



**AGENDA
CITY COUNCIL MEETING
MUNICIPAL BUILDING COUNCIL CHAMBERS
101 N. MAIN STREET, FORT ATKINSON, WISCONSIN
OCTOBER 15, 2019 ~ 7:00 P.M.**

1. Call meeting to order.
2. Roll call.
3. Approval of minutes of September 26, 2019 Capital Improvement Program Workshop and October 1, 2019 regular Council meeting.
4. Public Hearings

None.
5. Public Comment
6. Petitions, Requests and Communications
 - a. Presentation by UW-Whitewater FERC on Fort Atkinson owner-occupied housing report.

Action – Accept and file.
7. Resolutions and Ordinances
 - a. Resolution authorizing the issuance and awarding the sale of \$7,205,000 General Obligation Refunding Bonds.

Action – Reject—Approve and adopt Resolution.
 - b. Amending Bicycle Ordinance to include e-bikes and e-scooters.

Action – Reject—Approve and adopt Ordinance.
 - c. Resolution adopting license fee for e-bikes and e-scooters.

Action – Reject—Approve and adopt Resolution.

7. Resolutions and Ordinances (Continued)

- d. Ordinance rezoning property upon which the Crown of Life Christian Academy is to be constructed north of Montclair Place and west of Premier Place.

Action – Reject—Approve; A—Move to third reading; or B—Suspend rules and waive third reading and adopt Ordinance.

- e. Resolution requesting exemption from County Library Tax.

Action – Reject—Approve and adopt Resolution.

8. Reports of Officers, Boards and Committees

- a. Electrical, Building and Plumbing Permit Report for September, 2019.

Action – Accept and file.

- b. Minutes of Sex Offender Residence Board meeting held October 10, 2019.

Action – Accept and file.

9. Unfinished Business

- a. Recommendation from License Committee to approve “Class B” Intoxicating Liquor and Class “B” Fermented Malt Beverage License for Candace Bugs dba The Bug House for use at 225 / 227 South Main Street, contingent upon license being surrendered by Hijynx, LLC.

Action – Reject—Approve.

- b. Update on pedestrian crossing improvements.

Action – Accept and file.

10. New Business

- a. Review and approve proposal for financial auditing services.

Action – Reject—Approve proposal.

10. New Business (Continued)

- b. Request by School District's Agriculture Department to use agriculture land owned by the City for planting crops.

Action – Reject—Approve.

11. Miscellaneous

- a. Temporary Class “B” Fermented Malt Beverage License for Rock River Heritage, Inc. to use at the Fort Atkinson Club on October 25, 2019 for “Murder Mystery Party”.

Action – Reject—Approve License.

- b. Granting operator license.

Action – Reject—Approve license.

- c. Approve Special Event for Friends of Haumerson Pond's Haunted Hike to be held in Rock River Park on October 25-26, 2019.

Action – Reject—Approve.

- d. City, Sewer, Water and Stormwater Utility Financial Statements as of September 30, 2019.

Action – Accept and file.

12. Claims, Appropriations and Contract Payments

- a. Verified claims.

Action – Motion to approve list of verified claims presented by the Director of Finance and to authorize payment.

13. Adjournment

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 563-7760. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

CITY OF FORT ATKINSON
Capital Improvement Plan Workshop ~ September 26, 2019

CALL TO ORDER

Pres. Kotz called the meeting to order at 6:00 pm.

PRESENT

Cm. Becker, Cm. Johnson, Cm. Scherer, Cm. Hartwick and Pres. Kotz. Also present City Manager, City Clerk/Treasurer and City Engineer.

PRESENTATIONS

The following departments' Capital Improvement Plans were reviewed: Water Utility, Electrical, Library, Museum, Public Works, Wastewater, Fire, Police, Parks & Recreation, Engineering, Street Program, Airport, Stormwater, Public Works borrowing, City Manager and City Clerk/Treasurer.

Municipal Court and Building Department did not have a CIP plan for 2020.

ADJOURNMENT

Cm. Becker moved to adjourn the meeting at 8:31pm. Motion seconded by Cm. Scherer and meeting adjourned.

Respectfully submitted

Michelle Ebbert
City Clerk/Treasurer

CITY OF FORT ATKINSON
City Council Minutes ~ October 1, 2019

CALL MEETING TO ORDER.

Pres. Kotz called the meeting to order at 7:00 pm.

ROLL CALL.

Present: Cm. Becker, Cm. Johnson, Cm. Scherer, Cm. Hartwick and Pres. Kotz. Also present City Manager, City Clerk/Treasurer, City Attorney and City Engineer.

APPROVAL OF MINUTES OF SEPTEMBER 17, 2019 REGULAR COUNCIL MEETING.

Cm. Hartwick moved, seconded by Cm. Scherer to approve the minutes of September 17, 2019 regular Council meeting. Motion carried.

PUBLIC HEARINGS

None.

PUBLIC COMMENT

None.

PETITIONS, REQUESTS AND COMMUNICATIONS

None.

RESOLUTIONS AND ORDINANCES

a. *Amending Bicycle Ordinance to include e-bikes and e-scooters.*

Manager Trebatoski stated this is the second reading of the Ordinance. No comments have been provided or submitted.

Cm. Hartwick moved, seconded by Cm. Johnson to send the ordinance to its third reading. Motion carried.

b. *Resolution adopting license fee for e-bikes and e-scooters.*

Manager Trebatoski presented the resolution that included the e-bikes and e-scooters. The resolution will be presented upon adoption of the Ordinance. No action was taken.

REPORTS OF OFFICERS, BOARDS AND COMMITTEES

a. *Minutes of Plan Commission meeting held September 24, 2019.*

b. *Minutes of Police & Fire Commission meeting held September 26, 2019.*

c. *Minutes of License Committee meeting held September 24, 2019.*

Cm. Hartwick moved, seconded by Cm. Becker to accept and file the reports of Officers, Boards and Committees. Motion carried.

UNFINISHED BUSINESS

a. *Recommendation from Plan Commission to approve request to rezone property upon which the Crown of Life Christian Academy is to be constructed north of Montclair Place and west of Premier Place, and Ordinance.*

Engineer Selle reviewed the recommendation to rezone the property. No concerns were presented at the Plan Commission meeting.

Cm. Johnson inquired on the level of 'wetness' of the wetlands. Selle discussed the design to create areas to where more runoff would be directed. A stormwater pond still remains in the area. Discussion continued on potential future bike path along Montclair Place.

Cm. Becker moved, seconded by Cm. Johnson to send the ordinance to its second reading. Motion carried.

NEW BUSINESS

a. *Review and approve quote for consultant services for water system master plan update.*
Water Supervisor Tim Hayden presented quotes for a utility study that is recommended every ten years. The study will aid in determining current system performance, analyzing anticipated future service requirements and creating a twenty year CIP. Three firms responded with Baxter and Woodman providing a cost competitive and thorough in its approach. Baxter and Woodman's quote was as follows: Water System Master Plan - \$44,500, Optional task of unidirectional flushing plan - \$9,900 and 10% contingency at \$5,440. Total cost of \$59,840. Staff will report to Council on the optional flushing plan.

Cm. Hartwick moved, seconded by Cm. Becker to approve quote for consultant services for water system master plan update from Baxter and Woodman not to exceed \$44,500 for the master plan and \$4,450 for the contingency. Motion carried on a roll call vote.

b. *Request to vacate a portion of the alley between Roosevelt Street and Cloute Street, and Resolution.*

Engineer Selle reviewed the request by an adjacent property owner. By Statute, the city may vacate and discontinue a public right of way by passing a resolution, publishing a notice to vacate and passing an order to vacate. Selle continued reviewing the procedure. A portion of the alley would be owned by adjacent property owners and the other portion would remain as access to an adjacent rental unit.

Cm. Hartwick moved, seconded by Cm. Scherer to approve and adopt Resolution to vacate a portion of the alley between Roosevelt Street and Cloute Street and to set public hearing for November 19, 2019. Motion carried on a roll call vote.

c. *Review and approve purchase of electronic message board sign to be placed in Jones Park at Janesville Avenue entrance.*

Parks & Rec Staff Brett Ketterman reviewed the request and donations as follows for a new sign: Rotary Club \$10,000, Fort Generals committed up to \$7,000, Fort Youth Baseball \$2,500 and Fort Atkinson Community Foundation pledged up to \$19,500 therefor covering the cost of the sign. Staff will prepare site and install the sign.

Cm. Hartwick moved, seconded by Cm. Scherer to approve purchase of electronic message board sign to be placed in Jones Park at Janesville Avenue entrance not to exceed \$36,000, from Signarama of Fond du Lac. Motion carried on a roll call vote.

MISCELLANEOUS

a. *Approve Special Event for Fall Harvest Spectacular to be held on October 26, 2019 at Farmers Market and along Main Street.*

Clerk Ebbert reviewed the submitted request that requires no city services. No comments or concerns were provided by Department Heads.

2 of 3

Cm. Becker moved, seconded by Cm. Johnson to approve Special Event for Fall Harvest Spectacular to be held on October 26, 2019 at Farmers Market and along Main Street. Motion carried.

b. Granting operator licenses.

Cm. Hartwick moved, seconded by Cm. Scherer to approve the granting of operator licenses as presented. Motion carried.

CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS

a. Verified claims.

Cm. Becker moved, seconded by Cm. Johnson to approve the list of verified claims submitted by the Director of Finance and authorize payment. Motion carried on a roll call vote.

ADJOURNMENT

Cm. Scherer moved, seconded by Cm. Becker to adjourn. Meeting adjourned at 7:36 pm.

Respectfully submitted

Michelle Ebbert
City Clerk/Treasurer

Fort Atkinson Owner Occupied Housing Presentation

Dr. Russ Kashian

Research Assistant: Cole Kinson



108.35

6-a

Overview

- The FERC report analyses owner occupied housing, not multifamily housing
- Four key takeaways for Owner Occupied Housing Report:
 - There is an existing shortage
 - Recent construction rates don't meet projected household population increases (i.e. shortage will worsen)
 - Not enough residential land for 2025 or 2030
 - Innovative strategies are needed to achieve adequate supply
- Sources and methodology are included in the full report

Existing Owner Occupied Housing Demand

- Current metrics suggest there is an existing shortage of owner occupied housing in the City of Fort Atkinson
- Metrics:
 - Absorption Rate (or months supply of housing)
 - Homeowner Vacancy Rate
 - Home Values over time
- There is enough developable land to achieve equilibrium in the current market (and the next 2-3 years)

Absorption Rate: Single-Family, Owner-Occupied Homes				
	Homes	Months	Sold per month	Absorption Rate
Fort Atkinson	163	12	13.58333	33.10%
Jefferson County	867	12	72	22.50%

**Search criteria included in full report*
***Created using data from Zillow.com*

Possible Homeowner Vacancy Rate (4 scenarios)				
	0.50%	0.75%	1%	1.25%
The # of Vacant For-Sale Homes According to Each Scenario*	15	23	30	38
Total Needed for a 1.5% Homeowner Vacancy Rate**	46	46	46	46
Additional # of Vacant For-Sale Homes Required to Achieve a 1.5% Homeowner Vacancy Rate	31	23	16	8

**Rounded down to the nearest integer.*
***Calculated using the estimate of 3026 Owner Occupied Homes in Fort Atkinson (ESRI 2018)*



3 of 35

Population & Rate of Construction

2020-2025 (Wisconsin DOA Projection for the City of Fort Atkinson)	
Project household population increase (WIS DOA)	237
Projected increase in the number of homeowner households*	149
Number of Additional Homeowner Households Per Year	30
<i>*Calculated using the Americans Community Survey (2013-2017) estimate of a 62.7% owner occupied household rate.</i>	

- Approximately 149 additional homeowner households by 2025 (292 by 2030)
 - 30 Owner Occupied housing units needed annually
- Annual Fort Atkinson construction rates are insufficient to keep up with demand and population projections
 - Low construction rates in the city
 - 30 additional owner occupied housing units needed annually
 - More than double the current construction rate

	R1 Built	R2 Built (2 homes per building)	Total households
2016	8	2	12
2017	7	4	15
2018	10	4	18
Average	8.3	3.3	11.7
<i>*Source: Fort Atkinson Annual Report, for the years 2016, 2017, and 2018</i>			



Projections & Supply of Buildable Lots

	R1 & R2
Number of buildable lots	84 lots
Total number of homeowner households supplied	97 households
Projected supply needed by 2025 (WIS DOA Projection)	149 households
Difference (missing supply by 2025)	52 household shortage
Projected supply needed by 2030 (WIS DOA Projection)	292 households
Difference (missing supply by 2030)	195 household shortage

- The City of Fort Atkinson does not have nearly enough buildable, residentially zoned land to meet owner occupied housing demand projections for 2025 or 2030
 - Estimate of maximum supply: 84 buildable lots
 - 100 year floodplains are not considered buildable
 - Extent of shortage



Policy Relevance

	2020-2025	2020-2030
Projected missing homeowner housing supply (adjusted for existing land)*	52 housing units	195 housing units
Additional buildable acres needed (rezoned or annexed) to provide R1 housing for each homeowner household**	9.9 acres	37.1 acres

- A worsening shortage will likely lead to:
 - Lack of adequate housing selection for buyers
 - Possibly an increase in housing costs for new residents

- In order to supply enough housing to meet demand & population projections for 2030, the city will need to consider innovative strategies, such as:
 - Enabling development of brownfields
 - annexation
 - rezoning



Figure 3. Possible Areas for Annexation: North. The orange ellipse indicates a brownfield.
 Sources: ESRI GIS data, "Jefferson County Agricultural Preservation and Land Use Plan [2015 GIS floodplain data], Fort Atkinson Zoning Map"



University of Wisconsin-Whitewater, Department of Economics

FISCAL AND ECONOMIC RESEARCH CENTER

FORT ATKINSON OWNER-OCCUPIED HOUSING REPORT

by

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August 2019

Staff Paper 19.8

7 of 35

Contributors

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Lead Research Assistant: Cole Kinson

CONTENTS

EXECUTIVE SUMMARY	4
Purposes, Goals, and Findings.....	4
Policy Relevance.....	5
Report Format.....	5
CURRENT DEMAND FOR OWNER-OCCUPIED HOUSING	7
Absorption Rate: Jefferson County and Fort Atkinson.....	7
Homeowner Vacancy Rate.....	9
Housing Prices Over Time: Jefferson County & Fort Atkinson.....	11
Affordability of Housing and Demand Analysis by Income Bracket:	12
Summary: Current Demand for Owner Occupied Housing	15
OUTLOOK OF THE FORT ATKINSON OWNER-OCCUPIED HOUSING MARKET	17
Demand Projections	17
Zoning, Construction, and Development.....	19
Summary: Fort Atkinson Owner-Occupied Housing Outlook.....	22
POLICY RELEVANCE:	23
The Undesirable Outcomes of a Shortage:.....	23
Possible Strategies to Address the Worsening Shortage:	24
<u>WORKS CITED</u>	29

Executive Summary

Purposes, Goals, and Findings

Determining Owner-Occupied Housing Demand

The section titled “Current Demand for Owner-Occupied Housing” is focused on determining owner-occupied housing demand in the current City of Fort Atkinson market. Homeowner Vacancy rates, Absorption rates, and other metrics were analyzed to determine the current demand.

Affordable Owner-Occupied Housing Demand

The affordability of owner-occupied housing in the City of Fort Atkinson was also analyzed in the “Current Demand for Owner-Occupied Housing” section. Monthly homeowner housing costs as a percentage of income were analyzed. *Table 5* and *Table 6* analyze these costs by income bracket.

Change in Demand for Owner-Occupied Housing

The projected change in demand for owner-occupied housing is analyzed in the first part of the section titled “The Outlook of the Owner-Occupied Housing Market”. Household population projections and other metrics are analyzed to provide estimates as to how many owner-occupied homes will be needed by 2025 and by 2030.

Current Available, Buildable Lots & Redevelopment Opportunities

The number of residentially zoned, buildable lots (and their potential to cope with both current and increasing demand) is calculated in this report. Trends and plans for single and two-family home construction are also analyzed.

Geographic Information System (GIS) data and other sources are analyzed in the subsection titled “Redevelopment and Rezoning Opportunities” to provide possibilities for zoning changes and further development to provide a greater supply of owner-occupied housing in the City of Fort Atkinson.

Major Findings and Conclusions: Current Demand for Owner Occupied Housing

Based on the FERC’s analysis, the FERC concludes that:

1. There is significant evidence of a shortage of owner-occupied housing in the City of Fort Atkinson.
2. This shortage likely affects home values in all income tiers in a similar way.
3. This shortage may be affecting single-family homes more than two-family homes.
4. The number of currently platted, but undeveloped, lots would likely provide enough housing to achieve equilibrium in the *current* market, if developed in a very short timeframe.

These findings and conclusions are detailed throughout the “Current Demand for Owner-Occupied Housing” section.

10 of 35

Major Findings and Conclusions: The Outlook of the Owner-Occupied Housing Market

Based on the FERC's analysis, the FERC also concludes that:

1. The demand for owner-occupied housing will increase from 2019 to 2025 and 2030
2. Recent owner occupied housing construction rates are much too low to keep up with population and demand projections, and thus the existing shortage will worsen if construction rates do not increase
3. The current amount of residentially zoned, but undeveloped, land will not provide enough supply of owner-occupied housing to keep up with demand by 2025
4. More land will need to be rezoned or annexed in order to keep up with demand projections for 2025 and 2030.

