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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, DECEMBER 10, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR

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

Meeting ID: 822 1486 0406
Passcode: 53538

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

AGENDA

1. **Call meeting to order**

2. **Roll call**

3. **New Business**
   a. Review and possible action relating to the **minutes of the November 26, 2024 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
   b. Review and possible action relating to a **Site Plan Review** for signage at St Croix Hospice, 825 Lexington Blvd. (SPR-2024-10) (Draeger, Building/Zoning Administrator)
   c. Review and possible recommendation to the City Council on a petition to discontinue Trillium Drive in the City of Fort Atkinson (Selle, Director of Public Works)
   d. Update on previous Plan Commission approved projects (Houseman/Selle)

4. **Adjournment**

Date Posted: December 6, 2024

CC: Plan Commission Members; City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

Notice is hereby given that a majority of the Fort Atkinson City Council may be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d. 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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City of Fort Atkinson
City Manager's Office
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PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, NOVEMBER 26, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Chairperson Manager Houseman, Director Selle, Council Representative Schultz, Commissioners Shull. Commissioner Highfield arrived at 4:25 pm. Also present: Park & Recreation Director, Building Inspector and Clerk/Treasurer. Absent: Commissioners Kessenich and Hough.

3. New Business

a. ***Public Hearing*** *relating to a Zoning Map Amendment to change the zoning district for the property located at 211 Memorial Drive (parcel number 226-0514-0312-050), from Single Family Residential (SR-5) to Institutional (I). (ZMA-2024-02) (Draeger, Building Inspector/Zoning Administrator)*

Building Inspector Draeger presented the proposed rezoning request that includes one parcel located at the corner of Sherman Avenue and Memorial Drive. The 0.68-acre property is currently developed with an 8,000 square foot, single-story, commercial style building with the remainder of the site devoted to surface parking. This was the former location of the Fort Family Dental Clinic prior to that use moving to Madison Avenue. Located on the far East side of Fort Atkinson, the property is one block from the Fort Healthcare Hospital campus and is surrounded by single and two-family residential on all four sides. The applicant is seeking to rezone the property from Single-Family Residential (SR-5) to Institutional (I) to better match the existing development on the site today and reflect the similar uses that were formally on the site.

The public hearing was opened at 4:05 pm.

Mary Benson, 202 Memorial Drive - she expressed concern for street parking of the tenants of the subject property. Mrs. Benson wants to ensure their City services are not

disrupted, including trash pickup, leaf pickup and safety of entering and leaving their driveway. She also noted drainage from heavy rain and water main breaks that occur in the area that require extra attention from City Departments.

The public hearing was closed at 4:08 pm.

b. *Review and possible action relating to the **minutes of the November 12, 2024 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
Selle moved, seconded by Schultz to approve the minutes of the November 12, 2024 Plan Commission meeting. Motion carried.

c. *Review and possible recommendation to the City Council relating to a **Public Monument Review - Eagle Scout Project** to install a bike repair station located at the Rotary Train Depot (PMR-2024-04) (Dayton, Director of Parks and Recreation)*
Director Dayton introduced Eagle Scout Stachel. Landon Stachel is requesting to install an outdoor bike repair station for his final Eagle Scout Project. At the September 11, 2024 Park and Recreation Advisory Board meeting, Landon presented his project and received feedback regarding the installation location along the Glacial River Bike Trail. Board members and staff recommended the site north of the Rotary Train Depot shelter, near the existing bike racks.

Schultz moved, seconded by Shull to recommend that the City Council approve this request for a Public Monument/Building Review allowing the installation of the Bike Repair Station along the Glacial River Trail adjacent to the Rotary Train Depot shelter. Motion carried.

d. *Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for the property located 211 Memorial Drive (parcel number 226-0514-0312-050), from Single Family Residential (SR-5) to Institutional (I) (ZMA-2024-02) (Draeger, Building Inspector/Zoning Administrator)*
Building Inspector Draeger further discussed the applicant that is proposing to rezone the property to Institutional to enable the current and future use of the property. This is consistent with how the property has been developed, is currently oriented, and was used when it was a dental practice just a few years ago. The City's Management Team has reviewed the application, and all comments have been included within this document. The proposed rezoning aims to provide additional land use opportunities for the property that mirrors the neighborhood characteristics of intermixed Institutionally-zoned properties throughout this area and the existing development patterns of the site. Overall, the proposed rezoning meets the requirements of the City's ordinances, is in alignment with adopted City plans, and can provide activation of an existing vacant building and site.

