6"x8" TEE

FIRE DEPARTMENT CONNECTION (FDC)

1– 6"x8" TEE

53 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

7 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

2– 48" BENDS
SEE DETAIL 4/15

167 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

P/L

375'–10" PVC SAN @ 0.28%

INSULATE WATER MAIN
SEE DETAIL 1/16

1– 8"x6" TEE
1– 8" MJ PLUG

20.0' WIDE
WATERMAIN
EASEMENT

1– HYDRANT
HYDRANT BURY = 812.20
1– 6" GATE VALVE
W/ VALVE BOX
37 LF OF 6" C900 HYD. LEAD
SEE DETAILS 1/15, 2/15 & 3/15

S3: 48" CONC SMH
RIM=812.45
IE=806.00 NE
IE=806.10 SW

17 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

120 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

STATE ROAD 26

226'–10" PVC SAN @ 0.28%

FIRE DEPARTMENT CONNECTION (FDC)

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

139 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

141 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.79
SEE DETAIL 2/17

S8: 48" CONC SMH
RIM=814.66
IE=804.12 SE
IE=804.22 NW

133'–8" PVC SAN @ 1.00%

CONNECT TO EXISTING
WATER MAIN CONTRACTOR
TO VERIFY SIZE,
LOCATION AND ELEVATION

100 LF 20" STEEL CASING PIPE
WITH SPACERS AND END SEALS
SEE DETAIL 5/16

1– HYDRANT
HYDRANT BURY = 811.25
1– 6" GATE VALVE
W/ VALVE BOX
26 LF OF 6" C900 HYD. LEAD
SEE DETAILS 1/15, 2/15 & 3/15

INSULATE WATER MAIN
SEE DETAIL 1/16

WATERMAIN
EASEMENT

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

LAUNCH PIT

IE=802.69 NE

RELOCATE SIGN AS NEEDED
COORDINATE WITH OWNER

COMMERCE PARKWAY

RECEIVING PIT

IE=813.39
EX 24" EW

60 LF 16" STEEL CASING PIPE
WITH SPACERS AND END SEALS
SEE DETAIL 5/16

RECEIVING PIT

131 LF OF 16" C905 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

133'–8" PVC SAN @ 1.00%

1– 8"X16" TEE
1– 8" GATE VALVE
1– PLUG
SEE DETAILS 1/15 & 2/15

S1: 48" CONC SMH
RIM=820.02
IE=802.79 NW
IE=802.79 SW

GENERAL UTILITY NOTES:

1. ALL UTILITY CONNECTIONS INTO THE BUILDINGS SHALL BE COORDINATED WITH BUILDING CONTRACTOR.
2. A MEANS OF FLUSHING AND TESTING SHALL BE PROVIDED FOR WATER SERVICES BY UTILITY CONTRACTOR.
3. ANYWHERE SANITARY DEPTH IS UNDER 5' TO TOP OF PIPE, IT MUST BE INSULATED. REFER TO DETAIL 1/16
4. CONTRACTOR TO ADD HEAT TAPE TO SANITARY SEWER FROM S2 TO S3 AND LATERAL TO BUILDING #4. CONTRACTOR TO SUBMIT PRODUCT TO ENGINEER FOR APPROVAL.

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- G — G — GAS MAIN
- UE — UE — ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
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UTILITY PLAN - WATER & SANITARY SEWER - PHASE 1
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

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74'–18" HDPE STORM @ 0.40%

IE=800.50
18" CMP EW

IE=803.25
18" CMP EW

36'–18" HDPE STORM @ 1.37%

OUTLET STRUCTURE
SEE DETAIL 1/15

28'–6" HDPE PERFORATED STORM @ 0.00%

144'–6" HDPE PERFORATED STORM @ 0.00%

IE=803.25
18" CMP EW

182'–6" HDPE PERFORATED STORM @ 0.00%

IE=804.00
18" CMP EW

170'–24" HDPE STORM @ 0.50%

96'–18" HDPE STORM @ 0.50%

59'–18" HDPE STORM @ 0.40%

138'–18" HDPE STORM @ 0.40%

S42: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=809.83
IE=803.54 W
IE=803.64 SE

S12: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=809.75
IE=804.60 SW

81'–15" HDPE STORM @ 0.50%

S11: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=810.60
IE=804.10 NW
IE=804.20 NE
IE=804.20 SW

PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS
BUILDING #3

S40: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.76
IE=804.24 N
IE=804.34 SE

S29: 2' x 3' CI
R–3067 FRAME
TYPE L GRATE
TC=808.52
IE=804.68 NE

S15: 2' x 3' CI
R–3067 FRAME
TYPE L GRATE
TC=810.23
IE=804.89 NW

189'–15" HDPE STORM @ 0.43%

PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS
BUILDING #2

PROPOSED GAS
COORDINATE W/ UTILITY

115'–18" HDPE STORM @ 0.40%

STANDARD ENDWALL, TYP.
SEE DETAIL 3/18

IE=807.00
12" CMP EW

24'–12" HDPE STORM @ 1.06%

OUTLET STRUCTURE
SEE DETAIL 1/16

S43: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.78
IE=804.11 NW
IE=804.20 SW

67'–18" HDPE STORM @ 0.40%

S13: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=810.22
IE=804.57 SW
IE=804.47 NE

48'–15" HDPE STORM @ 0.40%

S31: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.57
IE=804.77 NE
IE=804.87 SE

S14: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=809.52
IE=805.68 NW

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

IE=802.69 NE

IE=813.39
EX 24" EW

COMMERCE PARKWAY

STATE ROAD 26

P/L

**NOTE:
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PROPOSED UTILITY LEGEND

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- STORM SEWER ENDWALL
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- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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UTILITY PLAN - STORM SEWER - PHASE 1

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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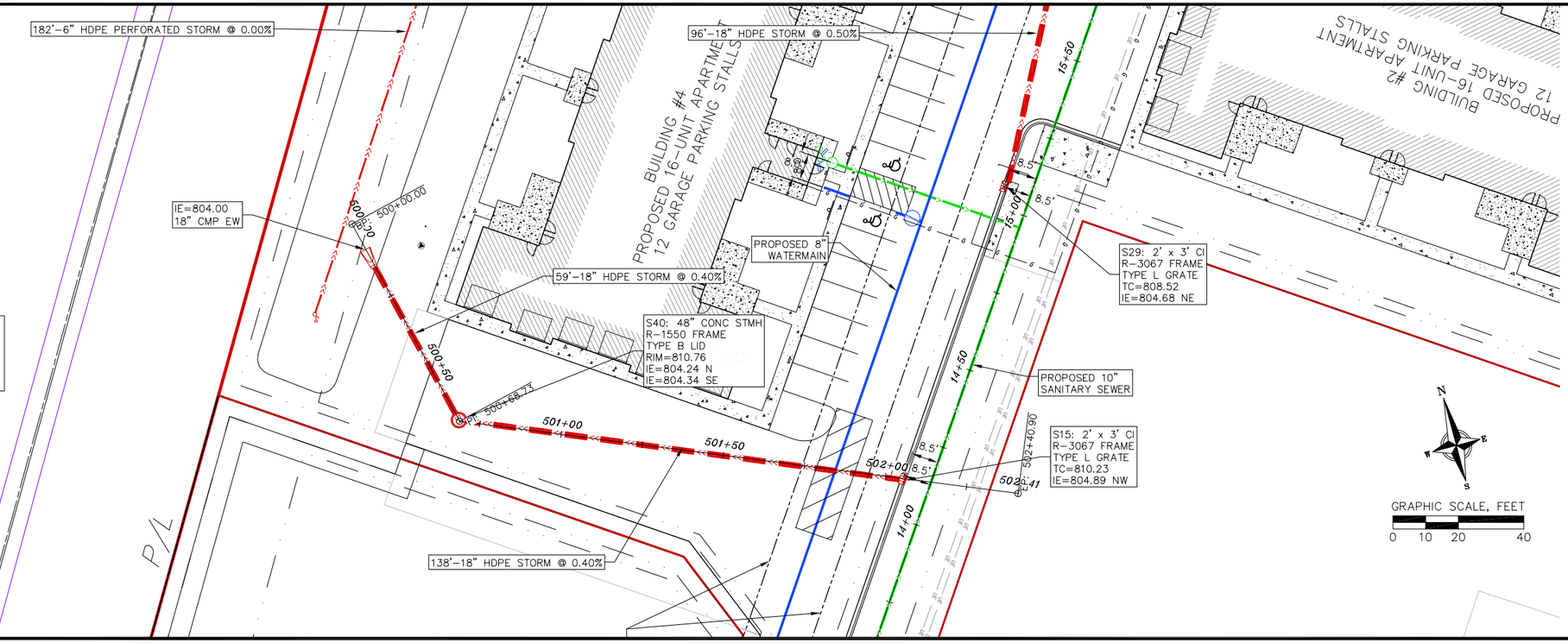
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PROPOSED UTILITY LEGEND

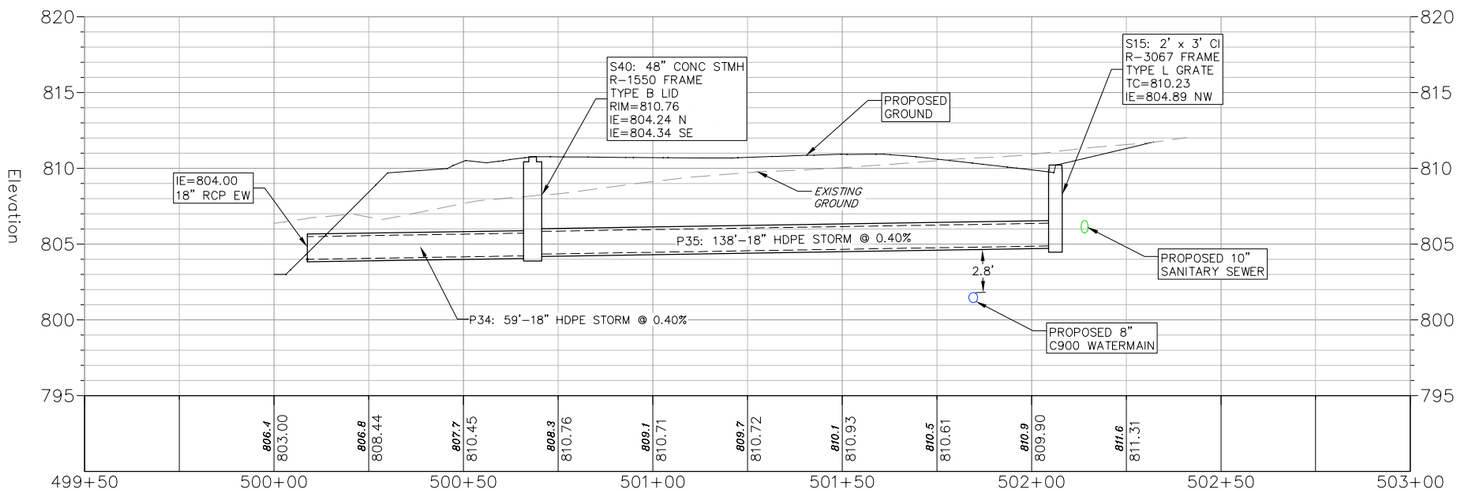
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UTILITY PLAN - STORM PLAN & PROFILE
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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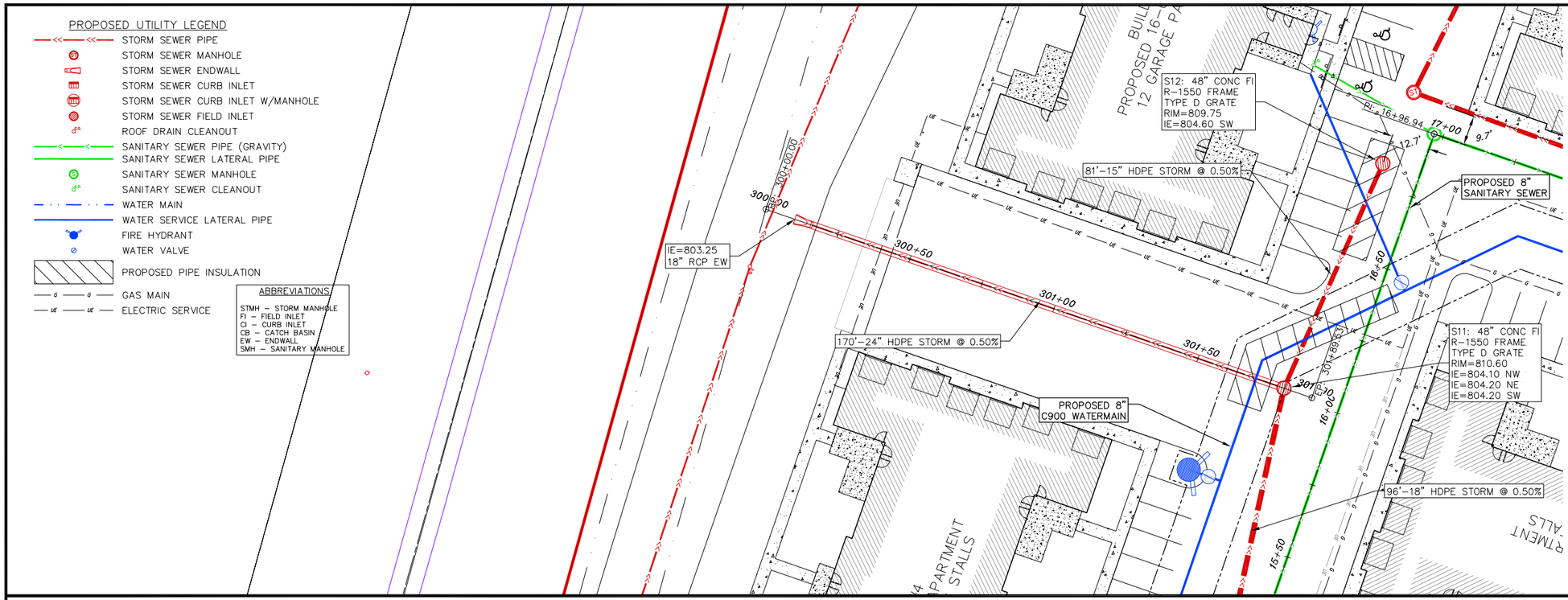
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PROPOSED UTILITY LEGEND

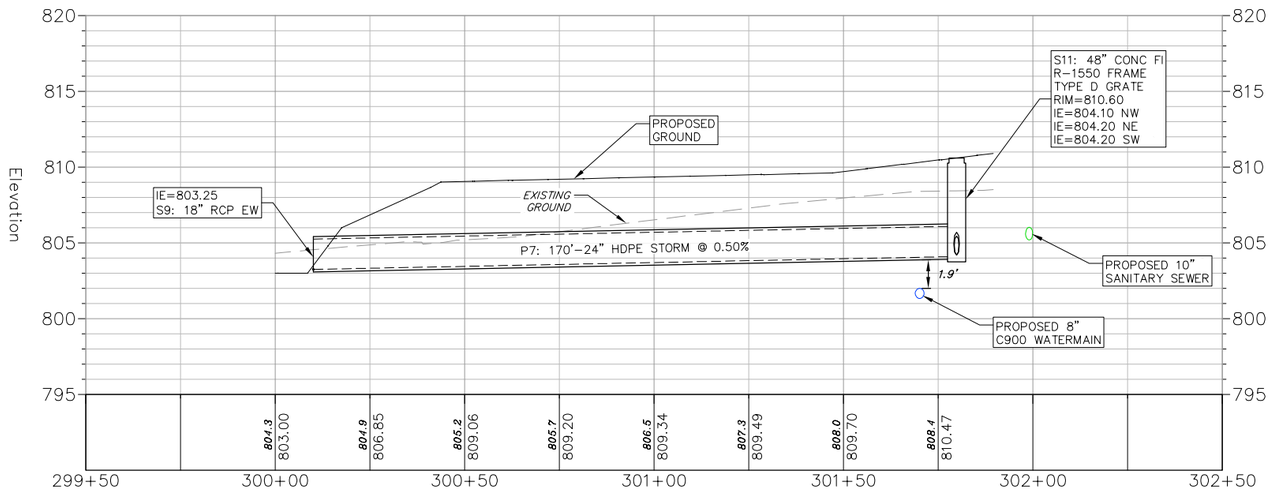
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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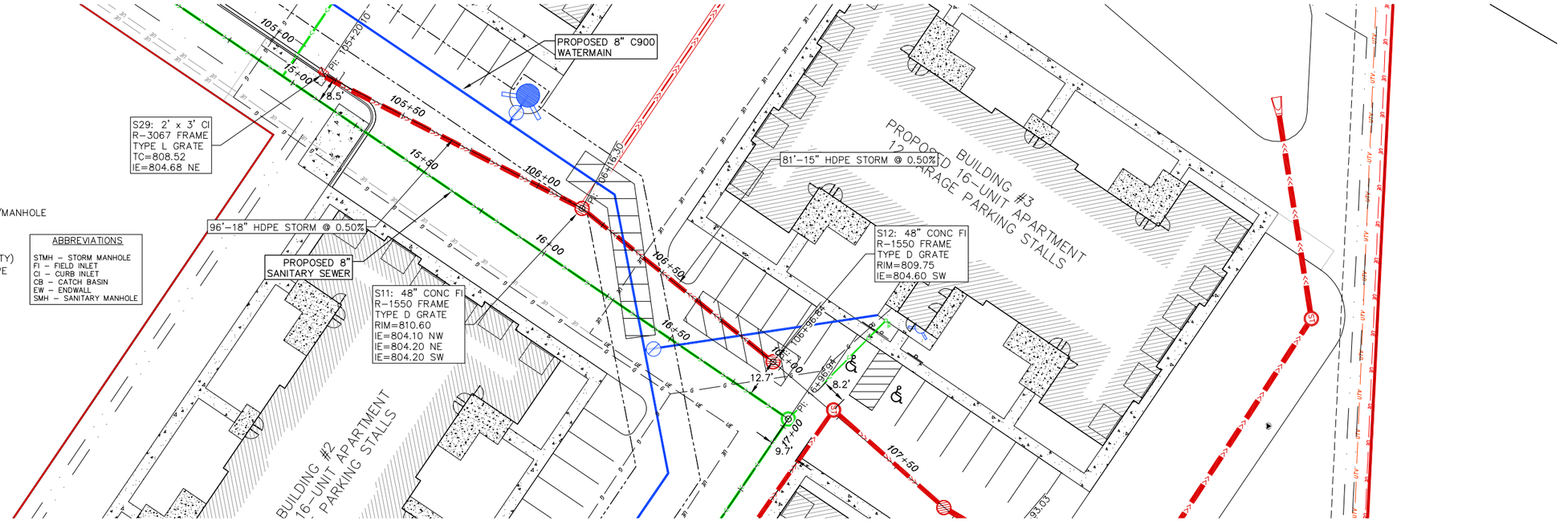
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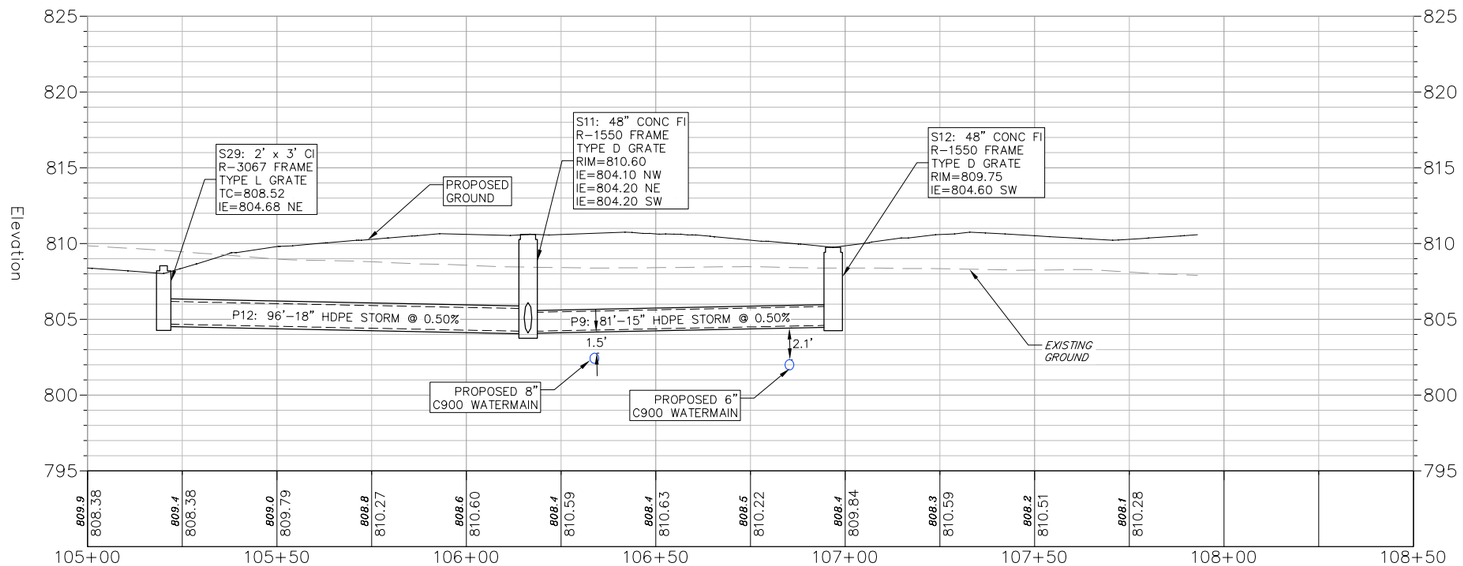
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PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

