



City of Fort Atkinson

PUBLIC WORKS and PARKS OPERATIONS

PROPOSED FACILITY REDEVELOPMENT

DISCUSSION TOPICS

- 1. Existing Operations Facility Summary.
- 2. Council Approvals to Date.
- 3. Design Team Introduction.
- 4. New Facility Plan Summary and Details.
- 5. Future Council Considerations.
- 6. Project Timeline.

EXISTING OPERATIONS FACILITY

1. Main Offices and Maintenance Shop Built early 1960's.
2. Added the North Truck Shed in the early 1970's.
 - Installed Fuel Tanks and Pumps in the late 1970's.
3. Added the West Parks Building in the early 1980's.
4. Constructed new Salt Shed 2015.



COUNCIL APPROVALS TO DATE

- First Facility Study Commissioned – 2016 contract with Barrientos Architects
- Facility Assessment – June 2022 contract with Engberg- Anderson
- Facility Design – February 2023 contract with Angus-Young
- Resolution to Reimburse through Borrowing – April 2023
- Purchase of Nasco Properties – closed May 2023

NEW FACILITY PLAN

Project Design Firm:

- Angus-Young Architects/Engineers • Janesville Wisconsin

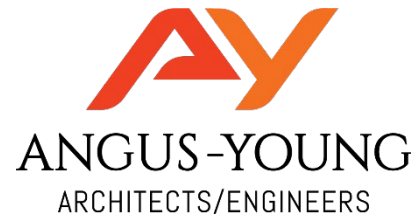


Project Design Team:

- Bradley Werginz, AIA
 - Project Architect
- Katie Udell, PLA, ASLA, LEED AP
 - Landscape Architect



City of Fort Atkinson - Public Works and Parks Operations



October 17, 2023



Project Summary

- **Public Works & Parks Operations Facility**
 - 69,688 SF
 - 48,440 SF Vehicle and Equipment Storage
 - 8,620 SF Fleet Maintenance
 - 1,711 SF Wash Bay
 - 2,275 SF Cold Storage
 - 1,525 SF Admin Offices
 - 2,561 SF Employee Welfare

- **Existing Parks Storage Garage**
 - 13,000 SF Trailer and Seasonal Equipment Storage
 - Heating and Ventilation System Replacement
 - Interior Finish Improvements
 - Exterior Painting

Project Summary

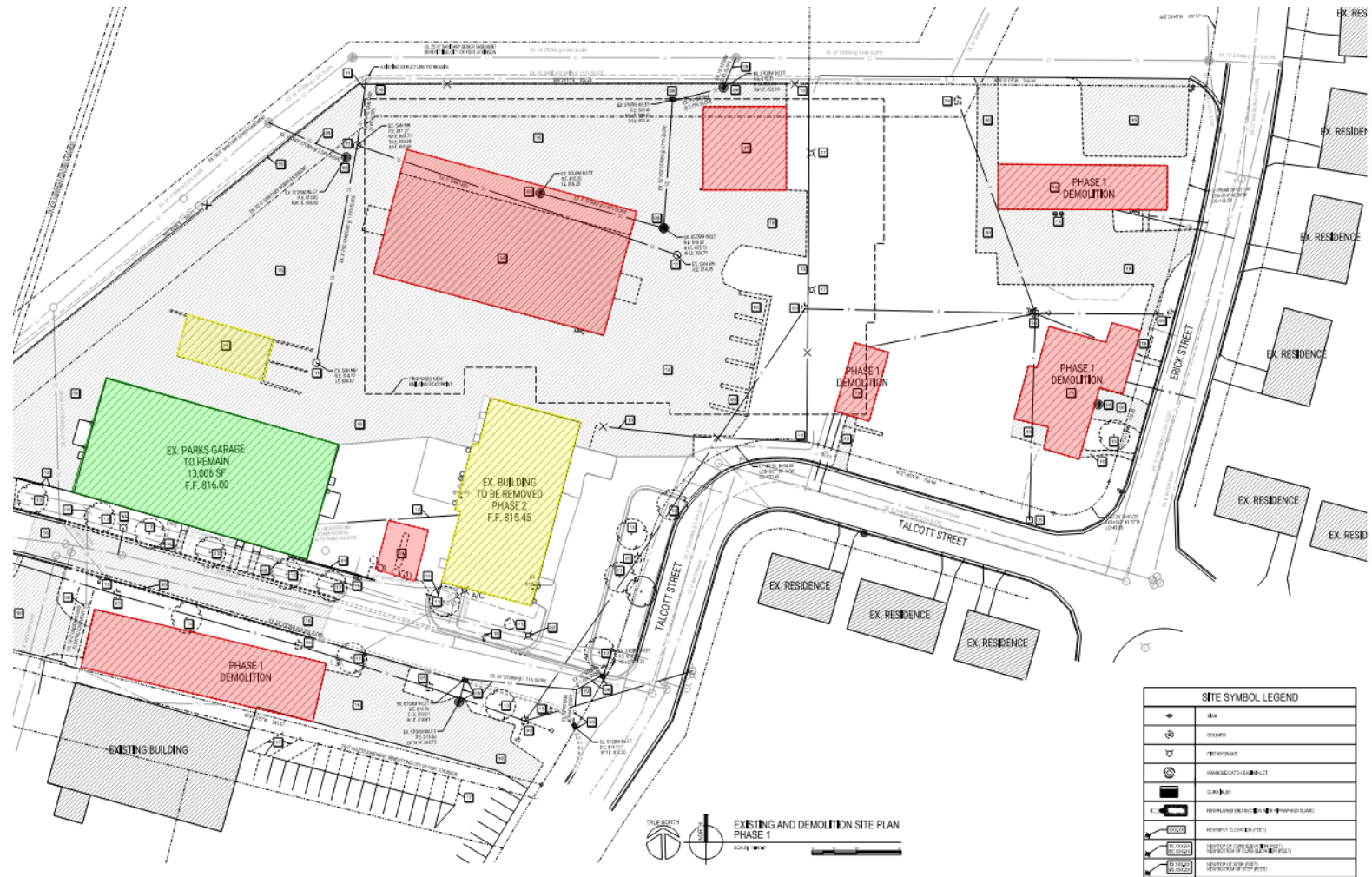
■ Site Improvements

- Demolition of Existing Buildings and Mass Grading
- 30 Visitor/Employee Parking Stalls
- Street Front Sidewalks
- Gated Facility Entrances w/ Perimeter Fencing
- Concrete Facility Door Approaches and Asphalt Drives
- Truck Scale
- Landscaping and Site Lighting
- Stormwater Management System

