



City of Fort Atkinson  
City Clerk/Treasurer's Office  
101 N. Main Street  
Fort Atkinson, WI 53538

**CITY COUNCIL MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, AUGUST 2, 2022 – 7:00 PM  
CITY HALL – SECOND FLOOR**

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**1. CALL MEETING TO ORDER**

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

**2. ROLL CALL**

Present: Cm. Becker, Cm. Hartwick, Cm. Johnson, Cm. Schultz and President Scherer. Also present: City Manager, City Attorney, City Engineer, City Clerk/Treasurer, Wastewater Superintendent and Park & Recreation Director.

**3. PUBLIC HEARINGS – NONE**

**4. PUBLIC COMMENT**

Jeanne Newbold, 411 McMillen Street. Her property is adjacent to property owned by Fort HealthCare. She has concerns for her property value and the future plans by Fort HealthCare to potentially raze houses and build a parking lot where residential houses exist. Her concerns include safety, drainage and noise.

Peter Olsen, 703 Florence Street. He spoke about the rezoning of properties owned by Fort HealthCare. He asked about water drainage and if it will be diverted to other properties, areas. He asked if property values will decrease due to the drainage.

Elliot Larson, 415 McMillen Street. He shared concerns about his property values in relation to the request to rezone property owned by Fort HealthCare.

**5. CONSENT AGENDA:**

- a) *Review and possible action relating to the minutes of the July 19, 2022 regular Fort Atkinson City Council meeting (Ebbert, Clerk/Treasurer/Finance Director)*
- b) *Review and possible action relating to the minutes of the July 26, 2022 regular Plan Commission meeting (Ebbert, Clerk/Treasurer/Finance Director)*

Cm. Becker moved, seconded by Cm. Johnson to approve the Consent Agenda as listed, items 5.a. through 5.b. Motion carried.

**6. PETITIONS, REQUESTS, AND COMMUNICATIONS – NONE**

**7. RESOLUTIONS AND ORDINANCES:**

*a) Second reading of an Ordinance Annexing the territory located at W6490 Campus Drive and W6492 Campus Drive to the City of Fort Atkinson (Selle, City Engineer/Director of Public Works)*  
Engineer Selle introduced the subject properties are located immediately south of the City's property and planned neighborhood along Banker Road. Annexing the subject properties will allow them to be redeveloped in the City on municipal water and sewer and in accordance with the Comprehensive Plan. There is also an opportunity for these parcels to be developed in coordination with the City's planned neighborhood. The City is considering the creation of a Tax Increment District in this area, and including these parcels, this fall. The parcels must be located within the City limits in order to be included in the TID. The applicant has requested that the property be zoned RS-2, Single-family Residential – 2. In the short term, this district allows the continued use of the single-family dwelling on each parcel.

Cm. Hartwick moved, seconded by Cm. Johnson to direct the City Manager to prepare this Ordinance for a third and final reading at the City Council meeting on August 16, 2022. Motion carried.

*b) Third and final reading of an Ordinance to amend the Official Zoning Map of the City of Fort Atkinson to change the zoning of the properties located at 603 N. Fourth Street, 609 N. Fourth Street, 615 N. Fourth Street, and 403 McMillen Street, from SR-5, Single-family Residential – 5, to I, Institutional (Selle, City Engineer/Director of Public Works)*  
Engineer Selle reviewed the past meetings this request was presented at including Plan Commission. Fort Healthcare, Inc. has requested a Zoning Map Amendment for the individual parcels located at 603 N Fourth St, 609 N Fourth St, 615 N Fourth St, and 403 McMillen St. Fort Healthcare is also the current owner of the proposed locations. Any plans for these properties would need to be reviewed by Plan Commission. Residents would be able to attend the meeting and be informed of any development.

Cm. Becker moved, seconded by Cm. Johnson to approve the Ordinance to amend the Official Zoning Map of the City of Fort Atkinson to change the zoning of the properties located at 603 N. Fourth Street, 609 N. Fourth Street, 615 N. Fourth Street, and 403 McMillen Street, from SR-5, Single-family Residential – 5, to I, Institutional. Motion carried.

## **8. REPORTS OF OFFICERS, BOARDS, AND COMMITTEES:**

*a) City Manager's Report (LeMire, City Manager)*

No action required.

## **9. UNFINISHED BUSINESS – NONE**

## **10. NEW BUSINESS:**

*a) Review and possible action relating to a request for a Public Monument/Building Review for installation of a fishing boy statue on the Riverwalk (Franseen, Parks & Recreation Director)*

Director Franseen shared a request from a donor to install a public art statue with a bronze memorial plaque along the Riverwalk. This type of request requires Plan Commission and City Council review and approval through the Public Monument/Building Review process. One of

the objectives of the Public Monument/Building Review process is to identify and explain the public purpose of a proposed public monument to ensure that it serves the community as a whole, not just an individual or group. The statue will include a memorial to an individual; however, as a piece of public art along the public Riverwalk, it will certainly serve the community as a whole by providing interest and attraction to the Riverwalk.

Cm. Hartwick moved, seconded by Cm. Johnson to approve the request for a Public/Monument Building Review for installation of a fishing boy statue on the Riverwalk at the location outlined in the staff report. Motion carried.

*b) Review and possible action related to replacement and update of HVAC controls for the Wastewater Utility main control building at a cost of not more than \$43,952 (Christensen, Wastewater Utility Superintendent)*

Superintendent Christensen reviewed the 2022 Wastewater Utility CIP that includes \$52,000 for the replacement and upgrade of the HVAC controls for the main control building. The current controls were installed in 1992 and are no longer supported, or repairable. There are five local control panels for each of the five air handler units (AHU's) in the main control building. Each AHU runs independently, with no unified control and no ability to use a schedule for temperature setbacks for energy efficiency. The upgrade would replace the current control panel for each AHU, and also add a unifying main HVAC control panel that would provide supervisory control of the system. The supervisory control panel would allow access to temperature settings and allow scheduling of temperature settings and setbacks.

Cm. Hartwick moved, seconded by Cm. Becker to approve the replacement and update of HVAC controls for the Wastewater Utility main control building at a cost of not more than \$43,952. Motion carried.

## **11. MISCELLANEOUS – NONE**

## **12. 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)*

Cm. Becker moved, seconded by Cm. Hartwick to approve the Verified Claims as presented. Motion carried.

## **13. ADJOURNMENT**

Cm. Hartwick moved, seconded by Cm. Johnson to adjourn. Meeting adjourned at 7:43 pm.

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