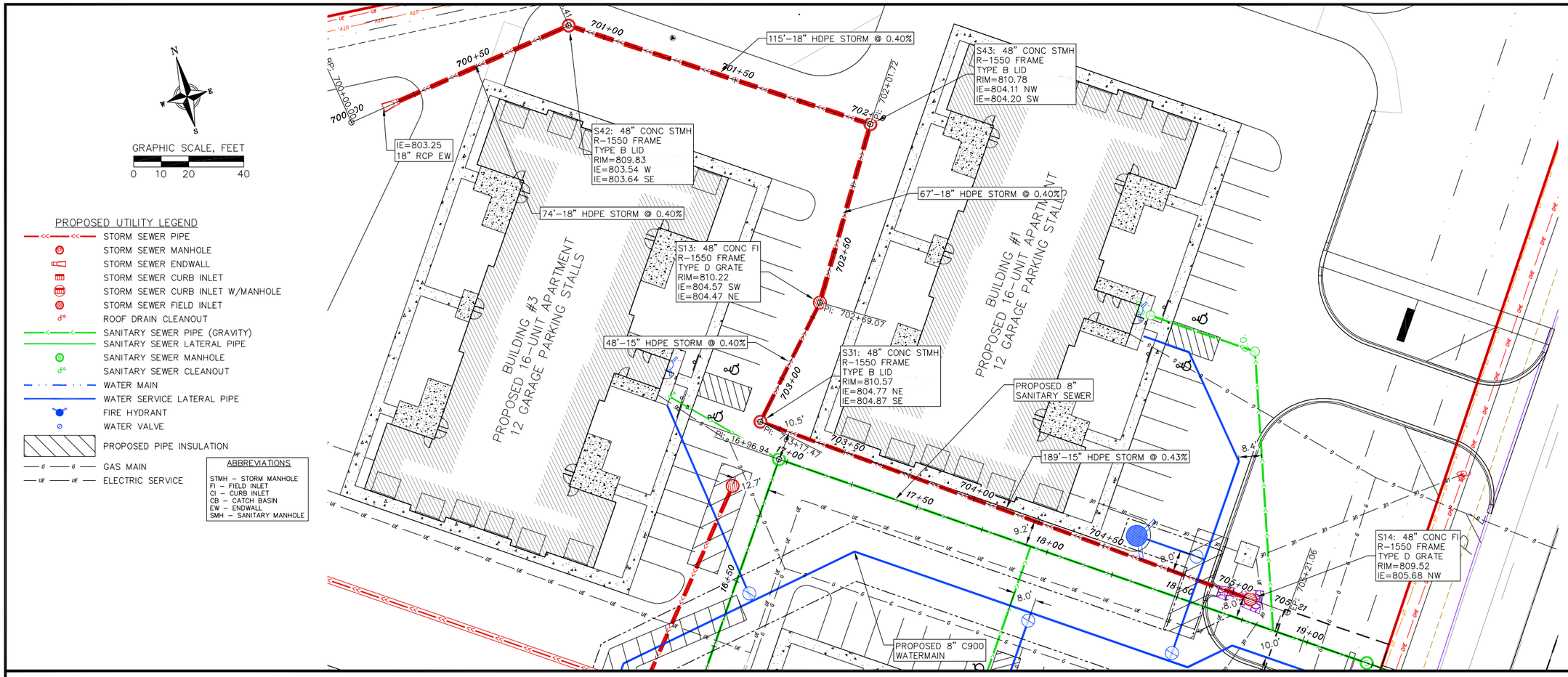
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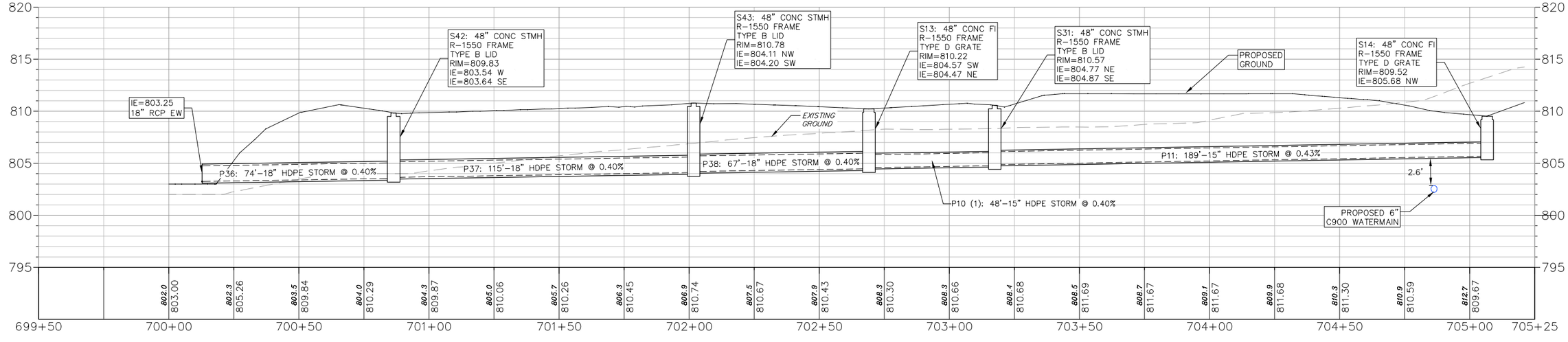
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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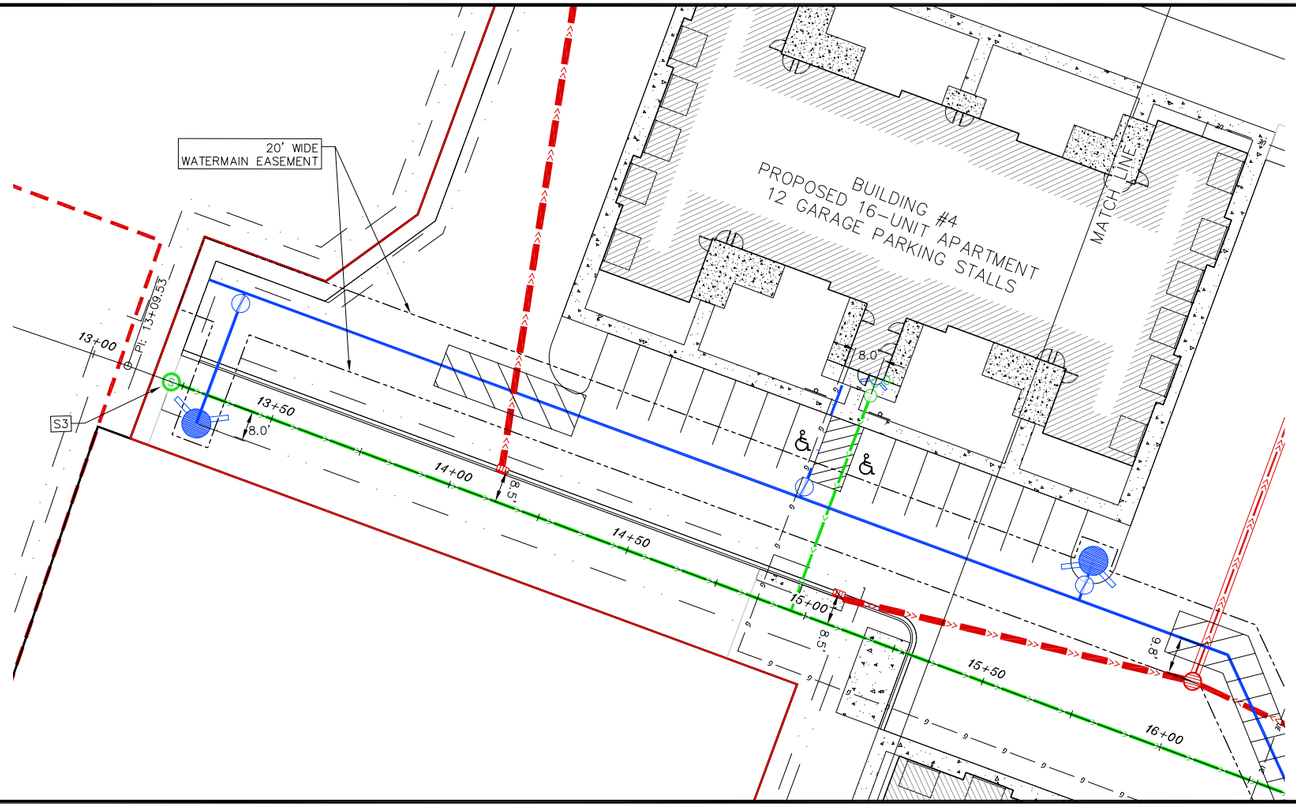
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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
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- STORM SEWER ENDWALL
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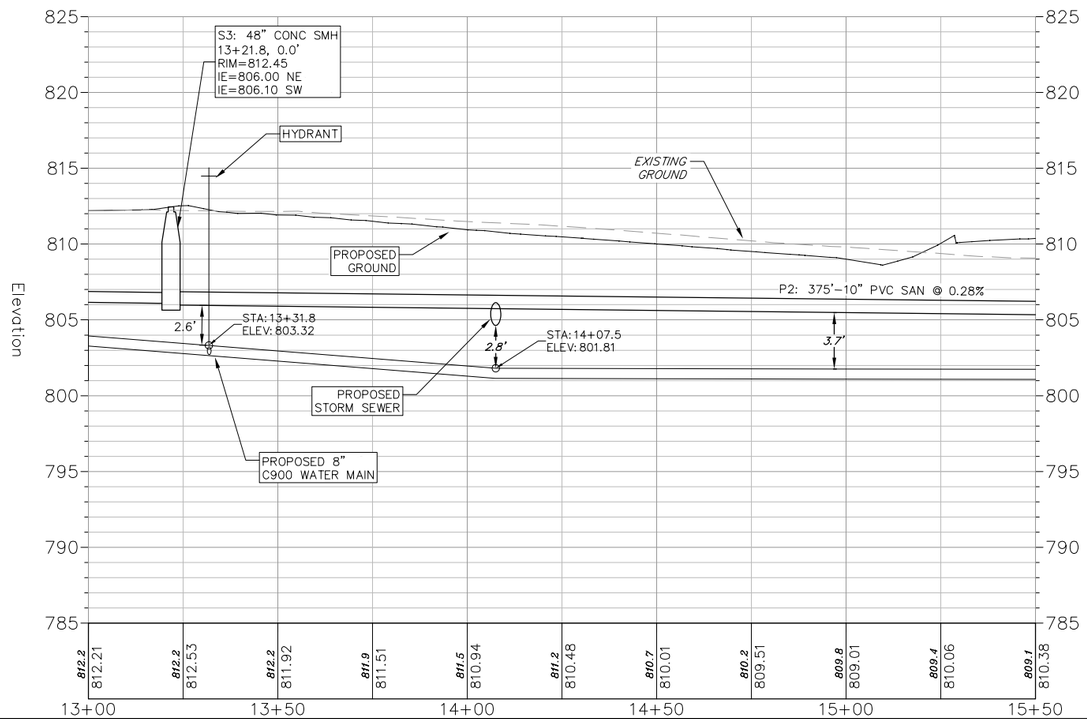
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UTILITY PLAN - WATER & SANITRAY PLAN & PROFILE
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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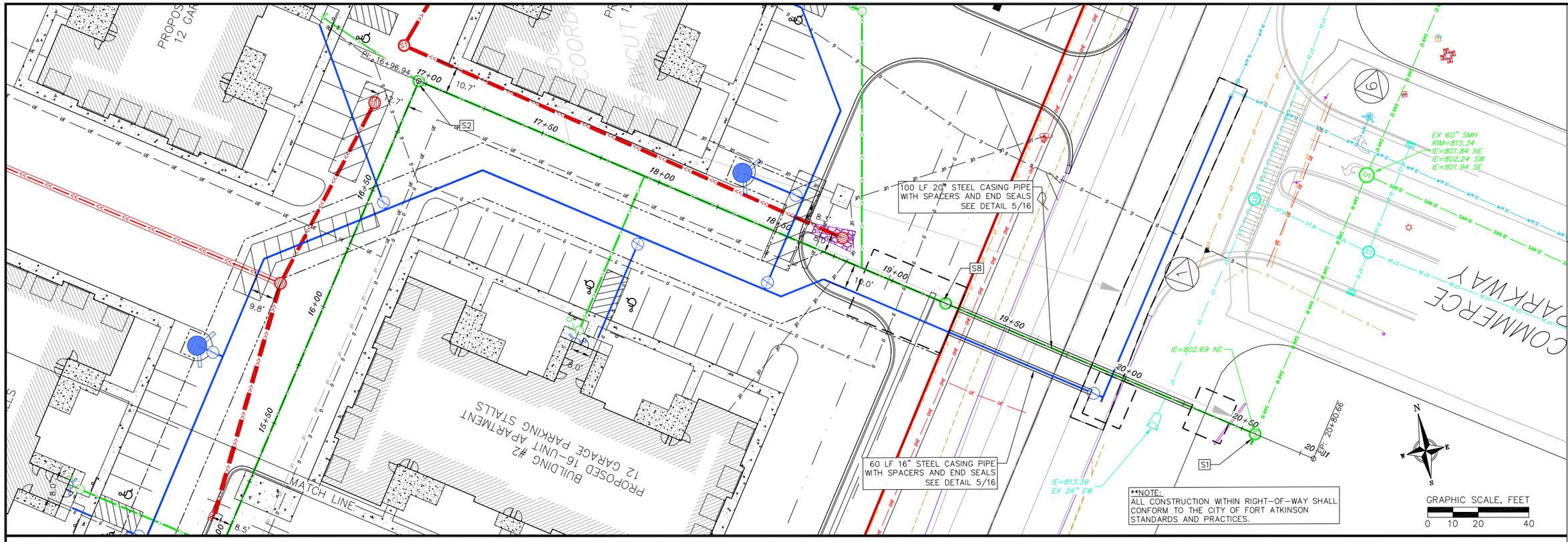
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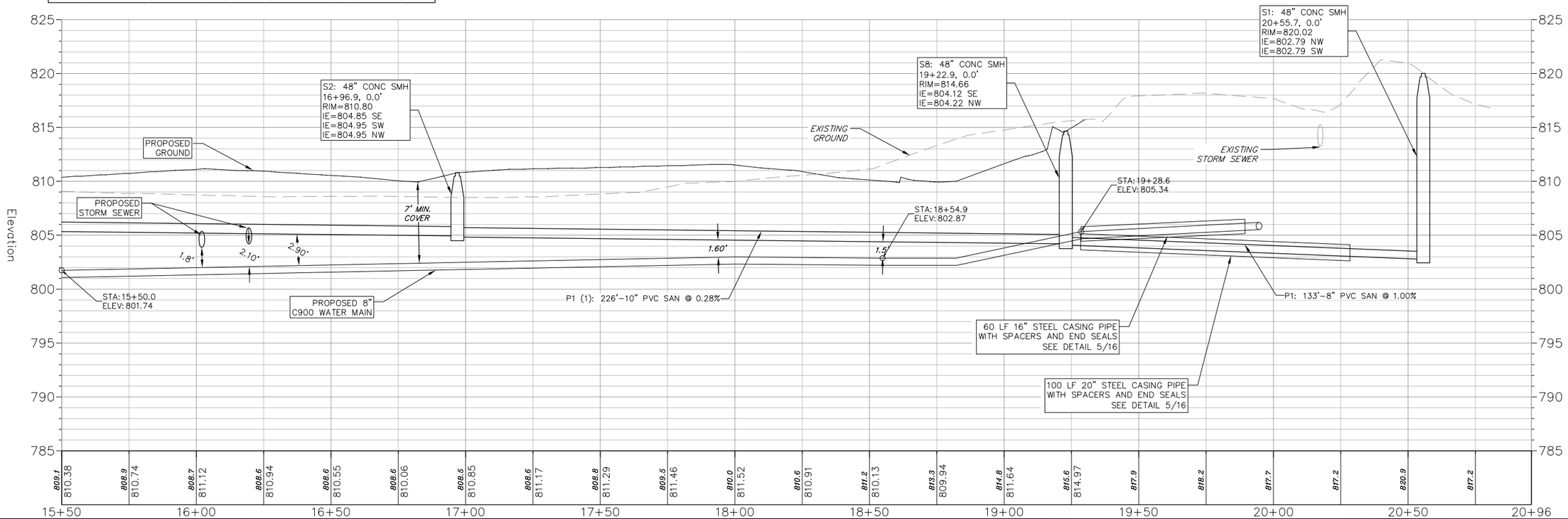
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UTILITY PLAN - WATER & SANITRAY PLAN & PROFILE

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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REVISIONS			
NO.	DATE	REMARKS	

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INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

5' WIDE BY 6' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 6' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 8' LONG RIP-RAP OUTLET SEE DETAIL 4/18

LIMITS OF DISTURBANCE

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

INSTALL TRACKING PAD COORDINATE LOCATION WITH OWNER/ENGINEER. SEE DETAIL 2/13

INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

5' WIDE BY 5' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL INLET PROTECTION, TYP. SEE DETAIL 1/13

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

**NOTE:
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GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

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GRADING & EROSION CONTROL PLAN - PHASE 1

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
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DATE
2026-08-05

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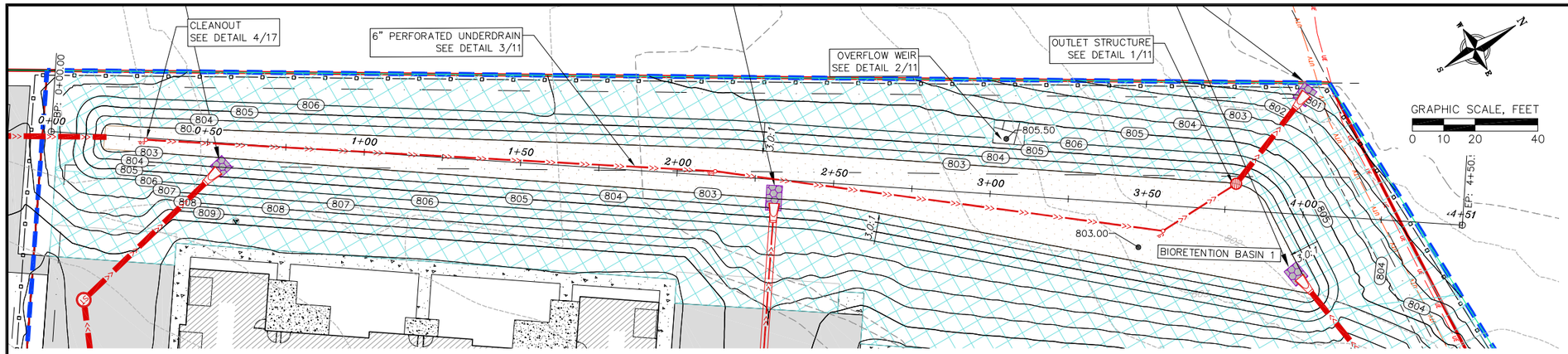
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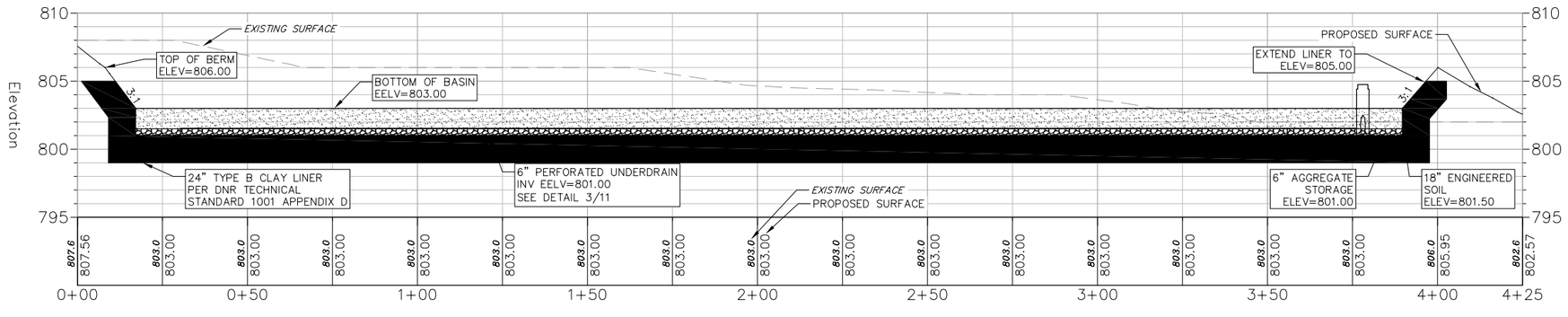
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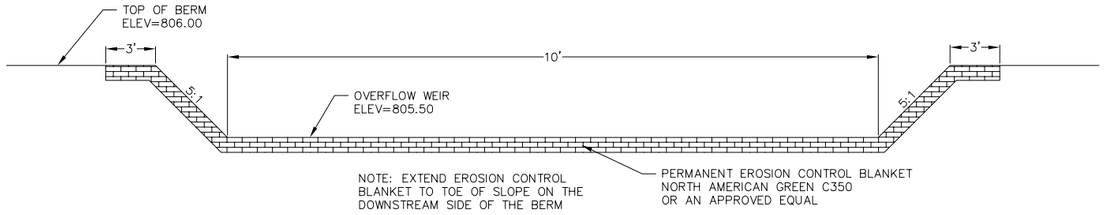
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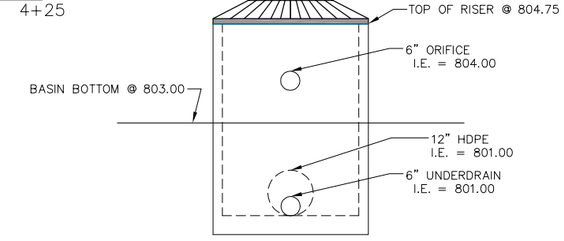
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AGGREGATE STORAGE LAYER:
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
1. USDA COARSE SAND (0.02 – 0.04 INCHES)
2. ASTM C33 (FINE AGGREGATE CONCRETE SAND)

GRAVEL SHALL MEET:
1. 1" CLEAR STONE
2. GRAVEL SHALL BE DOUBLE WASHED.