These findings and conclusions are detailed throughout the "Outlook of the Owner-Occupied Housing Market" section, and in the summary of that section.

Policy Relevance

The final section of the report looks at the policy relevance of the FERC's major findings and conclusions. The possible policy relevant outcomes of the projected housing shortage are laid out, as are possible strategies and options for ensuring sufficient supply of housing in the future.

Report Format

Following the Format of the Baker-Tilly Multi-family Housing Report

The FERC draws from the format of the Baker-Tilly report; however, there are some relevant differences between how multi-family housing demand can be analyzed and how single-family housing demand can be analyzed. The primary difference is in the use of Capture and Penetration rates vs. Absorption rate and Homeowner Vacancy rate. The latter two metrics are useful for analyzing owner-occupied housing demand, whereas the Capture and Penetration rates (used in the Baker-Tilly Multi-family housing Report) are primarily relevant to multi-family housing units. For this reason, the FERC draws upon the Absorption rate, Homeowner Vacancy rate, home values over time, population projections, household trends, and various other metrics to analyze owner-occupied housing demand (and supply).

The Use of the Baker-Tilly PMA: Jefferson County and Fort Atkinson

Demand for owner-occupied housing was estimated for both Jefferson County and for the City of Fort Atkinson exclusively. Jefferson County as a whole was analyzed because it roughly corresponds to the PMA (Primary Market Area) that was used in the Baker-Tilly report.

There exist advantages and disadvantages of the use of each of these areas for analysis. Analyzing the City of Fort Atkinson alone does not take into account the wider market area of the PMA, and so ignores relevant market circumstances (competition, demand, etc.) that originate from outside the City of Fort Atkinson. In fact, a significant portion (perhaps even a majority) of competition and demand in the owner-occupied housing market of the City of Fort Atkinson occurs elsewhere in the PMA.

11 of 35

The drawbacks of analyzing Jefferson County alone is that such an analysis would not provide specific insights regarding the City of Fort Atkinson, and therefore may be less useful. For these reasons, an analysis of both areas is provided throughout this report.

Current Demand for Owner-Occupied Housing

Part 1 of this FERC report analyses the current state of the owner-occupied housing market in the City of Fort Atkinson, and in Jefferson County as a whole. The demand for owner-occupied housing was analyzed by estimating the Absorption Rate, the Homeowner Vacancy Rate, and home values over time. After demand is analyzed, the current supply of lots is analyzed, and lastly opportunities for development of these lots is provided in light of the present-day demand analysis.

- **The Absorption Rate** is used to evaluate the rate at which available homes are sold in a specific market during a given time period. It is calculated by dividing the average number of sales per month by the total number of available homes (Investopedia). According to the National Council of Housing Market Analysts, "A market area's performance in adding and filling additional units is often a better gauge of its ability to accommodate additional units than household growth statistics, especially in an area with a stable or declining population or an aging housing stock that does not satisfy needs or expectations of current residents."
- **The Homeowner Vacancy Rate** is used to evaluate unused supply, and is defined by the US Census Bureau as the proportion of the overall homeowner housing inventory that is both vacant and for sale. In other words, the number of houses that are intended to be owner occupied (but are not because they are vacant), divided by the total homeowner housing inventory (all owner-occupied housing, plus all vacant for sale homeowner housing).
- **Housing prices over time** are analyzed to evaluate demand directly. An unusual increase in housing prices over time in a particular area can suggest an undersupply of housing, in combination with other factors.

Absorption Rate: Jefferson County and Fort Atkinson

The Absorption Rate is important for estimating housing demand because it provides insight on the rate at which houses are selling, compared to the unused supply of homes. The Absorption Rate is calculated by taking the average number of sales per month over a certain period (in this case 1 year) and dividing it by the number of for-sale homes. Current demand for owner-occupied housing was estimated for both Jefferson County, and for the City of Fort Atkinson exclusively.

Methodology

The Absorption Rate was calculated using home listings on Zillow.com. The analysis of for-sale single-family and two-family homes were completed separately. *Table 1* and *Table 2* present this information.

- **Fort Atkinson City, Single-family Homes:** The Fort Atkinson single-family search resulted in 163 homes sold in the past 12 months (~13.6 sold per month). The number of available-to-be-sold homes at the time of the analysis was 41. These figures yielded a 33.1% Absorption rate.
- **Jefferson County, Single-family Homes:** The Jefferson County single-family home search resulted in 72 homes sold per month, and a 22.5% Absorption Rate.
- **Fort Atkinson City, Condos and Co-Ops:** The small number of condos and co-ops makes this figure limited, but nonetheless there were about 1.5 condos and co-ops sold per month, for an Absorption Rate of 30%
- **Jefferson County, Condos and Co-Ops:** There were 4 Condos and Co-ops sold per month, for an Absorption Rate of 20.6%

Table 1

Absorption Rate: Single-Family, Owner-Occupied Homes					
	Homes	Months	Sold per month	Available to be sold*	Absorption Rate
City of Fort Atkinson	163	12	13.58333	41	33.10%
Jefferson County	867	12	72	321	22.50%

*Search criteria: Houses or townhouses, 1 or more bedrooms, 1 or more bathrooms, new construction excluded. This search criteria was used to exclude not yet completely constructed homes, which would not count towards the Absorption Rate.

**Table created using data from Zillow.com on 7/19

Table 2

Absorption Rate: Condos and Co-ops					
	Homes	Months	sold per month	Available to be sold*	Absorption Rate
City of Fort Atkinson	18	12	1.5	5	30.0%
Jefferson County	42	12	4	17	20.6%

*Search criteria: Condos and Co-Ops, 1 or more bedrooms, 1 or more bathrooms, new construction excluded. This search criteria was used to exclude not yet completely constructed homes, which would not count towards the Absorption Rate. Does not include rented 2 family homes (duplexes).

**Table created using data from Zillow.com on 7/19

According to Investopedia, "Traditionally, an Absorption Rate above 20% has signaled a seller's market in which homes are sold quickly. An Absorption Rate below 15% is an indicator of a buyer's market". In other words, an Absorption Rate above 20% (seller's market) suggests that supply is not increasing as fast as demand is increasing (i.e., a shortage). Jefferson County (24% Absorption Rate) is above this 20% threshold, and the City of Fort Atkinson (33.1% Absorption Rate) is significantly above this threshold. This suggests there is excess demand for single-family, owner-occupied housing in Jefferson County, and more so in the City of Fort Atkinson. The data for two-family homes is more limited, but paints a similar picture as can be seen in *Table 2*.

Homeowner Vacancy Rate

The Homeowner Vacancy Rate is defined by the US Census Bureau as the proportion of the homeowner housing inventory which is vacant for-sale. It is computed by dividing the number of vacant units for sale by the number of owner-occupied homes plus all vacant for-sale homes (US Census Bureau). In other words, the Homeowner Vacancy Rate is calculated by taking the number of houses that are intended to be owner occupied (but are not because they are vacant), and dividing that number by the total homeowner housing inventory (all owner-occupied housing, plus all vacant for-sale homeowner housing).

The Homeowner Vacancy Rate is important for estimating demand of owner-occupied housing primarily because it provides information as to how much housing supply is currently unused. Simply analyzing the overall vacancy rate is insufficient to determine demand in this scenario for two reasons: 1) the overall household vacancy rate does not distinguish between owner-occupied, single-family housing vs. multi-family housing, and 2) the overall vacancy rate does not take into account homes which are technically "vacant", but which are still being used or don't necessarily represent a surplus of housing (i.e. vacation homes, seasonal homes, homes which are vacant because the occupants were not home at the time of the Census, etc.). The Homeowner Vacancy Rate is therefore a more useful metric for analyzing demand for owner-occupied housing.

A normal Homeowner Vacancy Rate is often considered to be between 1.5% and 2%, and the average Homeowner Vacancy Rate for the United States is currently at 1.4% (US Census Bureau). A Homeowner Vacancy Rate lower than this signals that there may not be enough choices for homeowners to choose a home they would like to buy (i.e. it signals a potential shortage of housing).

Data and Analysis

The Homeowner Vacancy Rate in Jefferson County as of 2017 was 1.2% (ACS Survey). The Homeowner Vacancy Rate could not be precisely determined for the City of Fort Atkinson, but based upon FERC analysis, the Homeowner Vacancy Rate is likely below 1.4% and may be significantly below that rate. From 2016 to 2017, the Homeowner Vacancy Rate in the City of Fort Atkinson dropped significantly, from roughly 2.4 to 1.5 percent (American Community Survey, ACS). Although the Homeowner Vacancy Rate estimate for the City of Fort Atkinson as provided by the ACS demonstrates a decrease, it is not useful in assessing the current Homeowner Vacancy Rate for two reasons. For one, the most recent estimates have a wider

margin of error than the measurement itself. Secondly, the most recent ACS data is derived from 2013-2017 data, which may be outdated.

Furthermore, although the Homeowner Vacancy Rate in the City of Fort Atkinson could not be precisely determined for the present day, the FERC's analysis suggests it must be lower than 1.5 percent. This is because, even assuming all currently for-sale housing is vacant instead of occupied (an unlikely scenario), the Homeowner Vacancy Rate is still calculated to be approximately 1.5%. The 1.5% figure therefore represents an implausible upper-bound estimate of the Homeowner Vacancy Rate, and is very likely to be an overestimate. Even so, the implausible upper estimate only just achieves a normal Homeowner Vacancy Rate.

As illustrated in *Table 3* and *Table 4*, if the actual Homeowner Vacancy Rate of the City of Fort Atkinson is between 0.50% and 1.25%, then the number of additional vacant for-sale homes required to achieve a 1.5% Homeowner Vacancy Rate would be in the range of 8-31 homeowner housing units.

Table 3

Possible Homeowner Vacancy Rate (4 scenarios)				
	0.50%	0.75%	1%	1.25%
The # of Vacant For-Sale Homes According to Each Scenario*	15	23	30	38
Total Needed for a 1.5% Homeowner Vacancy Rate**	46	46	46	46
Additional # of Vacant For-Sale Homes Required to Achieve a 1.5% Homeowner Vacancy Rate	31	23	16	8

*Rounded down to the nearest integer

**Calculated using the estimate of 3,026 Owner-Occupied Homes in Fort Atkinson (ESRI 2018)

Table 4

Homeowner Vacancy Rate (City of Fort Atkinson)				
All Owner Occupied Homes*	For-Sale (Zillow)	Vacant For-Sale (Different Scenarios)	Total Homeowner Housing Inventory	Homeowner Vacancy Rate
3026	46	46	3072	1.50%
3026	46	38.2	3064	1.25%
3026	46	30.36	3056	0.99%
3026	46	23	3049	0.75%
3026	46	15.18	3041	0.50%

*Source: ESRI 2018

16 of 35

Housing Prices Over Time: Jefferson County & Fort Atkinson

Housing prices across the state (and across the country) have continued to rise since 2013. The housing market for both the City of Fort Atkinson and Jefferson County as a whole is no exception to this rule. As can be seen in *Figure 2*, the median home prices for Wisconsin, Jefferson County, and the City of Fort Atkinson have all risen. Zillow.com also provides the "Zillow Home Value Index" for these areas, which is essentially the median of the market value of homes in a given area.

The Zillow data suggests that Jefferson County has outpaced statewide increases, particularly within the past year. Home prices in the City of Fort Atkinson specifically are more in line with statewide increases. In total, the home prices for the City of Fort Atkinson and Jefferson County are suggestive of excess demand, particularly in combination with the Homeowner Vacancy Rate and Absorption Rate. By and large, home values for the City of Fort Atkinson have increased at a similar pace as statewide values, and Jefferson County home values have outpaced statewide home values, especially in the past two years.

Figure 1 (Source: Zillow.com)

Fort Atkinson Home Prices & Values

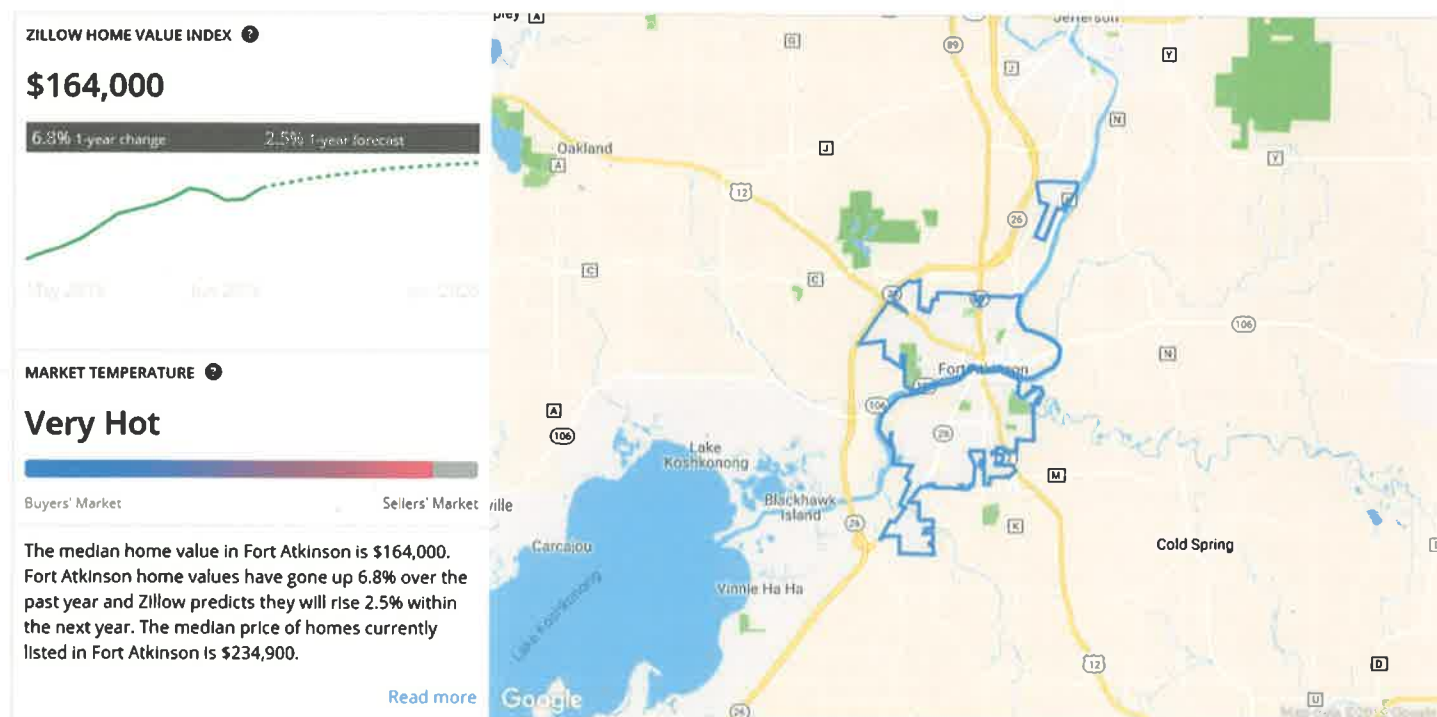


Figure 2 (Source: Zillow.com)

Fort Atkinson Market Overview

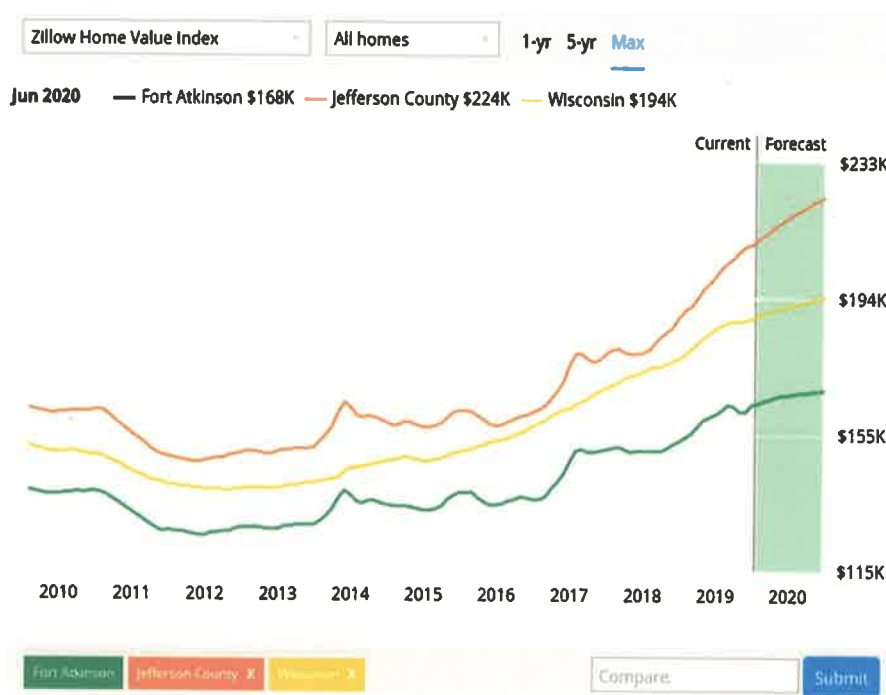
Data through Jun 30, 2019

\$164,000 ZHVI ●

↑ **2.5%** 1-yr forecast ● (Jun 30, 2020)

\$234,900 Median listing price

No data Median sale price



Affordability of Housing and Demand Analysis by Income Bracket:

In addition to the prior analysis of home values, the FERC also analyzed the affordability of housing using American Community Survey data. Specifically, the FERC analyzed the average monthly housing costs for homeowners across various income brackets, as a percentage of their monthly income. This analyses was completed for both the City of Fort Atkinson and Jefferson County as a whole. As can be seen in *Table 5* and *Table 6*, the City of Fort Atkinson's housing affordability is comparable to Jefferson County's overall housing affordability for each income bracket.