Schultz moved, seconded by Shull to recommend the City Council review and approve the Zoning Map Amendment for property located at 211 Memorial Drive as presented. Motion carried.

e. *Review and possible action on a **Conditional Use Permit** relating to a request for a small engine sale and repair facility to be located at 1200 Whitewater Avenue (CUP-2024-02)*

(Draeger, Building/Zoning Administrator)
Building Inspector Draeger provided the current property owner, the Richard Klopcic Trust, who has recently submitted for review to the Plan Commission a CSM that removed a portion of the subject parcel and combined it with a vacant land parcel to the West. The Hupke Power Center has been located in the Town of Koshkonong for some time and is looking to move the business to a more visible location in the City. The proposed Conditional Use would be located on the site of the existing commercial building adjacent to Highland Ave and Whitewater Ave. The building has been used for various engine and equipment repair shops over a span of many years. The requested location is Zoned UMU - Urban Mixed Use and lists Vehicle Service and Repair, Permitted as Conditional Use.

Staff recommends the Plan Commission Approve the requested Conditional Use Permit for a small engine sale and repair facility to be located at 1200 Whitewater Avenue with the following conditions:
- Outside storage shall not be permitted unless the applicant applies to amend this Conditional Use Permit and receives approval by the Plan Commission.
- The applicant must submit a site restoration plan to City staff within three months from the approval of this CUP, showing the stabilization of all gravel surfaces within five years of approval of this CUP. Stabilization includes removal of gravel to create green space and/or landscaping, paving of gravel area with asphalt or concrete, or other plans acceptable to City staff.
- All proposed site and building signage shall be approved by the Plan Commission prior to installation.

Schultz moved, seconded by Highfield to approve the Conditional Use Permit for a small engine sale and repair facility to be located at 1200 Whitewater Avenue with the conditions as noted in the Staff report. Motion carried.

4. Adjournment

Schultz moved, seconded by Selle to adjourn. Meeting adjourned at 4:33 pm.

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

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

Site Plan Review
REPORT TO THE PLAN COMMISSION

DATE: December 10, 2024
PROPERTY ADDRESS: 825 Lexington Blvd
PARCEL NUMBER: 226-0614-3241-033
OWNER: Becker Trust
APPLICANT: St. Croix Hospice, JNB Sign
FILE NUMBER: SPR-2024-10
EXISTING ZONING: SMU - Suburban Mixed Use
PROPOSED ZONING: No Change Proposed
EXISTING LAND USE: Mixed Use - Office
REQUESTED USES: No Change

BACKGROUND

Section 15.09.27 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Sign Permit application. This requires review of the proposed sign's conformance to the code, materials, legibility and visual clarity, compatibility with building characteristics, land uses, and site conditions, and potential conflicts with vehicular or pedestrian circulation.

REQUEST OVERVIEW

St. Croix Hospice is proposing new signs located on the West and South facades of the building, One facing Madison Avenue and one facing the West parking area, as well as a tenant panel sign in the Group Development sign along the North side of Madison Ave in front of the building located at Lexington Blvd.

- **South and West Façade:** The proposed wall signs are planned to replace the signage from previous business in approximately the same locations. The sign on the West façade is 60 sf and is constructed with an ACM panel, covered with vinyl. The sign on the South façade is of the same design but is slightly smaller at 36 sf. Both signs use the company colors of White and Sage Green.
- **Group Development Sign Panel:** The panel signs that are being proposed are filling existing vacant spots on the existing group development sign. The total square feet of each sign would be 17.5 sf.

The Sign Code requirements for Wall Signs are documented below.

Requirement	Proposed
1 sign per exterior wall, plus 1 per customer	Met- 1 sign per wall – 2 signs total

entry 1 SF of sign area per 1 ft of building façade length	• South Façade 40 ft = Proposed wall sign = 36 sf. Meets requirements. • West Façade 70 ft = Proposed wall sign = 60 sf. Meets requirements
Shall not extent over any roof or parapet	Located on the façade, no roof or parapet overhang
Shall be made of durable, all-weather materials	Aluminum Composite Panels with vinyl covering
Shall be ambient, backlit, internal, or gooseneck lighting	No proposed lighting
Shall be a minimum of 8 ft above the sidewalk	Located above doors and windows on the facade
Shall project a maximum of 12 in. from the front façade face of the building	Proposed 1 in.
Sign face material allowed	Metal composite sign with harmonious colors

No public notice is required for site plan review.