OUTLET STRUCTURES
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



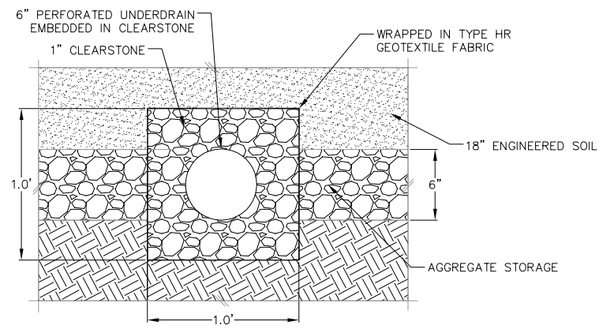
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BIORETENTION AREA SPECIFICATIONS:
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. SEED THE BIORETENTION AREA WITH TALLGRASS PRAIRIE FOR WET–MESIC SOILS SEED MIX BY AGRECOL OR APPROVED EQUAL.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):
1. NATIVE SEEDING SHALL BE COMPLETED IN THE FALL, AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL, OR IN THE SPRING BETWEEN MAY 1 AND JUNE 20.
2. SEED BASIN SIDE SLOPES AND BOTTOM AREA OUTSIDE OF BIORETENTION AREA WITH SHORT GRASS PRAIRIE SEED MIX FOR MEDIUM SOILS BY AGRECOL OR APPROVED EQUAL.
3. EROSION MAT IN THE BIORETENTION AREA SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE BIORETENTION BASIN. DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
4. EROSION MAT ON SIDE SLOPES AND OUTSIDE BIORETENTION AREA SHALL BE CLASS I, TYPE A.
5. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
6. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):
1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. PLACE 3" OF SAND AT NATIVE SOIL INTERFACE AND VERTICALLY MIX 2"–4" INTO NATIVE SOIL.
4. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (PER DNR TECHNICAL STANDARD S100)
   CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
5. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE EMERGENCY DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG–TERM MAINTENANCE OF BIORETENTION AREA:
1. REFER TO DNR TECHNICAL STANDARD 1004



3/11 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
NOT TO SCALE

NOT FOR CONSTRUCTION

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STORMWATER BASIN DETAILS

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

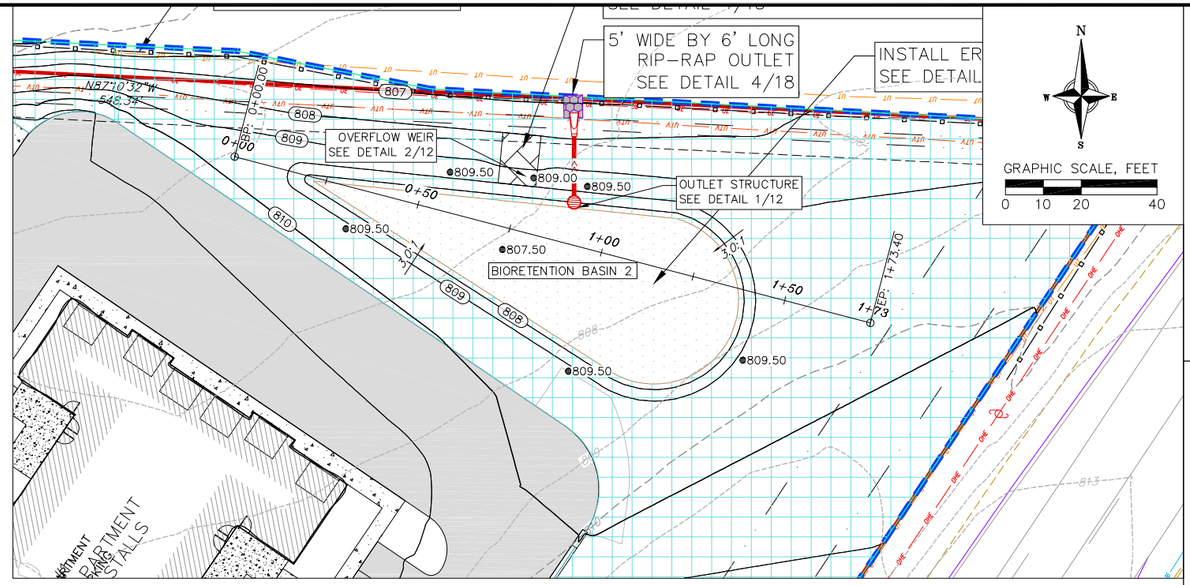
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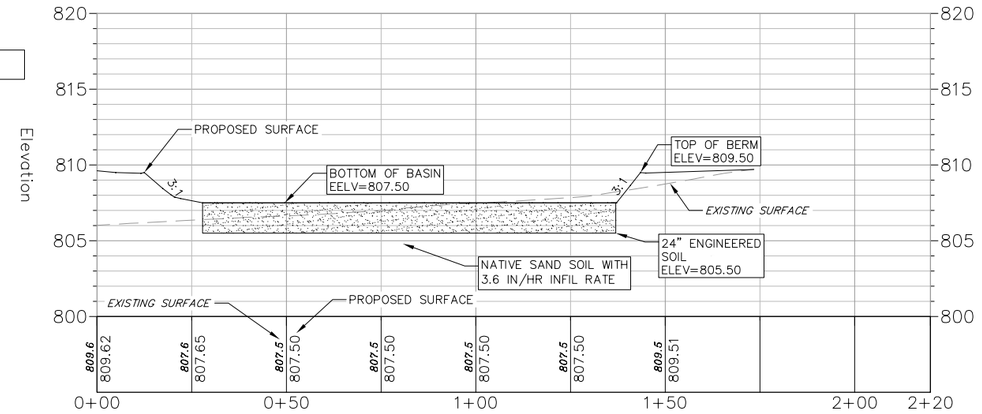
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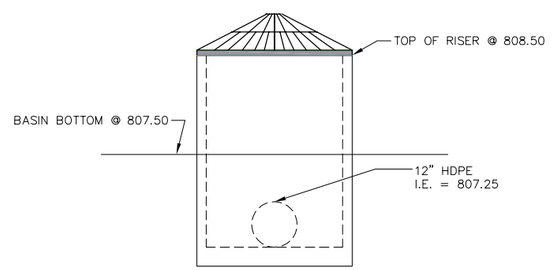
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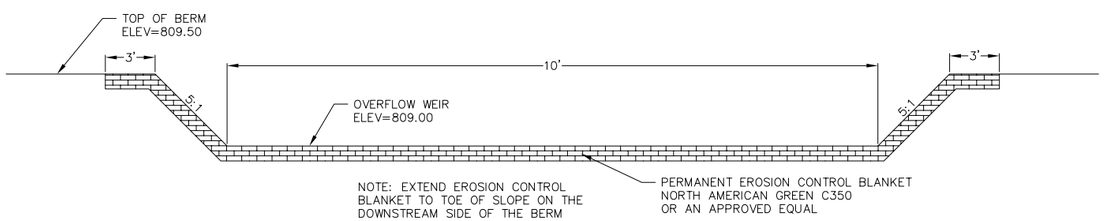
SEE BIORETENTION AREA SPECIFICATIONS AND NOTES ON SHEET 15.



OUTLET STRUCTURES
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



1/12 OUTLET STRUCTURE
NOT TO SCALE



2/12 OVERFLOW WEIR
NOT TO SCALE

NOT FOR CONSTRUCTION

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STORMWATER BASIN DETAILS

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
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PROJECT NO. 260249
SHEET 12 OF 24

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FORT ATKINSON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. CONSTRUCT UNDERGROUND UTILITIES
8. INSTALL INLET PROTECTION
9. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
10. RESTORE TERRACES & SEED LOTS
11. AFTER DISTURBED AREAS ARE ESTABLISHED, FINISH BASIN PER DETAILS

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

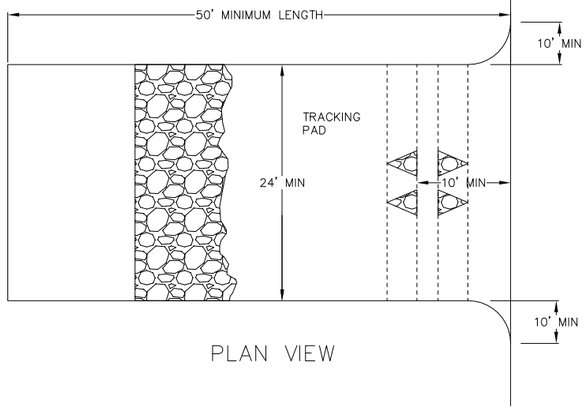
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

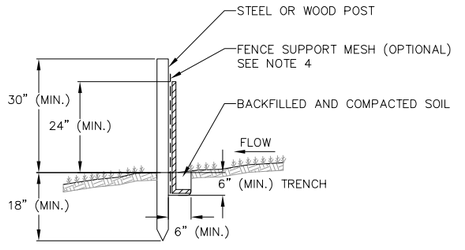
TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PLAN VIEW

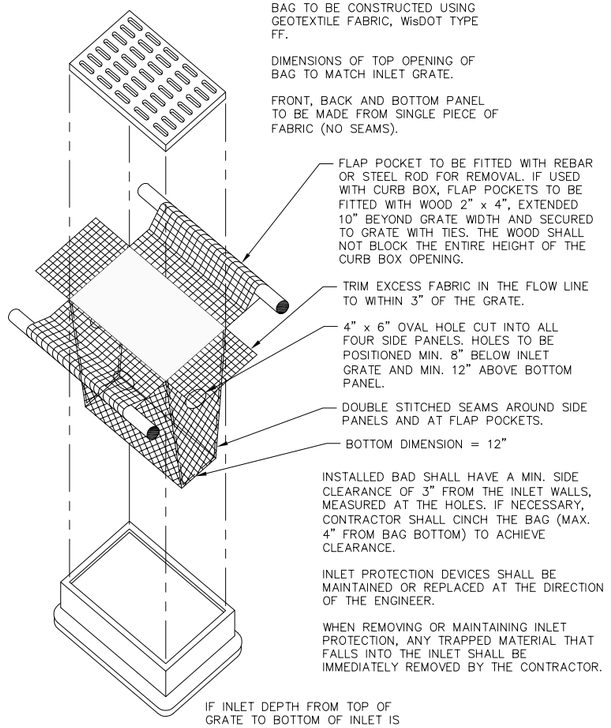
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2/13 TRACKING PAD
NOT TO SCALE



NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3/13 SILT FENCE
NOT TO SCALE



BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.

DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.

BOTTOM DIMENSION = 12"

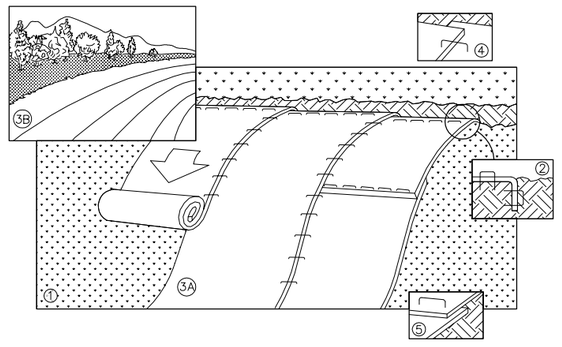
INSTALLED BAD SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

1/13 INLET PROTECTION TYPE D
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA.
CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

4/13 EROSION MAT
NOT TO SCALE

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EROSION CONTROL DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

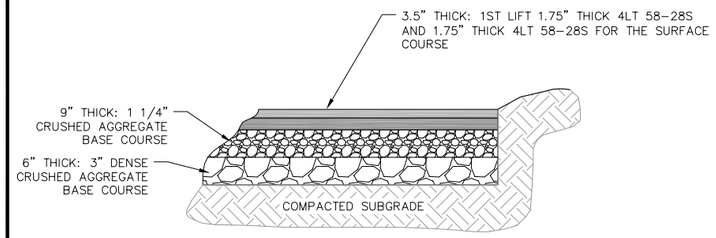
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NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

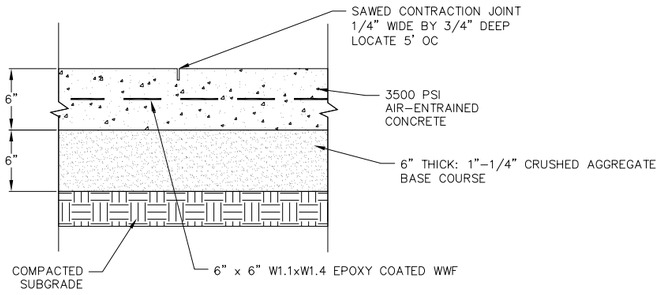
DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 13 OF 24

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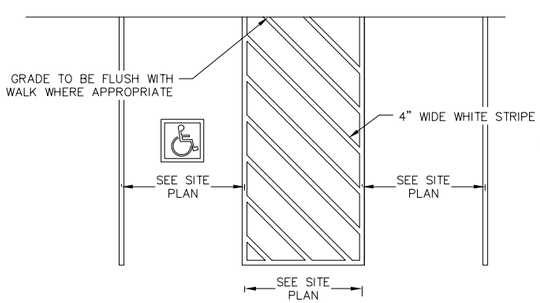
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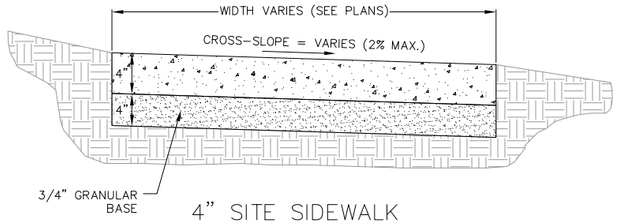
1/14 SITE PAVEMENT SECTION
NOT TO SCALE



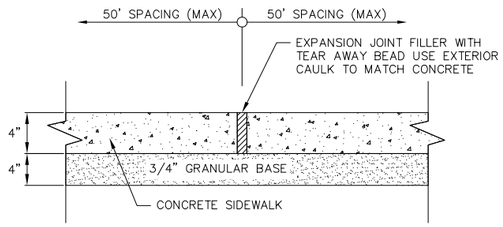
2/14 6" CONCRETE PAD
NOT TO SCALE



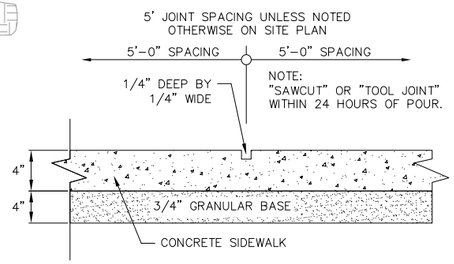
3/14 ADA PARKING
NOT TO SCALE



4" SITE SIDEWALK

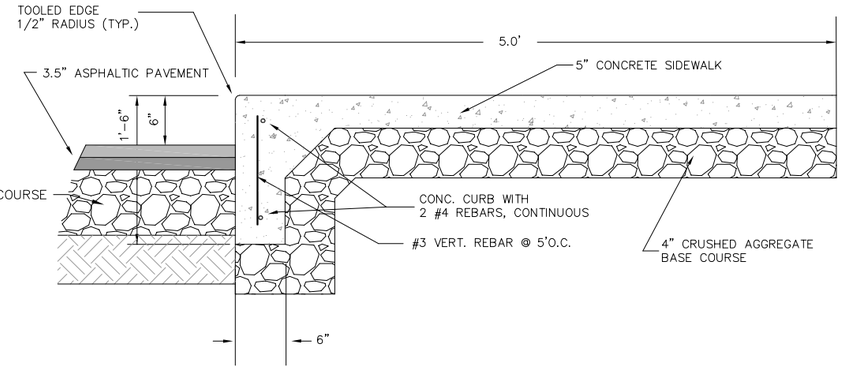


SIDEWALK EXPANSION JOINT

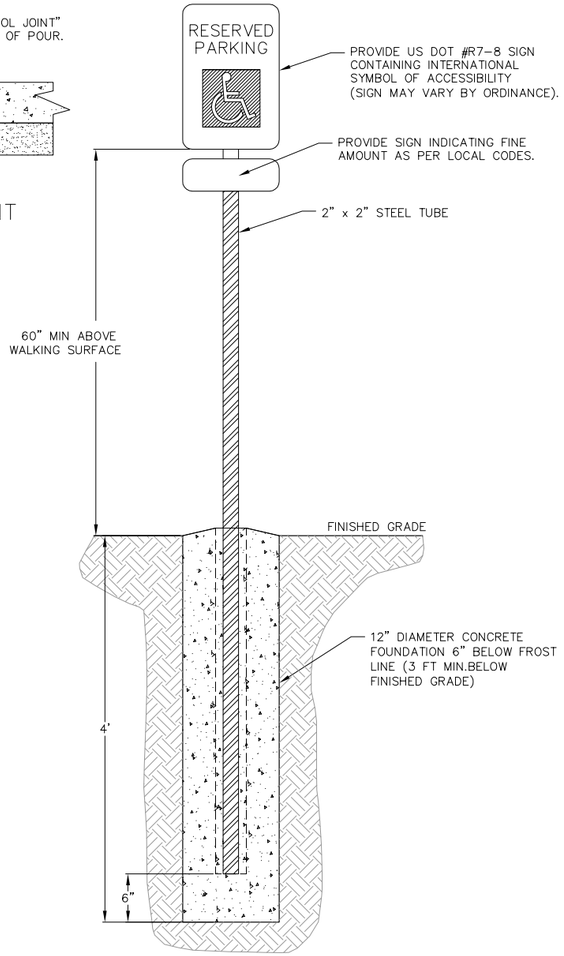


SIDEWALK CONTROL JOINT

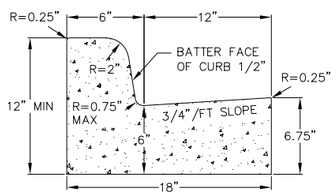
4/14 4" THICK CONCRETE SIDEWALK
NOT TO SCALE



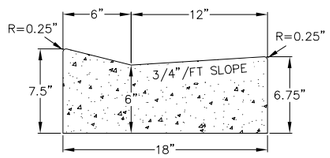
5/14 CONCRETE SIDEWALK W/ INTEGRAL CURB
NOT TO SCALE