Table 5

Fort Atkinson City: Costs by Income Bracket		
Yearly Income	Monthly Housing Costs as a Percentage of Average Monthly Income	Percentage of Owner- Occupied Households for Specified Income Bracket
Less than \$20,000:	housing costs are less than 20 percent of income	0%
	housing costs are 20 to 29 percent of income	11%
	housing costs are greater than 30 percent of income	89%
\$20,000 to \$34,999:	housing costs are less than 20 percent of income	16%
	housing costs are 20 to 29 percent of income	30%
	housing costs are greater than 30 percent of income	54%
\$35,000 to \$49,999	housing costs are less than 20 percent of income	37%
	housing costs are 20 to 29 percent of income	19%
	housing costs are greater than 30 percent of income	44%
\$50,000 to \$74,999	housing costs are less than 20 percent of income	38%
	housing costs are 20 to 29 percent of income	45%
	housing costs are greater than 30 percent of income	17%
\$75,000 or more	housing costs are less than 20 percent of income	84%
	housing costs are 20 to 29 percent of income	13%
	housing costs are greater than 30 percent of income	3%

*Zero or negative income: <1%

**Calculated using American Community Survey (2013-2017) data.

19 of 35

Table 6

Jefferson County: Costs by Income Bracket		
Yearly Income	Monthly Housing Costs as a percentage of Average Monthly Income	Percentage of Owner- Occupied Households for Specified Income Bracket
Less than \$20,000:	Housing costs are less than 20 percent of income	1%
	Housing costs are 20 to 29 percent of income	7%
	Housing costs are greater than 30 percent of income	92%
\$20,000 to \$34,999:	Housing costs are less than 20 percent of income	19%
	Housing costs are 20 to 29 percent of income	29%
	Housing costs are greater than 30 percent of income	52%
\$35,000 to \$49,999	Housing costs are less than 20 percent of income	36%
	Housing costs are 20 to 29 percent of income	26%
	Housing costs are greater than 30 percent of income	38%
\$50,000 to \$74,999	Housing costs are less than 20 percent of income	42%
	Housing costs are 20 to 29 percent of income	38%
	Housing costs are greater than 30 percent of income	20%
\$75,000 or more	Housing costs are less than 20 percent of income	71%
	Housing costs are 20 to 29 percent of income	25%
	Housing costs are greater than 30 percent of income	4%

*Zero or negative income: <1%

**Calculated using American Community Survey (2013-2017) data.

20 of 35

Summary: Current Demand for Owner Occupied Housing

Three important aspects of housing demand were analyzed for both Jefferson County and the City of Fort Atkinson; the Absorption Rate, the Homeowner Vacancy Rate, and home values over time. The Absorption Rate analysis is suggestive of excess demand for owner-occupied housing in Jefferson County, and doubly so for the City of Fort Atkinson.

Although the Homeowner Vacancy Rate could not be determined precisely, analysis suggests that it is below the optimum level, and possibly significantly below the optimum level. Therefore, the analysis of the Homeowner Vacancy Rate is suggestive of excess demand for owner-occupied housing.

Together, these two indicators (as well as home values) suggest that there is excess demand for owner-occupied housing in the City of Fort Atkinson (i.e. a possible shortage of owner-occupied housing). The number of additional owner-occupied homes that would likely be needed to achieve a 1.5% Homeowner Vacancy Rate would be between 8 and 31 new homes (if the actual Homeowner Vacancy Rate is between 0.5% and 1.25%). 27 new single-family homes would likely achieve the 15% Absorption Rate. Traditionally, a 15%-20% Absorption Rate, and a 1.5%-2% Homeowner Vacancy Rate suggests a market close to equilibrium (Investopedia, US Census).

Owner Occupied Housing: Opportunities and Current Supply

Although the evidence suggests there is a shortage of single-family and two-family housing in the City of Fort Atkinson, currently platted but undeveloped lots could likely provide the necessary "buffer" supply of owner-occupied housing to achieve a market equilibrium in the current market and for the next few years.

As of 10/10/18, there were 45 platted lots zoned as single-family in the City of Fort Atkinson (Table 7 below). Each single-family lot would provide 1 owner-occupied housing unit each. This, in combination with 20 different two-family platted lots (some of which would be owner-occupied), would provide about 80 owner-occupied housing units (assuming 2 units per two-family lot). This supply can provide a basis for future housing construction and lot rezoning, which is discussed in the next section.

However, an analysis of the medium term future of the City of Fort Atkinson owner-occupied housing market projects a worsening shortage in the absence of an increase in construction rates and additional residentially zoned land. Due to the comparatively long time horizon associated with rezoning, platting, and ultimately developing owner-occupied housing, these projections are relevant to current planning. These projections are discussed throughout the rest of this report.

Table 7

<i>Residential Lots Currently Platted But Undeveloped As of 10-10-18**</i>		
	R1	R2
Koshkonong Estates #4*	7	12
Crescent Beauty Farms*	27	3
Theron	8	0
Highland Heights & Hawk's Glen	3	5
Total # of Lots	45	20

*Denotes area with some wetlands

**Table created using data from the 2019 City of Fort Atkinson Annual Budget

22 of 35

Outlook of the Fort Atkinson Owner-Occupied Housing Market (2025-2030)

As the population and demographics of the City of Fort Atkinson changes, so too will the owner-occupied housing market in the City of Fort Atkinson. This second part of this FERC report analyses the medium-term (2025 and 2030) projections of owner-occupied housing needs in the City of Fort Atkinson, and how these projections are relevant for current planning. This FERC report details the rezoning and redevelopment opportunities that could be pursued in light of these projections in the last part of the report.

The FERC analyzed the increase in the population of households (not to be confused with housing units), as well as the number of owner-occupied homes needed to house the additional household population.

In terms of supply, the FERC analyzed the number of platted but undeveloped lots, as well as the number of buildable lots zoned for either single-family residential housing (R1) or two-family residential housing (R2). This supply of buildable lots was analyzed and compared to demand projections, in order to help determine what redevelopment and/or rezoning opportunities would be needed to achieve equilibrium over time.

Demand Projections

In terms of demand, the FERC analyzed household population projections, as well as owner-to-renter ratio projections and family size projections. The estimated population of Fort Atkinson as of 2018 was 12,505 (according to US Census estimates). More important for owner-occupied housing demand and housing needs, however, is the total number of households (i.e. the household population). The total household population, according to the Wisconsin Department of Administration (WISDOA), is estimated to be 5,636 in the year 2020.

WIS DOA Projections & Adjusted Projections

Two different household population projection scenarios are used in this report. In the tables that reference "WISDOA Projection", household population projections are taken directly from the Wisconsin Department of Administration. WISDOA Projections for household & population growth were utilized in the *2008 City of Fort Atkinson Comprehensive Plan* as well as the *2019 City of Fort Atkinson Comprehensive Plan*. (Vandewalle & Associates, Inc.)

Adjusted Projection Model: Methodology

2000-2010 WISDOA projections for Fort Atkinson were compared to actual 2000-2010 population growth, providing a projection of household population in case the WISDOA projections are off by a similar margin from 2020-2030. Census data indicates that actual population growth for 2000 to 2010 was 72% of WIS DOA projected growth. Thus, the adjusted household population scenario referenced throughout the rest of this report is simply 72% of the WISDOA projected household population increase (both for 2020-2025 and 2020-2030).

Population and Household Projections (2025)

WISDOA Projection: The difference between the number of households in 2025 and 2020 was calculated to be 237 households, according to the Wisconsin Department of Administration. This corresponds to about a 149 homeowner household population increase from 2020 to 2025 (the rest are renter households).

Adjusted Projection: The difference between the number of households in 2025 and 2020 was calculated to be 171 households, according to the adjusted projection (see page 17). This corresponds to about a 107 homeowner household population increase from 2020 to 2025 (the rest are renter households). Table 8 below details 2020-2025 household population projections using the Wisconsin DOA projection scenario and the adjusted projection scenario.

Table 8, 2020-2025 Homeowner Household Projection

	WIS DOA Projection	Adjusted Projection**
Project household population increase	237	171
Projected increase in the number of homeowner households*	149	107
Number of Additional Homeowner Households Per Year	30	21

*Calculated using the Americans Community Survey (2013-2017) estimate of a 62.7% owner occupied household rate. It therefore assumes an owner-occupied household rate that does not change significantly in the future.

**Adjusted projection is 72% of the WISDOA projection. For methodology, see page 17.

Population and Household Projections (2030)

WISDOA Projection: The difference between the number of households in 2030 and 2020 was calculated to be 465 households, according to the Wisconsin Department of Administration. This corresponds to about a 292 homeowner household population increase from 2020 to 2030 (the rest are renter households).

Adjusted Projection: The difference between the number of households in 2030 and 2020 was calculated to be 335 households, according to the adjusted projection (see page 17). This corresponds to about a 210 homeowner household population increase from 2020 to 2030 (the rest are renter households). Table 9 below details 2020-2030 household population projections using the Wisconsin DOA projection scenario and the adjusted projection scenario.

Table 9, 2020-2030 Homeowner Household Projection

	WIS DOA Projection	Adjusted Projection**
Project household population increase	465	335
Projected increase in the number of homeowner households*	292	210
Number of Additional Homeowner Households Per Year	29	21

*Calculated using the Americans Community Survey (2013-2017) estimate of a 62.7% owner occupied household rate. It therefore assumes an owner-occupied household rate that does not change significantly in the future.

**Adjusted projection is 72% of the WISDOA projection. For methodology, see page 17.

Zoning, Construction, and Development

R1 (Single-family), R2 (Two-family), and R3 (Multi-family) Housing

There are three zoning codes for residential housing in the City of Fort Atkinson: Single-family (R1), Two-Family (R2), and Multi-family (R3). It is assumed in this report that no housing zoned as R3 is owner-occupied. For this reason, only housing zoned as R1 and R2 is analyzed in this report. It should be noted at the outset, however, that some percentage of R2 housing is actually renter occupied. For the purposes of this report, all R2 housing is treated as if it is owner-occupied.

As can be seen in Table 11, R2 housing is estimated to make up 18% of all R1 and R2 housing units combined (R1 makes up the other 82%). This figure was calculated using estimates from the American Community Survey, and has a fairly large margin of error. As such, it should be treated as a rough estimate.

Table 10

R1 vs R2: Percentage of Non-Multi-family Housing (City of Fort Atkinson)		
Units in Structure	Estimated Number of Units	Percent
1 Unit, Detached (assumed R1)	3181	82%
1 Unit: Attached or 2 Units (assumed R2)	711	18%
Total	3892	100%

*Calculated using American Community Survey (2013-2017) estimates

25 of 35

Recent Construction

As of 10/10/2018, there were 45 R1 lots and 20 R2 lots that were platted but undeveloped (City of Fort Atkinson Annual Budget, 2019). As can be seen in *Table 7* (page 15), if all of these lots were fully developed, they could provide housing for a total of 85 households (assuming two households per R2 lot). On their own, this supply of platted but undeveloped lots will not provide enough supply to keep up with demand projections over the next 5 years, especially when the current evidence of a shortage is taken into account.

Also worth noting is the recent pace of construction in the City of Fort Atkinson. As can be seen in *Table 11*, the average annual number of R1 and R2 homes constructed in the past three years is 11.7 homes.

Table 11

	R1 Built	R2 Built (2 homes per building)	Total households
2016	8	2	12
2017	7	4	15
2018	10	4	18
Average	8.3	3.3	11.7

**Source: Fort Atkinson Annual Report, for the years 2016, 2017, and 2018*

Undeveloped Residential Lots

As of 10/10/2018, there were 45 R1 lots and 20 R2 lots that were platted but undeveloped (City of Fort Atkinson Annual Budget, 2018). Using satellite imagery and on-site analysis, an additional 11 R1 lots and an additional 13 R2 lots were determined to be undeveloped, platted, and buildable (i.e. not within a 100 year floodplain) as of the writing of this report. All of these additional lots were in the Koshkonong Estates #4 subdivision. Thus, there is a total of 56 R1 lots and 33 R2 lots available for development in the City of Fort Atkinson.

As can be seen in *Table 14*, if all of these lots were fully developed, they could provide housing for a maximum of 97 households. This 97 figure assumes that lots in Koshkonong Estates #4 will continue to be developed as R1 housing, despite actually being zoned as R2.

On their own, this supply of platted but undeveloped lots will not provide enough supply to keep up with demand projections over the next 5 years, especially when the current evidence of a shortage is taken into account. It could provide enough housing to manage the current shortage, however.

Table 12, Undeveloped Residential Lots in Fort Atkinson City

	Zoned as R1	Zoned as R2
Total undeveloped lots*	56	48
Lots which contain mostly 100 year floodplains*	0	15
Number of buildable lots*	56	33

**Values are approximate, some error may be present due to outdated parcel data as well as difficulty interpreting unbuildable wetlands*

***Sources: ESRI, City of Fort Atkinson Zoning Map, Jefferson County GIS*

Table 13, Fort Atkinson City: Undeveloped Lots, Housing Supply Potential

	R1 lots	R2 lots	Total (R2 and R1)
Number of buildable lots*	56	33	84
Total number of additional homeowner households supplied	56	41**	97

**Values are approximate, some error may be present due to outdated parcel data as well as difficulty interpreting unbuildable wetlands*

***Assumes continuing single family development in Koshkonong estates*

Table 14, Fort Atkinson Shortage Projection

	Adjusted Projection Scenario**	WISDOA Projection Scenario
Number of buildable lots	84 lots	84 lots
Total number of homeowner households supplied*	97 households	97 households
Projected additional supply needed by 2025	107 units	149 units
Difference (missing supply by 2025)***	10 units short	52 units short
Projected supply needed by 2030	210 units	292 units
Difference (missing supply by 2030)	113 units short	195 units short

**Assumes continuing single-family development in Koshkonong Estates #4*

***Adjusted household projection is 72% of the WISDOA household projection. For methodology, see page 17.*

****Does not take into account the current shortage*

27 of 35

Summary: Fort Atkinson Owner-Occupied Housing Outlook

Low Construction Rates

According to the WISDOA Projection Scenario (see *Table 8* and *Table 9*), the approximate number of households that should be constructed in order to keep up with population projections should be around 30 owner-occupied housing units annually over the next 5 years, for a total of 149 owner-occupied housing units built by 2025. In comparison, the City of Fort Atkinson has only averaged 11.7 owner-occupied (R1 + R2) homes built annually over the past three years.

Not Enough Residential Land for 2025

In the FERC's analysis, the full use of all buildable, residentially zoned lots will not provide enough supply of housing to keep up with demand projections for more than 2-4 years (especially in light of the evidence of a present day shortage). Depending on the projection scenario used, the currently available lot supply would still leave a shortage of at least 10 to 52 houses by 2025, and 113 to 195 houses by 2030.

Policy Relevance:

Homeowner Housing Shortage Outcomes & Solutions

As was shown in the previous section of this report, the City of Fort Atkinson is already facing a shortage of housing. In this section of the report, the undesirable outcomes and possible solutions to the current shortage and future shortage projections are addressed in depth.

The Undesirable Outcomes of a Shortage:

Ultimately, a shortage of housing is undesirable in many ways, as it limits the selection of homes that potential buyers have the ability to purchase. An Absorption rate too high and a Homeowner Vacancy rate too low signal this shortage and lack of selection (*see pages 6-9*). The available selection of homes in Fort Atkinson is already affected, as can be seen in the high Absorption rate and low Homeowner Vacancy rate.

Housing scarcity and lack of housing selection is an undesirable outcome for the potential buyer, the city, and many of the city's current residents and businesses. In a shortage, many potential buyers will have to choose between substandard housing, a house further away from the location they would have preferred (i.e. just outside of Fort Atkinson), or both.

As a consequence, the city would lose out on additional residents who could have contributed to the city in the form of taxes, other economic activity, or both. This, in turn, is undesirable for the citizens of Fort Atkinson. In some cases, returning residents may be unable to live near the place they grew up or wish to live (e.g. near relatives who are current residents) due to lack of housing selection. This shortage of housing may also be undesirable for many local businesses and employers (because less residents could mean less customers and employees).

Despite the evidence of a current housing shortage for the City of Fort Atkinson, home prices in the city have not shown signs of rising faster than the rate of Jefferson County as a whole (*see pages 10 & 11*). This could be due to a variety of potential factors, including possible competition from home sales near Fort Atkinson that could act as a substitute supply of housing.