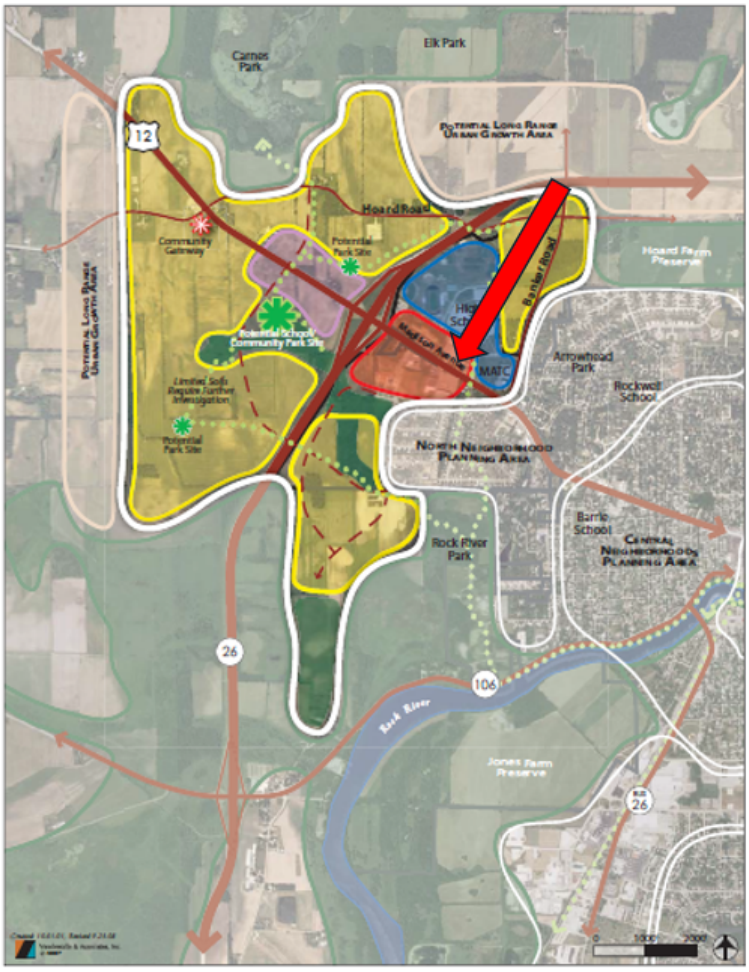
DISCUSSION

The subject parcel lies within the Northwest Quadrant Planning Area and is identified as Community Commercial within the City's Comprehensive Plan. The opportunities included in the Plan in this planning area include enhancing marketability due to the proximity to Madison, providing a community gateway experience, encouraging traditional neighborhood & sustainable design, capitalizing on existing businesses & schools, and encouraging urban mixed-use development & redevelopment. The subject property is also shown as Community Commercial on the Future Land Use Map. This designation includes indoor commercial, office, community facilities and controlled outdoor display land uses intended to serve the entire community. The proposed signs match the existing character of the building and its surroundings. Staff believes the proposal is in concert with the Comprehensive Plan.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON FUTURES OPEN HOUSE



The proposed wall signs and group development panel signs meet the requirements of the City's Zoning Ordinances and will are aligned with the surrounding commercial area. The owner of the building has provided an Owner's Authorization Letter approving the proposed signage. City staff has reviewed the application and all comments have been included within this document.

RECOMMENDATION

Staff recommends that the Plan Commission approve the requested signs as proposed.

ATTACHMENTS

1. ST Croix Hospice Application

2. ST Croix Hospice South Building Sign
3. ST Croix Hospice West Building Sign
4. ST Croix Hospice Development Sign
5. ST Croix Hospice Owner Approval

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

City of Fort Atkinson Procedural Checklist for Sign Permits
Requirements per Section 15.09.27

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

Name, company, and client (if applicable): Chris Cronin
JNB Signs, Inc. / 1221 Venture Dr. / Janesville, WI 53546
St. Croix Hospice
Phone number: 608-754-6338 Email: ccronin@jnbsigns.com
Property address of proposed sign: 825 Lexington Blvd., Suite 1A