■ Salt Storage and Material Bunkers

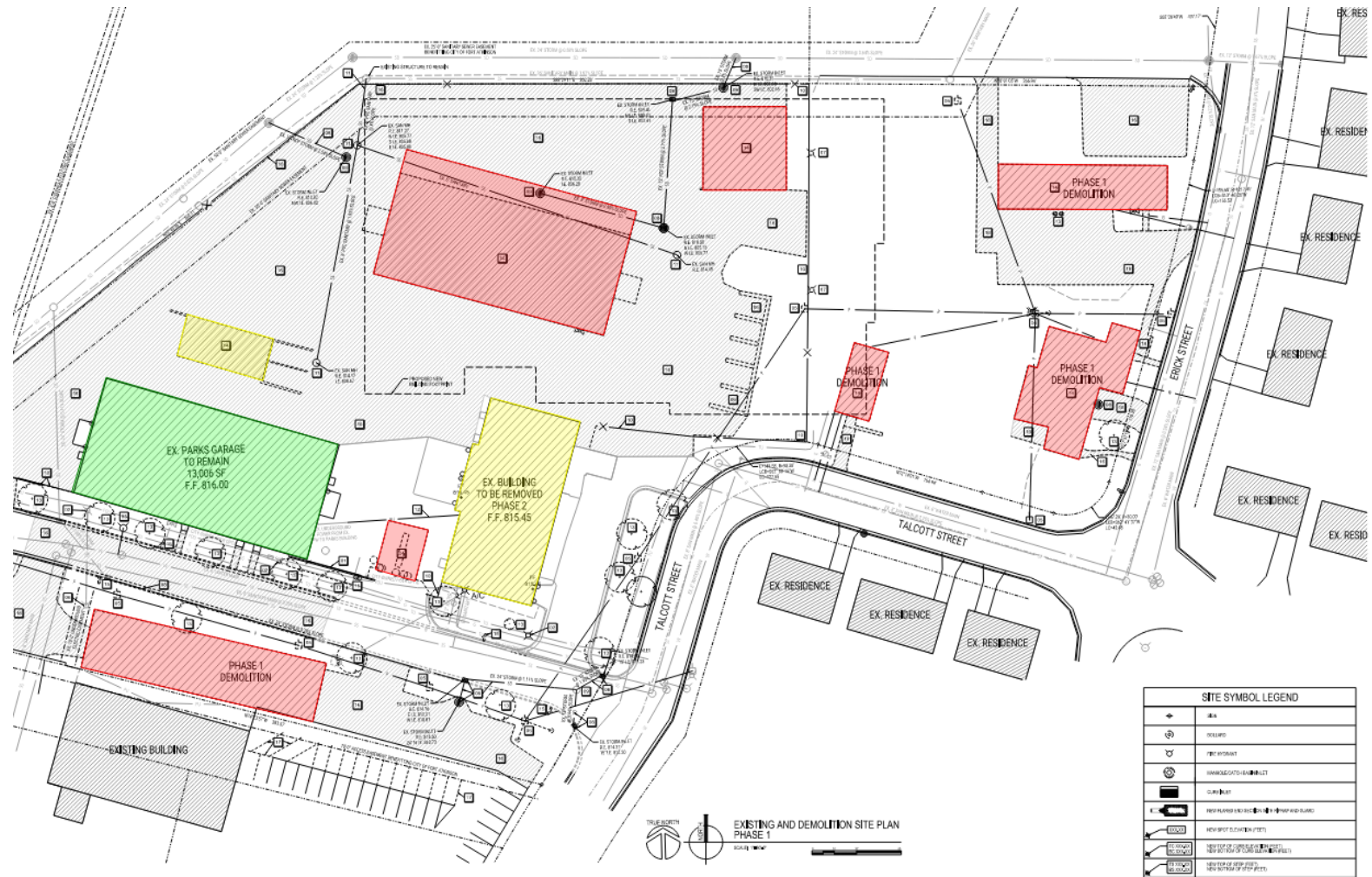
- 2,400 SF Salt Storage Building
- 900 SF Covered Lean-To Outdoor Bunker Material Storage

Site Demolition – Phase 1 (Red)



SITE SYMBOL LEGEND	
	WALL
	COLUMN
	FOOTPRINT
	UNOBSTRUCTED FOOTPRINT
	CLEAN WALL
	NEW PHASE 1 WALL (NEW AND EXISTING)
	NEW SPOT COLUMN (FEET)
	NEW SPOT FOOTPRINT (FEET)
	NEW SPOT WALL (FEET)
	NEW SPOT WALL (FEET)

Site Demolition – Phase 2 (Yellow) Post Construction



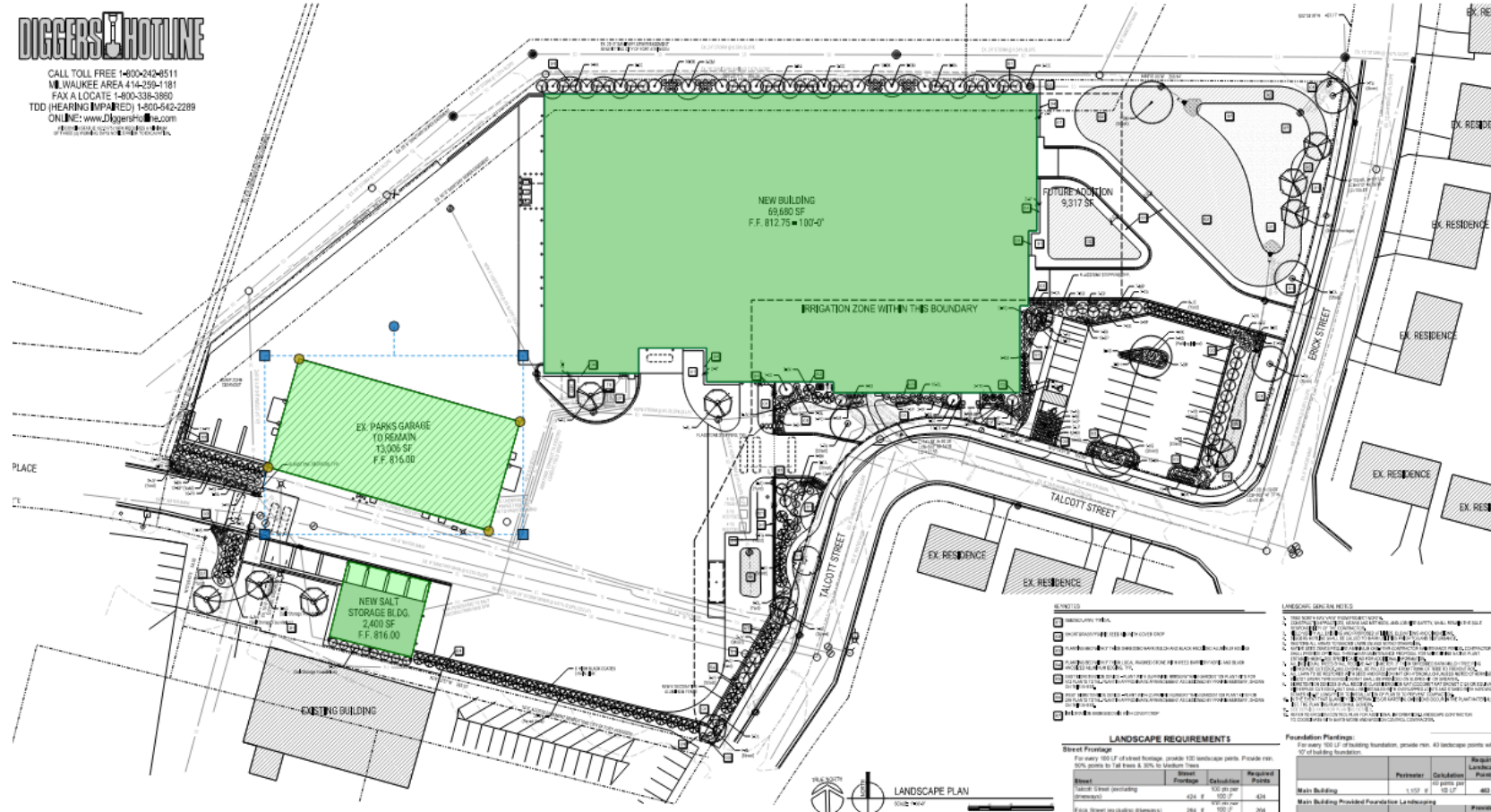
SITE SYMBOL LEGEND	
	WELL
	ISLAND
	DRIVEWAY
	UNIMPROVED EASEMENT
	DRIVEWAY
	NEW PLANNED EASEMENT
	NEW SPOT ELEVATION (FEET)
	NEW SPOT OF PROPOSED ELEVATION (FEET)
	NEW SPOT OF STRIP (FEET)
	NEW BOTTOM OF STRIP (FEET)