Future shortage

In the event that construction rates do not improve, and household population increases continue as projected, the existing shortage will worsen. Furthermore, even if construction rates do improve in the next couple of years, the city is projected to run out of buildable residential land before 2025 (*see pages 19 to 21*). Thus, in the absence of the amelioration of these problems, the existing shortage is projected to worsen substantially over time.

A worsening shortage in the city would, in all likelihood, worsen the negative effects of a lack of home selection, and possibly begin to affect housing costs for homebuyers. Any possible increase in the cost of living could further discourage people from moving to Fort Atkinson. Again, this would be an undesirable outcome for the city, the potential resident, many local businesses and even current residents.

29 of 35

Additional Buildable Land Necessary

As can be seen in *Table 15*, the projected amount of buildable, residential land needed (in addition to existing buildable and undeveloped lots) to avoid a worsening homeowner housing shortage is (using WISDOA population projections) 9.9 to acres by 2025, and 37.1 acres by 2030.

Table 15, Additional Acreage Needed

	2020-2025 Adjusted Projection Scenario**	2020-2025 WISDOA Projection Scenario	2020-2025 Adjusted Projection Scenario**	2020-2025 WISDOA Projection Scenario
Projected missing homeowner housing supply (adjusted for existing land)*	10	52	113	195
Additional buildable acres needed (rezoned or annexed) to provide R1 housing for each homeowner household***	1.9 acres	9.9 acres	21.5 acres	37.1 acres

*Assumes all existing buildable R1 & R2 land will be fully developed (For sources, see table 15)

**Adjusted projection is 72% of the WISDOA projection. For methodology, see page 17.

***Assumes all R1 housing is built at the minimum lot size (0.19 acres)

Possible Strategies to Address the Worsening Shortage:

Despite the evidence of a worsening shortage, there are possible strategies for increasing the supply of housing that are within the scope of city governance.

Increase Construction Rates

As stated previously, increased construction rates are needed to address the projections of a worsening shortage. At first glance, it may appear that the city cannot do anything to affect construction rates, because the city is not involved with the development of homeowner housing. However, there are things that the city can do to attract developers.

These possible strategies revolve around increasing the supply of available and buildable lots, increasing the desirability of available and buildable lots, or both. Although there is an existing (albeit limited) supply of buildable residential lots, an additional increase in the supply of buildable residential lots could potentially attract developers who wish to develop in different locations.

Brownfield Rezoning and Redevelopment

As indicated by the orange circle in *Figure 3*, there is a brownfield in a northern part of the city. If this brownfield was made suitable for development and rezoned, it could provide around 13 acres of buildable land.

Annexation

Annexation is a strategy that the city could employ to provide a sufficient supply of buildable land suitable for homeowner housing development. Different locations were analyzed

30 of 35

in terms of their suitability for development. The possible annexation analysis *only* considers the physical suitability of the land, such as floodplain status and its location in relation to the city. This analysis *does not* take into account any other topographical features, or factors such as land ownership. For this reason, the FERC's analysis of possible areas for annexation *does not* focus on specific lots of land, rather the analysis focuses on general areas. These areas are depicted in *Figure 3* and *Figure 4*, and are described in depth below.

- **East:**

The maps below (*Figure 3* and *Figure 4*) show that nearly all land east of current city limits is unsuitable for residential development, because nearly all land east of the city is within a 100 year floodplain. However, there is some land directly east of the city that could be suitable for residential development.

- **South:**

Locations directly south of the city are largely unsuitable for annexation for residential development, because of the existing township that is already developed. However, there is a moderately sized area of land that is undeveloped just between the city and the township that is both close and suitable for development. Additionally, the city could decide to wrap around the southern township, as there is potentially suitable land south of the township.

- **West:**

The land west of the city is also mostly within a 100 year floodplain, and is therefore unsuitable for residential development. However, there is some land directly west of the city and south of the river that could be suitable for residential development.

- **North:**

Land directly north of the city may be very suitable for residential development. Although some wetlands exist in this area, there is a large amount of land close to the city that is both contiguous and not within a 100 year floodplain.

The land northeast of current city limits is likely unsuitable for residential development, because any development would be separated from the rest of the city by a state highway (State Highway 26) and an interstate highway (US Highway 12).

The land northwest of the city is largely unsuitable, as it is either already developed, within a floodplain, or otherwise separated from other residential development.



Figure 3, Possible Areas for Annexation: North.

The orange ellipse indicates a brownfield.

Sources: ESRI GIS data, Jefferson County Agricultural Preservation and Land Use Plan [2015 GIS floodplain data], Fort Atkinson Zoning Map

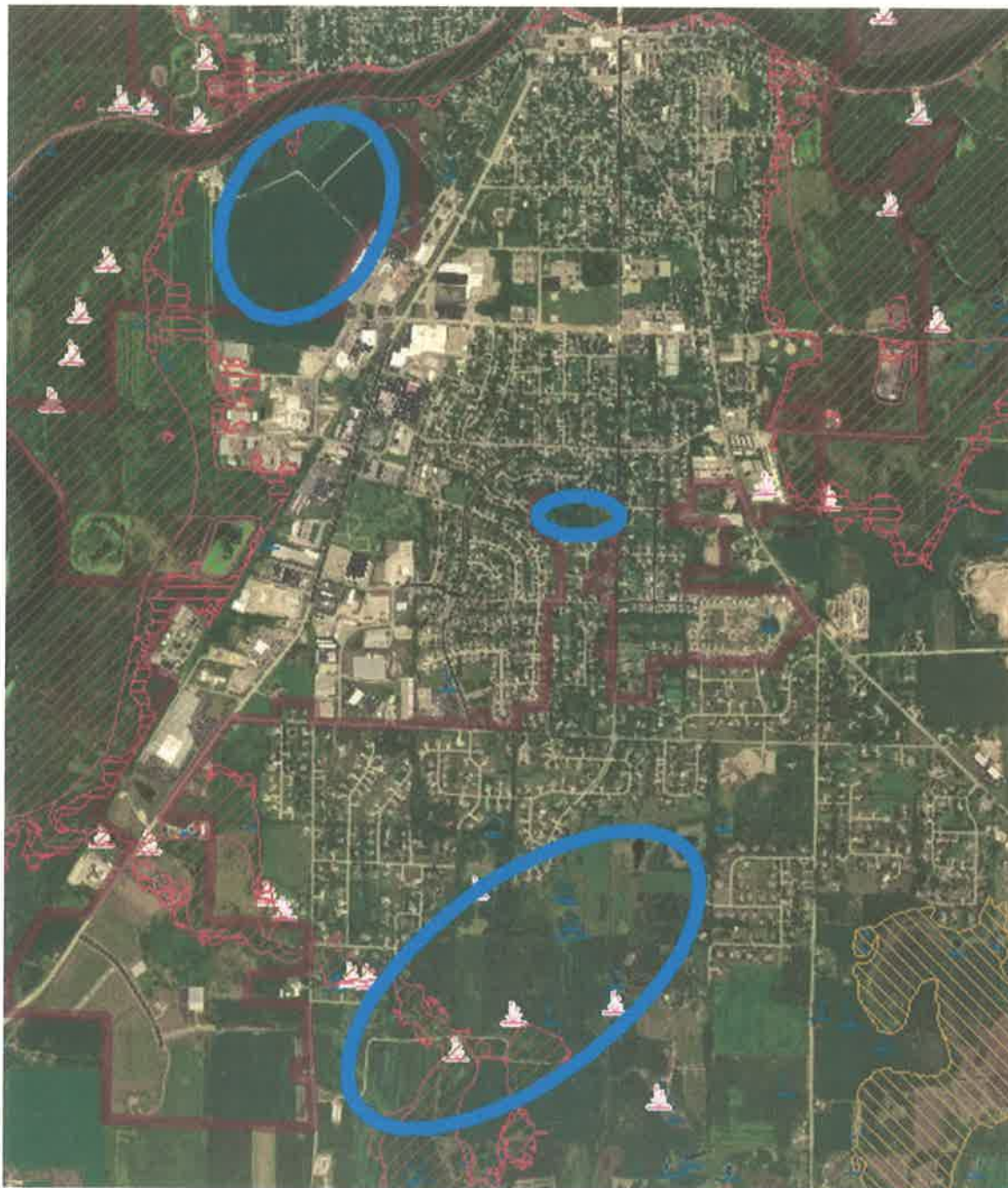


Figure 4, Possible Areas for Annexation: South

Sources: ESRI GIS data, Jefferson County Agricultural Preservation and Land Use Plan [2015 GIS floodplain data], Fort Atkinson Zoning Map

Rezoning & Making Existing Land Suitable for Development

The city does have a few large lots that are zoned and platted for commercial buildings. Rezoning some of these lots could provide a fairly large supply of housing. For example, there is a large undeveloped lot just below the high school, directly adjacent to US Highway 12 and State Highway 26. However, discussion with city officials and analysis of the features of the surrounding area (such as busy highways, schools, commercial properties) suggest that this area is likely not suitable for homeowner housing development. Similar limitations exist with other commercially and industrially zoned areas in other areas in other parts of the city.

Aside from the brownfield mentioned previously, the FERC concludes (as a result of discussions with city officials and analysis of GIS data) that there is likely an extremely limited amount of undeveloped land within city limits suitable for single or two-family housing development that is not already zoned residentially and accounted for in *Table 13* and *Table 14*. Floodplains, wetlands, zoning issues, surrounding physical features, and other problems hinder possible development.

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35 of 35



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October 8, 2019

VIA EMAIL

Matt Trebatoski
City Manager
City of Fort Atkinson
101 North Main Street
Fort Atkinson, WI 53538

**Re: City of Fort Atkinson
\$7,205,000 General Obligation Refunding Bonds**

Dear Matt:

Attached is a draft of the **Authorizing Resolution** to be adopted in connection with the above-referenced financing. We have prepared the Resolution with the information provided to us by . Please review the Resolution carefully.

It is our understanding that the Resolution will be considered by the City Council at its meeting on October 15, 2019.

If you have not already done so, please include the title of the Resolution on the agenda for the meeting. Please then post the agenda in at least three public places and provide it to the official newspaper of the City (or if the City has no official newspaper, to a news medium likely to give notice in the area) and to any other requesting media at least twenty-four hours prior to the meeting (see Section 19.84(1)(b), Wisconsin Statutes). The attached **Certificate of Compliance with Open Meeting Law** must be completed in connection with the meeting at which the Resolution is adopted.

Unless the City Council has adopted special rules regarding the adoption of borrowing resolutions, a vote of at least a majority of the members of the City Council is necessary to adopt the Resolution.

You will note in reviewing the Resolution that some of the exhibits will be provided to the City on the day of sale. It is our understanding that will provide us with this information prior to the meeting on October 15, 2019. We will email a final copy of the Resolution, including all exhibits, on the day of sale (October 15, 2019) prior to the meeting for the City

Matt Trebatoski
October 8, 2019
Page 2

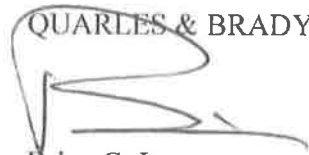
Council to review and approve. We will also provide hard copies of the complete finalized Resolution at the time we send the closing documents.

Following the adoption of the Resolution, we request that you return one executed copy of the Resolution, as well as one executed copy of the Certificate of Compliance with Open Meeting Law to us for our review. All of these originally signed documents will be included in the closing transcript. A copy of the Resolution should be incorporated into the minutes of the October 15, 2019 meeting.

We are also attaching a **Municipal Information Questionnaire** and a **Private Activity and Other Tax Matters Questionnaire**. Please review, correct, if necessary, complete and return these questionnaires to us before the October 15, 2019 meeting. They contain information which will help us draft the closing documents which will be required in connection with this financing.

Please feel free to contact me at (414) 277-5775 or any member of the Quarles & Brady LLP public finance team if you have any questions or comments.

Very truly yours,

QUARLES & BRADY LLP

Brian G. Lanser

PAD

Enclosures

#350035.00016

cc: Ms. Michelle Ebbert (w/enc. via email)
Ms. Léila Carl (w/enc. via email)
Mr. Justin Fischer (w/enc. via email)
Ms. Emily Timmerman (w/enc. via email)
Ms. Lori Jackson (w/enc. via email)
Mr. Patrick Dittmer (w/enc. via email)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND
AWARDING THE SALE OF \$7,205,000 GENERAL
OBLIGATION REFUNDING BONDS

WHEREAS, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Fort Atkinson, Jefferson County, Wisconsin (the "City") to raise funds to pay the cost of refinancing certain outstanding obligations of the City, specifically: the Taxable General Obligation Library Bonds (Build America Bonds - Direct Payment), dated March 23, 2010, maturing in the years 2021 through 2030 (the "2010 BABs"); and Note Anticipation Notes, dated August 6, 2019 (the "2019 NANs") (collectively, the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the City Council deems it to be necessary, desirable and in the best interest of the City to refund the 2010 BABs for the purpose of achieving debt service savings and to refund the 2019 NANs for the purpose of providing permanent financing for the projects financed by the 2019 NANs;

WHEREAS, the City is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation refunding bonds to refinance its outstanding obligations; and

WHEREAS, it is the finding of the City Council that it is necessary, desirable and in the best interest of the City to sell such general obligation bonds to Robert W. Baird & Co. Incorporated (the "Purchaser"), pursuant to the terms and conditions of its bond purchase proposal attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

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

Section 1. Authorization and Sale of the Bonds. For the purpose of paying the cost of the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of SEVEN MILLION TWO HUNDRED FIVE THOUSAND DOLLARS (\$7,205,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted and the City Manager and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. To evidence the obligation of the City, the City Manager and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, the general obligation bonds aggregating the principal amount of SEVEN MILLION TWO HUNDRED FIVE THOUSAND DOLLARS (\$7,205,000) (the "Bonds") for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Refunding Bonds"; shall be issued in the aggregate principal amount of \$7,205,000; shall be dated November 18, 2019; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and

mature on February 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this reference. Interest shall be payable semi-annually on February 1 and August 1 of each year commencing on February 1, 2020. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 2A. Designation of Maturities. For purposes of State law, the Bonds of the earliest maturities are designated as being issued to pay and discharge the debt incurred by the City through the issuance of the 2010 BABs.

Section 3. Redemption Provisions. The Bonds maturing on February 1, 2028 and thereafter are subject to redemption prior to maturity, at the option of the City, on February 1, 2027 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.]

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2019 through 2038 for the payments due in the years 2020 through 2039 in the amounts in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax

roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Refunding Bonds, dated November 18, 2019" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the City Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Bonds and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Bonds and the Refunded Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Qualified Tax-Exempt Obligations. (a) The Bonds issued to refund the 2010 BABs are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

(b) The Bonds issued to refund the 2019 NANs are deemed designated as "qualified tax-exempt obligations" to the extent permitted by Section 265(b)(2) of the Code. The balance of such Bonds are designated as "qualified obligations".

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the City Manager and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by [_____, _____, _____], which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes [the City Clerk or City Treasurer] (the "Fiscal Agent"). [The City hereby authorizes the City Manager and City Clerk or other appropriate officers of the City to enter a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Bonds].

Section 13. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Manager and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the City Manager and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Official Statement. The City Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the City Manager and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 18. Redemption of the 2010 BABs. The 2010 BABs due on and after February 1, 2021 are hereby called for prior payment and redemption on February 1, 2020 at a price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to work with the Purchaser to cause timely notice of redemption, in substantially the form attached hereto as Exhibit D-1 and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice. Any and all actions heretofore taken by the officers and agents of the City to effectuate the redemption of the 2010 BABs are hereby ratified and approved.

Section 19. Redemption of the 2019 NANs. The 2019 NANs are hereby called for prior payment and redemption on November 18, 2019 at a price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to take all actions necessary for the redemption of the 2019 NANs on their redemption date. Any and all actions heretofore taken by the officers and agents of the City to effectuate such redemption are hereby ratified and approved.

Section 20. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 21. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The City Manager and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the City Manager and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 22. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded October 15, 2019.

Matt Trebatoski
City Manager

ATTEST:

Michelle Ebbert
City Clerk

(SEAL)

EXHIBIT A

Bond Purchase Proposal

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on February 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on February 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on February 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on February 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on February 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on February 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT C

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
JEFFERSON COUNTY
NO. R- CITY OF FORT ATKINSON \$
GENERAL OBLIGATION REFUNDING BOND

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
February 1, November 18, 2019 %

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: THOUSAND DOLLARS
(\$)

FOR VALUE RECEIVED, the City of Fort Atkinson, Jefferson County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on February 1 and August 1 of each year commencing on February 1, 2020 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by [, ,] OR [the City Clerk or City Treasurer] (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$7,205,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of paying the cost of refunding certain obligations of the City, as

authorized by a resolution adopted on October 15, 2019. Said resolution is recorded in the official minutes of the City Council for said date.

The Bonds maturing on February 1, 2028 and thereafter are subject to redemption prior to maturity, at the option of the City, on February 1, 2027 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

【The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the _____, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new

depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

【This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.】

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Fort Atkinson, Jefferson County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified City Manager and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

By: _____
Matt Trebatoski
City Manager

(SEAL)

By: _____
Michelle Ebbert
City Clerk

[Date of Authentication: _____, _____]

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolution of the City of Fort Atkinson, Jefferson County, Wisconsin.