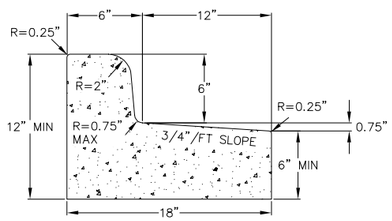
6/14 HANDICAP SIGN DETAIL
NOT TO SCALE



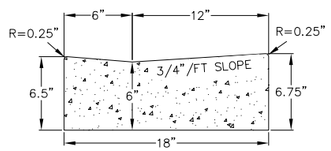
CURB AND GUTTER CROSS SECTION



DRIVEWAY GUTTER CROSS SECTION

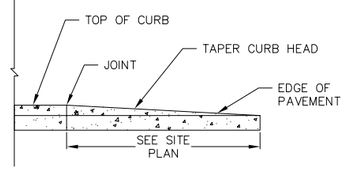


CURB AND GUTTER REJECT SECTION



HANDICAP RAMP GUTTER CROSS SECTION

7/14 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



PROFILE VIEW

8/14 CURB & GUTTER TERMINATION
NOT TO SCALE

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advisors / engineers / surveyors

SITE DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

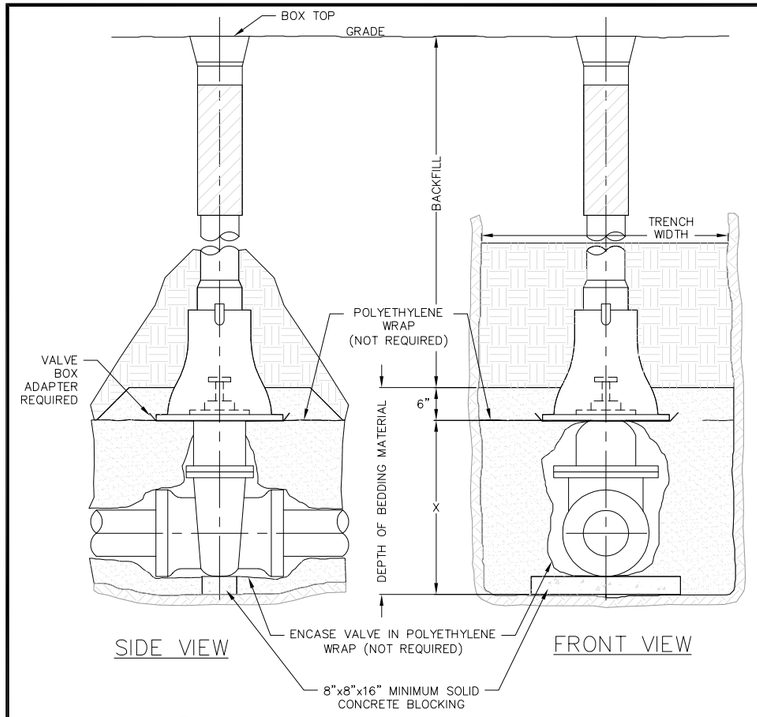
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REVISIONS NO.	DATE	REMARKS

DATE 2026-08-05
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PROJECT NO. 260249
SHEET 14 OF 24

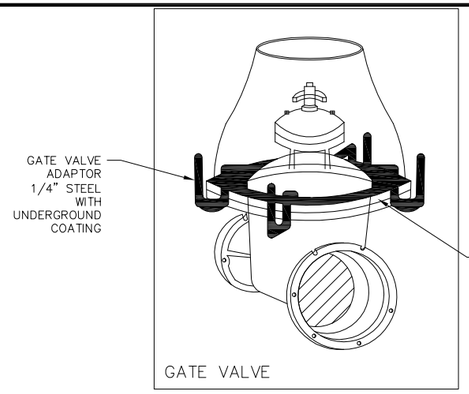
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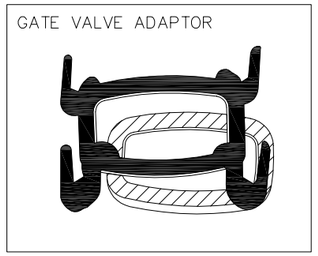
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PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

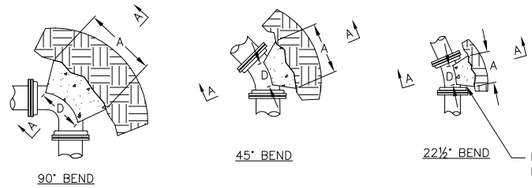
1/15 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE

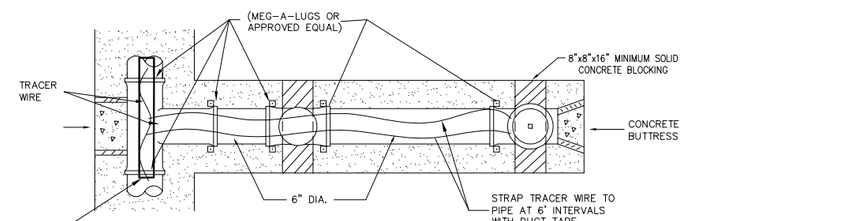




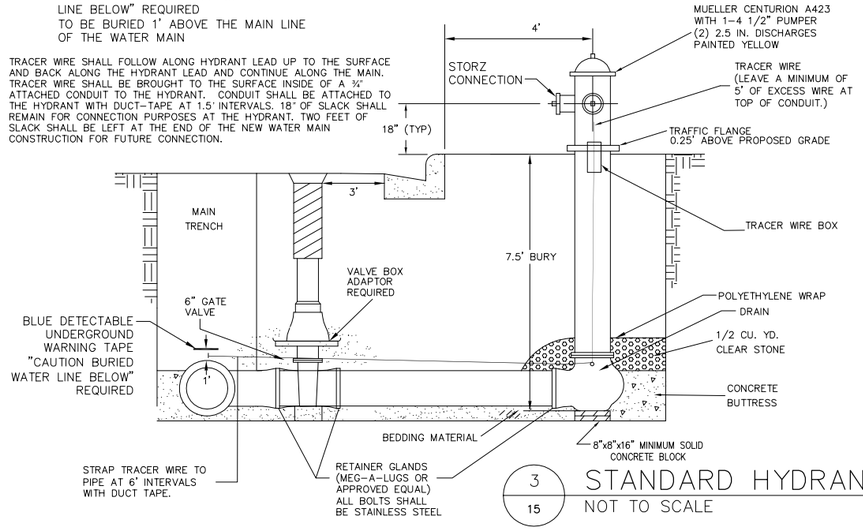
MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154

2/15 GATE VALVE AND GATE VALVE ADAPTOR
NOT TO SCALE

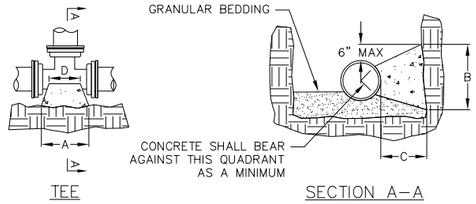




TRACER WIRE SHALL FOLLOW ALONG HYDRANT LEAD UP TO THE SURFACE AND BACK ALONG THE HYDRANT LEAD AND CONTINUE ALONG THE MAIN. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE INSIDE OF A ¾" ATTACHED CONDUIT TO THE HYDRANT. CONDUIT SHALL BE ATTACHED TO THE HYDRANT WITH DUCT-TAPE AT 1.5' INTERVALS. 18" OF SLACK SHALL REMAIN FOR CONNECTION PURPOSES AT THE HYDRANT. TWO FEET OF SLACK SHALL BE LEFT AT THE END OF THE NEW WATER MAIN CONSTRUCTION FOR FUTURE CONNECTION.



3/15 STANDARD HYDRANT SETTING
NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

BUTTRESS DIMENSIONS

PIPE* SIZE	TEES A	TEES B	11.25° BEND A	11.25° BEND B	22.5° BEND A	22.5° BEND B	45° BEND A	45° BEND B	90° BEND A	90° BEND B
4	0'-10"	1'-6"	0'-5"	0'-8"	0'-6"	1'-1"	0'-10"	1'-3"	1'-6"	1'-4"
6	1'-6"	1'-8"	0'-6"	1'-2"	0'-9"	1'-6"	1'-4"	1'-8"	2'-2"	1'-10"
8	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
10	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
12	2'-3"	1'-7"	1'-0"	1'-4"	2'-4"	1'-1"	2'-6"	2'-6"	3'-7"	2'-8"
16	3'-8"	2'-10"	1'-2"	2'-0"	2'-10"	1'-6"	3'-0"	3'-0"	5'-6"	3'-0"
20	5'-0"	3'-10"	1'-5"	2'-6"	1'-11"	3'-9"	3'-9"	3'-9"	6'-9"	3'-9"
24	5'-4"	4'-8"	1'-8"	3'-0"	2'-4"	4'-3"	4'-7"	4'-3"	8'-4"	4'-4"

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

CONCRETE SHALL BE CLASS "F"

4/15 BUTTRESS FOR BENDS
NOT TO SCALE

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WATER DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

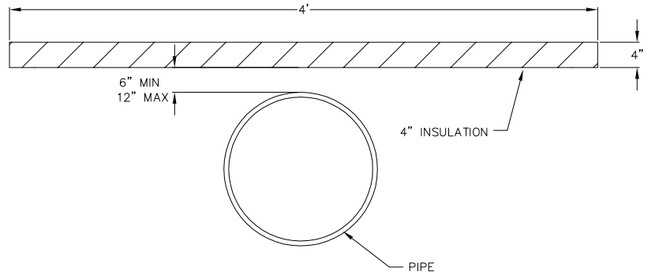
REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

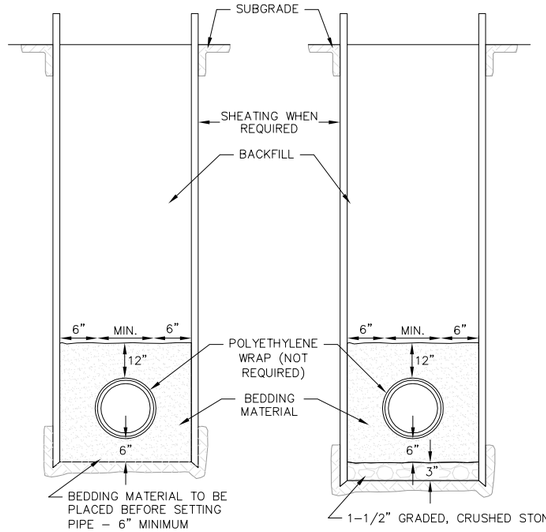
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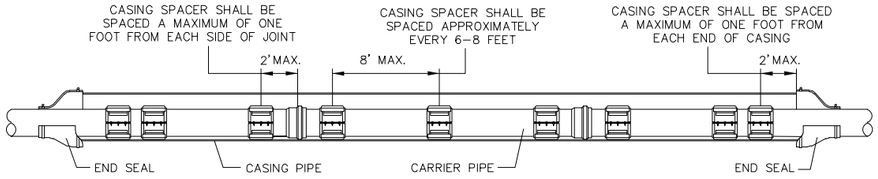


1/16 SANITARY & WATER SERVICE INSULATION DETAIL
NOT TO SCALE



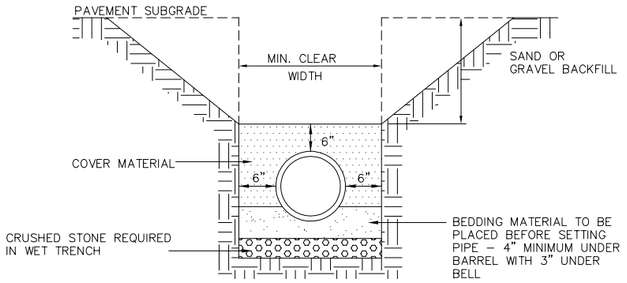
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

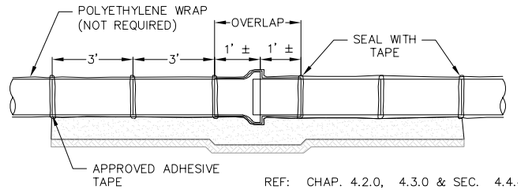


TYPICAL CASING SPACER CONFIGURATION

5/16 CASING
NOT TO SCALE

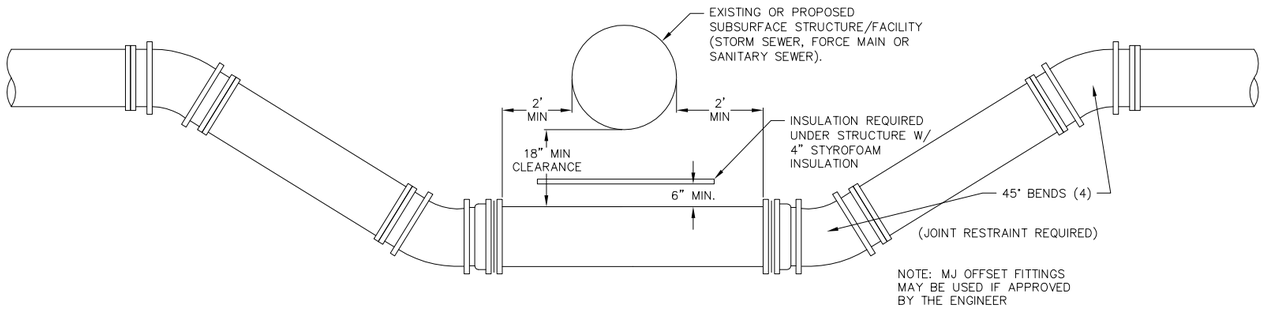


2/16 CLASS 'C' BEDDING
NOT TO SCALE



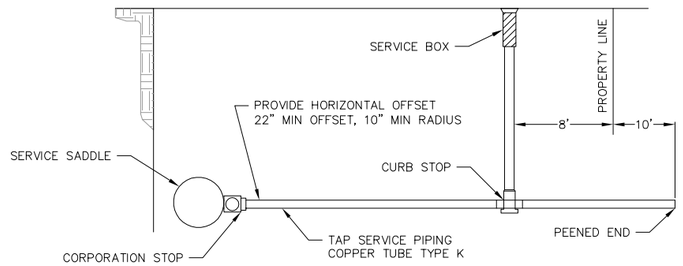
REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

3/16 STANDARD WATERMAIN TRENCH SECTION
NOT TO SCALE



4/16 LOWERING WATERMAIN UNDER STORM STRUCTURE
NOT TO SCALE

TAPS SHALL BE LOCATED 24" FROM THE BACK OF THE BELL, SPIGOT INSERTION LINE AND JOINT–RESTRAINT HARDWARE. STAGGER MULTIPLE TAPS AND KEEP THEM AT LEAST 18" APART LENGTHWISE IF ALTERNATING TAP LINES. IF TAPS ARE ON THE SAME LINE THE MINIMUM SPACING BETWEEN IS 36"



6/16 C900 – WATER SERVICE
NOT TO SCALE

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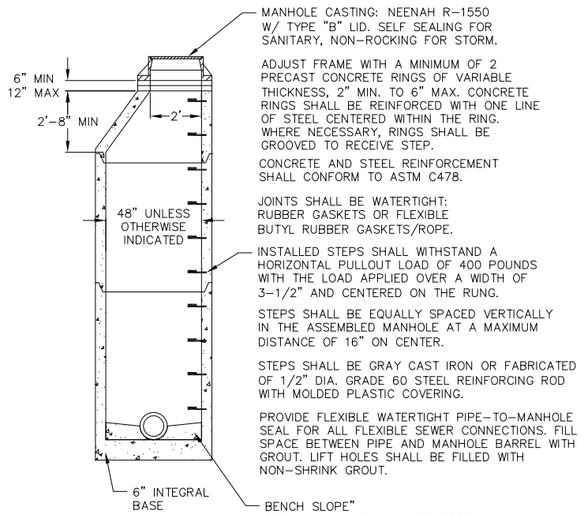
vierbicher advisors / engineers / surveyors

WATER DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

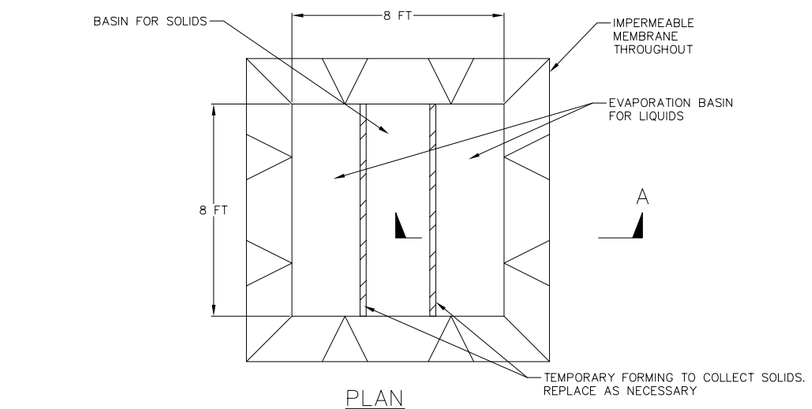
REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

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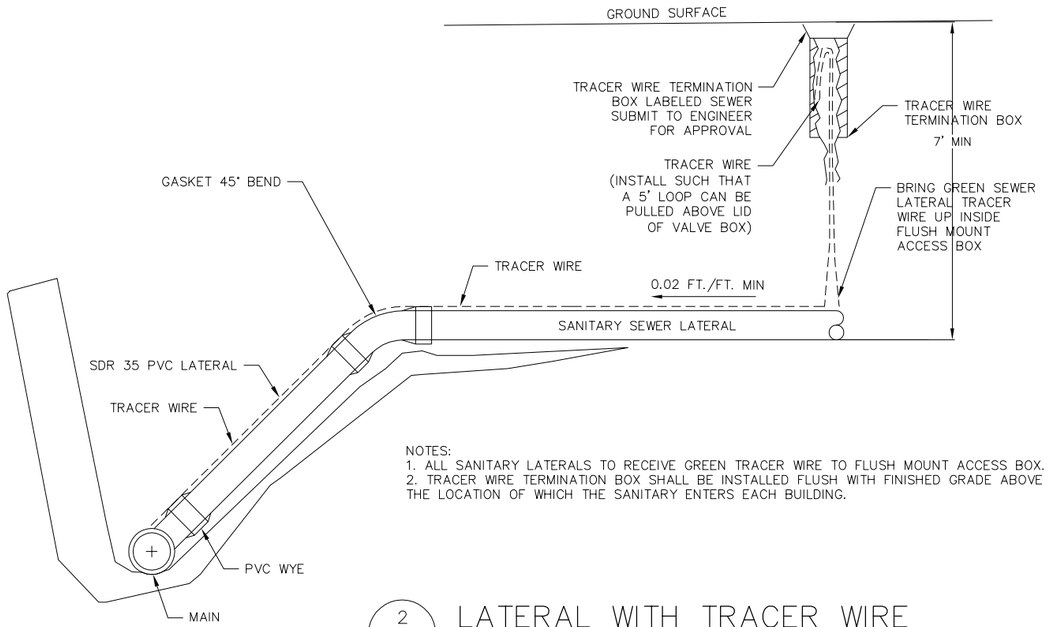
1/17 PRECAST CONCRETE MANHOLE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

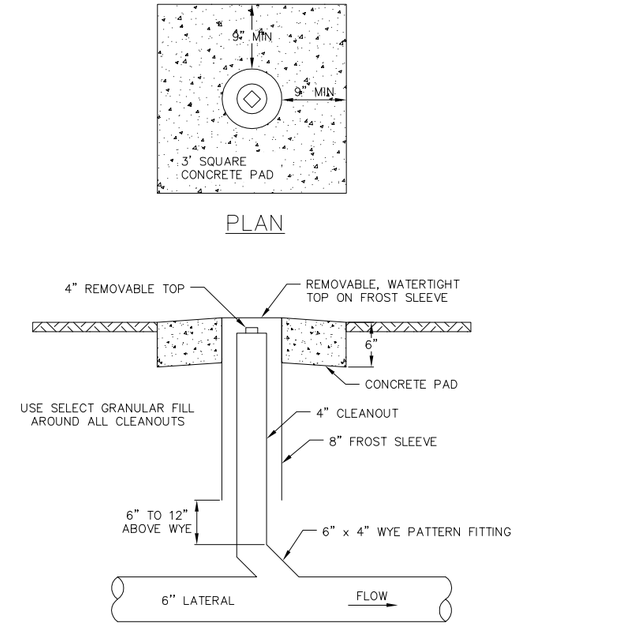
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3/17 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



NOTES:
1. ALL SANITARY LATERALS TO RECEIVE GREEN TRACER WIRE TO FLUSH MOUNT ACCESS BOX.
2. TRACER WIRE TERMINATION BOX SHALL BE INSTALLED FLUSH WITH FINISHED GRADE ABOVE THE LOCATION OF WHICH THE SANITARY ENTERS EACH BUILDING.