TRUE NORTH
 EXISTING AND DEMOLITION SITE PLAN
 PHASE 1
 SCALE: 1/8" = 1'-0"

Proposed Site Plan

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-6511
 MILWAUKEE AREA 414-250-1181
 FAX A LOCATE 1-800-338-3860
 TDD (HEARING IMPAIRED) 1-800-542-2289
 ONLINE: www.DiggersHotline.com



- LEGEND**
- 1. EXISTING BUILDING
 - 2. EXISTING DRIVE
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LANDSCAPE REQUIREMENTS

Street Frontage
 For every 100 LF of street frontage, provide 100 landscape points. Provide min. 50% points to fall trees & 50% to landscape trees.

Street	Street Frontage	Calculation	Required Points
Main Building	1,100 LF	1,100 LF x 100 points per 100 LF	1,100
Talcott Street	200 LF	200 LF x 100 points per 100 LF	200
Talcott Street	Subtotal		1,300
Talcott Street Provided Landscaping			Provided

Foundation Plantings
 For every 100 LF of building foundation, provide min. 40 landscape points within 50' of building foundation.

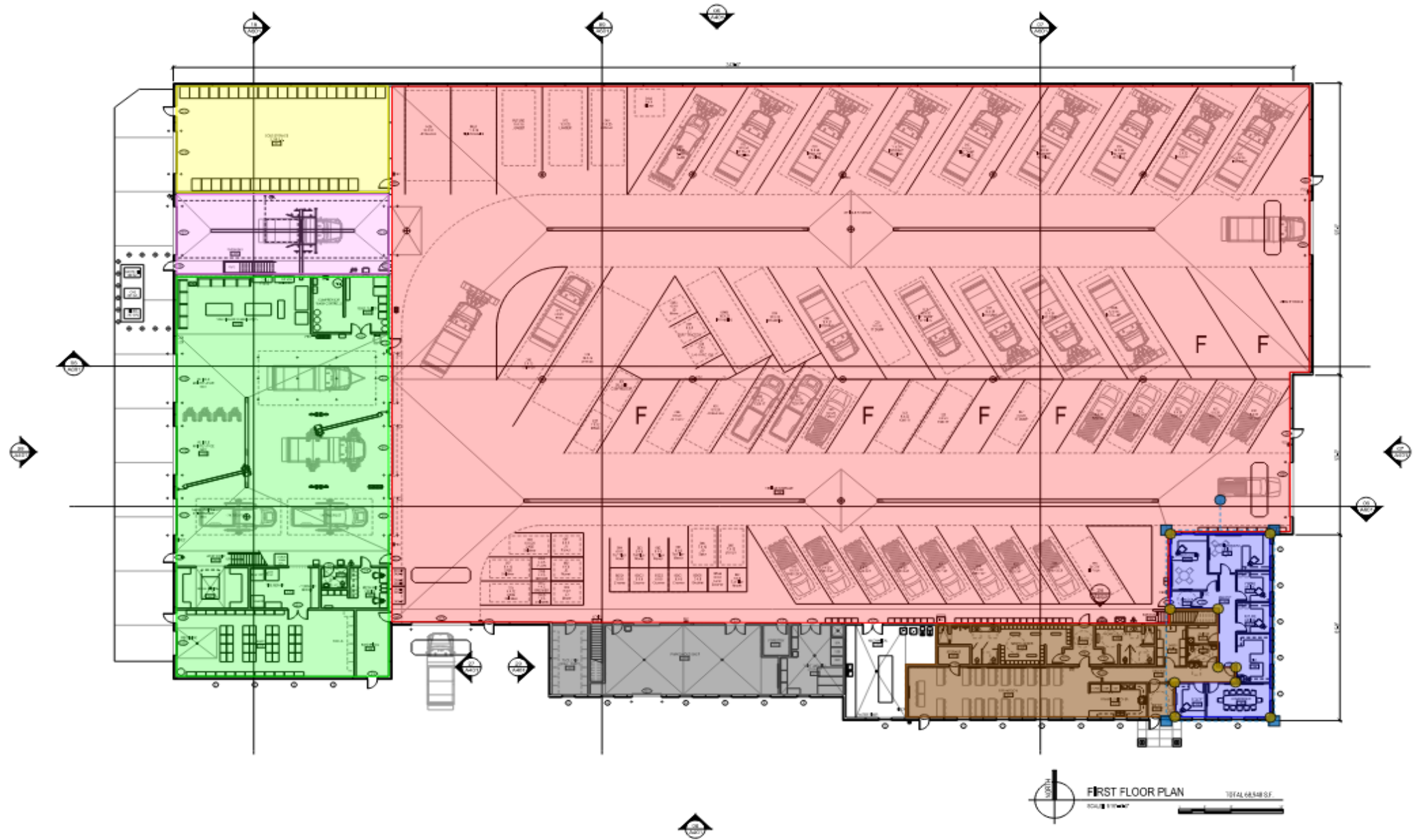
Main Building	Perimeter	Calculation	Required Landscape Points
Main Building	1,100 LF	1,100 LF x 40 points per 100 LF	440
Main Building Provided Foundation Landscaping			Provided