_____, _____

By _____
Authorized Signatory]

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

19 of 21

EXHIBIT D

NOTICE OF FULL CALL*

Regarding

CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN
TAXABLE GENERAL OBLIGATION LIBRARY BONDS (BUILD AMERICA BONDS -
DIRECT PAYMENT), DATED MARCH 23, 2010

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called by the City for prior payment on February 1, 2020 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
February 1, 2021	\$155,000	5.05%	346748LQ7
February 1, 2022	160,000	5.15	346748LR5
February 1, 2023	165,000	5.30	346748LS3
February 1, 2024	175,000	5.45	346748LT1
February 1, 2025	180,000	5.50	346748LU8
February 1, 2026	185,000	5.65	346748LV6
February 1, 2027	190,000	5.80	346748LW4
February 1, 2028	200,000	5.85	346748LX2
February 1, 2029	210,000	6.00	346748LY0
February 1, 2030	215,000	6.00	346748LZ7

The City shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before February 1, 2020.

Said Bonds will cease to bear interest on February 1, 2020.

By Order of the
City Council
City of Fort Atkinson
City Clerk

Dated _____

* To be provided by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to February 1, 2020 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

DRAFT

7-b

ORDINANCE NO. _____

The City Council of the City of Fort Atkinson does hereby ordain as follows:

That Chapter 94, TRAFFIC AND VEHICLES, Article VI, Bicycles and Play Vehicles, Division 2, Bicycles, be deleted in its entirety and replaced with the following:

DIVISION 2. – BICYCLES, e-BIKES AND e-SCOOTERS

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:

- (a) Curb means the lateral boundaries of that portion of a street designed for the use of vehicles, whether marked by a curb or not.
- (b) Registration sticker means a sticker indicating that a bicycle, e-bike or e-scooter is registered.
- (c) 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.
- (d) 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 20mph on level ground.

(Code 1969, § 18.07(1))

Cross reference— Definitions generally, § 1-2.

(Code 1969, § 18.07(20))

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.
- (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.

1 of 6

- (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.

(Code 1969, § 18.07(2))

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.

(Code 1969, § 18.07(3))

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.

(Code 1969, § 18.07(4))

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.

(Code 1969, § 18.07(5))

Sec. 94-207. - Attachment of sticker.

2 of 6

- (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.

(Code 1969, § 18.07(6))

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.

(Code 1969, § 18.07(8))

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.

(Code 1969, § 18.07(9))

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.

(Code 1969, § 18.07(7))

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.

(Code 1969, § 18.07(10))

3 of 6

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.

(Code 1969, § 18.07(11))

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.

Sec. 94-213. - 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.

(Code 1969, § 18.07(13))

Sec. 94-214. - 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.

(Code 1969, § 18.07(14))

Sec. 94-215. - 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.

(Code 1969, § 18.07(15))

Sec. 94-216. - 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.

(Code 1969, § 18.07(16))

Sec. 94-217. - 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.

(Code 1969, § 18.07(18))

5 of 6

Sec. 94-218. - 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.

(Code 1969, § 18.07(17))

Sec. 94-219. – 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.

(Code 1969, § 18.07(19))

Secs. 94-220—94-240. - Reserved.

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

This ordinance shall take effect and be in force from and after the date of its passage and publication.

Adopted: _____, 2019.

Pres. of the City Council

ATTEST:

Michelle Ebbert, City Clerk

6 of 6

7-c

RESOLUTION NO.

WHEREAS, the City of Fort Atkinson established license and permit fees be set by resolution to reflect covering the cost of services and fees allowed per State Statute.

WHEREAS, the City of Fort Atkinson is authorized to approve fees by resolution on an annual basis or as needed, and

BE IT RESOLVED, that the City Council of the City of Fort Atkinson authorize the following fee schedule:

LICENSE AND PERMIT FEES			
Type of Fee	Amount	Unit/Duration	Comments
ADMINISTRATIVE			
Bicycle, E-Bicycle, E-Scooter: New	\$5.00	Per Bicycle, E-Bicycle, E-Scooter	No expiration
Bicycle, E-Bicycle, E-Scooter: Replacement	\$1.00	Per Bicycle, E-Bicycle, E-Scooter	No expiration

Adopted: _____, 2019.

Motion by: _____

Second by: _____

1 of 1

7-d

ORDINANCE NO. _____

The City Council of the City of Fort Atkinson does hereby ordain as follows:

That Chapter 15, ZONING ORDINANCE, Section 15.6.5, ZONING MAP, be amended so as to change the zoning of the following described property to R-1 (Single Family Residential) and Conservancy District.

See attached Exhibit "A" for zoning boundaries.

Said parcel is identified as parcel number 226-0614-3234-000.

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

This ordinance shall take effect and be in force from and after the date of its passage and publication.

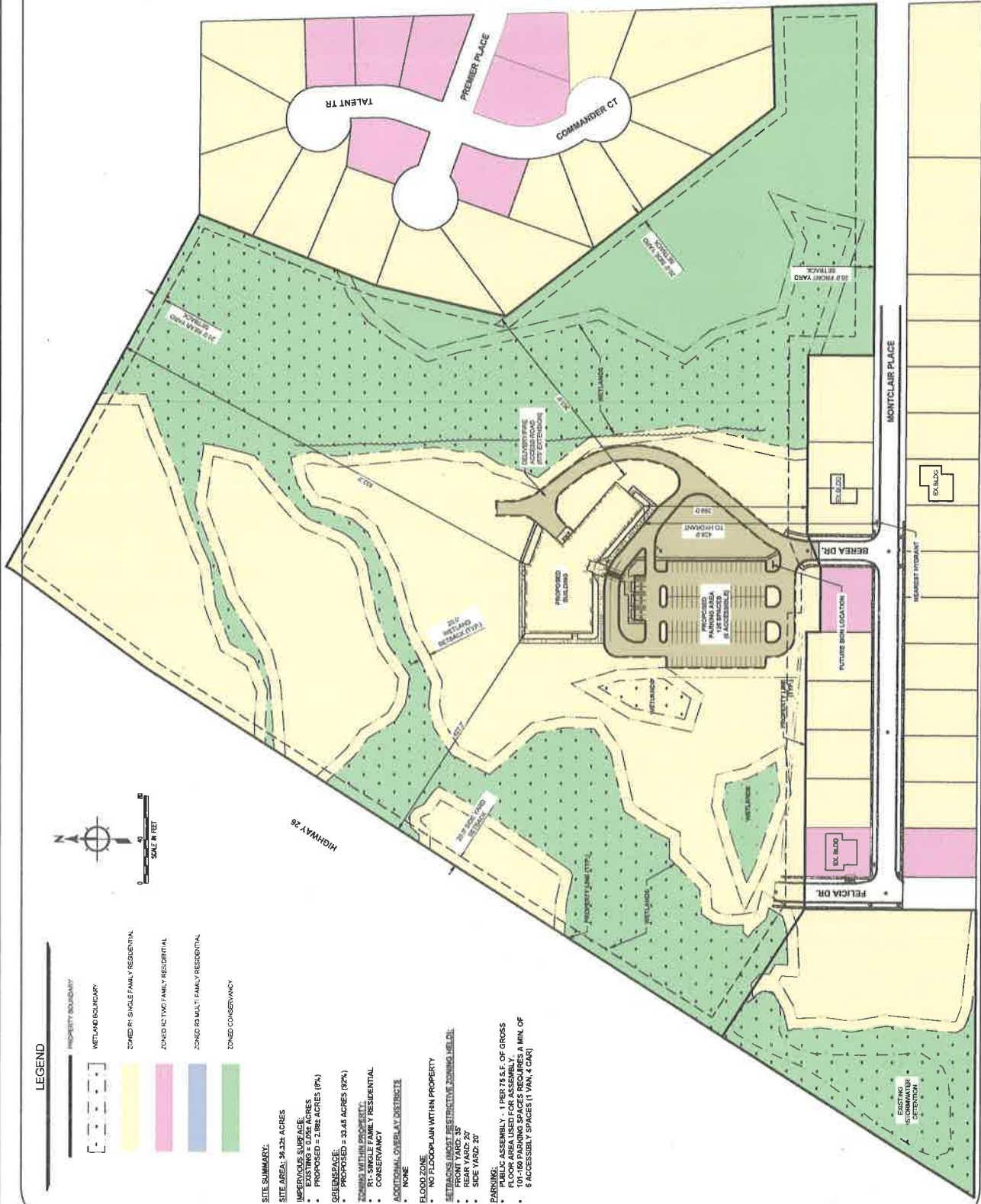
Adopted: _____, 2019.

President of the City Council

ATTEST:

Michelle Ebbert, City Clerk

1 of 2



KRECH O'ARD

ARCHITECTURE + DESIGN

1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

TEL: 303.733.1000
WWW.KRECHOARD.COM

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name and Address:

CROWN OF LIFE
CHRISTIAN ACADEMY
1227 MONTECLAIR PLACE
DENVER, CO 80202

Project Owner:

CROWN OF LIFE
CHRISTIAN ACADEMY

Project Number:

EX. 2

Scale:

1" = 20'

Date:

10/1/20

7-e

RESOLUTION NO. ____

Resolution Requesting Exemption from County Library Tax

WHEREAS, the Jefferson County Board has established a county library service and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

WHEREAS, Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city is exempt from the county library tax if it levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of the property in the city or village for the current year, and

WHEREAS, the City of Fort Atkinson will, in 2020, appropriate and expend an amount in excess of that calculated above,

NOW THEREFORE, BE IT RESOLVED that the City of Fort Atkinson hereby requests of the Jefferson County Board of Supervisors that the City of Fort Atkinson be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded by the city/village clerk to the following parties:

ADMINISTRATOR
Jefferson County Library Council
Dwight Foster Public Library
209 Merchants Avenue
Fort Atkinson, WI 53538

COUNTY CLERK
311 S. Center Ave, Room 109
Jefferson, WI 53549

Fiscal Note:

Estimated Municipal 2020 Library Appropriation: \$552,268.00

Date Passed: October 15, 2019

Vote: _____

Matt Trebatoski, City Manager

1 of 3

Jefferson County Library Exemption Minimum

Prior year rate for Library Levy = 0.000350890
(2018 equalized value, 2019 budget) (2020 Budget Year)

	2019 EQUALIZED VALUE		MINIMUM TO EXEMPT 2020
Village of Cambridge**	6,423,000	\$	2,254
Village of Johnson Creek	241,756,500	\$	84,830
Village of Palmyra	120,297,000	\$	42,211
City of Fort Atkinson	944,362,000	\$	331,367
City of Jefferson	541,643,000	\$	190,057
City of Lake Mills	560,302,900	\$	196,605
City of Waterloo	227,226,100	\$	79,731
City of Watertown **	985,361,900	\$	345,754
City of Whitewater **	55,338,400	\$	19,418
	<u>3,682,710,800</u>		

** These municipalities have residents in multiple Counties, therefore there are additional aggregate full values that need to be added to their municipal values to determine their needed appropriations.



Jefferson County Finance Department

311 S. Center Ave. Room 109
Jefferson, WI 53549
Telephone (920) 674-7434
Fax (920) 674-7368

Marc A. DeVries, CPA
Finance Director

Cindy Diestelmann
Jayne Hintzmann
Donna Miller
Tamara L. Worzalla, CPA

September 17, 2019

Municipal Libraries in Jefferson County:

This letter is a reminder to all municipal libraries in Jefferson County that your village or city must tax and appropriate a minimum amount to your library fund for 2020 expenditures in order to qualify for an exemption from the Jefferson County library tax. I have enclosed a spreadsheet that lists the **MINIMUM APPROPRIATION** for each of you to qualify for this exemption. *Note that if your municipality is situated in two counties, you must also coordinate this calculation with that other county.*

I have also summarized below how this calculation is made:

From Wisconsin Statutes 43.64

1. Divide the amount of tax levied by the county for public library service in the prior year by the equalized valuation of property in that area of the county that was subject to the county property tax levy for public library services in the prior year.
2. Multiply the amount determined above by the equalized valuation of property in the city, village, town, or school district for the current year.

Your municipal governing body must also pass a resolution annually requesting an exemption from the county library tax. Section 43.64 of the Wisconsin Statutes requires this procedure to avoid double taxation of your municipality for library purposes.

The County Clerk's office calculates the tax assessment in the middle of November. Please have your resolution acted upon and mailed to arrive by November 1st. If it is not on file when the tax assessment is calculated, your municipality will be taxed as required by Wisconsin Statutes.

An electronic copy of the sample resolution is available if you would like to receive it.

If you have any problems or questions concerning this issue, please feel free to contact me at 920-674-7142.

Sincerely,

Marc A. DeVries, CPA
Finance Director
Jefferson County

3 of 3



FORT • ATKINSON

Permit Report

8-a

09/01/2019 - 09/30/2019

Permit #	Permit Location	Owner Name	Project type	Permit Description	Estimated Project Cost	Total Fees
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Group: Add/Alter Commercial

20721	1131 Janesville Ave.	The Fireside Theatre	Add/Alter Commercial	Remodel of bathrooms	400,000	\$690.00
						\$690.00

Group Total: 1

Group: Deck

20722	325 Lincoln St.	Jeff Ignazitto	Deck	deck in side yard	5,000	\$65.25
						\$65.25

Group Total: 1

Group: detached garage

20681	1003 Madison Ave.	Pete Weston	detached garage	320 sq' addition to existing detached garage.	10,000	\$78.00
20682	330 Wilson Ave.	Micah Fromader	detached garage	Raze existing detached garage and construct new 784sq' detached garage	13,800	\$222.60
20686	614 Monroe St.	Daniel Scullin	detached garage	132 sq' Addition to existing detached garage	50,000	\$49.80
						\$350.40

Group Total: 3

Group: Electrical

20678	1109 Laurie Dr	John Newton	Electrical	6 openings	0	\$34.50
20679	121 W Blackhawk Dr	Mark Bardenwerper	Electrical	New single family home	0	\$150.00

185

Permit #	Permit Location	Owner Name	Project type	Permit Description	Estimated Project Cost	Total Fees
20680	1501 Stacy Ln	Stephanie Johnson	Electrical	6 openings; exhaust fan	0	\$39.50
20685	315 Garfield St.	William Pazurek	Electrical	Electrical for three season porch.	0	\$40.50
20687	736 Madison Ave	FCCU	Electrical	Commercial Remodeling	0	\$352.25
20692	311 Wilson Ave.	Larry & Shirley Muska	Electrical	New Single Family Home Electric	0	\$101.00
20695	1905 Central Coast Ln	Riverstone / LTREE Properties, LLC	Electrical	4 openings	0	\$33.00
20697	1006 Maple St	Troy Huppert	Electrical	35 openings	0	\$56.25
20700	11 S Sixth St	Mike Oiler	Electrical	200 amp O.H. Service	0	\$60.00
20701	817 Morrison St	Katie Henze	Electrical	Sub panel; 8 openings	0	\$42.00
20702	307 Riverside Dr	Robert Kaczmarczik	Electrical	2-220V outlets; subpanel; 75 openings	0	\$102.25
20703	1100 Madison Ave	Eby Dental Real Estate LLC	Electrical	3 openings	0	\$32.25
20704	320 S Main St	First United Methodist Church	Electrical	Exhaust fan; A.C.; Motor	0	\$55.00
20705	400 Council St	Kaity Meyer	Electrical	A.C.; 28 openings	0	\$61.00
20706	1225 Janesville Ave	Courtyard Inn & Suites	Electrical	6 openings; 1 220V outlet	0	\$39.50
20709	310 S Fourth St E	Fort Atkinson Middle School	Electrical	2 pole lights	0	\$50.00
20712	518 Whitewater Ave	Joel Van Haaften	Electrical	5 openings	0	\$33.75
20713	117 W Milwaukee Ave	Harriet Scherer	Electrical	Air conditioner	0	\$40.00
20718	104 E Blackhawk Dr	Green Bay Packaging	Electrical	1 A.C.	0	\$40.00

Permit #	Permit Location	Owner Name	Project type	Permit Description	Estimated Project Cost	Total Fees
20723	1233 Janette St	Ryan Huber	Electrical	Sub-panel; Motor	0	\$46.00
20724	541 Stratford Ct	Steve Slak	Electrical	25 openings	0	\$48.75
20730	616 Jones Ave	Richard Jones	Electrical	320 amp service - U.G.	0	\$65.00
						\$1,522.50

Group Total: 22

Group: Fence

20683	1521 Rangita St.	Rina Hastuti	Fence	6' privacy fence in rear yard	1,400	\$55.00
20689	1233 Janette St	Ryan Huber	Fence	4' chainlink fence and pool deck	3,400	\$85.00
20708	1220 W Cramer St	Kennedy Yang	Fence	4' chainlink fence	2,800	\$55.00
20710	727 Messmer St	Robin Lehmann	Fence	4-foot fence in front yard (50% open); side yard fence to be done next year	400	\$55.00
20711	1330 Commonwealth Dr.	Michelle Gerhartz	Fence	4' Chainlink Fence	3,000	\$55.00
20716	1405 Montclair Pl	William Lynt	Fence	5' chainlink fence	4,600	\$55.00
20717	1120 Van Buren St.	Alan Keating	Fence	4' Chainlink Fence	1,173	\$55.00
20719	310 Monroe St	Sam Lombardo	Fence	Wooden privacy fence 6'	2,000	\$55.00
20727	326 Grant St.	Donna Haugom	Fence	4' Chainlink Fence	2,200	\$55.00
						\$525.00