I Application Packet Requirements

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

- ☑ The name, address, phone number, and email address of the applicant.
- ☑ The name of the business or land use the proposed sign will serve.
- ☑ The name, address, phone number, email address, and signature of the property owners.
- ☑ The name, address, phone number, and email address of the sign contractor.
- ☐ The property's zoning designation and use of the building for which the sign will provide information.
- ☐ The property's current land use or uses for entire subject property, including all indoor and outdoor areas.
- ☑ A signage plan, drawn to a recognizable scale, for the property shall be submitted showing the following:
  - ☑ Location, type, height, width, and area of the proposed sign.
  - ☐ Location, type, height, width, and area of all existing signs on the property and indication of whether existing sign(s) will remain or be removed/replaced.
  - ☐ All property lines and buildings on the property and within 50 feet of the proposed sign.
  - ☐ All customer entrances, parking areas, driveways, and public roads.
  - ☑ Method of attachment, structural support, method of illumination, and sign materials.
  - ☑ Approximate value of the sign to be installed, including cost of installation.
- ☑ Payment of the sign permit fee.
- ☐ Any other information that may reasonably be requested by the Zoning Administrator for the purpose of application evaluation.
- ☐ A written statement that all temporary signs will be removed per the limits.
- ☐ Any existing or proposed sign on property abutting a State Highway, United States Highway, or Interstate Highway shall also require approval from the Wisconsin Department of Transportation or the Federal Highway Administration.

City of Fort Atkinson
101 N. Main Street
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II Applicability

1) No Freestanding Sign listed under Section 15.09.05(1)(a), On-Building Sign listed under Section 15.09.05(1)(b), Pedestrian Sign listed under Section 15.09.05(1)(c), Bulletin Board or Order Board Sign under Section 15.09.05(1)(d), or Optional Miscellaneous Sign under Section 15.09.05(3)(b) shall be erected, installed, or constructed without approval from the City of Fort Atkinson Plan Commission.
2) No Menu Board or Sandwich Board Signs listed under Section 15.09.05(1)(d) or Building Management Identification Sign, On-Site Warning Sign, or On-Site Directional Sign listed under Section 15.09.05(3)(a), shall be erected, installed, constructed, or maintained without the granting of a permit from the Zoning Administrator in accordance with the provisions of this Section.
3) For signs requiring a permit in Subsection (a), above, this Section shall apply and be construed to require a permit for a change of copy on any sign or for any conversions or changes in the sign structure.
4) This Section shall not apply to repainting or re-facing with the same sign copy, cleaning, repair, or other normal maintenance of the sign or sign structure.
5) No new permit is required for signs which are in place as of the effective date this Chapter, and such signs may remain as legal nonconforming signs. Any alteration or relocation of such signs shall conform to the requirements of this Chapter. Refer to Section 15.09.35 for rules pertaining to nonconforming signs.
6) Any sign permit granted hereunder shall not be assigned or transferred to any other sign, including a modified sign face or modified sign structure.
7) The owner or tenant may request all such signs at one site be included under one permit.

III Criteria Used to Evaluate the Sign Permit Application

In deciding whether or not to grant a sign permit, the Zoning Administrator shall determine whether the proposed sign is in compliance with the provisions of Article IX of the City of Fort Atkinson Zoning Ordinance. In such review, the Zoning Administrator may also consider the following factors:

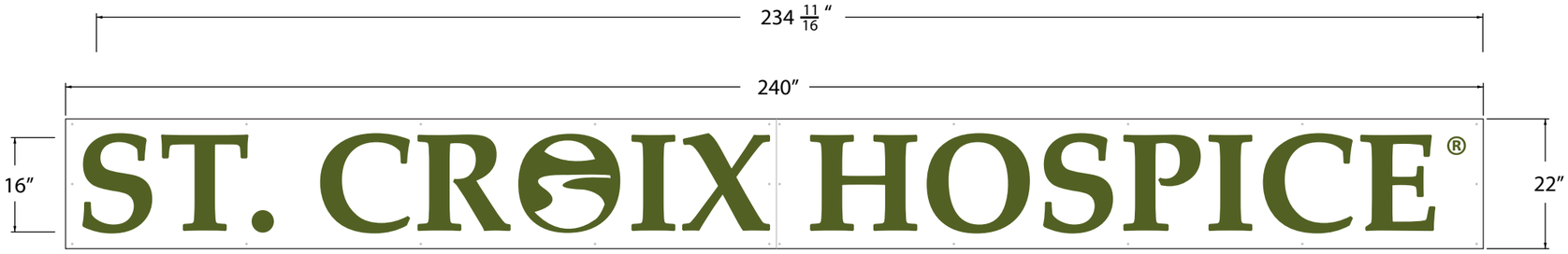
1) Conformance to the zoning and sign code.
2) Minimization of conflict with vehicular or pedestrian circulation.
3) Compatibility with the building characteristics, adjacent uses, and adjacent signs.
4) Compatibility with the specific physical site conditions which warrant approval of the proposed sign.
5) Materials and maintenance aspects.
6) Legibility and visual clarity.