Plant

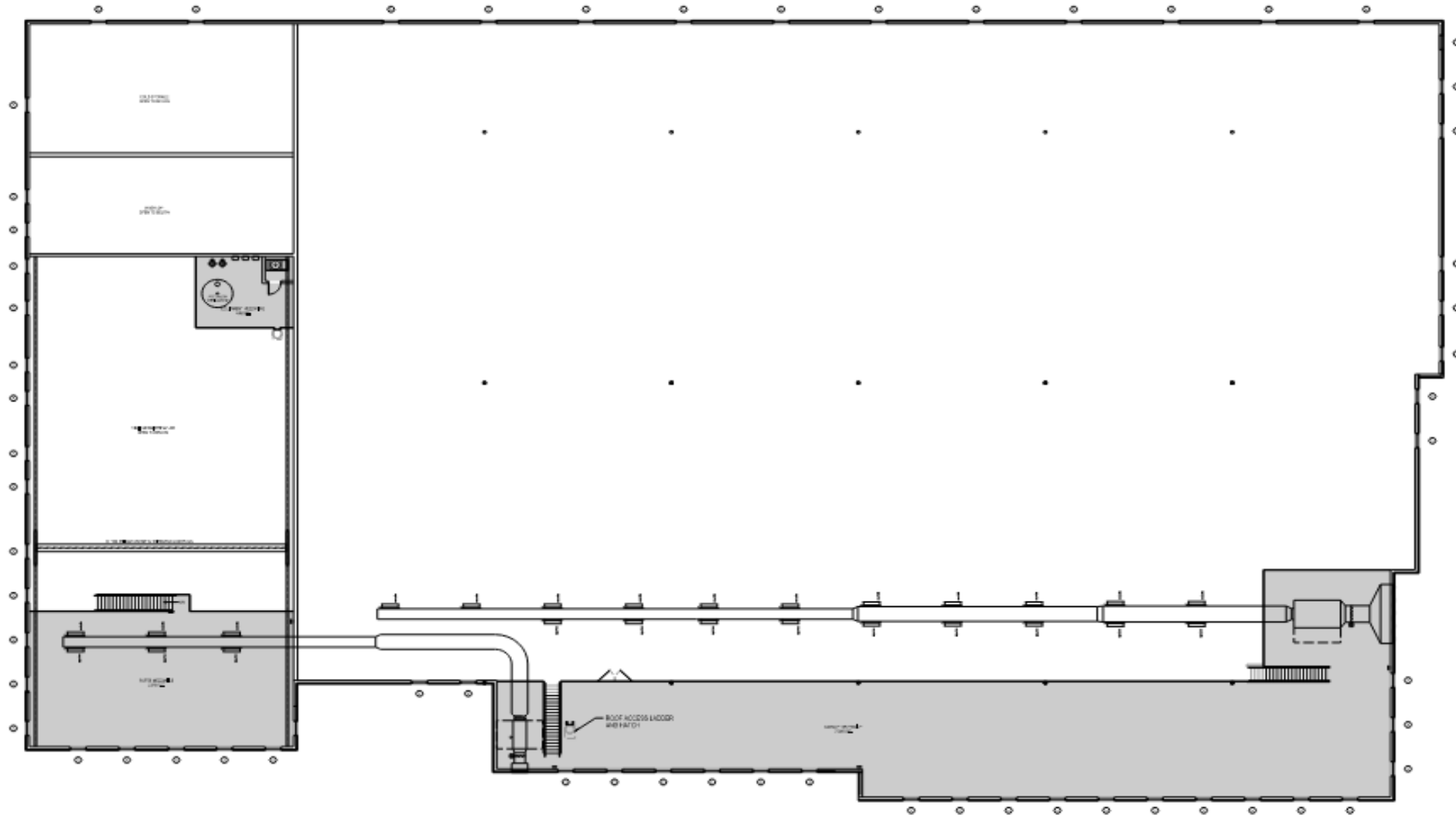
Plant	Plant Value	Quantity	Provided Landscape Points
Medium Landscape Tree	10.0	40	400
Small Landscape Tree	2.5	160	400
Subtotal			800



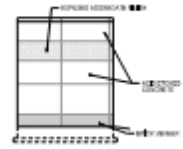
Proposed Ground Floor Plan



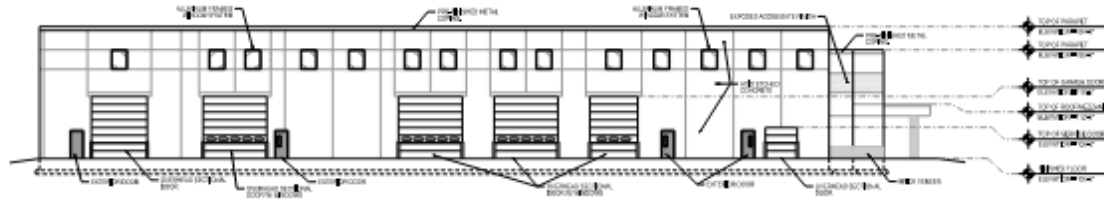
Proposed Mezzanine Level Plan



Proposed Exterior Elevations



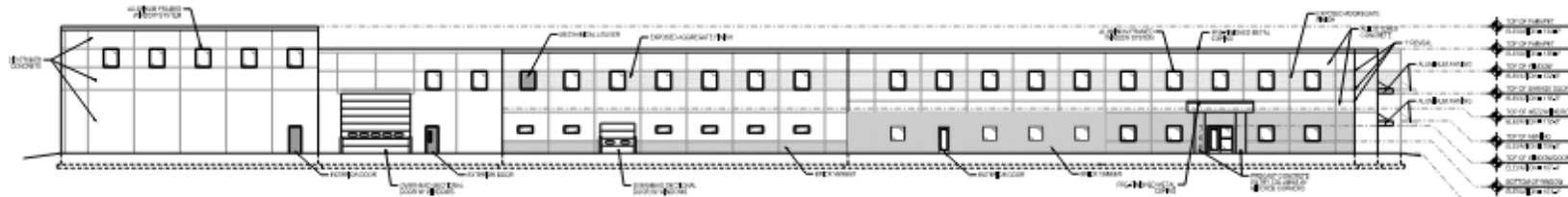
29 PARTIAL WEST ELEVATION
SCALE 1/8" = 1'-0"



09 WEST ELEVATION
SCALE 1/8" = 1'-0"

WATER PENETRATION WEST ELEVATION

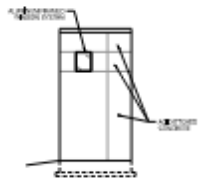
- ACI 308.4R CONCRETE - 10%
- EXPOSED AGGREGATE - 10%
- WICK ROOFER - 10%



08 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

WATER PENETRATION SOUTH ELEVATION

- ACI 308.4R CONCRETE - 10%
- EXPOSED AGGREGATE - 10%
- WICK ROOFER - 10%



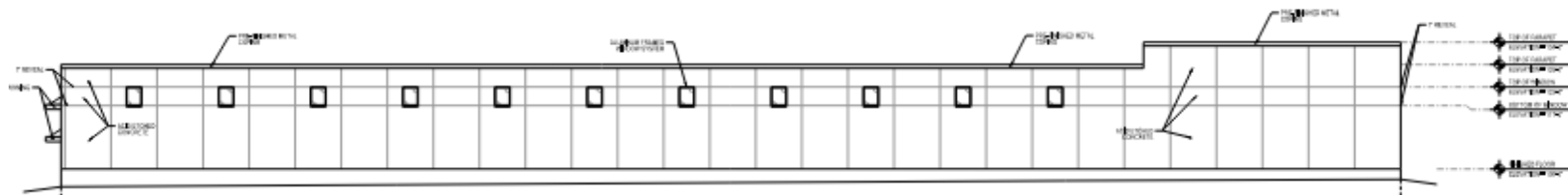
27 PARTIAL EAST ELEVATION
SCALE 1/8" = 1'-0"