Group Total: 9

Group: HVAC

20690	320 S Main St.	First United Methodist	HVAC	New A/C & AHU & Hood system	0	\$170.00
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Permit #	Permit Location	Owner Name	Project type	Permit Description	Estimated Project Cost	Total Fees
20698	1640 Madison Ave.	Shopko Optical	HVAC	HVAC distribution system for whitebox build out	0	\$120.00
20707	31 W Milwaukee Ave	First Congregation al	HVAC	2 furnace, 2 AC	0	\$170.00
20720	575 W Blackhawk Dr	Homes for Independent Living	HVAC	Replace furnace & A.C.	0	\$100.00
20731	720 BLACKHAWK DR	JOHN HERSHMAN	HVAC	REPLACE FURNACE & AC	0	\$100.00
20732	1100 + 1102 LAURIE DR	CORIANDA BRODZELLER	HVAC	REPLACE 2 FURNACE AND 2 AC UNITS	0	\$170.00
						\$830.00

Group Total: 6

Group: New Single Family

20691	311 Wilson Ave.	Larry & Shirley Muska	New Single Family	New Single Family Home	160,000	\$512.00
						\$512.00

Group Total: 1

Group: Plumbing

20693	311 Wilson Ave.	Larry & Shirley Muska	Plumbing	New Single Family Home plumbing	0	\$180.00
20694	601 Cloute / 1000 Caswell	I C Beams LLC	Plumbing	Sewer and water laterals	0	\$105.00
20725	541 Stratford Ct	Steve Slak	Plumbing	4 fixtures	0	\$54.00
						\$339.00

Group Total: 3

Group: Shed

20714	420 Oakridge Ct.	Nick Vosburg	Shed	10' x 16' shed	4,500	\$54.00
20726	831 Whitewater Ave.	Ryan Ebert	Shed	8'x20' shed	4,045	\$54.00
						\$108.00

Group Total: 2

485

Permit #	Permit Location	Owner Name	Project type	Permit Description	Estimated Project Cost	Total Fees
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Group: Sign

20688	1550 Madison Ave	CBF Investments	Sign	One wall sign and one panel sign	2,900	\$80.00
20699	1200 Industrial Dr.	OSI Inc.	Sign	four directional signs and three wall signs	5,000	\$205.00
20715	736 Madison Ave	FCCU	Sign	New wall sign	5,000	\$55.00
						\$340.00

Group Total: 3

Group: Single Family Alteration/Addition

20684	315 Garfield St.	William Pazurek	Single Family Alteration/Addition	Addition of three season porch.	14,000	\$58.80
20696	804 Van Buren St.	Shirley Stork	Single Family Alteration/Addition	Temporary ramp for accessibility	500	\$31.50
20728	109 Lucile St.	Shawn McDonough	Single Family Alteration/Addition	Bedroom addition	19,200	\$58.80
20729	307 Riverside Dr.	Bob Kaczmarczik	Single Family Alteration/Addition	Remodel of entire structure	35,000	\$147.30
						\$296.40

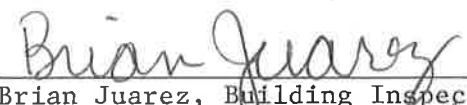
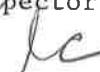
Group Total: 4

						\$5,578.55
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Total Records: 55

10/1/2019

Submitted this 1st day of Oct., 2019.


 Brian Juarez, Building Inspector


CITY OF FORT ATKINSON
Minutes Sex Offender Residence Board ~ October 10, 2019

CALL TO ORDER.

Manager Trebatoski called the meeting to order at 11:00 am.

ROLL CALL.

Present: Chief Bump, Cm. Hartwick, Board Member Zentner and Manager Trebatoski. Also present Capt. Davis, Attorney Westrick and Clerk/Treasurer Ebbert.

REVIEW OF APPEAL OF JASON A SANDERS

Manager Trebatoski reminded the Board that all of the information submitted is to be kept confidential. For reference, if any matters relate to identities, treatment history or medical history, the Board may be required to go into closed session.

Trebatoski stated the original application was heard by the Board on August 8th, 2019. Mr. Sanders has reapplied and submitted additional information.

Mr. Jason Sanders stated this is okay and will waive his right to go into closed session to discuss his treatment and medical history.

Sanders continued, since the August 8th meeting, he has gotten into counseling in Watertown at a Christian based facility where he attends weekly on Thursdays. He also attends Celebrate Recovery in Jefferson on a weekly basis. He has increased his list of mentors.

Cm. Hartwick asked Sanders how he is doing with the treatment and if the counselors would provide reports on the progress. Sanders replied his counselors are willing to provide reports based on Sanders giving them permission to do so.

Cm. Hartwick asked if he is still taking care of stepfather. Sanders replied he visits daily to check on him. He does not sleep at the stepfather's residence. He added he is not living in Watertown but residing in a parking lot until he can establish a residency. Sanders added that he is not working but seeking employment through a staffing service.

Trebatoski commented from the last meeting, he was employed and waiting for insurance to seek treatment. Sanders stated Celebrate Recovery is a free service through a church and the counseling is based on income.

Chief Bump asked if Sanders had any confirmation of attending counseling with him? Sanders stated no, but he can obtain it.

Trebatoski inquired on the type of counseling. Sanders replied the counselor used to be a sex offender monitor and specializes in AODA counseling. Sanders has been seeing him for three weeks. The meetings cover several types of addiction, include a speaker and discuss topics of the day. Sanders said the main reason for attending is to establish more contacts and support if he needs help. He has three people available when he needs support.

Board member Zentner asked Sanders if he feels he has changed since the last meeting. Sanders reported, he continues to stay sober and is working on issues with his counselor. He added life has been the same. His biggest goal is to continue to stay sober. He recently went to court on pending charges and was offered a deal including restitutions and Huber.

Chief Bump asked Sanders about his level of confidence with himself and if he has any concerns or issues of not falling off the wagon or possibly reoffending. Sanders provided that he does not see himself reoffending. He feels he has some really good safety nets in place. He is not around children. He does have incidental contact (grocery stores, etc.) he just doesn't engage. Anyone in his life that has children, he tells them he is a convicted sex offender. If people need to know, he lets them know. With his safety nets, he feels that reoffending would not be possible. As far as addictions, he thinks he is doing well. He has been clean and sober since January. He reminds himself on a daily basis that if he uses, what his consequences are. He has a good relationship with his mother, which he hasn't had in years. His mother trusts him now. He is starting to get closer to his sister after five years of non-communication. He cherishes his relationships with his family.

Bump asked if allowed residence, would there be temptation for drugs or alcohol in the residence. Sanders replied no. There is no alcohol and only medication is prescription.

Bump asked how often is he staying overnight in Fort Atkinson? Sanders replied he is only visiting, often, but not staying overnight.

Trebatoski informed the Board they could add conditions if they were to grant an exemption to the ordinance. They could request documentation/letters from his counselors confirming he is active and attending meetings and if Sanders were to commit any offenses related to sexual offenses or alcohol, his exemption would be revoked. Westrick confirmed this is appropriate if Sanders were to agree to it. Sanders confirmed he would authorize the counselors to share this information.

Cm. Hartwick asked if we could receive updates from counselors on a six month basis? Could the counselor include an opinion on whether they feel Sanders would offend again? Westrick stated that Mr. Sanders would have to agree to the counselor providing that information. Sanders confirmed he is ok with the counselor sharing the information. The documentation would be turned into the Municipal Building.

Bump supports the conditions and added that his biggest concern at the last meeting was Sanders' lack of confidence in not reoffending again. The ordinance lists 1,500 feet from a school, this residence is 1,368. He doesn't want to lose site on the distance of the properties from each other.

Hartwick shared his concern for unlicensed care facilities in the area that the Board is unaware of. Sanders understands his concern.

Chief Bump moved to waive the residency restriction of one thousand five hundred (1,500) feet

to allow Mr. Jason A Sanders to reside at 108 W. Cramer Street contingent upon him successfully providing the required documentation including a letter from each counseling organization that indicates Sanders is actively attending, participating and seeking treatment and for the counselor to speak on his/her confidence in Sanders not reoffending again, submitting this documentation within one week of this waiver and every four (4) months thereafter, and if Sanders were to commit any offenses related to sexual offenses or alcohol, his exemption would be revoked. Motion seconded by Cm. Hartwick. Motion carried unanimously.

Capt. Davis confirmed to no new information other than the change to Mr. Sander's living situation.

ADJOURNMENT.

Cm. Hartwick moved, seconded by Chief Bump to adjourn. Meeting adjourned at 11:31 am.

Respectfully,

Michelle Ebbert
City Clerk/Treasurer



9-a

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: September 26, 2019

TO: City Council
FROM: Michelle Ebbert, City Clerk/Treasurer
SUBJECT: "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage

Background:

A Class B license allows the sale of products to be consumed on-site (restaurant, bar, tavern). Current quotas exist that limit the number of combination "Class B" Intoxicating Liquor and Class "B" Fermented Malt beverage licenses.

Discussion:

Hijynx, LLC has held a Class B License for use at 225/227 S. Main Street since November 2014. The business closed permanently in July. Candy Bugs owns the properties of 225/227 S. Main Street and has recently listed the property for sale.

The properties have operated as a bar for many years and could take substantial renovation to remodel for other uses. Mrs. Bugs feels having the opportunity of the license for a future owner is detrimental to the sale of the property. She has applied to retain the license that was held by Hijynx. She understands that the buyer of the property would have to meet recommendations and be approved for the license as the license would belong to Mrs. Bugs, not the location.

Mrs. Bugs understand Ordinance Section 6-33 (3) that discusses the non-use of a license for 90 consecutive days shall be subject to review and possible suspension or revocation by the council.

Mr. Punzel, agent of Hijynx LLC provided an email stating he would surrender his license contingent upon approval for said license to Candace Bugs dba The Bug House. Email included.

Financial Analysis:

The publication fee will be paid by Mrs. Bugs.

Staff Recommendation:

To approve the original application from Candy Bugs dba The Bug House for a "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License for use at 225/227 S. Main Street.

1 of 5

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 10/1/19 ending: 10/30/20
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of } Fort Atkinson

County of Jefferson

Aldermanic Dist. No.
(if required by ordinance)

Check one: ☒ Individual ☐ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number
456-1024779326-03
FEIN Number - applied for -

TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

CANDICE R BUGS dba THE BUGHOUSE

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name THE BUG HOUSE Business Phone Number 920-563-2380

2. Address of Premises 225 S. MAIN Post Office & Zip Code 53538

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

First Floor 225 and 227 S. Main.
Records on site.

4. Legal description (omit if street address is given above):

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? Hidynx

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? **If yes, explain.** ☐ Yes ☒ No
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☐ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☐ Yes ☐ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) Bugs, Candice R.	Title/Member	Date September 20, 2019
Signature Candice R. Bugs	Phone Number 563-2380	Email Address

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk 9-20-19	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

3 of 5

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name) BUGS (first name) CANDICE (middle name) R				
Home Address (street/home) 1015 VAN BUREN ST		Post Office	City FORT ATKINSON	State WI Zip Code 53538
Home Phone Number 920-563-2380		Age 67	Date of Birth 03/08/52	Place of Birth REEDSBURG WI

The above named individual provides the following information as a person who is (check one):

- ☒ Applying for an alcohol beverage license as an **individual**.
- ☐ A member of a **partnership** which is making application for an alcohol beverage license.
- ☐ _____ of _____
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? **over 60 yrs**
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
If yes, identify.
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify.
(Name of Wholesale Licensee or Permittee) (Address By City and County)
- Named individual must list in chronological order last two employers.

Employer's Name RETIRED	Employer's Address	Employed From 2018	To PRESENT
Employer's Name JEFFERSON CO. (ALDEN ESTATES)	Employer's Address (COUNTRYSIDE) JEFFERSON	Employed From 1987	To 2018

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this **20** day of **Sept**, 20 **19**
Manabizert
(Clerk/Notary Public)

Candice R. Bugs
(Signature of Named Individual)

My commission expires _____



Printed on
Recycled Paper

4 of 5

Michelle Ebbert

From: Michael Punzel <mppunzel@gmail.com>
Sent: Wednesday, September 25, 2019 3:30 PM
To: Michelle Ebbert
Subject: Re: Hijynx License
Attachments: image001.jpg

Hijynx LLC, agent Michael Punzel, will surrender the liquor license issued to 225, and 227 South Main St. Fort Atkinson WI, contingent on Candice Bugs approval for said license.

On Wed, Sep 25, 2019, 8:31 AM Michelle Ebbert <miebbert@fortatkinsonwi.net> wrote:

Good morning,

Candy mentioned you gave her your license. Can you provide me an email stating you surrender your license contingent upon Candace Bugs being approved for the license?

Thank you Mike,

Michelle

Michelle A Ebbert, WCPC

City Clerk/Treasurer

City of Fort Atkinson

101 N. Main Street

Fort Atkinson WI 53538

Phone (920) 563-7760

Fax: (920) 563-7776

Population: 12,437

www.fortatkinsonwi.net

miebbert@fortatkinsonwi.net



9-b

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 11, 2019

TO: City Council

FROM: Andy Selle, P.E.

SUBJECT: UPDATE on Pedestrian Crossing Improvements

Background: Six crossings were approved by Council for pedestrian improvements in late May, 2019. The project is nearing implementation in the next several weeks. Below is an update on expenses and revenues.

Discussion: The most significant change in expenses is the project at Rockwell Avenue and Whitewater Avenue. This work included the extension of the bike path down to Memorial Park, and the National Guard has asked for improvements to their parcel in order to accommodate the enlarged pathway. We knew the potential for this at the previous meeting and indicated such at that time.

On the revenue side, the Rockwell Avenue project is complete and the final pay items are being negotiated. Assuming the outcome in favor of the contractor, the City is projecting about a \$100K savings on the project that will be applied to these pedestrian improvements. To date we have purchased all of the materials using the Easter Seals grant of \$27K and will continue to utilize the City funds until they are exhausted before we utilize the Community Foundation Grant.

The Council approved up to \$142K to be spent on these improvements. At present it appears we may exceed these, however Janesville Avenue work has not been fully developed and the status remains the same as when we last discussed the issue in September. We will remain under budget until this solution is identified and costs estimated.

An update of the table included in the original memo is below.

Recommendation:

No action should be taken at this time. Staff will return with updates on the project at Janesville Avenue as it is further developed, and will provide an accounting of the expenses related to the other sites at that time as well.

1 of 2

REVENUE		October Estimate	May Estimate	
EASTER SEALS		\$ 27,000	\$ 27,000	
CITY		\$ 100,000	\$ 65,000	
FORT COMM. FOUNDATION		\$ 50,000	\$ 50,000	
TOTAL		\$ 177,000	\$ 142,000	
EXPENSE		October Estimate	May Estimate	Difference Reason
JANESVILLE @ JONES PARK		\$ 31,240	\$ 31,240	\$ - ON HOLD - NO EXPENSES INCURRED
WHITEWATER @ MCCOMB		\$ 18,360	\$ 22,778	\$ (4,418.45) Reduced new sidewalk area. Cost went down
WHITEWATER @ ROCKWELL		\$ 51,062	\$ 37,045	\$ 19,788.70 National guard work increased significantly
MADISON AVE @ ROOSEVELT		\$ 11,893	\$ 10,832	\$ 1,061.20 Coming in as expected
ROBERT ST @ SHERMAN Ave		\$ 27,080	\$ 29,147	\$ (2,066.65) Reduced new sidewalk area. Cost went down
WHITEWATER @ S 4TH ST		\$ 5,470	\$ 8,742	\$ (3,271.70) Reduced the RRFB poles needed.
TOTAL		\$ 145,105	\$ 139,784	\$ 11,093.10 Expected Net Increase. \$142K approved
REVENUE - EXPENSE		\$ 31,895		



10-a

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 9, 2019

TO: City Council
FROM: Michelle Ebbert, City Clerk/Treasurer
SUBJECT: Financial Auditing Services Contract

Background:

We have requested proposals for the purpose of retaining a certified public accounting firm to audit the City's financial records. These audits are to be performed in accordance with Generally Accepted Auditing Standards (GAAS).

The annual audit begins in late November by preparing reports and reviewing internal processes. Auditors are on site in early December to perform their preliminary audit steps. Following preliminary fieldwork, City staff is provided with a specific listing of approximately 60 items to prep for the on-site audit conducted in early February. The February audit is done by the firm along with preparation of the Financial Statements and PSC Annual Report and can take up to 45 hours.

The purpose of the RFP was to assure we are receiving exceptional accounting and auditing services at a competitive price.