IV Process Checklist

- ❑ Application fee of $75 received by City Treasurer — Date: _____
- ❑ Reimbursement of professional consultant costs agreement executed. — Date: _____
- ❑ Receipt of complete application packet by Zoning Administrator — Date: _____
- ❑ Review and action by Zoning Administrator — Date: _____

WALL SIGN SPECIFICATIONS

Survey Needed
Detailed survey of existing location required prior to beginning manufacturing.



SECTION A

Drawing Scale: 3/4" = 1'
As shown on a 17" x 11" Tabloid

PMS 371c

DESCRIPTION A

PANELS : (2) Routed 3mm MaxMetal ACM panels prefinished White, decorated with vinyl, screwed to wall

GRAPHICS : St. Croix Hospice ®- die-cut, digitally printed on opaque vinyl to match PMS 371c, applied first surface

Existing Location
Existing left electrical box to be removed prior to install by others

Wall Sign installed centered in dashed line box at existing location

This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT : St. Croix Hospice

JOB LOCATION : Fort Atkinson, WI

SALESMAN : Chris Cronin

DESIGNER : Scott F

REVISION HISTORY :

Initial Drawing Release			
A	DATE 7-11/24	REQUESTED BY CC	UPDATED BY SF
General Revision			
B	DATE 8-5/24	REQUESTED BY CC	UPDATED BY SF
General Revision			
C	DATE 9-30/24	REQUESTED BY CC	UPDATED BY SF
General Revision			
D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :

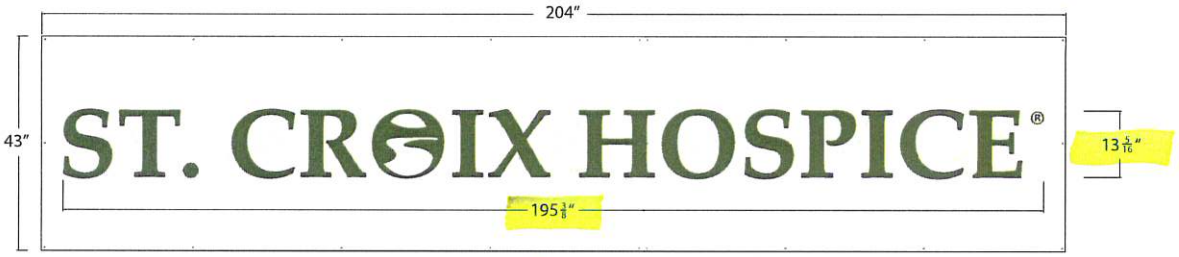
INITIAL	DATE

CLIENT SIGNATURE :

	DATE

10603-04c
Revision 02
9-30/24

WALL SIGN SPECIFICATIONS



13" x 196" = 17.7 SQ. Ft.

SECTION A

Drawing Scale: 1/2" = 1'
As shown on a 17" x 11" Tabloid

PMS 371c

Value:
Faces 1050.00
labor 738.00
Total $ 1788.00

Existing Location
Existing (2) electrical boxes
to be removed prior to install by others

DESCRIPTION A

PANELS : (2) Routed 3mm MaxMetal ACM panels prefinished White, decorated with vinyl, screwed to wall

GRAPHICS : St. Croix Hospice ®- die-cut, digitally printed on opaque vinyl to match PMS 371c, applied first surface

Lineal frontage for side elevation = 60 ft.

Wall sign installed centered in the right half of sign band,
dashed line box, at existing location as shown

Survey Needed
Detailed survey of existing location required prior to beginning manufacturing.