07 EAST ELEVATION
SCALE 1/8" = 1'-0"

WATER PENETRATION EAST ELEVATION

- ACI 308.4R CONCRETE - 10%
- EXPOSED AGGREGATE - 10%
- WICK ROOFER - 10%

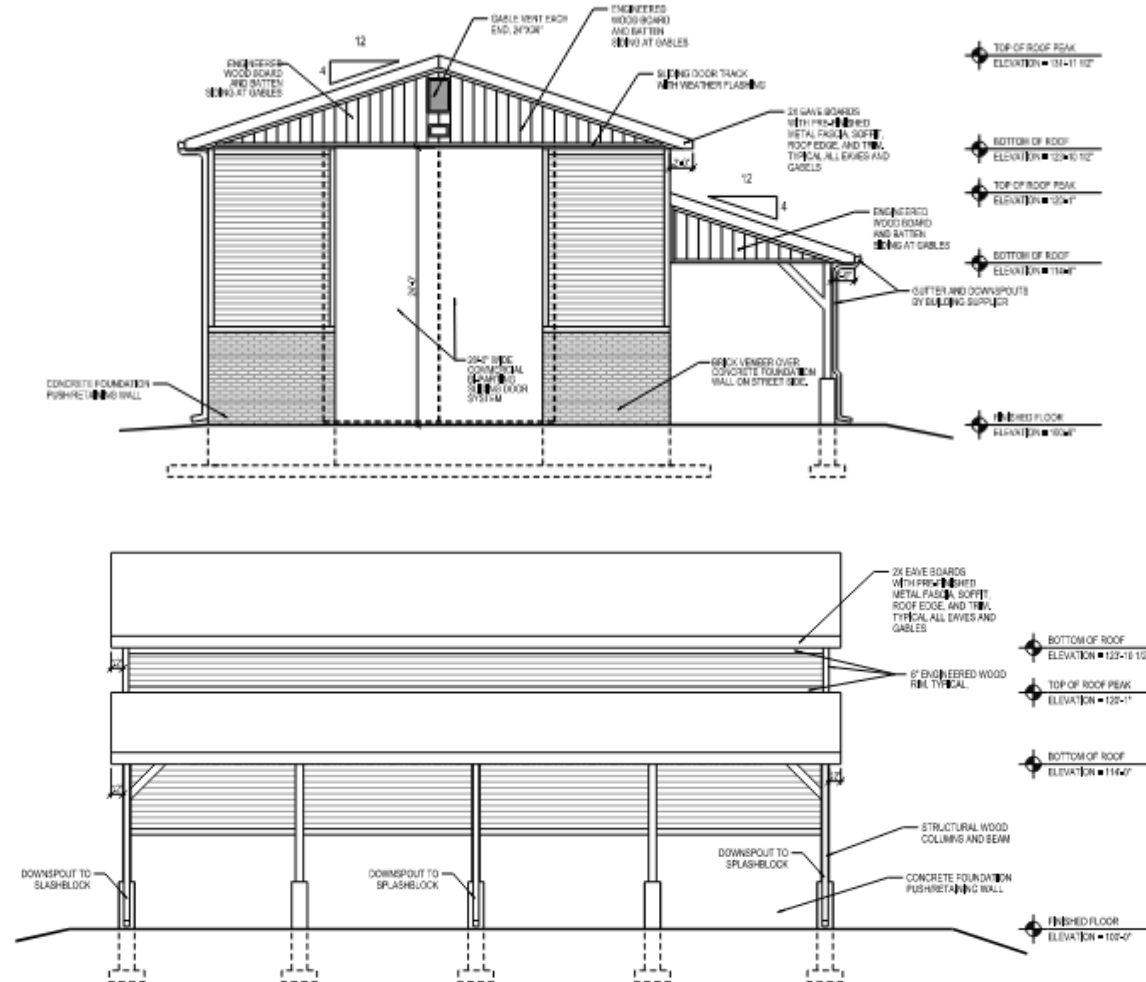


06 NORTH ELEVATION
SCALE 1/8" = 1'-0"

WATER PENETRATION NORTH ELEVATION

- ACI 308.4R CONCRETE - 10%
- EXPOSED AGGREGATE - 10%
- WICK ROOFER - 10%

Proposed Salt Shed Elevations













Opinion of Project Costs

City of Fort Atkinson

DESIGN DEVELOPMENT CONSTRUCTION ESTIMATE

10/17/2023
A/E #: 76130

Description	Area	Units	Cost/Unit	Estimated Cost
Site Improvements/BLDG Demo	6.0	acres	210,000	1,260,000
Main Building	79,544	SF	137.13	10,907,735
Administration	2,059	SF	190.00	391,210
Employee Welfare	2,087	SF	220.00	459,140
Equipment Maintenance	8,653	SF	220.00	1,903,660
Mezzanine Storage	9,869	SF	85.00	838,865
Wash Bay	1,712	SF	280.00	479,360
Materials and Equipment	52,764	SF	125.00	6,595,500
Cold Storage	2,400	SF	100.00	240,000
Parks Garage Finish Upgrades	13,000	SF	50.00	650,000
Salt Shed Building W/ Lean To	3,600	SF	125.00	450,000
Total Construction Cost				13,267,735
With 10% Construction Contingency				14,594,509



Summary of Costs

City of Fort Atkinson

DESIGN DEVELOPMENT CONSTRUCTION ESTIMATE

10/17/2023
A/E #: 76130

Summary

Design and Pre-Construction	\$	1,040,265.00
Building Construction		14,594,508.50
Furniture and Equipment		325,000.00
Construction Management		120,000.00
Total All-In Project Cost		16,079,773.50

Thank you for your time!