Discussion:

A Request for Proposals was sent to six auditing firms on September 3rd with a deadline of September 30th. Additionally, the RFP was available on our website. Five of the firms submitted proposals timely. The next two weeks included reviews and analysis of submissions based on varying criteria and assigning a score to each criterion. The criteria included; understanding the scope of work, audit team and estimated number of hours per employee level, similar clients, TIF audit experience, value added services and cost. Scores were assigned with a range of 1 to 5, 5 being the highest.

Baker Tilly received the highest overall score among the five firms. The City of Fort Atkinson has a long standing history with Baker Tilly which speaks volumes to the quality of their service. Various times throughout the year, City staff reaches out to Baker Tilly to seek accounting and reporting guidance related to capital construction projects, advance refund borrowings and assigned fund balance, to name a few. The City incurs no additional costs to receive this support and expert advice.

In their RFP, Baker Tilly specifically listed their additional services provided including the assistance with implementation of and preparation for new GASB statements, providing workpaper tools and templates to assist City staff, and

1 of 3

performances of TIF compliance audits. Two of the other firms responding offered no experience in regards to TIF audits. As Fort Atkinson has three active TIFs and went through an audit this year and last, this service and experience is vital to the City.

The audit teams were ranked using the total number of hours assigned to each employee level with emphasis given to the percentage of the partner's time committed. Some firms had no or less-experienced staff performing a majority of the hours. Baker Tilly stood out in that they provided a partner for 24% of the total estimated hours.

Hawkins Ash provided the least amount of hours which created concern for their audit process and the likelihood that additional costs for service would be incurred. Wegner CPAs listed 20 partner hours and 100 staff hours. Staff tend to be less experienced and newer in the field.

As far as value added services, Baker Tilly offers webinar trainings throughout the year that I have participated in. One of the most notable offerings dealt with the Affordable Health Care Act and the distribution of the annual 1095-C as required by the Internal Revenue Service. Following the training, Baker Tilly staff was available for questions. We did not accrue any additional expenses for this service.

The fee was requested for a three year contract. The cost is split between City, Water and Wastewater.

Previous Year Audit Fees (Funds Combined):

2014 \$43,866; 2015 \$44,570; 2016 \$45,600; 2017 \$45,769; 2018 \$46,500;

Quoted Audit Fees:

2019 \$42,500; 2020 \$43,750; 2021 \$45,000

Financial Analysis:

The quoted fee is less than what we paid in 2014 and represents a savings of \$4,000 in 2019. As Baker Tilly has served as our financial auditor for several years, City staff trusts their experience and knows we share common expectations and outcomes to ensure for a successful audit.

Staff Recommendation:

To approve Baker Tilly to audit the City's financial statements in 2019 for \$42,500, 2020 for \$43,750 and 2021 for \$45,000.

FIRM	Understanding of Scope	Team	% of Partner Hours	Score	Additional Service Fees	Clients	Score	TIF Audit Experience	Value Added Services	Score	Yr/Fee	Score	Total Score	Hours
BAKER TILLY	Clear understanding of scope of work. Software knowledge. Provided specific checklist of all areas they review, test and validate.	Partner 60 Hours Manager 20 Hours Senior 80 Hours Exempt Staff 40 Hours New Staff 40 Hours Clerical 10 Hours	24.00%	5	Incidental phone calls not charged. Fees based on assumptions there will be minimal client initiated or audit-adjusting entries posted to the GL. Fees do not include single audit, TIF audits or rate studies. Work with clients to minimize fees through adequate planning.	Baraboo 12,023 Cedarburg 11,919 Jefferson 7,989 Monroe 10,710	5	110 in last 3 years	Newsletters, trainings, webinars, municipal advisory services, resource library, debt management, financial forecasting	5	2019 \$42,500 2020 \$43,750 2021 \$45,000	3	28	250
HAWKINS ASH CPAS	Scope of work was general, not specific but would provide all necessary audit documentation.	Partner 45 Hours Manager 25 Hours Senior 75 Hours New Staff 50 Hours Clerical 20 Hours	20.93%	5	Fees do not include implementation of new Governmental Acct Standards Board statements or revisions to generally accepted governmental auditing standards. Additional services billed out at standard rates.	Onalaska 18,988 Tomah 9,416 Milton 5,440	3	Not mentioned.	Newsletters, Articles, Podcasts and Events	5	2019 \$29,000 2020 \$30,000 2021 \$30,900	5	21	215
JOHNSON BLOCK	General acknowledgement of scope of work.	Partner 40 Hours Manager 60 Hours Super/Senior 70 Hours Staff 100 Hours	14.81%	3	Does not bill for routine inquiries. All costs related to the audit such as preparations, duplication, telephone, out of pocket and other typical expenses are part of the audit fees. Fees do not include single audit.	Delafield 7,717 Whitewater 14,923 Oregon 10,470	4	10 in 3 years	No services listed	0	2019 \$41,400 2020 \$42,300 2021 \$43,500	3	16	270
WIPFLI	Acknowledgement of scope of work was very limited.	Partner 35 Hours Sr Manager 60 Hours Super/Senior 70 Hours Exempt Staff 70 Hours New Staff 50 Hours Clerical 15 Hours	11.67%	3	All-inclusive fee per year. Does not bill for routine inquiries. Fee does not include new auditing standards.	Sussex 11,273 Menomonie 16,330 Surgeon Bay 9,144 Superior 27,244	4	6 in last 5 years	No services listed	0	2019 \$35,500 2020 \$36,200 2021 \$36,900	4	16	300
WEGNER CPAS	Did not acknowledge scope of work/list of services requested in RFP.	Partner 20 Hours Director 60 Hours Manager 80 Hours Senior 80 Hours Staff 100 Hours	5.88%	1	Providing consultation or working on specific projects outside the scope of the audit will be considered addtl services and billed in accordance with standard billing practices. Firm reserves right to negotiate fees based on several factors.	Beaver Dam 16,928 Others under 4K pop.	3	Not mentioned.	No services listed	0	2019 \$47,000 2020 \$48,400 2021 \$49,900	1	6	340

383



10-b

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 11, 2019

TO: City Council

FROM: Andy Selle, P.E.

SUBJECT: Banker Road Ag Lease to High School

Background: Jeff Agnew, FFA advisor at the high school, indicated several students had an interest in using the ground to plant corn and soybean test plots as a learning tool for the FFA. I met with the students and Mr. Agnew to fully understand the idea and asked them to develop a letter (attached) stating their intention and to attend this council meeting to make a formal request of the council.

Discussion: The City Manager and I discussed the opportunity. We have leased City land for agriculture in the past. The acreage (+/- 20 ac.) we identified is shown below. The City would offer a lease for one year with the School District that will not renew automatically. The lease provisions will allow the City to re-occupy the land at anytime, should development occur during the crop year, without compensation to the high school. The potential for development within the next year in this particular parcel is low.



Recommendation:

We recommend approval of the lease of the above area to the Fort Atkinson School District to develop agricultural test plots.

1 of 2

October, 9, 2019

Dear Mr. Andy Selle,

The Fort Atkinson FFA is interested in a portion of the land that the city recently purchased next to the high school. We would like to plant an FFA test plot of corn and soybeans on the land next to the High School. The plan would include securing donations from seed and fertilizer companies along with local farmers. We plan to plant several varieties of corn and soybeans and then compare the yields and share the information. This test plot will help enhance the learning experience for agricultural education students. In order to preserve the soil and decrease soil erosion we will utilize contour tillage practices. Our end goal would be to leave the land in an improved condition.

This will give the agricultural education students and high school FFA members an opportunity to work with local agriculture professionals and learn directly about successful production of corn and soybeans. This will help teach students how to work with their hands more and learning by doing it first hand.

Thank you for the opportunity to present this to the city council next week. We hope to be able to work have a plan in place as early as possible in order to secure necessary donations of seed, fertilizer, and equipment for planting next spring.

Sincerely,

Seeger Bos, Fort Atkinson FFA Test Plot Chairman

Ethan Heagney, Fort Atkinson FFA Test Plot Committee

Logan Haas, Fort Atkinson FFA Test Plot Committee

2 of 2



11-a

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 8, 2019

TO: City Council
FROM: Michelle Ebbert, City Clerk/Treasurer
SUBJECT: Application for a Temporary Class B Retailer's License

Background:

Temporary Class "B" (picnic) beer and/or wine licenses may sell fermented malt beverages to consumers at a picnic or similar gathering of limited duration. Such license may be issued only to bona fide clubs, chambers of commerce, county or local fair associations, agricultural societies, churches, lodges, societies, veteran's organizations that have been in existence for at least six months.

There is no limit to the number of Temporary Class "B" beer licenses that may be issued to an eligible organization in a calendar year.

There is a limit of two Temporary "Class B" wine licenses that may be issued to an eligible organization in a 12-month period.

Eligible organizations may also hold up to two 'wine walk' licenses in a 12-month period.

Temporary license holders must have licensed operators (bartenders) and they must purchase their products from a Distributor/Wholesaler.

The application was completed and submitted timely by an organization as required by Department of Revenue form AT-315 and City of Fort Atkinson Code of Ordinance Section 6-61(b).

Organization: Bona fide Club

Name: Rock River Heritage, Inc (Fort Atkinson Club)

Street Location: 211 S Water Street E

Manager of affair: Shawn Brantmeier

Premises: Fort Atkinson Club, all floors and outdoor patio

Name of Event: Murder Mystery Party

Date of Event: Friday October 25, 2019

Named Organization Applies for: Class "B" sale of fermented malt beverages

Financial Analysis:

The license fee is \$10.00. Publication is not required for these licenses.

Staff Recommendation:

I would recommend approval of the Temporary Class B Retailer's License to sell fermented malt beverage for the Rock River Heritage Inc for use at 211 S. Water Street East for an event scheduled for October 25, 2019 contingent upon having licensed operators and purchasing products from a beverage distributor.

1 of 2

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 10-08-2019

☐ Town ☐ Village ☒ City of FORT ATKINSON

County of JEFFERSON

The named organization applies for: (check appropriate box(es).)

- ☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 10-25-2019 and ending 10-25-2019 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name THE FORT ATKINSON CLUB / ROCK RIVER HERITAGE

(b) Address 211 S. WATER ST. EAST, FORT ATKINSON, WI 53538
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized 7/6/2015

(d) If corporation, give date of incorporation 7/28/2012

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President RACHEL NELAN 441 WASHINGTON ST, FORT ATKINSON, WI 53538
Vice President COLE JONES 401 ROCK RIVER LANE, FORT ATKINSON, WI 53538
Secretary JIM VANCE 79 N. MAIN ST, FORT ATKINSON, WI 53538
Treasurer LEE JAHNKE 1227 SHERMAN AVE., FORT ATKINSON, WI 53538

(g) Name and address of manager or person in charge of affair: SHAWN BRANTMEIER
615 REENA AVE #2, FORT ATKINSON, WI 53538

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 211 S. WATER ST. EAST, FORT ATKINSON, WI 53538

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? YES

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: ALL 3 FLOORS

3. Name of Event

(a) List name of the event MURDER MYSTERY PARTY

(b) Dates of event FRIDAY, OCTOBER 25, 2019

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

[Signature]
(Signature / Date)

8 OCT 2019

FORT ATKINSON CLUB
(Name of Organization)

Date Filed with Clerk

10-8-19

Date Reported to Council or Board

10-15-19

Date Granted by Council

License No. _____



11-b

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 11th, 2019

TO: City Council
FROM: Michelle Ebbert City Clerk/Treasurer
SUBJECT: Granting Operator Licenses

Background:

The following are applicants for operator licenses. The applications have been reviewed and approved for accuracy by the Police Department. The following licenses are recommended for approval by the City Council.

Discussion:

REGULAR FOR THE TERM OF 2018-2020:

1. Benjamin M Kloskey Walgreen's

Financial Analysis:

None.

Staff Recommendation:

To recommend the approval of operator licenses for the above noted applicants upon completion of successful background checks.

1 of 1



11-C

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: October 10, 2019

TO: City Council

FROM: Michelle Ebbert, City Clerk/Treasurer

SUBJECT: Special Event – Haunted Hike – Friends of Haumerson's Pond

Background:

The Special Event Guide and Application was assembled to assist with planning events in the City of Fort Atkinson. The application was created 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.

Discussion:

Event: Haunted Hike

Date: Friday October 25th and Saturday October 26th

Location: Rock River Park (**new location)

Contact Person: Joel Van Haaften

Hours of Event: 6:00 pm to 9:00 pm

Estimated Number of Attendees: 1000-2000 at various times.

This event has been scheduled and unfortunately cancelled past years due to wet conditions. This year the group has requested to move the event to Rock River Park. Mr. Van Haaften has worked with Parks & Recreation to utilize Rock River Park.

Information of the event was routed to Departments on October 10th with the following comments:

Parks & Recreation: Coordinating with the group to meet their needs, tennis court lights, placement of a tent, use of park facilities.

Financial Analysis:

There is no financial impact to the City.

Staff Recommendation:

Approve the Special Event request for Friends of Haumerson's Pond to hold the Haunted Hike at Rock River Park on Friday October 25th and Saturday October 26th.

1 of 2



CITY OF FORT ATKINSON
Special Event Application

Name of Business/Group Organizing Event: FRIENDS OF HAMMERSON'S POND

Contact Person for Event: JOEL VAN HAAFTEN

Phone Number: 920-728-5635

Email: jjvanhaaften@sbcglobal.net

Is the Business/Group Organizing Event: ☐ For profit or

☒ Non-Profit

Special Event Details

Event Name: HAUNTED HIKE

Event Date: OCT. 25 and 26

Event Location: ROCK RIVER PARK

Estimated Number of Attendees: 1000 - 2000

Hours of Event: 6-9 PM ON BOTH NIGHTS

Check all applicable boxes:

☒ I am renting a City Park

Attach copy of paid park rental from Parks & Recreation (920) 563-7781.

☐ I will be having music

Start and end time of music:

☐ I will be closing a street(s)

Attach site diagram with details. Barricades can be provided by Public Works upon request (920) 563-7771.

☐ I will be selling beer and/or wine*

Attach Temporary License and Bartender/Operator Applications. Contact City Clerk (920) 563-7760

*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.

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 am responsible to contact each Department to arrange for assistance. I understand I am responsible for timely clean up after the event.

Responsible Party Signature:

Office Use Only

Date Submitted to Clerk: 10-10-19 Date Emailed to Departments: 10-10-19

Department

Comments, Concerns, Action(s) to be taken

☒ Clerk/Treasurer

no comments

☒ EMS - Ryan Brothers Ambulance

no comments provided

☒ Engineer and Building Inspection

no comments provided

☒ Electrician

no comments provided

☒ Fire and Rescue Department

no comments provided

☒ Library and Museum

no comments

☒ Parks & Recreation

Coordinating with organizer for a great event

☒ Police Department

no concerns, comments

☒ Public Works Department

no comments provided

☒ Wastewater and Water Utility

no comments provided

Date Reported to City Council (if necessary): 10-15-2019

Comments, Contingencies, Findings:

2 of 2



Information Only

CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: Oct. 9, 2019

TO: City Council
FROM: Andy Selle, City Engineer
SUBJECT: Extra-Territorial Surveys

At the December 18, 2018 City Council meeting, approval was given to the City Manager and City Engineer to approve Extra-Territorial Surveys that were within a 1.5 to 3 mile radius of the City limits and not require that they be presented to the Plan Commission for review.

It was indicated at that meeting that staff would give the Council periodic (quarterly) updates on those Surveys that were approved by them and not forwarded to the Plan Commission.

This memo is to let you know that staff did approve two extra-territorial Surveys that were within the 1.5 to 3 mile radius of the City limits in the third quarter of 2019, and those Surveys are attached for your information.

Thank you.