2/17 LATERAL WITH TRACER WIRE
NOT TO SCALE



4/17 6" SANITARY CLEANOUT
NOT TO SCALE

vierbicher
advisors / engineers / surveyors

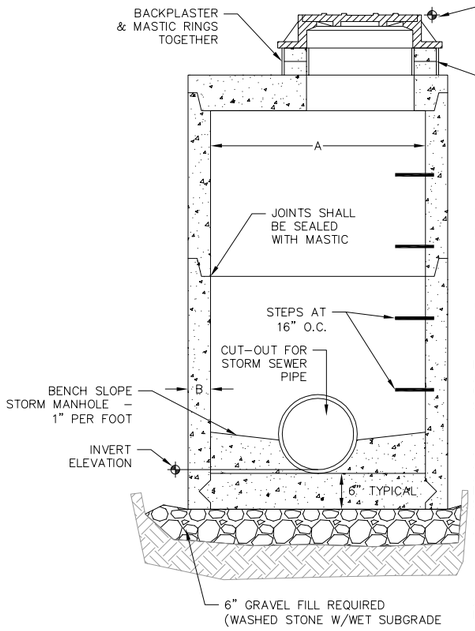
SANITARY DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
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SHEET 17 OF 24

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MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

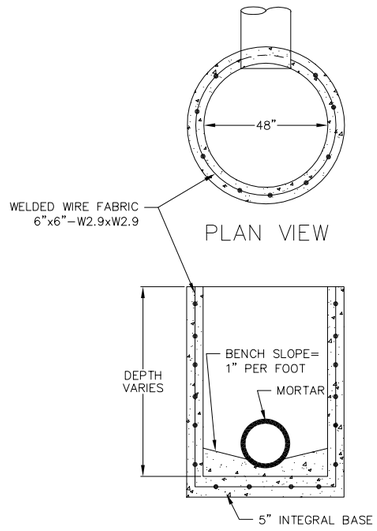
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

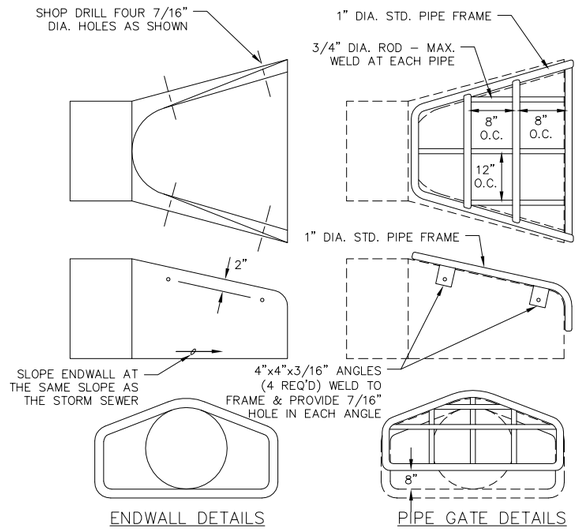
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/18 STORM SEWER MANHOLE
NOT TO SCALE



CROSS SECTION

2/18 FIELD INLET (48" DIA. BASIN)
NOT TO SCALE

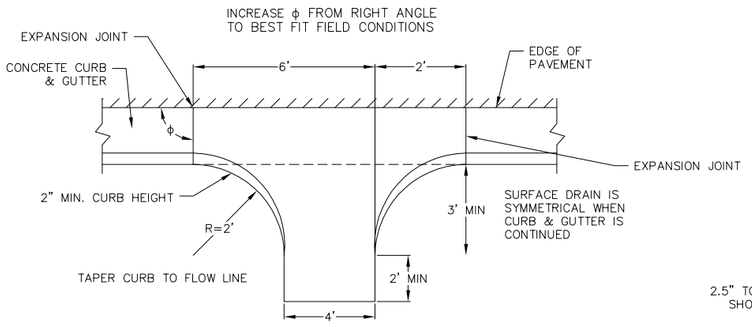


NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

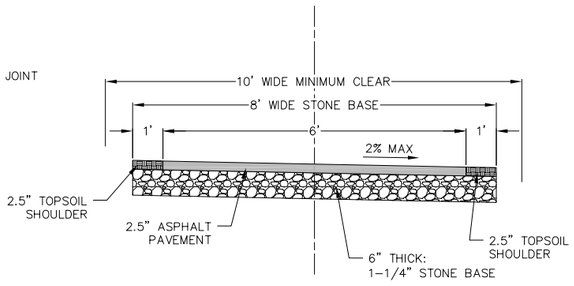
PAINTING SPECIFICATIONS:
- THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

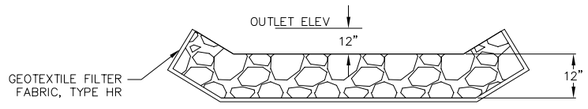
3/18 STANDARD ENDWALL
NOT TO SCALE



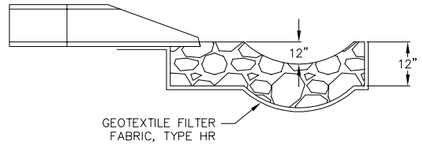
5/18 CONCRETE FLUME
NOT TO SCALE



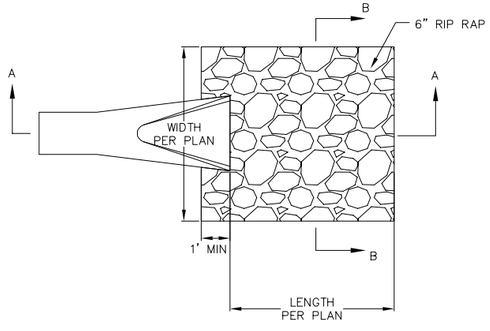
6/18 ASPHALT TRAIL TYPICAL SECTION
NOT TO SCALE



CROSS SECTION B-B



CROSS SECTION A-A



PLAN VIEW

4/18 RIP-RAP OUTLET
NOT TO SCALE

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STORM DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS
REVISIONS NO.	DATE	REMARKS

DATE 2026-08-05
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PROJECT NO. 260249
SHEET 18 OF 24

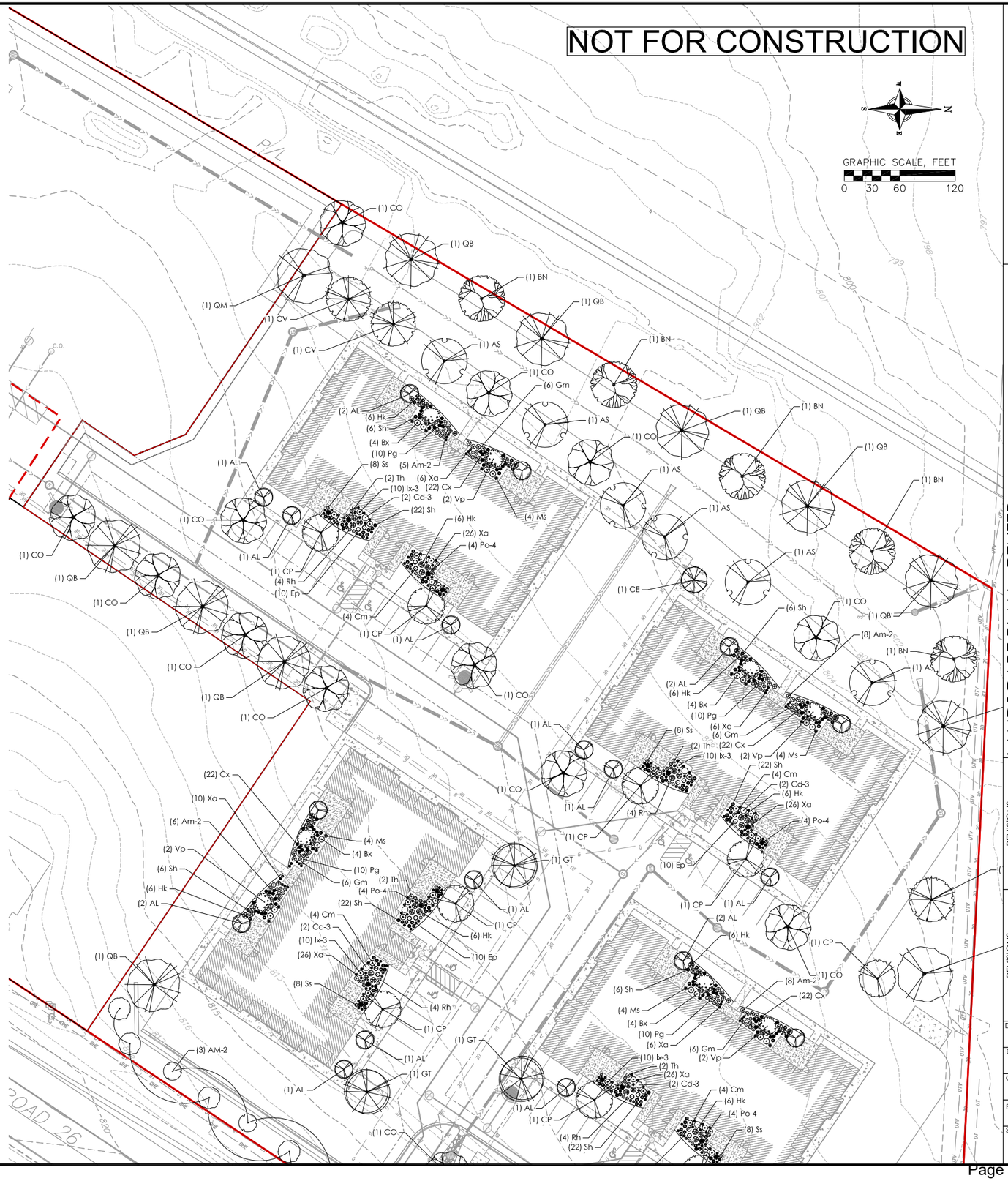
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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal	9
AM-2	Acer saccharum 'Newton Sentry' / Newton Sentry Sugar Maple	B & B	2"Cal	3
BN	Betula nigra / River Birch Multi-Trunk	B & B	7` ht.	5
CV	Carya ovata / Shagbark Hickory	B & B	2.5"Cal	8
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	13
CO-2	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	1.5"Cal	4
GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5"Cal	4
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	13
QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	4
UNDERSTORY TREES				
AL	Amelanchier laevis / Allegheny Serviceberry - Multistem	B & B	4` ht.	20
CP	Carpinus caroliniana / American Hornbeam	B & B	7` ht.	9
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal	1
DECIDUOUS SHRUBS				
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	31
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	16
Cd-3	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.	8
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	48
Po-4	Physocarpus opulifolius 'ZLEMichael' / Lucky Devil® Ninebark	Cont.	3 Gal.	16
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.	8
EVERGREEN SHRUBS				
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	16
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	40
Th	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Cont.	3 Gal.	8
PERENNIALS				
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.	132
Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	88
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	40
Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	24
Ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	16
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	40
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	16
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	32
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	112

Category	Target Points	Provided
Foundation	1,200	1213
Yards	800	800
Street Frontage	560	570
Paved Surface	560	570



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LANDSCAPE PLAN - CENTER

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

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GRAPHIC SCALE, FEET
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STATE ROAD 26

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LANDSCAPE PLAN - NORTH

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

PRAIRIE AREAS: PLANTING AND MAINTENANCE THROUGH YEAR 2

* IT IS STRONGLY RECOMMENDED TO CONSULT A QUALIFIED ECOLOGICAL RESTORATION CONTRACTOR OR CONSULTANT FOR ANY NATIVE PLANT ESTABLISHMENT OR MAINTENANCE EFFORTS. WELL ESTABLISHED NATIVE PLANTINGS REQUIRE SIGNIFICANTLY LESS LABOR INPUT THAN A MOWED TURF PLANTING OVER TIME.

PREPARING THE SITE

IT IS RECOMMENDED TO REMOVE EXISTING VEGETATION PRIOR TO SOWING SEED IN ORDER TO PROMOTE OPTIMAL GROWTH. IF INTER-SEEDING INTO EXISTING VEGETATION, ADJUST SEEDING RATES ACCORDINGLY. REMOVE WEEDS FROM SITE PRIOR TO PLANTING, USING ONE OR A COMBINATION OF THE FOLLOWING METHODS:

1. APPLY A VEGETATION KILLING HERBICIDE SUCH AS GLYPHOSATE AT LEAST TWO TIMES SPACED TWO WEEKS APART. APPLY SEED OR PLANT PLUGS AFTER TWO WEEKS FROM THE SECOND HERBICIDE APPLICATION.
2. COVER THE AREA ENTIRELY WITH BLACK PLASTIC OR CARDBOARD FOR ONE GROWING SEASON.
3. ROTOTILL OR DISK THE AREA AT LEAST EVERY MONTH FOR AT LEAST ONE ENTIRE GROWING SEASON.

PLANTING THE SEED

PLANT SEED MIX BEFORE JUNE 15 OR AFTER OCTOBER 15 FOR BEST RESULTS. SOIL SEED CONTACT IS NECESSARY FOR SEEDS TO GERMINATE; EITHER TILL SOIL WELL OR USE A SPECIAL DRILL FOR NO-TILL SEEDING. INCORPORATE ANY NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING. DO NOT PLANT SEED DEEPER THAN ONE INCH. WATERING AND MULCHING MAY HELP SUPPORT GERMINATION, BUT WATERING MUST BE DONE CONSISTENTLY UNTIL GERMINATION IS COMPLETE.

CARING FOR THE PLANTING

WEED CONTROL IS CRITICAL WHILE THE NATIVE PLANTS ARE BECOMING ESTABLISHED. WEEDS MAY BE CONTROLLED VIA MOWING, SPOT HERBICIDE APPLICATION, OR HAND PULLING. DURING THE FIRST GROWING SEASON, MOW AT A HEIGHT NO LESS THAN 6" IN LATE JUNE, LATE JULY AND LATE AUGUST. IN THE SECOND YEAR, MOW AT A HEIGHT OF NO LESS THAN 6" IN LATE JUNE AND MID AUGUST. SPOT INVASIVE WEED TREATMENT SHOULD BE COMPLETED AT LEAST ONCE A YEAR WITH A SELECTIVE HERBICIDE. REFER TO RESOURCES PROVIDED BY THE DNR FOR SPECIFIC INVASIVE SPECIES TO BE TARGETED.

PRAIRIE AREAS: MAINTENANCE AFTER YEAR 2

AFTER TWO GROWING SEASONS, WEEDS CAN BE CONTROLLED VIA BURNING OR MOWING. BURNING IS BEST DONE IN LATE SPRING (LATE APRIL) FOR MAXIMUM INHIBITION OF WEEDS AND TO PRESERVE WINTER NESTING HABITAT. BURNING SHOULD BE DONE EVERY 2-4 YEARS. IF SEEDED AREAS ARE OF SIGNIFICANT SIZE, BURN/MOW AREA MAY BE ROTATED SO THAT ONLY A PORTION (1/2-1/3 OF THE TOTAL AREA) IS BURNED/MOWED DURING A GIVEN YEAR. IN AREAS WHERE BURNING IS NOT FEASIBLE, REMAINING VEGETATION SHOULD BE MOWED TO A HEIGHT OF 6" IN LATE FALL OR EARLY SPRING EVERY OTHER YEAR. IN AREAS TOO STEEP TO MOW WITH A TRADITIONAL RIDING MOWER, BRUSH CUTTERS OR TRAILING MOVER WITH ATV SHOULD BE USED. SPOT HERBICIDE TREATMENT FOR INVASIVE SPECIES SHOULD BE CONSIDERED AS ANNUAL MAINTENANCE, WITH A SUGGESTED MINIMUM OF TWO TREATMENTS THROUGHOUT THE GROWING SEASON. IN GENERAL, MORE INTENSIVE ESTABLISHMENT EFFORTS IN THE FIRST 2 YEARS RESULT IN SIGNIFICANTLY LOWER MAINTENANCE EFFORTS IN SUBSEQUENT SEASONS.

SEEDING AND PLUG PLANTING NOTES:

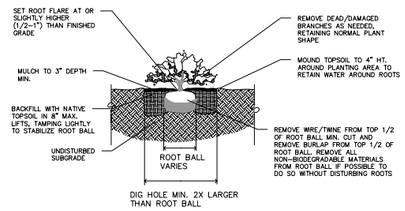
1. ALL AREAS LABELED 'NATIVE SEEDING' TO BE SEEDED WITH 'POLLINATOR PALOOZA' BY PRAIRIE MOON NURSERY OR EQUIVALENT, PER MANUFACTURER'S SPECIFICATIONS. ALL NATIVE SEEDINGS BETWEEN JUNE 15TH AND OCTOBER 15TH TO RECEIVE AT LEAST $\frac{1}{2}$" WATER TWICE WEEKLY. NATIVE SEEDING PRIOR TO JUNE 15TH AND AFTER OCOTBER 15TH DO NOT REQUIRE WATERING. PRIOR TO SEEDING APPLY A MINIMUM OF 2" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF WEED FREE STRAW OR STRAW MAT. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.
2. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

NOTES:

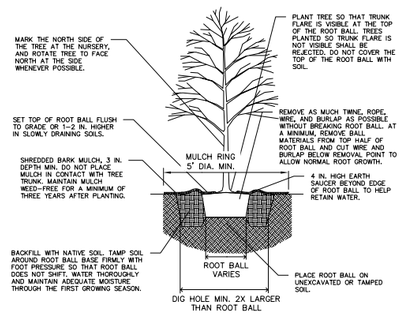
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

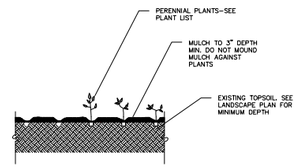
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1/1 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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LANDSCAPE NOTES

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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TRAFFIC CONTROL PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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LEGEND

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- TRAFFIC CONTROL DRUM WITH TYPE "C" STEADY BURN LIGHT
- TYPE III BARRICADE WITH ATTACHED SIGN
- TYPE "A" WARNING LIGHT (FLASHING)
- XXX REMOVING PAVEMENT MARKINGS
- FLASHING ARROW BOARD
- DIRECTION OF TRAFFIC
- WORK AREA

GENERAL NOTES

THIS DETAIL MAY BE USED FOR ROADWAYS WITH EITHER TWO OR THREE LANES IN EACH DIRECTION.

ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS IN URBAN AREAS, 36"X 36" SIGNS MAY BE USED IF APPROVED BY REGIONAL TRAFFIC UNIT.

"WO" SIGN IS THE SAME AS "W" SIGN EXCEPT THE BACKGROUND IS ORANGE.

ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER. NO WARNING LIGHTS SHALL BE WORKING ON COVERED OR "DOWNED" SIGNS.

SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS OR THAT WILL BE PLACED IN A CLOSED LANE MAY BE MOUNTED ON TEMPORARY SUPPORTS.

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND TO PROVIDE A MINIMUM OF 200 FEET (500' DESIRABLE) DISTANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE

W20-1A, G20-1 AND G20-2A SIGNS ARE NOT REQUIRED IF THE LANE CLOSURE IS WITHIN A LARGER WORK ZONE WHERE THESE SIGNS ARE ALREADY PRESENT.

REMOVE PAVEMENT MARKINGS AND PLACE TEMPORARY PAVEMENT MARKING LINE IF LANE CLOSURE IS TO BE IN PLACE FOR 4 OR MORE CONTINUOUS DAYS AND NIGHTS.

CONSIDER GEOMETRICS WHEN LOCATING SIGNS AND ARROW BOARDS SO THE APPROACHING DRIVER HAS A CLEAR VIEW OF THE ARROW BOARDS AND LANE CLOSURE DRUMS FOR A MINIMUM 1500 FEET IN FRONT OF DRUMS.