Brad Werginz, AIA

Project Architect

b.werginz@angusyoung.com

Angus Young Associates

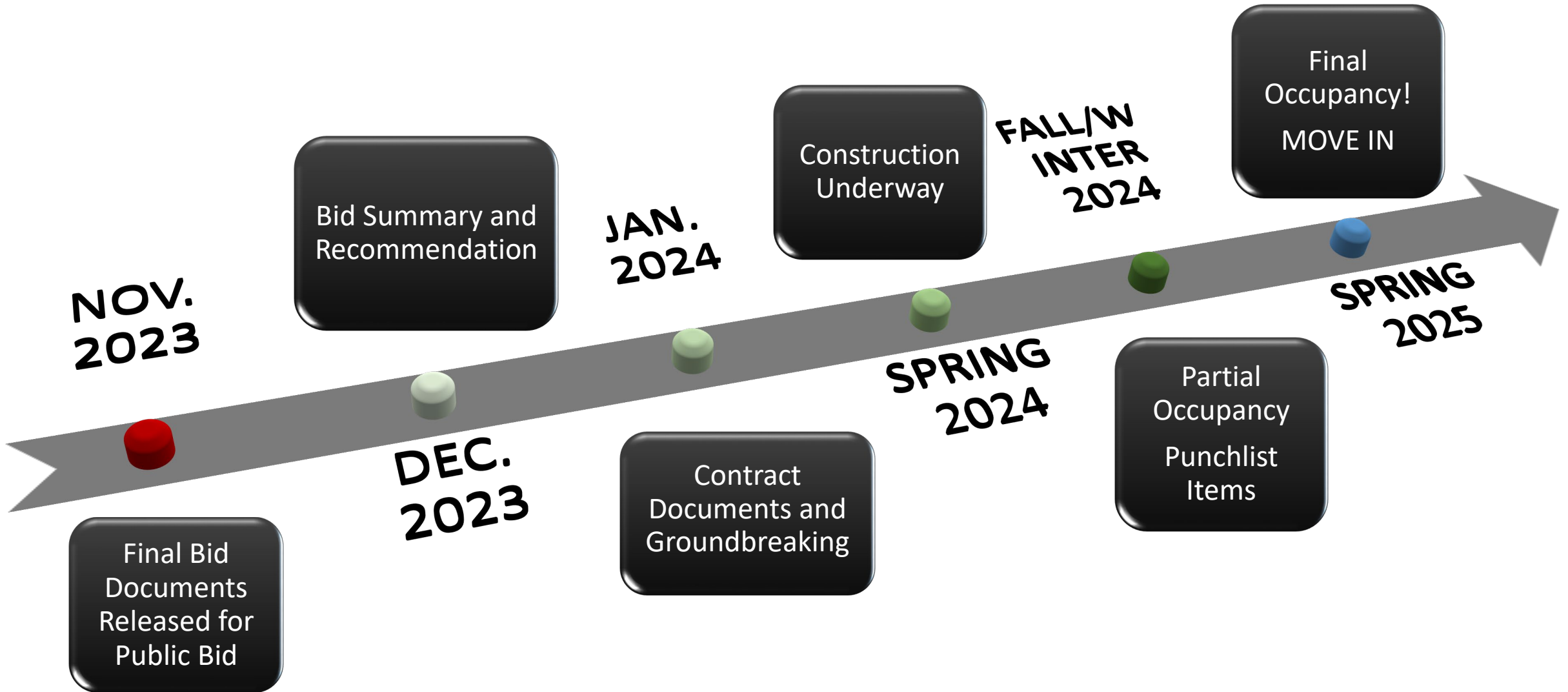
608-756-2326



FUTURE COUNCIL CONSIDERATIONS

- Certified Survey Map – TONIGHT
- Site Plan / Cond Use Review (P Comm) – 10/24 Meeting
- Formal 2024 Borrowing Process Begins – December 2023
- Contractor Selection – End of December 2023 / Beginning of January 2024