1 of 7

CERTIFIED SURVEY MAP

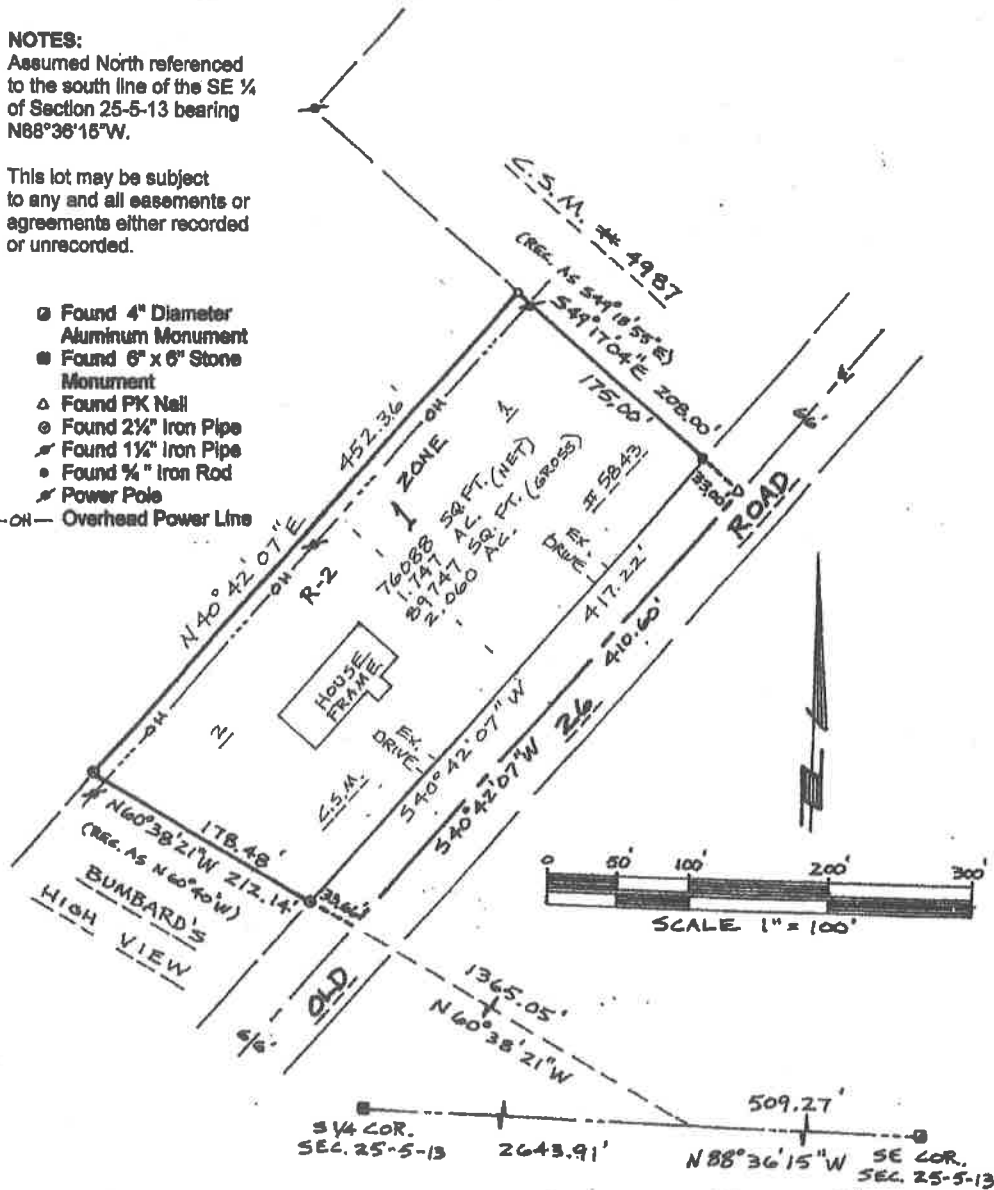
Lots 1 and 2, C.S.M. #5843 recorded in Volume 33 Certified Survey Maps at pages 199 and 200 as Document #1392857 in the SW¼ of the SE¼ of Section 25, T5N, R13E, Town of Koshkonong, Jefferson County, WI

NOTES:

Assumed North referenced to the south line of the SE ¼ of Section 25-5-13 bearing N88°36'15"W.

This lot may be subject to any and all easements or agreements either recorded or unrecorded.

- Found 4" Diameter Aluminum Monument
- Found 6" x 6" Stone Monument
- △ Found PK Nail
- Found 2½" Iron Pipe
- Found 1½" Iron Pipe
- Found ¾" Iron Rod
- ✕ Power Pole
- OH— Overhead Power Line



Owners/Subdividers:
Brian & Brenda Lintvedt
1124 County Road A
Edgerton, WI 53534



Sheet 1 of 2

7-1-19

JN 19-09

ANDERSON LAND SURVEYING LLC
W6141 Star School Road, Fort Atkinson, WI 53538

Professional Land Surveyor
Phone (920) 563-8162

2 of 7

CERTIFIED SURVEY MAP

Lots 1 and 2, C.S.M. #5843 recorded in Volume 33 Certified
Survey Maps at pages 199 and 200 as Document #1392857
in the SW¼ of the SE¼ of Section 25, T5N, R13E,
Town of Koshkonong, Jefferson County, WI

SURVEYOR'S CERTIFICATE

I, Mark E. Anderson, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of Brian Lintvedt, owner, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and is Lots 1 and 2, C.S.M. #5843 recorded in Volume 33 Certified Survey Maps at pages 199 and 200 as Document #1392857 in the SW¼ of the SE¼ of Section 25, T5N, R13E, Town of Koshkonong, Jefferson County, Wisconsin containing 2.060 acres and subject to a road right of way across the southeasterly 33 feet.

Date 7-1-19

Mark E. Anderson
Mark E. Anderson
Professional Land Surveyor, S-1370



Approved by the City of Fort Atkinson.

Date _____

Michelle A. Ebbert, City Clerk

Approved by the Town of Koshkonong.

Date _____

Authorized Signature

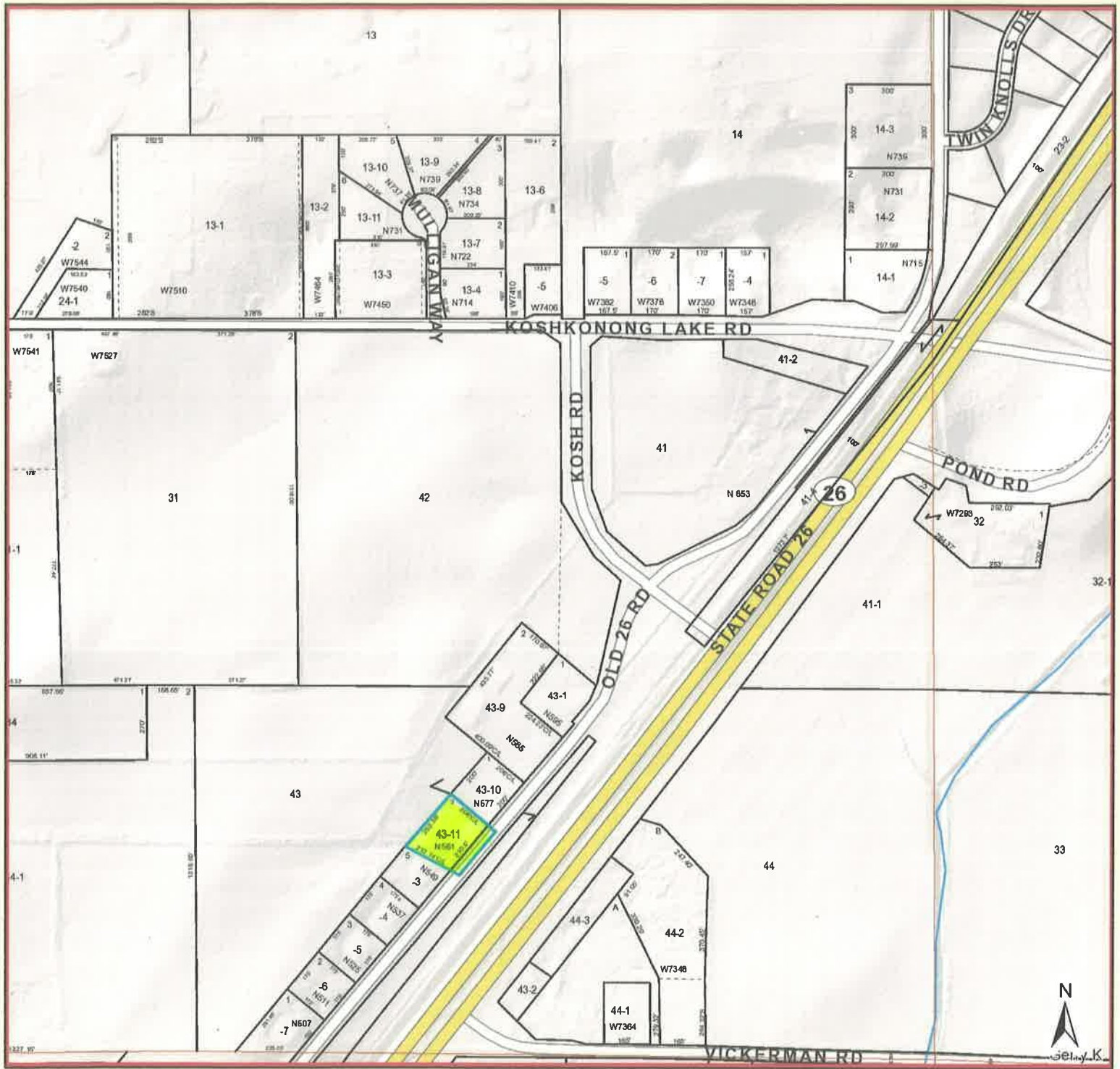
Approved by the Planning and Zoning Committee of Jefferson County.

Date _____

Authorized Signature

3 of 7

Jefferson County Land Information



- | | | | | | |
|---------------------|-----------------------|--|--------------------|--|---------------------|
| | Municipal Boundaries | | Road Right of Ways | | Streams and Ditches |
| Parcel Lines | | | | | |
| | Property Boundary | | Section Lines | | Surface Water |
| | Old Lot/Meander Lines | | Map Hooks | | |
| | Rail Right of Ways | | Tax Parcels | | |

4 of 7

500 250 0 500 Feet
1 Inch = 500 feet



Jefferson County Geographic Information System

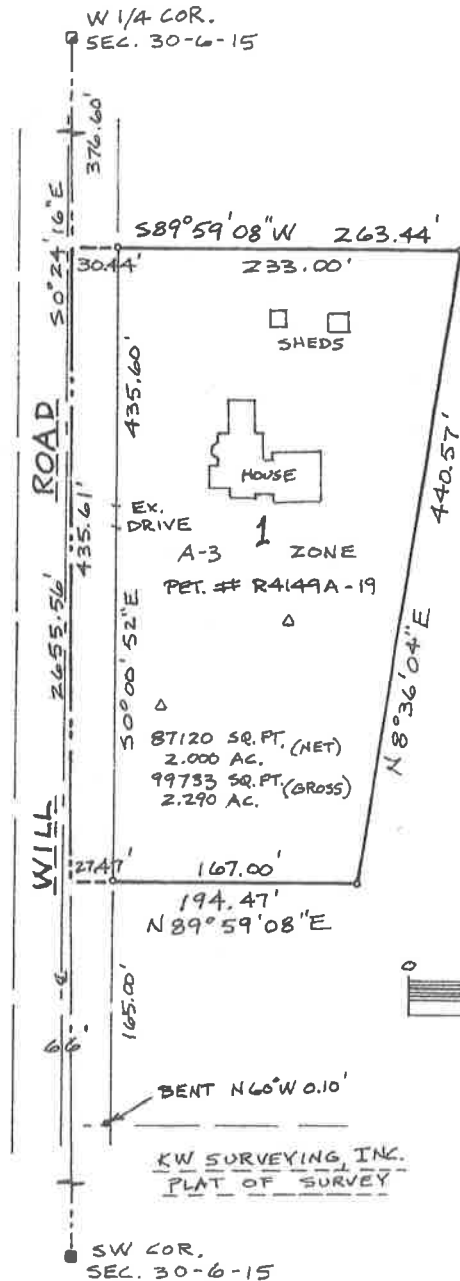
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: July 16, 2019

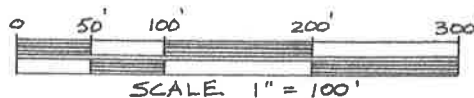
Author: Public User

CERTIFIED SURVEY MAP

Part of the NW¼ of the SW¼ of Section 30, T6N, R15E,
Town of Hebron, Jefferson County, WI



Owner/Subdivider:
Gregg W. Stephan
6376 Grossepark Road
Sun Prairie, WI 53590



NOTES:

Assumed North referenced to the west line of the
SW ¼ of Section 30-6-15 bearing S0°24'16"E.

This lot may be subject to any and all easements
or agreements either recorded or unrecorded.

- Found 4" Diameter Aluminum Monument
- Found 6" x 6" Stone Monument
- Found 1½" Iron Pipe
- Set ¾"x18" Iron Rod Weighing 1.50 #/Ft.
- ▲ Septic Vent



Sheet 1 of 2

JN 19-05

ANDERSON LAND SURVEYING LLC
W6141 Star School Road, Fort Atkinson, WI 53538

Professional Land Surveyor
Phone (920) 563-8162

5 of 7

CERTIFIED SURVEY MAP

Part of the NW¼ of the SW¼ of Section 30, T6N, R15E,
Town of Hebron, Jefferson County, WI

SURVEYOR'S CERTIFICATE

I, Mark E. Anderson, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of Gregg W. Stephan, owner, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and is part of the NW¼ of the SW¼ of Section 30, T6N, R15E, Town of Hebron, Jefferson County, Wisconsin, to-wit:

Commencing at the W ¼ corner of said Section 30; thence S0°24'16"E, along the west line of said SW¼, 376.60 feet to the point of beginning; thence continue S0°24'16"E, along said west line, 435.61 feet; thence N89°59'08"E, 194.47 feet; thence N8°36'04"E, 440.57 feet; thence S89°59'08"W, 263.44 feet to the point of beginning containing 2.290 acres and subject to a road right of way as shown.

Date 8-6-19


Mark E. Anderson
Professional Land Surveyor, S-1370



Approved by the City of Fort Atkinson.

Date _____

Michelle A. Ebbert, City Clerk

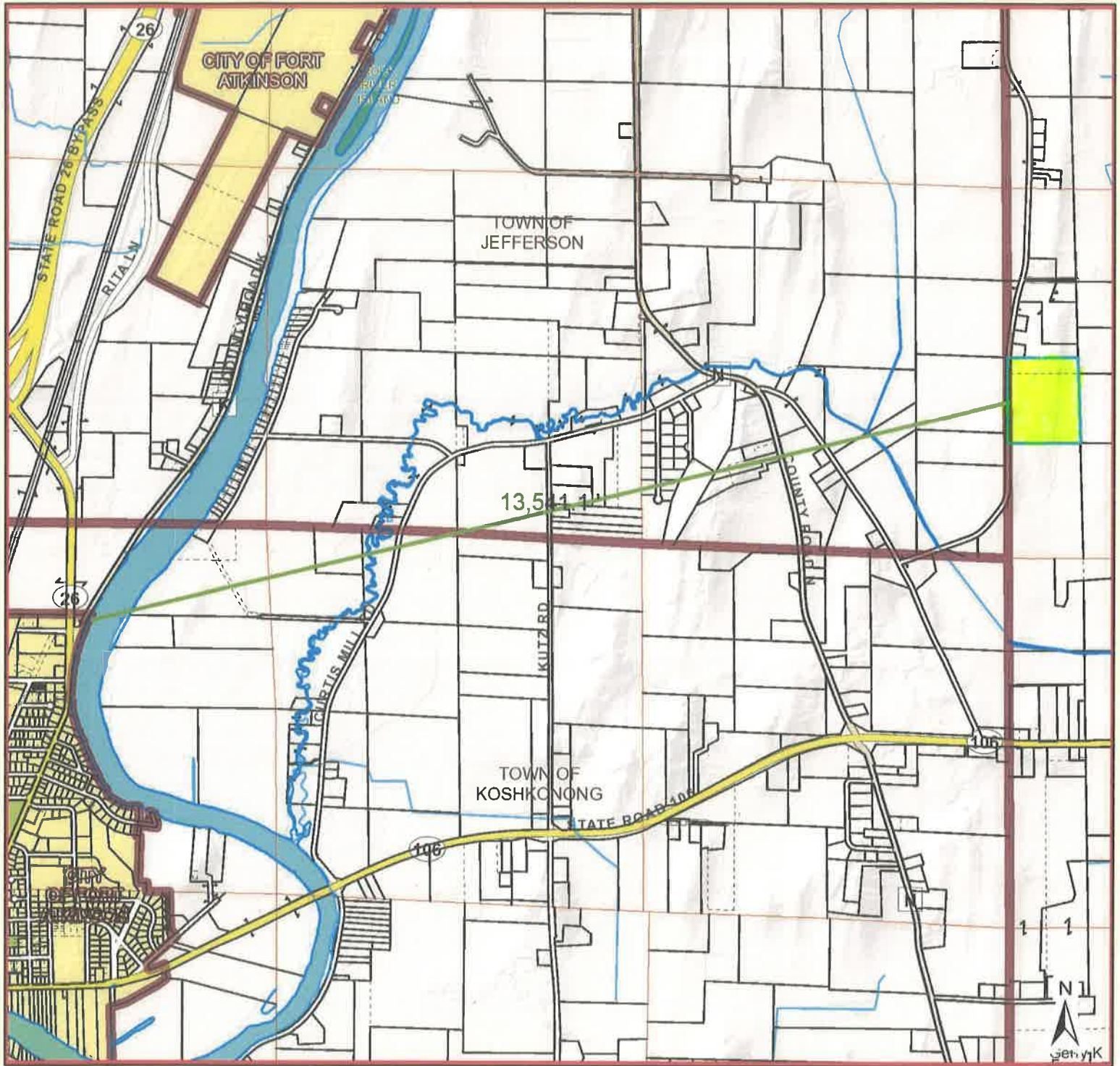
Approved by the Planning and Zoning Committee of Jefferson County.

Date _____

Authorized Signature

6 of 7

Jefferson County Land Information



- | | | |
|-----------------------|--------------------|---------------------|
| Municipal Boundaries | Road Right of Ways | Streams and Ditches |
| Parcel Lines | Section Lines | |
| Property Boundary | Surface Water | |
| Old Lot/Meander Lines | Map Hooks | |
| Rail Right of Ways | Tax Parcels | |

7 of 7

1,900 950 0 1,900 Feet
1 inch = 2,000 feet