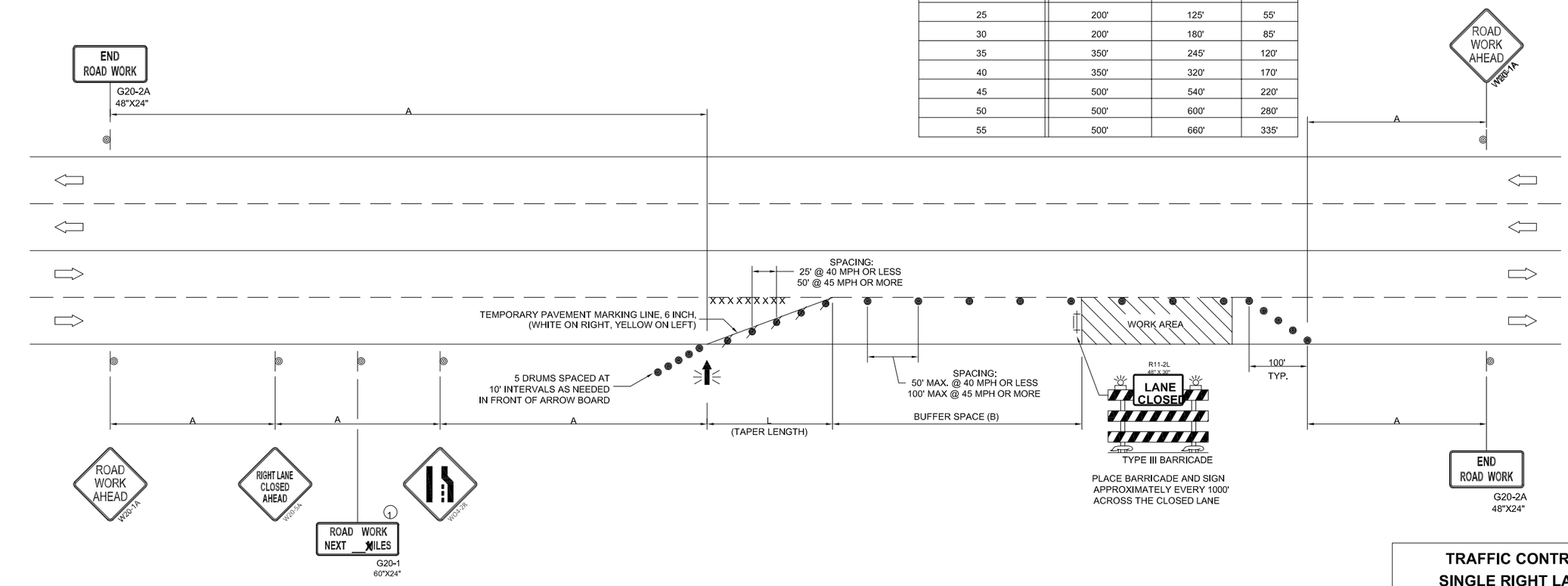
BARRICADES IN A CLOSED LANE THAT MUST BE MOVED FOR A WORK OPERATION SHALL BE IMMEDIATELY REESTABLISHED UPON COMPLETION OF THE OPERATION, OR FOR CONTINUING OPERATIONS, AT THE END OF EACH WORKING DAY.

CHANNELIZING DEVICES PLACED ADJACENT TO WORK AREA SHALL BE PULLED BACK FROM THE TRAVEL LANE WHEN WORK IS NOT IN PROGRESS.

WARNING LIGHTS ARE NOT REQUIRED IF THE LANE CLOSURE IS A DAYTIME ONLY OPERATION.

(1) OMIT G20-1 SIGNS IF LENGTH OF WORK AREA IS 2 MILES OR LESS.

POSTED SPEED LIMIT PRIOR TO WORK STARTING (MPH)	ADVANCE WARNING SIGN SPACING (A) FEET	TAPER LENGTH (12 FT. LANE) (L) FEET	BUFFER SPACE (B) FEET
25	200'	125'	55'
30	200'	180'	85'
35	350'	245'	120'
40	350'	320'	170'
45	500'	540'	220'
50	500'	600'	280'
55	500'	660'	335'



TRAFFIC CONTROL, SINGLE RIGHT LANE CLOSURE, UNDIVIDED NON-FREEWAY/EXPRESSWAY

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
March 2024
DATE
FHWA

/S/ Andrew Heldtke
WORK ZONE ENGINEER

SDD 15D20-08b

6

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WISDOT TRAFFIC DETAIL
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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GRAPHIC SCALE, FEET

0 30 60

LIGHTING PLAN LEGEND

- PROPOSED WALL PACK LIGHTING 0.5 LUMINAIRE
- 10 FOOT-CANDLE
- 5 FOOT-CANDLE
- 2 FOOT-CANDLE
- 1 FOOT-CANDLE
- 0.5 FOOT-CANDLE
- 0.2 FOOT-CANDLE
- 0.1 FOOT-CANDLE

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

P/L

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LIGHTING PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026-08-05

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KFEN

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NPFA

PROJECT NO.
260249

SHEET
24 OF 24

05 Aug 2026 - 4:00p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Light Plan - Phase 1.dwg by: kfen

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05 Aug 2026 - 11:03a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Green Space Exhibit.dwg by: mger

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GRAPHIC SCALE, FEET

0 30 60

LEGEND

GREEN SPACE AREAS

PHASE 1 TOTAL AREA	228201 SF	5.24 AC	100%
GREEN SPACE AREA	82093 SF	1.88 AC	35.80%
IMPERVIOUS AREA	146108 SF	3.35 AC	64.20%

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

FUTURE BUILDING #5
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

PHASE 2

SNOW REMOVAL

ADA PARKING
SEE DETAIL 7/15

HANDICAP SIGN
SEE DETAIL 7/15

4.0'
26.0'
24.0'
43.0'
2.0'
9.0'
9.0'
9.0'
R26.0'
25.7'
297.8'

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PATH LLC
ADDRESS: COMPASS HOLDING
ZONING: RURAL

PARCEL: 226-0514-1742-003
OWNER: DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

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PHASE 1 - GREEN SPACE EXHIBIT

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

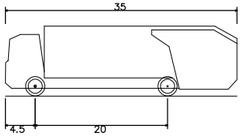
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SHEET
1 OF 1



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

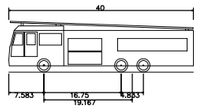
TRUCK CHASSIS
TRUCK BODY

FIRE TRUCK EXHIBIT

PELTON BUILDERS - FORT ATKINSON MULTI-FAMILY

8/5/2026

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E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

TRUCK CHASSIS
TRUCK BODY

N87°10'32"W
548.34'

PROPOSED 150-UNIT APARTMENT BUILDING W/ GARAGE PARKING STALLS

S30°53'26"W
93.46'

N53°39'43"E
890.55'

N

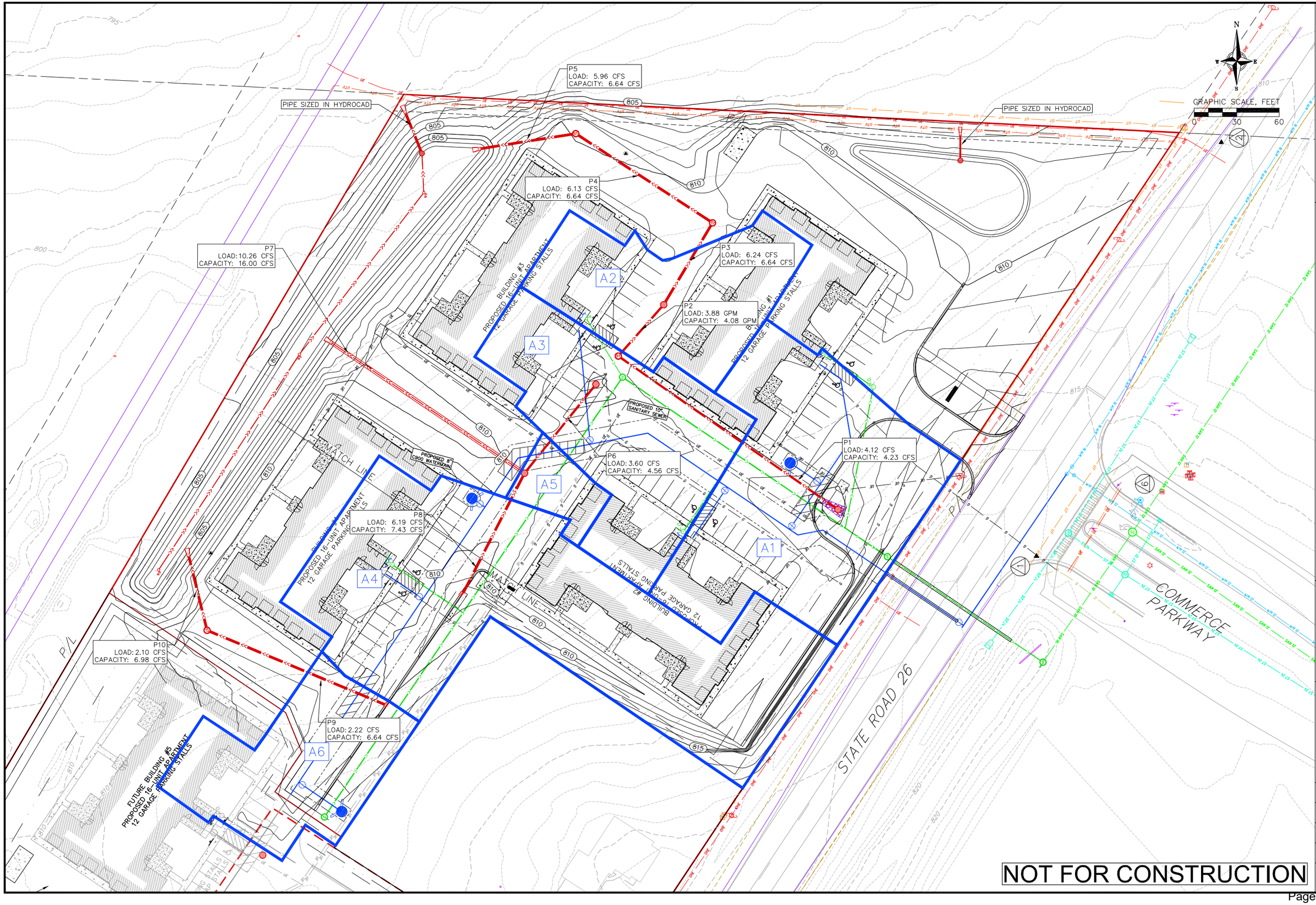
GRAPHIC SCALE - FEET
0 30 60 120

FIRE TRUCK EXHIBIT

PELTON BUILDERS - FORT ATKINSON MULTI-FAMILY
8/05/2026

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STORM SEWER SIZING EXHIBIT

FORT ATKINSON MULTI-FAMILY
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026-08-05

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PROJECT NO.
260249

SHEET
1 OF 1

05 Aug 2026 - 10:29a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Exhibits\Fort Atkinson - Storm Sizing.dwg by: ctay

STORM SEWER DESIGN COMPUTATION SHEET

Adjusted to Dane County Airport Rainfall Distribution - NOAA Atlas 14 data

DATE: 8/5/2026 **JOB NO.:** 260249

PROJECT TITLE: Pelton Fort Atkinson Multifamily
City of Fort Atkinson, Jefferson County, Wisconsin

DESIGN STORM: 100 YR. **INLET TIME:** 6 MIN. **Manning's n:** 0.013

COMPUTED BY: CTAY v18.11 **CHECKED BY:** **SHEET NO.:** 1 OF 1

LOCATION OF SEWER			Sub-basin Land Uses								Accumulated Basin Land Uses					Rainfall				Basin Runoff	Branch Sewer Inflow							Total Runoff	DESIGN COMPUTATIONS														Time of Flow	
				A	A	C		A	A	C	A	ΣA	C	CA	ΣCA	Tc	Tt	T	i	Q		+Q1		+Q2		+Q3	+Q	ΣQ													in Sewer	
Pipe or Basin	FROM	TO	Sub-basin Land Use	Sub-Basin Area	Sub-Basin Acres	Usage Coeffecient	Sub-basin Land Use	Sub-Basin Area	Sub-Basin Acres	Usage Coeffecient	Gross Basin Area	Accum. Area	Composite Coeff.	Individual Ca	Accum. Ca	Inlet Time	In Sewer Time	Total Time	Rainfall Intensity	Q: Rational Method	Pipe 1	Additional Q - Pipe 1	Pipe 2	Additional Q - Pipe 2	Pipe 3	Additional Q - Pipe 3	Total Additional Q	Total Runoff	Sewer Length	Section Size	Parts Full - Design (Typically 0.80)	Flow Ratio - Design	Section Coefficient	Required Slope	Actual Slope	Flow Ratio - Actual	Parts Full - Actual	Velocity - Full	Velocity - Actual	Full Pipe Capacity	Time in Section	Total Elapsed Time
				SF	Acres			SF	Acres		Acres	Acres				Min.	Min.	Min.	In./Hr.	CFS		CFS		CFS		CFS	CFS	CFS	Feet	In.	d/D	Q/Q_{full}	C_1	Ft./Ft.	Ft./Ft.	Q/Q_{full}	d/D	v_{full}	Ft./s	CFS	Min.	Min.
P-1	S14	S31	ASPH-X	16,495	0.38	0.95	OP SP-X	10,208	0.23	0.26	0.61	0.61	0.69	0.42	0.42	6.00		6.00	9.80	4.12								4.12	189	15	0.80	0.98	0.838750772	0.0043	0.0043	0.97	0.79	3.45	3.99	4.23	0.79	6.79
P-2	S31	S13	MH	0	0.00	0.00					0.00	0.61	0.00	0.00	0.42		0.79	6.79	9.22	3.88								3.88	48	15	0.80	0.98	0.838750772	0.0038	0.0040	0.95	0.77	3.33	3.84	4.08	0.21	7.00
P-3	S13	S43	ASPH-X	11,530	0.26	0.95	OP SP-X	2,618	0.06	0.26	0.32	0.94	0.82	0.27	0.69		0.21	7.00	9.08	6.24								6.24	67	18	0.80	0.98	1.365450818	0.0037	0.0040	0.94	0.76	3.76	4.33	6.64	0.26	7.26
P-4	S43	S42	MH	0	0.00	0.00					0.00	0.94	0.00	0.00	0.69		0.26	7.26	8.92	6.13								6.13	115	18	0.80	0.98	1.365450818	0.0036	0.0040	0.92	0.75	3.76	4.32	6.64	0.44	7.70
P-5	S42	S41	MH	0	0.00	0.00					0.00	0.94	0.00	0.00	0.69		0.44	7.70	8.66	5.96								5.96	74	18	0.80	0.98	1.365450818	0.0033	0.0040	0.90	0.73	3.76	4.31	6.64	0.29	7.98
P-8	S29	S11	ASPH-X	25,234	0.58	0.95	OP SP-X	13,660	0.31	0.26	0.89	0.89	0.71	0.63	0.63	6.00		6.00	9.80	6.19								6.19	96	18	0.80	0.98	1.365450818	0.0036	0.0050	0.83	0.69	4.20	4.77	7.43	0.34	6.34
P-6	S12	S11	ASPH-X	16,078	0.37	0.95	OP SP-X	2,713	0.06	0.26	0.43	0.43	0.85	0.37	0.37	6.00		6.00	9.80	3.60								3.60	81	15	0.80	0.98	0.838750772	0.0032	0.0050	0.79	0.66	3.72	4.18	4.56	0.32	6.32
P-7	S11	S9	ASPH-X	2,688	0.06	0.95					0.06	0.49	0.95	0.06	0.43		0.32	6.32	9.55	4.06	P-8	6.19					6.19	10.26	170	24	0.80	0.98	2.941292571	0.0021	0.0050	0.64	0.58	5.09	5.47	16.00	0.52	6.84
P-9	S15	S40	ASPH-X	9,278	0.21	0.95	OP SP-X	4,034	0.09	0.26	0.31	0.31	0.74	0.23	0.23	6.00		6.00	9.80	2.22								2.22	137	18	0.80	0.98	1.365450818	0.0005	0.0040	0.33	0.40	3.76	3.35	6.64	0.68	6.68
P-10	S40	S39	MH	0	0.00	0.00	MH			0.00	0.00	0.31	0.00	0.00	0.23		0.68	6.68	9.29	2.10								2.10	59	18	0.80	0.98	1.365450818	0.0004	0.0040	0.32	0.39	3.76	3.29	6.64	0.30	6.98

INLET GRATE CAPACITY
UNDER PONDING CONDITIONS

Project: River Trail Flats **Client:** Pelton Builders **P.N.:** 260249

Location: City of Fort Atkinson

Given: **Min. Desired Flow Rate =** 6.20 cfs **Maximum Allowed Depth Over Inlet =** 6 in. = 0.50 ft.

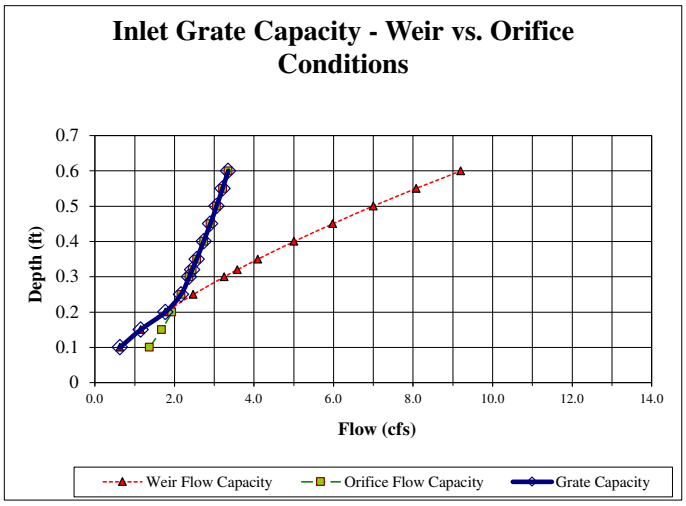
Initially weir flow conditions then as inlet is submerged conditions change to orifice flow. Compare and use results of equation that gives lowest capacity.

Weir Flow Equation: Q = 3.3*Perimeter*(h)^1.5 Orifice Flow Equation: Q = 0.6 * Free Open Area*(2gh)^0.5

Solution:

Neenah Grate Cat. No.: R-2050-D
Dimensions (inches) = 23 int. 35 1/2 ext.
Height = 4.0 inches
Perimeter = 6.0 lf
Open Area = 0.90 sf

	Depth ft	Depth inches	Weir Flow Capacity cfs	Orifice Flow Capacity cfs	Grate Capacity cfs
	0.1	1.2	**0.63**	1.37	**0.63**
	0.15	1.8	**1.15**	1.68	**1.15**
	0.2	2.4	**1.77**	1.93	**1.77**
	0.25	3	2.48	**2.16**	**2.16**
	0.3	3.6	3.25	**2.37**	**2.37**
	0.32	3.84	3.58	**2.45**	**2.45**
	0.35	4.2	4.10	**2.56**	**2.56**
	0.4	4.8	5.01	**2.74**	**2.74**
	0.45	5.4	5.98	**2.90**	**2.90**
→	0.5	6	7.00	**3.06**	**3.06**
	0.55	6.6	8.08	**3.21**	**3.21**
	0.6	7.2	9.20	**3.35**	**3.35**



N

GRAPHIC SCALE, FEET
0 30 60

N82°10'32"W
548.34'

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

MATCH LINE

MATCH LINE

N3°56'43"W
881.35'

CRITICAL HYDRANT
ELEV = 812.20

FIRE FLOW TEST #1
FLOW HYDRANT
ELEV = 817.92
STATIC PRESSURE = 56 PSI
FLOW = 1,060 GPM

FIRE FLOW TEST #1
RESIDUAL HYDRANT
ELEV = 819.45
STATIC PRESSURE = 56 PSI
RESIDUAL PRESSURE = 53 PSI

COMMERCE PARKWAY

COMMERCE PARKWAY

TATE ROAD 26

RIVER TRAIL FLATS - FIRE FLOW EXHIBIT

CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN
08-05-2026

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Static Pressure Range & Fire Flow Calculation
RIVER TRAIL FLATS

River Trail Flats
City of Fort Atkinson, Jefferson County, Wisconsin
Project No.: 260249
Date: 08/05/2026

Calculated By: CTAY
Checked By: NADE

Flow Test Data:	Enter Test Date			
	Ground Elev.	Static Pressure (psi)	Residual Pressure (psi)	Flow (gpm)
Flow Hydrant	817.92			1,060
Residual Hydrant	819.45	56	53	
Proposed Development Data:				
Critical Hydrant	812.20			
Water Main High Point	818.86			
Water Main Low Point	800.00			

Static Pressure Range					**DNR Question 26**	
	Water System Hydraulic Grade Line[1] (ft.)	Point Elev.	Elev. Diff. (ft.)	Elev. Pressure Diff. (psi)[2]	**Static Pressure Range (psi)**	DNR Req. per NR 811 (psi)
Water Main High Point	948.81	818.86	129.95	56.3	**56**	>35
Water Main Low Point	948.81	800.00	148.81	64.4	**64**	<100
Static pressure is acceptable at high point.						
Static pressure is acceptable at low point.						