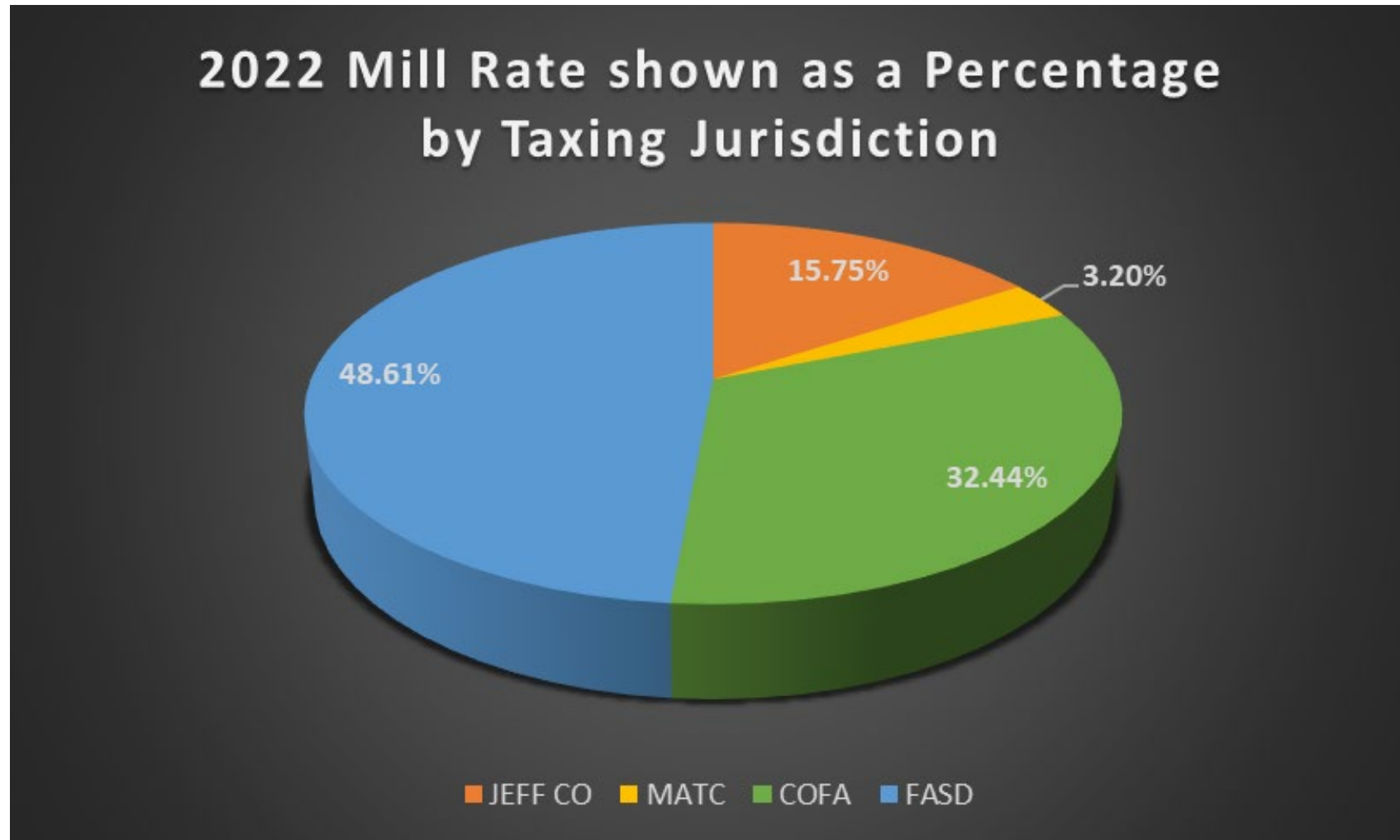
PROJECT TIMELINE



2024-2025 PROPOSED BORROWING

City of Fort Atkinson Proposed 2024 Borrowing (2024-2025)*								
Project/Purchase	Year Funds Needed	Term	Levy/General Fund	TID #9	Water	Wastewater	Storm	Total
Police Department Squad Cars (3)	2024 & 2025	10	\$ 196,500.00	\$ -	\$ -	\$ -	\$ -	\$ 196,500.00
Municipal Building - Reconfiguration of CM & P/R Director Office; Building Repairs & LED Lights	2025	20	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00
Fire Department Portable Radio Replacement	2024	10	\$ 183,200.00	\$ -	\$ -	\$ -	\$ -	\$ 183,200.00
Fire Department Mobile Radio Replacement	2024	10	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ 120,000.00
Public Works Pavement Patch Trailer (hot box)	2024	10	\$ 49,000.00	\$ -	\$ -	\$ -	\$ -	\$ 49,000.00
Public Works 3/4 Ton Pickup Truck	2025	10	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00
Public Works Pavement Crack Router & Concrete Saw	2025	10	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ 36,000.00
Public Works and Parks Operations facility Construction	2024	20	\$ 12,705,000.00	\$ -	\$ 495,000.00	\$ 1,650,000.00	\$ 1,650,000.00	\$ 16,500,000.00
Public Works and Parks Operations facility - land purchase	2023 (reimburse GF)	20	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Public Works and Parks Operations facility - design and construction specifications	2023 (reimburse GF)	10	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	\$ 375,000.00
Parks & Recreation - Pool Heater Replacement	2024	10	\$ 39,000.00	\$ -	\$ -	\$ -	\$ -	\$ 39,000.00
Parks & Recreation - Aquatic Center Mechanical Repairs and Shower Replacements	2025	10	\$ 32,000.00	\$ -		\$ -	\$ -	\$ 32,000.00
Parks & Recreation - Ford F150 Pick-up Truck	2025	10	\$ 43,500.00	\$ -	\$ -	\$ -	\$ -	\$ 43,500.00
Banker Road Infrastructure	2024	20	\$ -	\$ 3,200,000.00	\$ -	\$ -	\$ -	\$ 3,200,000.00
Fund 5 Road Projects (various)	2024 & 2025	20	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00
Wastewater - Solar Energy Project	2024	20	\$ -	\$ -	\$ -	\$ 1,500,000.00	\$ -	\$ 1,500,000.00
*Draft 10.9.23 RH			\$ 15,159,200.00	\$ 3,200,000.00	\$ 495,000.00	\$ 3,150,000.00	\$ 1,650,000.00	\$ 23,654,200.00

2022 Mill Rate by Taxing Jurisdiction



Estimated City Mill Rate 2023-2030

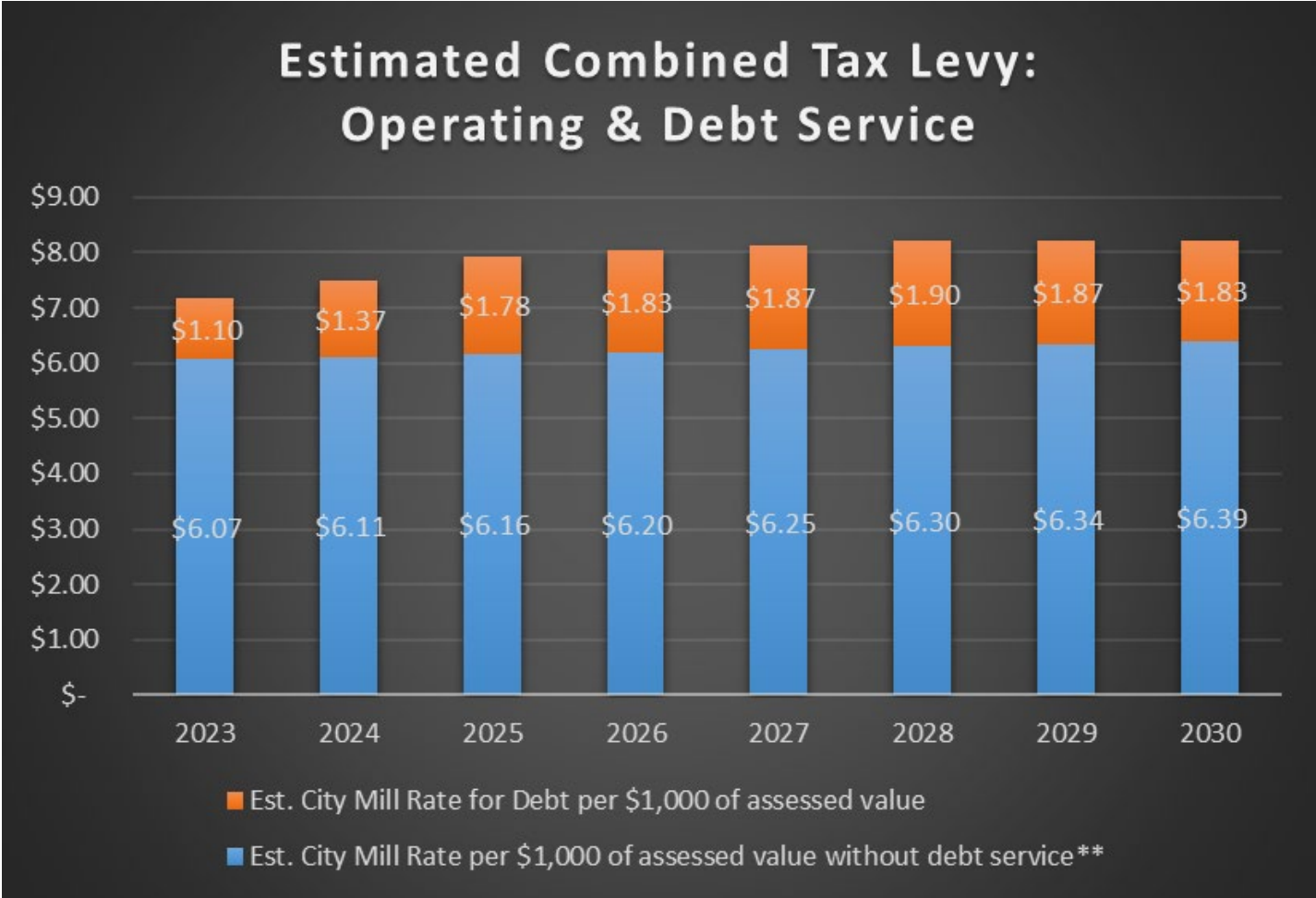
Table 1: Estimated City Mill Rate 2023-2030

Levy Year	Year Due	Possible Debt Service Payment*	Est. City Mill Rate per \$1,000 of assessed value without debt service**	Est. City Mill Rate for Debt per \$1,000 of assessed value	Est. Total City Mill Rate per \$1,000 of assessed value
2023	2024	\$ 1,397,789.00	\$ 6.07	\$ 1.10	\$ 7.17
2024	2025	\$ 1,777,519.00	\$ 6.11	\$ 1.37	\$ 7.48
2025	2026	\$ 2,363,806.00	\$ 6.16	\$ 1.78	\$ 7.94
2026	2027	\$ 2,469,459.00	\$ 6.20	\$ 1.83	\$ 8.03
2027	2028	\$ 2,584,194.00	\$ 6.25	\$ 1.87	\$ 8.12
2028	2029	\$ 2,678,543.00	\$ 6.30	\$ 1.90	\$ 8.20
2029	2030	\$ 2,680,945.00	\$ 6.34	\$ 1.87	\$ 8.21
2030	2031	\$ 2,677,135.00	\$ 6.39	\$ 1.83	\$ 8.22