Friction Loss								
Street	Pipe Condition & Material	Pipe Nominal Diameter & Class	Inside Diameter d (in)	Roughness Coeff. C	Pipe Length L (ft)	Fire Flow Q (gpm)	Friction Loss[3] H_F (ft)	Friction Loss[3] H_F (psi)[2]
Commerce Parkway - Hydrant	Existing PVC	6" PVC C900 (DR 18)	6.09	130	10	500	0.2	0.1
Commerce Parkway	New PVC	12" PVC C900 (DR 18)	11.65	140	404	500	0.3	0.1
State Rd 26	New PVC	16" PVC C905 (DR 18)	15.35	140	131	500	0.0	0.0
Private Dr - Hydrant Lead	New PVC	8" PVC C900 (DR 18)	7.98	140	646	500	2.9	1.2
			0.00	0			0.0	0.0
						Total Friction Headloss (H_F) =	3.38	**1.5**

Elevation Loss	
Critical Hydrant Elev.	812.20
Residual Hydrant Elev.	- 819.45
Elevation Headloss (H_E)	-7.25 ft
	-3.1 psi

Total Head Loss = -1.7 psi

Calculated Residual Pressure	
Hydrant	**Residual Pressure @ 500 gpm**
Residual Hydrant (P_{RH})	55.3 psi [4]
Critical Hydrant (P_{CH})	**56.9 psi** [5]

Conclusion

Pressure exceeds 20 psi minimum required by NR 811.70(6). Therefore, O.K.

Footnotes:

(1) $HGL = Elev_{RH} + P_s*(2.31\ ft./psi)$ = 819.45 + 56 psi * (2.31 ft./psi) **= 948.81**

(2) $2.31 \frac{feet}{psi}$

(3) $H_F = 0.002083L\left(\frac{100}{C}\right)^{1.85}\left(\frac{Q^{1.85}}{d^{4.87}}\right)$

(4) $P_{RH} = P_s - \frac{(P_s - P_f)*(Q_{desired})^{1.85}}{(Q_{test})^{1.85}}$ = 56 psi - $\frac{(56\ psi - 53\ psi) * (500\ gpm)^{1.85}}{(1{,}060\ gpm)^{1.85}}$ **= 55.3 psi**

(5) $P_{CH} = P_{RH} - H_F - H_E$ = 55.25 psi - 1.46 psi - (- 3.14 psi) = **56.9 psi**

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PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-1 AG

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-T AG

ULTIMATE SERVICE AREA
6.09 ACRES

IMMEDIATE SERVICE AREA
5.24 ACRES

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

STATE ROAD 26

COMMERCE PARKWAY

P/L

GRAPHIC SCALE, FEET
0 30 60 120

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SANITARY SEWER SERVICE AREA

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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1 OF 1

30 Jun 2026 - 12:03p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Exhibits\Fort Atkinson - Sewer Shed.dwg by: ctay

Sanitary Sewer Sizing Calculations

River Trail Flats
Sanitary Extension
City of Fort Atkinson, Wisconsin

Calculated By: CTAY

Project No.: 260249
Date: 8/5/26

I. Peak Wastewater Flow Estimate:

Land Use	Acres	Number of Units	Population	Average Daily Flow Rate (gpd)	Average Daily Flow Rate (gpm)	Peak Flow Rate (gpd) with peaking factor	Peak Flow Rate (gpm)	Peak Flow Rate (cfs)
Multi-Family Residential - Immediate Service Area	5.24	64	-	341	0.236	1,362	0.946	0.002
Multi-Family Residential - Ultimate Service Area	6.09	48	-	396	[1] 0.275	1,583	1.100	0.002
Totals =	**6.09**	**112.00**	**0.00**	**736**	[1] **1**	**2946**	**2**	**0.005**

Factors:

Residential Sewage Generation Rate[2] =	65.0 gals./acre*day
Residential Peaking Factor =	4.0

Tablenotes: (1) Per Table 2-9 Typical Wastewater Flowrates from Residential Sources, page 27, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.
(2) Page 25, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.

II. Sanitary Sewer Sizing:

Diameter = 7.920 inches **(8 inch SDR-35 PVC Pipe)**
slope = 0.0040 ft./ft. (Minimum Slope per NR 110, Wisc. Admin. Code)
n = 0.011 (PVC)

$$\text{Sewer Capacity} = Q = \frac{0.4632 * (\text{Dia./12})^{8/3} * (\text{slope})^{1/2}}{n}$$

$$\textbf{Sewer Capacity = Q =} \quad \frac{0.4632}{0.011} * \left(\frac{7.92}{12\ \text{"/'}}\right)^{8/3} * 0.004^{1/2} \quad \textbf{= 0.88 cfs}$$

Conclusion:

Capacity of 8" SDR-35 PVC pipe (0.88 cfs) is greater than required Total Development Flow Rate by 0.876 cfs.
Therefore, use 8-inch diameter SDR-35 PVC sanitary sewer pipe.

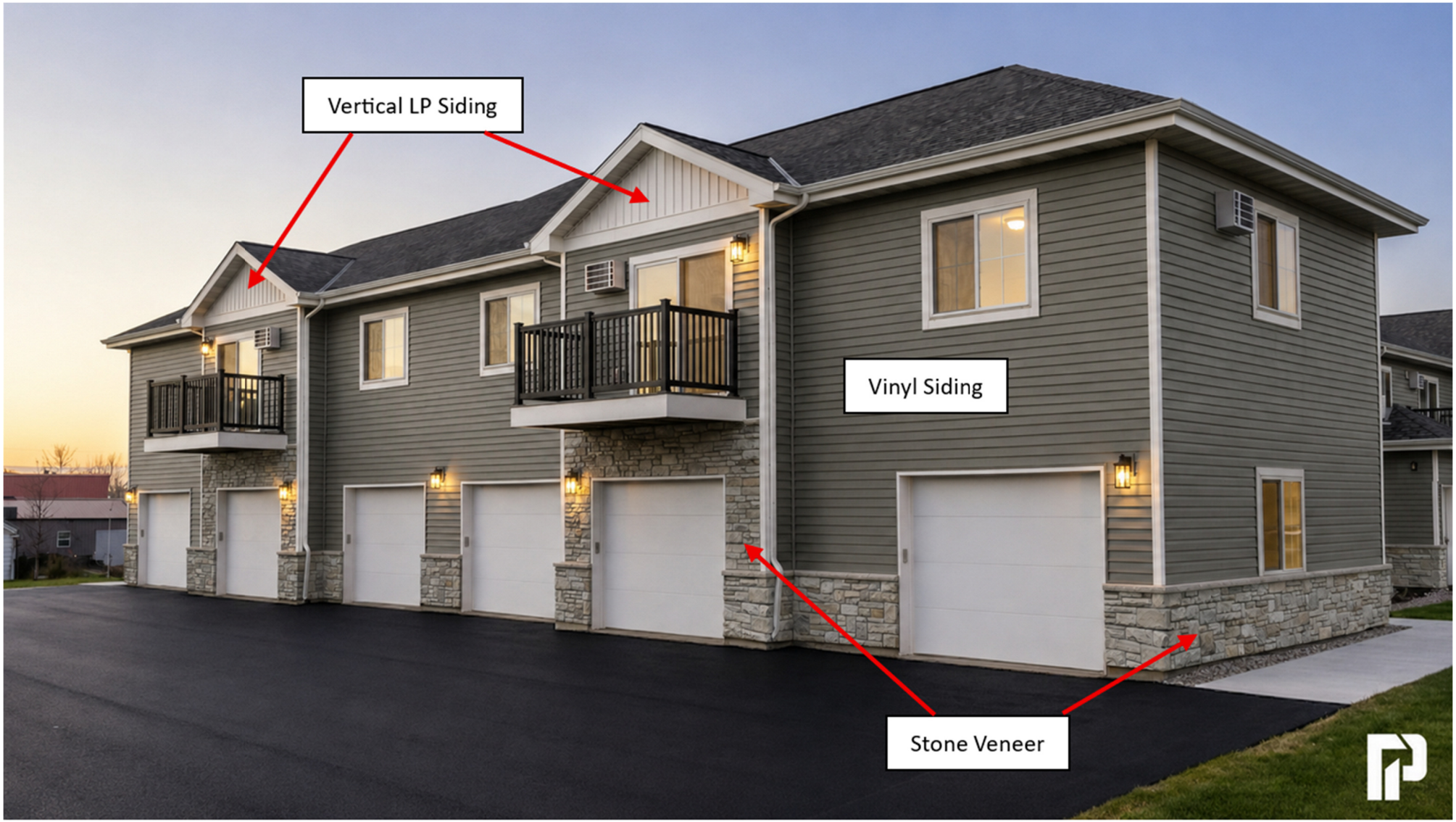
Footnotes: [1] Per WDNR Code

[2] n = 0.011 (PVC, SDR-35) (PVC n = 0.009 per JM Pipe. 0.01 to 0.013 acceptable to WDNR per Steve Smith 12/4/14)

[1] Page 31, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.





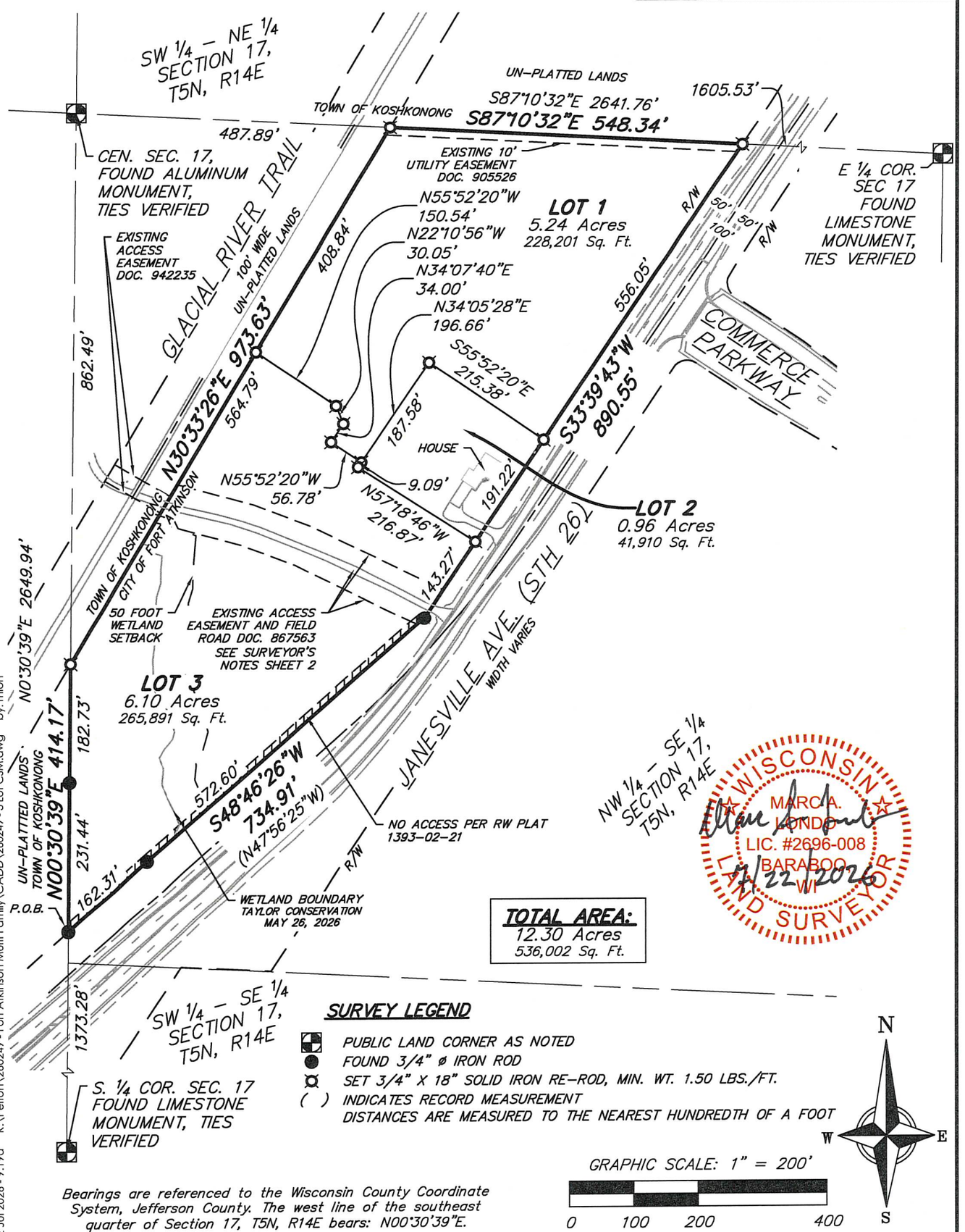

Vertical LP Siding
Vinyl Siding
Stone Veneer



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JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



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

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

N W E S

GRAPHIC SCALE: 1" = 200'

0 100 200 400

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.

22 Jul 2026 - 9:19a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

vierbicher
advisors / engineers / surveyors

Job #.: 260294	
Date: 6/23/2026	
Rev: 7/22/2026	
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

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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 Northwest 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;

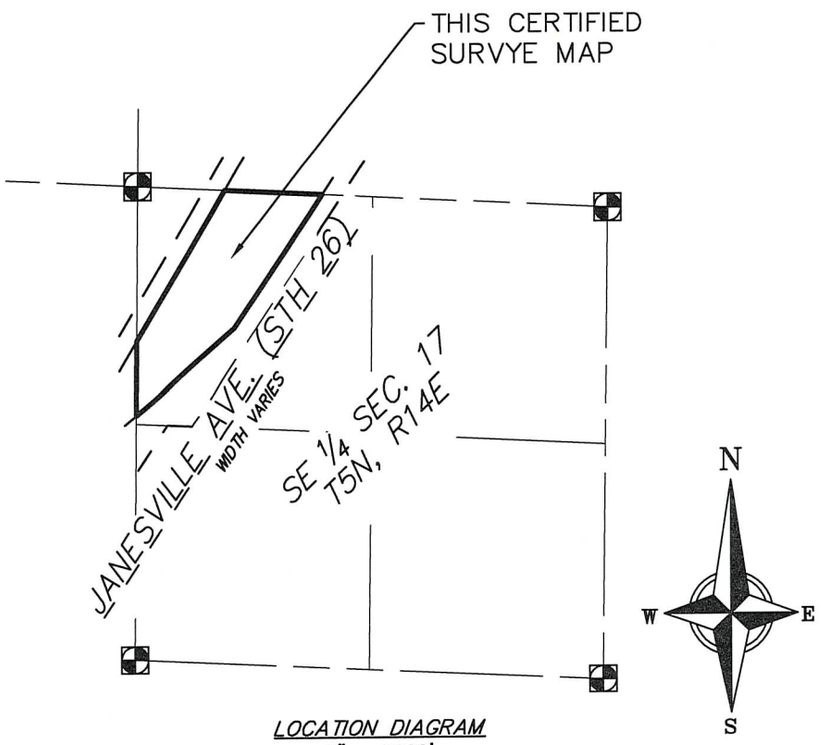
Thence, N00°30'39"E, along the west line of the Southeast Quarter of said Section 17, T5N, R14E, 1373.28 feet, to a found ¾" diameter iron rod at the northwest right–of–way of Janesville Avenue (S.T.H. "26") and the Point of Beginning (P.O.B.) of this Legal Description;
Thence, N00°30'39"E, continuing 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 Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E;
Thence, S87°10'32"E, along said the north line of the Northwest 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 — 7/22/2026 Date
Vierbicher Associates, Inc

SURVEYOR'S NOTES:

1. The easement shown on sheet 1 of 3 as Document No. 867563 is describes as "a perpetual 66'wide easement that runs with the land over and across the conveyed premises for ingress and egress to and benefiting other lands owned by seller commonly known as Parcel #05–14–17–24 intending to benefit any and all other lands owned by seller located in Government Lot One (1) of Section 17, Town 5 North, Range 14 East, such Government Lot being part of the Northwest 1/4 and the Southwest 1/4 of said Section 17. The location of the 66' wide easement over and across the conveyed premises shall be as presently located, leading from State Highway 26 in a Northwesterly and Northerly direction to seller's remaining lands in said Government Lot One (1)". No retraceable information is provided thus the easement is assumed to fall coincident with the existing field lane and is not retraceable from the original document.
2. Wetland delineation is shown from Wetland Delineation Report by Taylor Conservation dated May 26, 2026.



LOCATION DIAGRAM
1" = 1000'

GRAPHIC SCALE: 1" = 1000'

0 500 1000 2000

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

vierbicher
advisors / engineers / surveyors

Job #.: 260294	
Date:6/23/2026	
Rev: 7/22/2026	
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

22 Jul 2026 - 9:16a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

© Vierbicher Associates, Inc.

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, Joe Esther, of V & J Investment Properties, 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.

_____
Joe Esther Date
V & J Investment Properties, LLC

By: _____

State of Wisconsin)
)ss.
County of _____

Personally came before me this _____ day of _____, 2026, the above

named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF FORT ATKINSON COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Fort Atkinson, V & J Investment Properties, 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 _____2026.

_____
Michelle Ebbert, Date
City Clerk/Treasurer/Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026,

at _____ o'clock _____,m. and recorded in Volume _____ of Certified

Survey Maps on pages _____, as Doc. No. _____.

_____
Staci Hoffman
Jefferson County Register of Deeds

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO
WI
7/22/2026
LAND SURVEYOR

22 Jul 2026 - 9:12a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

vierbicher
advisors / engineers / surveyors

Job #.: 260294 Date: 6/23/2026 Rev: 7/22/2026 Drafted By: mlon Checked By: sdis	SURVEYED FOR: Pelton Builders 400 Viking Drive Reedsburg, WI 53959	Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468 www.vierbicher.com	SHEET 3 OF 3

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

City of Fort Atkinson Certified Survey Map Application

This form is designed to be used by the Applicant as a guide to submitting a complete application for review of a Certified Survey Map by the City to process the application.

APPLICANT Name, company, and client (if applicable): Neil Pfaff, Vierbicher
Client: Pelton Builders

Phone number: [redacted] Email: [redacted]

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

Phone number: [redacted] Email: [redacted]

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

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

Brief description of proposed division or combination and purpose: Parcel No. 226-0514-1742-001 to be divided into 3 Lots. Lot 1 will include 5.24 acres. Lot 2 will be 0.96 acres and will include the existing residential single-family home along Janesville Ave. Lot 3 will include 6.10 acres.

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) whichmaintains 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

Dated this 26 day of June, 20 26

Respectfully submitted,

Neil Pfaff

(Signature of Applicant)

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)*:

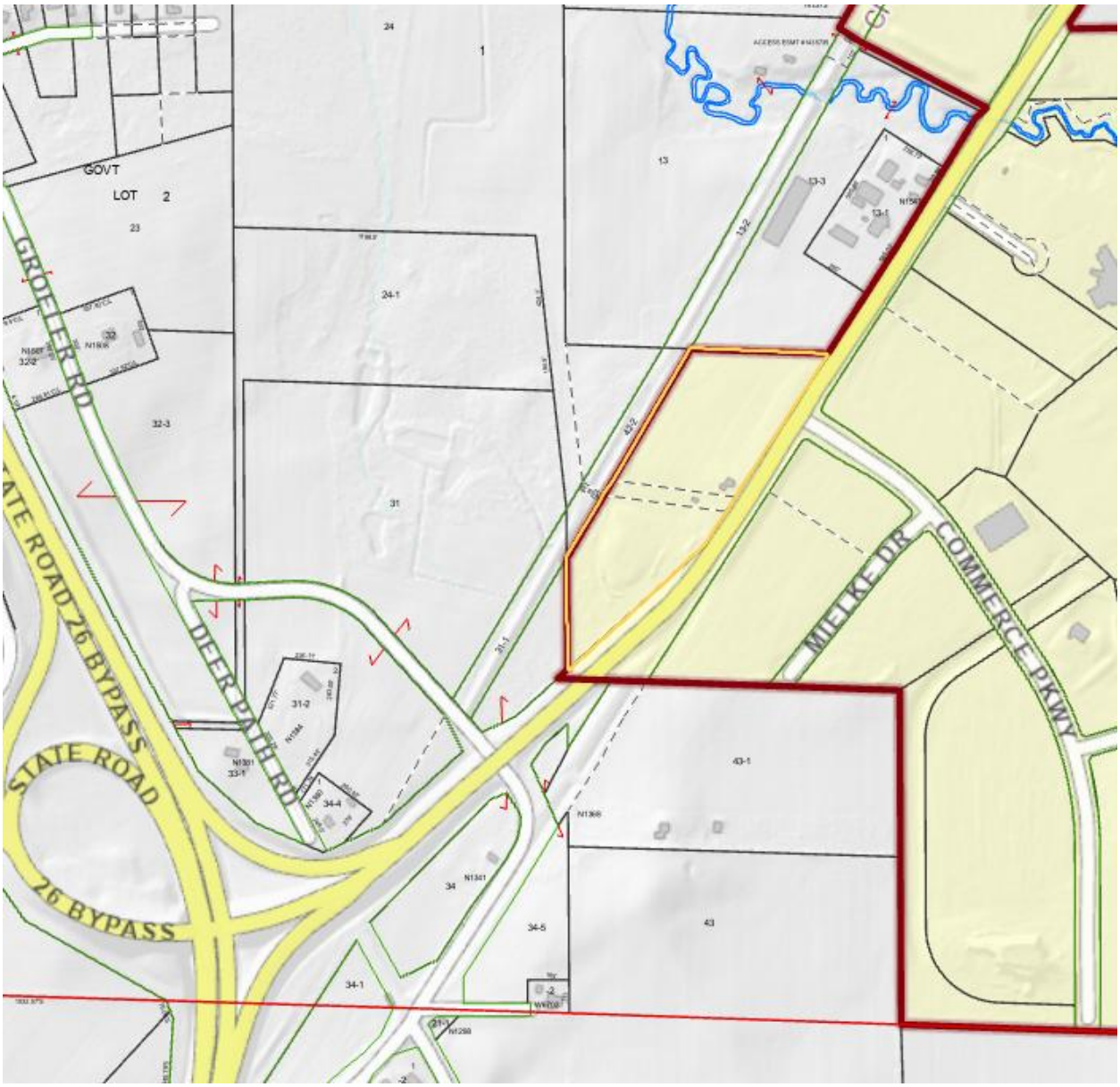
Documents Included:

- 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:


GOVT
LOT 2
GROELLER RD
STATE ROAD 26 BYPASS
DEER PATH RD
MIELKE DR
COMMERCE PKWY
24
1
23
24-1
32
32-3
31
31-1
31-2
33-1
34-4
34
34-5
34-1
43-1
43
13
13-1
13-2
13-3
43-2

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

©Vierbicher Associates, Inc.

ALL GRADING, CONSTRUCTION ACTIVITIES, EQUIPMENT, MATERIALS, AND OTHER DISTURBANCE SHALL REMAIN WITHIN THE OWNER'S PROPERTY. NO DISTURBANCE OR ENCROACHMENT ON THE ADJACENT PROPERTY IS PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ADJACENT PROPERTY OWNER. CONTRACTOR SHALL VERIFY THE PROPERTY LINE PRIOR TO COMMENCING WORK IN THIS AREA.

MEDIUM SIZE RIP-RAP

MEDIUM SIZE RIP-RAP

INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 6' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 8' LONG RIP-RAP OUTLET SEE DETAIL 4/18

LIMITS OF DISTURBANCE

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

INSTALL TRACKING PAD COORDINATE LOCATION WITH OWNER/ENGINEER. SEE DETAIL 2/13

INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

5' WIDE BY 5' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL INLET PROTECTION, TYP. SEE DETAIL 1/13

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

N W E S

GRAPHIC SCALE, FEET
0 30 60 120

vierbicher
advisors / engineers / surveyors

GRADING & EROSION CONTROL PLAN - PHASE 1

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 10 OF 24

19 Aug 2026 - 1:30p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Grading Plan.dwg by: kfen

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Zach Navin, Director of Public Works**

RE: **Review and possible action relating to repairs of the Water Utility's Booster Pump 301 (Navin, Director of Public Works)**

BACKGROUND

Earlier this month, the Water Utility experienced a mechanical failure of Booster Pump 301, located at the Water Utility office on North Water Street West. Inspection of the pump identified a failure of the pump's impeller, requiring the unit to be removed from service while repair or replacement options were evaluated.

Booster pumps are an important component of a municipal water distribution system. Unlike a well pump, which brings groundwater from a well into the water system, a booster pump takes water that is already within the utility's system and increases its pressure so that it can be moved where and when it is needed.

In a municipal system, booster pumps may be used to help maintain adequate distribution-system pressure, move water between different areas or pressure zones, and support system demands during periods of higher water use. The pumps work together with the City's wells, water towers, storage facilities, and distribution mains to maintain a reliable supply of water throughout the system.

DISCUSSION

Following the failure, Water Utility staff contacted qualified municipal pumping contractors to inspect the equipment and provide options for restoring Booster Pump 301.

Municipal Well & Pump provided two alternatives:

1. Option 1 – Rebuild Existing Rotating Assembly: Rebuild the existing rotating assembly and install a new stainless-steel impeller at a cost of $27,090.

2. Option 2 – New Pump Assembly: Provide and install a new Aurora vertical split-case pump assembly with a stainless-steel impeller at a cost of $37,900.

Both options include removal of the existing pump, installation or reinstallation of the equipment, and testing. Municipal Well & Pump's proposal indicates an estimated six-week lead time for the rebuild option and a 10–12 week lead time for the new pump option.

Water Well Solutions also provided two alternatives.

1. Option 1 - Replacement of the rotating element was estimated at $32,953 to $36,353,

2. Option 2 - Replacement of the complete pumping unit was estimated at $40,116 to $43,516.

While rebuilding the existing pump would have a lower initial cost, there are several unknowns associated with investing in a partial rebuild of the existing equipment. Replacing the rotating assembly and impeller would address the immediate failure, but the Utility would continue to rely on the remaining components of the existing pump. Additional wear or unforeseen issues with those components could result in further repairs and expense after the rebuild is completed.

The difference between Municipal Well & Pump's rebuild and replacement options is approximately $10,810. Given the level of investment already necessary to restore the pump to service, staff believes the additional cost to replace the complete pumping unit represents the better long-term value.

The new pump will also be equipped with a stainless-steel impeller, which is expected to provide a much longer service life than the previous brass impeller that was in the pump. Rather than investing approximately $27,000 into rebuilding a portion of the existing pump while retaining uncertainty regarding the condition and remaining life of the rest of the unit, staff believes this is an appropriate time to replace the pump in its entirety.

Replacement also provides the Utility with a known starting point for the equipment's service life, reduces uncertainty associated with the existing pump, and should reduce the likelihood of additional near-term expenditures on the unit.

FINANCIAL ANALYSIS

Staff sought bids from the two vendors in the region that the Utility works with for these equipment needs. Municipal Well & Pump's $37,900 proposal is below Water Well Solutions estimated cost of $40,116 to $43,516 for a complete replacement pumping unit. This equipment will be paid for out of the Water Utility, Fund 3.

Municipal Well & Pump Option #1	$27,090.00
Municipal Well & Pump Option #2	$37,900.00
Water Well Solutions Option #1	$32,953.00 - $36,353.00
Water Well Solutions Option #2	$40,116.00 - $43516.00

RECOMMENDATION

Staff recommends Council approve Municipal Well & Pump Option 2 at a cost of $37,900 for replacement of the complete pump assembly with a new stainless-steel impeller using Water Utility funds. Funds were not budgeted for this unanticipated project, but staff is confident that there are funds within the Utility's operating funds and/or reserve funds to cover the project costs.

ATTACHMENTS

1. Municipal Well & Pump
2. Water Well Solutions

MUNICIPAL
WELL & PUMP
A Division of Midwest Well Services, Inc.

Matt Vasey
Water Utility Superintendent
City of Fort Atkinson
37 N Water St
Fort Atkinson WI 53538

8/19/2026

Re: Split case pump Repair

Matt

It was a pleasure meeting with you to inspect the split-case pump requiring repair. I have been researching the most effective repair options to provide the best overall value while ensuring long-term reliability and performance of your pumping equipment. Our goal is to recommend a repair approach that balances cost, quality, and service life, allowing you to make the most informed decision for your system.

Municipal Well & Pump has had the privilege of serving municipalities throughout the Midwest by providing pumping system services, well rehabilitation, and water supply solutions for a wide variety of municipal water systems. Our team has extensive experience in both pumping equipment and well rehabilitation, and we appreciate the opportunity to share that expertise as you evaluate the repairs needed for the split case pump.

In this proposal, I have included the complete repair of your existing pump, including a new stainless-steel impeller. I have also included pricing for a new replacement pump as an alternative option and a long-term solution. This provides you with both options to consider based on your budget, desired service life, and long-term needs for the pumping system.

Both options include our crew removing the existing pump and reinstalling the equipment once the repair or replacement is complete. Please review the options below.

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Option 1 Rebuild Rotating Assembly W/SS Impeller	1.00	Lsum	$ 27,090.00	$ 27,090.00
2	Mobilize, Remove assembly			-	-
3	Return with refurbished Assembly			-	-
4	Install & Test			-	-
5	6 weeks lead time			-	-
6				-	-
7	Option 2 New Pump Assembly W/SS Impeller	1.00	Lsum	37,900.00	37,900.00
8	Provide New Aurora Verticle Split case Pump			-	-
9	Mobilize & remove existing Assembly			-	-
10	Install New pump			-	-
11	Test & Demobilize			-	-
12	10-12 Weeks lead time			-	-

1212 Storbeck Drive, P.O. Box 311, Waupun, WI 53963
Office: 920-324-3400 – Toll-Free: 800-383-7412 – Fax: 920-324-3431 - IL: 847-541-8816
www.municipalwellandpump.com

8/26/2026

Fort Atkinson Water Utility
37 N Water Street W
Fort Atkinson, WI 53538
Attn: Brad McGowan

Re: Main Station Booster Pump Repair

Brad,

Per your request, Water Well Solutions is pleased to submit the following proposal to supply a new rotating element or complete pumping unit for your currently compromised split case booster pump. Below you will find the two options with associated estimated costs.

Option 1: New Rotating Assembly

	QTY	Unit	Unit Cost	Estimated Total
Labor:				
2 Man Crew w/ Service Truck & Tools	10-20	Hours	$340	$3,400.00 - $6,800.00
Materials:				
New 410 Series 3x4x14 Rotating Element	1	LS	$29,053	$29,053.00
Misc. Consumables (Tape, Fuel, Oil. Etc.)	1	LS	$500	$500.00
			Estimated Total	**$32,953.00 - $36,353.00**

Option 2: New Complete Pumping Unit

	QTY	Unit	Unit Cost	Estimated Total
Labor:				
2 Man Crew w/ Service Truck & Tools	10-20	Hours	$340	$3,400.00 - $6,800.00
Materials:				
New Aurora 3x4x14 Split Case Pump Complete	1	LS	$36,216	$36,216.00
Misc. Consumables (Tape, Fuel, Oil. Etc.)	1	LS	$500	$500.00
			Estimated Total	**$40,116.00 - $43,516.00**

All work will be performed on a time and material basis at our standard hourly rates. If you wish to proceed with the scope of work outlined above, please sign below and return a copy of this proposal and indicate which option you would like to go with. Upon approval, we can schedule the work ASAP. Water Well Solutions values our partnership with the City of Fort Atkinson and looks forward to working with you. As always, please feel free to contact us with questions.

Best regards,

Philip Judkins * 107

Philip M. Judkins
VP Wisconsin Operations

Office : (920) 474-4777
Mobile : (262) 354-5554

Signature: _____

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

MEMORANDUM

DATE: **September 1, 2026**

TO: **Fort Atkinson City Council**

FROM: **Zach Navin, Director of Public Works**

RE: **Review and possible action relating to the 2027 Recycling Grant Application to the Wisconsin Department of Natural Resources (Navin, Director of Public Works)**

BACKGROUND

The 2027 Recycling Grant Application has been completed and is attached for reference.

DISCUSSION

This is an annual grant program through the Wisconsin Department of Natural Resources. The grant award supplements the cost of both recycling and composting for the City. The City's estimated recycling expenditure in 2027 is estimated to be $338,731, as outlined in the attachment, or $75.14 per unit. There are an estimated 4,508 units in the City.

The WDNR has provided around $35,000 in grant funds over the last several years. In 2027, WDNR is expected to provide a similar amount.

FINANCIAL ANALYSIS

If the application is approved, staff will budget a similar amount of revenue in the State Recycling revenue account (01-42-0042-6600) in the 2027 budget.

RECOMMENDATION

Staff recommends that the City Council approve the 2027 Recycling Grant and authorize staff to sign and submit the application to the Wisconsin Department of Natural Resources.

ATTACHMENTS

1. Recycling_RU_Grants_236050
2. Fort Atkinson 2nd Qtr 2026 - Report

2027 Recycling Grants to Responsible Units Application Form

Form 8700-222O Rev. 6-16
State of Wisconsin Dept. of Natural Resources

Submit By: October 1, 2026*

Responsible Unit (RU)
City of Fort Atkinson
Muni Code: 28226
County: Jefferson
Population: 12455
RU Category: Single

DNR Contact Information
Bureau of Community Financial Assistance - CF/2
Wendy Soleska
wendy.soleska@wisconsin.gov
608-852-1358

For instructions, please click

*NOTICE: This form is authorized by Chapter 287, Wis. Stats., and Chapter NR 542, Wis. Adm. Code. To be eligible to receive a grant, completion of this form is mandatory. Failure to submit the completed form to the department by October 1, 2026 will result in denial or reduction of grant funds for 2027. Personally identifiable information on this form is intended to be used by the Department for recycling program purposes, but may be made available to requesters as required by Wisconsin's Open Records law (ss.19.31-19.39, Wis. Stats.).

SECTION 1: CONTACT INFORMATION

Note: You are not able to add or update any authorized representative or contact information on the application this year. If you have changes, please contact DNRWAFacilityContactRegistry@wisconsin.gov.

A. Authorized Representative

The DNR central office has the responsible unit's authorizing resolution on file. According to our records, the authorizing resolution names the position of City Manager as the authorizing representative.

Rebecca Houseman
101 N Main St
Fort Atkinson WI 53538-1861
City Manager
920-397-9901 -
rhouseman@fortatkinsonwi.gov

B. Primary Contact

Sarah Weihert
101 N Main St
Fort Atkinson WI 53538-1861
920-397-9901
sweihert@fortatkinsonwi.gov

Section 2: RU PROGRAM INFORMATION

A. Multiple Member Information

As a single member RU, this section does not apply.

Does the RU plan to add or remove members (municipalities, counties, or tribes) in 2027? ○ Yes ● No

If any of the above information is incorrect or if the join date or join type need to be modified, please contact DNRRecycling@wisconsin.gov.

B. Cooperative Agreement Information

If the responsible unit signed a cooperative agreement with at least one other responsible unit for the purpose of implementing efficiencies related to conducting one or more effective recycling program activities, add and complete the information requested.

Section 3: ELIGIBLE PROGRAM COSTS AND ESTIMATED COLLECTION TONNAGE

Fill in estimated recyclables collection in tons. Eligible program costs are determined by completing the estimated costs worksheet. Please remember that grant assistance is provided only for the single family and 2-4 unit residential portion of your recycling program. To print a blank estimated costs worksheet to work from before entering the final amounts into the online form, select the following link. Blank Estimated Costs Worksheet

Estimated collection in tons: 820

2027 - Estimated Budget Spreadsheet
Form 8700-222B (Rev. 2-10)

Enter all anticipated 2027 recycling and yard waste program expenses by breaking them down by column and row. Costs should be entered in whole dollar amounts only. The expenses listed in the rows correspond to the Uniform Chart of Accounts (UCA) object codes. Scroll down to view entire list.

Recycling Expenditures UCA #53565 (including yard waste & waste tires)	A. Education	B. Collection (Curbside &/or Drop-off)	C. Processing & Marketing	D. Compliance & Enforcement	E. Estimated Total Costs
1. Salaries/Wages & Employee Benefits	500.00	0.00	0.00	0.00	500.00
2. Consulting & Professional Services	0.00	0.00	0.00	500.00	500.00
3. Utility Services	0.00	0.00	0.00	0.00	0.00
4. Purchased Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
5. Purchased Services Printing & Advertising	0.00	0.00	0.00	0.00	0.00
6. Purchased Services Other(contractual svcs)	0.00	338,731.00	0.00	0.00	338,731.00
7. Office Supplies	0.00	0.00	0.00	0.00	0.00
8. Subscriptions & Dues	0.00	0.00	0.00	0.00	0.00
9. Employee Travel & Training	0.00	0.00	0.00	0.00	0.00
10. Operating Supplies & Expenses	0.00	0.00	0.00	0.00	0.00
11. Repair & Maintenance Supplies	0.00	0.00	0.00	0.00	0.00
13. Rents & Leases	0.00	0.00	0.00	0.00	0.00
14. Depreciation(Total depreciation costs in Row 14 Column E)	0.00	0.00	0.00	0.00	0.00
15. Hourly Equipment Use Charges(Total hourly use charges in Row 15 Column E)	0.00	0.00	0.00	0.00	0.00
17. Cost Allocations Other (not #53635)	0.00	0.00	0.00	0.00	0.00
12. Insurance	0.00	0.00	0.00	0.00	0.00
16. Cost Allocations	0.00	0.00	0.00	0.00	0.00
Total	500.00	338,731.00	0.00	500.00	339,731.00

19. Costs - Recycling of banned items s. 287.07(1m), Wis. Stats. (Lead Acid Batteries, Electronics, Major Appliances and Oil)	0.00
20. Revenue - Sale of Recyclables	0.00
21. Total Ineligible Costs & Revenues (total of lines 19 and 20)	0.00
22. Total Eligible Recycling Costs (line 18 minus line 21)	339,731.00

Summary of Costs

Total costs of recycling program (Worksheet Line 18, Column E)	339,731.00
Total ineligible costs and revenue (Worksheet Line 21, Column E)	0.00
Total eligible recycling costs (Worksheet Line 22, Column E)	339,731.00

SECTION 4: CERTIFICATION

RU Name : City of Fort Atkinson Municipal Code : 28226

This section must only be completed by your responsible unit's authorized representative or authorized representative's designee.

Authorized Representative
This application is not complete unless it is signed by the authorized representative or authorized representative's designee as appointed by the Responsible Unit in an authorizing resolution properly adopted by the Responsible Unit and on file with the DNR. We recommend that position title, rather than names of individuals, appear on the authorizing resolution. Doing so minimizes the need to revise the authorizing resolution when staff changes occur. Authorizing resolutions remain in effect until modified by the Responsible Unit and submitted to the DNR.

Certification ☒
I hereby acknowledge that an Annual Report of Recycling Program Accomplishments and Actual Costs for 2027 will be due by April, 30 2028 and that failure to submit this report could cause my 2027 grant to be delayed and/or withheld.

I hereby certify that as part of effective recycling program, I understand I am obligated to notify the DNR about any changes to my program contact and/or authorizing resolution information. ☒

I hereby certify that to the best of my knowledge, the information contained in this application and application attachments is correct and true. I understand and agree that any grant monies awarded as a result of this application shall be used in compliance with ch. 287, Wis. Stats., and chs. NR 542 and NR 544, Wis. Adm. Code. ☒

By typing my name below and clicking submit, I certify on behalf of City of Fort Atkinson that the information entered in this Responsible Unit Basic and Consolidation Grant form is true and complete. Note: As of January 1, 2022, this online certification submittal is replacing the submittal of a printed signature page. Remember to save or print your report. An automated confirmation will be emailed to contacts. ☒

Signature

Authorized Representative:	Rebecca, Houseman	Submit Date:	
Submitted By:	Sarah Weihert		
Confirmation #:			

The City of Fort Atkinson

Second Quarter 2026 Recycling Report

Single Stream, Tons *processed at JOHNS*	**Year Total**	**1st Qtr**	**2nd Qtr**	**3rd Qtr**	**4th Qtr**
Mixed Paper	159.0	75.3	83.7		
Cardboard	88.2	41.8	46.4		
Glass	94.2	44.6	49.6		
#1 Plastic	13.9	6.6	7.3		
#2 Natural HDPE	4.9	2.3	2.6		
#2 Colored HDPE	5.5	2.6	2.9		
#3-7 Plastic	4.6	2.2	2.4		
Rigid Plastic***	1.9	0.9	1.0		
Tin Cans	11.6	5.5	6.1		
Al Cans	3.7	1.8	2.0		
Single Stream Total	**387**	**184**	**204**		

Recycled Bulk, Tons*	**Year Total**	**1st Qtr**	**2nd Qtr**	**3rd Qtr**	**4th Qtr**
Antifreeze	0.0	0.0	0.0		
Appliances	2.0	0.6	1.4		
Batteries	0.1	0.0	0.1		
Cardboard	1.6	0.8	0.8		
Metal	2.6	1.1	1.5		
Oil	0.6	0.1	0.5		
Tires	2.5	0.8	1.8		
Recycled Bulk Total	**9**	**3**	**6**		

Total Recyclables	**397**	187	210		
Total Garbage**	**1768**	804	964		

*Please note that JOHNS does not recycle polystyrene foam.

**Total garbage weight includes weekly garbage and residual garbage removed from recyclables.

***Rigid Plastic is not to be included in grant reporting

Population 12455 *Year to date pounds per capita recycled.* **62.2**

Recycling Compliance	**Year Total**	**1st Qtr**	**2nd Qtr**	**3rd Qtr**	**4th Qtr**
Warning Tags	0	0	0		
Written Warnings	0	0	0		

Report completed by:
Johns Disposal Service, Inc.
107 Co Rd U
Whitewater, WI 53190
(262) 473-4700

JOHNS DISPOSAL SERVICE INC.
Whitewater & Franksville, WI