*Assumes roughly \$20M in GO borrowing in 2024 plus \$2M every other year, starting in 2026

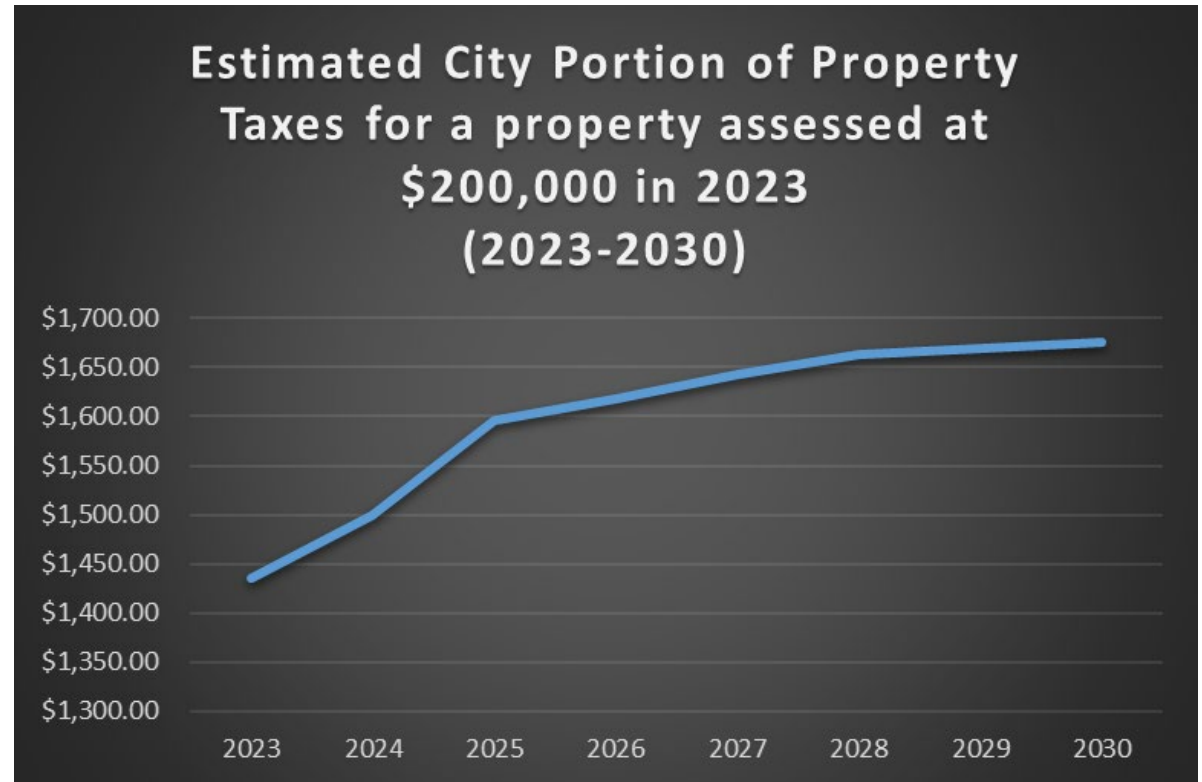
**Estimated mill rate (City only), including GF expenditures and TIDs

Estimated Combined Tax Levy 2023-2030



Estimated City Property Taxes 2023-2030 (\$200,000 value)

Table 2: Estimated Property Taxes for Assessed Value of \$200,000 (2023)		
	Est. City Portion of Property Taxes	Percentage Increase
2023	\$ 1,434.71	6.82%
2024	\$ 1,499.38	4.51%
2025	\$ 1,595.95	6.44%
2026	\$ 1,618.40	1.41%
2027	\$ 1,642.29	1.48%
2028	\$ 1,663.06	1.26%
2029	\$ 1,669.68	0.40%
2030	\$ 1,675.37	0.34%

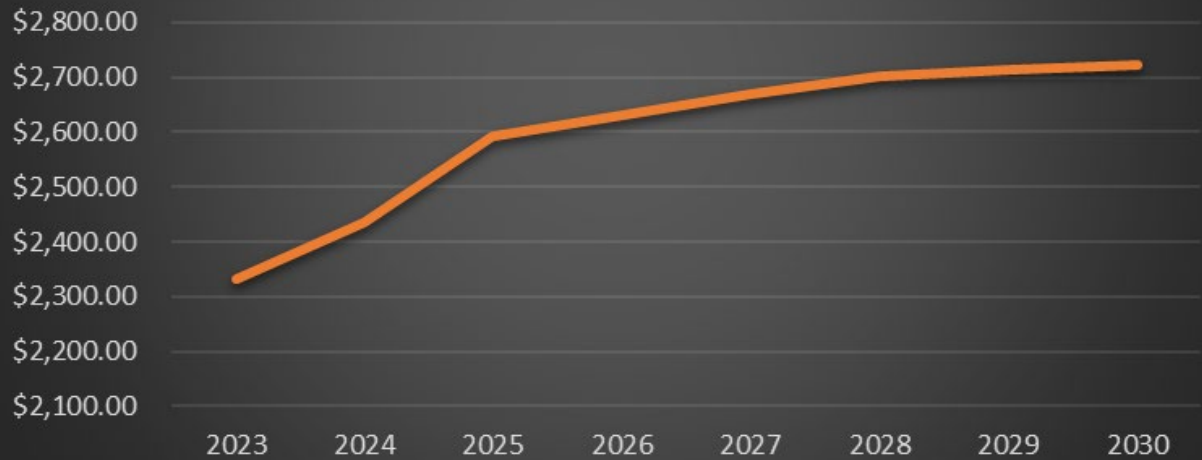


Estimated City Property Taxes 2023-2030 (\$325,000 value)

Table 3: Estimated Property Taxes for Assessed Value of \$325,000 (2023)

	Est. City Portion of Property Taxes	Percentage Increase
2023	\$ 2,331.40	6.91%
2024	\$ 2,436.49	4.51%
2025	\$ 2,593.41	6.44%
2026	\$ 2,629.90	1.41%
2027	\$ 2,668.71	1.48%
2028	\$ 2,702.47	1.26%
2029	\$ 2,713.23	0.40%
2030	\$ 2,722.48	0.34%

Estimated City Portion of Property Taxes for a property assessed at \$325,000 in 2023 (2023-2030)



Estimated City Property Taxes 2023-2030 (\$450,000 value)

Table 4: Estimated Property Taxes for Assessed Value of \$450,000 (2023)		
	Est. City Portion of Property Taxes	Percentage Increase
2023	\$ 3,228.09	6.95%
2024	\$ 3,373.60	4.51%
2025	\$ 3,590.88	6.44%
2026	\$ 3,641.40	1.41%
2027	\$ 3,695.14	1.48%
2028	\$ 3,741.88	1.26%
2029	\$ 3,756.78	0.40%
2030	\$ 3,769.59	0.34%