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CLIENT : St. Croix Hospice

JOB LOCATION : Fort Atkinson, WI

SALESMAN : Chris Cronin

DESIGNER : Scott F

REVISION HISTORY :

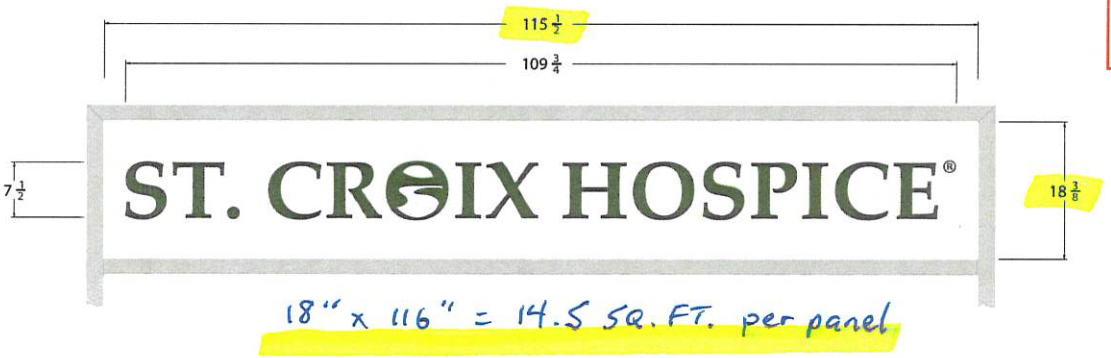
	DATE	REQUESTED BY	UPDATED BY
Initial Drawing Release			
A	7-11/24	CC	SF
General Revision			
B	9-30/24	CC	SF
General Revision			
C	10-16/24	CC	SF
General Revision			
D			

PRODUCTION APPROVAL : INITIAL / DATE

CLIENT SIGNATURE : / DATE

10603-05c
Revision 02
10-16/24

TENANT PANEL SPECIFICATIONS



18" x 116" = 14.5 SQ. FT. per panel

Survey Needed
Detailed survey of existing location required prior to beginning manufacturing.

Remove "Lease Information" panels, on both sides, at existing location and scrap

Value: Faces 1120.00
labor 575.00
Total $1695.00

SECTION A

Drawing Scale: 3/4" = 1'
As shown on a 17" x 11" Tabloid

PMS 371c

DESCRIPTION A

FACES : (2) Routed .150" White translucent polycarbonate faces, decorated with vinyl
Cut Size: 119 1/2" W x 21 1/4" H

GRAPHICS : (2) St. Croix Hospice® - die-cut, digitally printed on translucent vinyl to match graphic, applied first surface

Night View

Tenant panel installed in top slot, on both sides, at existing location

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CLIENT : St. Croix Hospice

JOB LOCATION : Fort Atkinson, WI

SALESMAN : Chris Cronin

DESIGNER : Scott F

REVISION HISTORY :

		DATE	REQUESTED BY	UPDATED BY
	Initial Drawing Release			
A		7-11/24	CC	SF
	General Revision			
B		7-31/24	CC	SF
	General Revision			
C				
	General Revision			
D				

PRODUCTION APPROVAL : INITIAL / DATE

CLIENT SIGNATURE : / DATE

10603-01b
Revision 01
7-31/24

Outlook

Fw: St. Croix Hospice Signage

From Samantha Nichols <snichols@stcroixhospice.com>
Date Thu 10/31/2024 10:37 AM
To Chris Cronin <ccronin@jnbsigns.com>

Hi Chris,

Here is the email confirmation from the landlord! He also mentioned that he was having an electrician come out next week to deal with those light boxes.

Thanks,
Samantha

LANDLORD APPROVAL

ST. CROIX HOSPICE
CELEBRATING 15 YEARS
There when you need us the most.

Samantha Nichols
Marketing & Communications Coordinator
651-328-6934 651-627-1591
7755 3rd St. N., Suite 200, Oakdale, MN, 55128

From: Tom Coral Becker <becker53538@hotmail.com>
Sent: Thursday, October 31, 2024 9:53 AM
To: Samantha Nichols <snichols@stcroixhospice.com>
Subject: Re: St. Croix Hospice Signage

CAUTION:This email originated from outside of the St. Croix Hospice email system. Do not click on links or open attachments unless you were expecting this email.

To whom it may concern...

I, Thomas R. Becker approve JNB drawings # 10603-05c, 10603-04d, and 10603-01b for installation at 825 Lexington BLVD, Suite 1A.

Owner - Thomas R. Becker and Coral K Becker, d/b/a Lot One Lexinton Center
Address - N2730 Kutz Road, Fort Atkinson, WI 53538
Phone # - (920)563-6161
Email - Becker53538@hotmail.com

Thomas R. Becker/owner

From: Samantha Nichols <snichols@stcroixhospice.com>
Sent: Wednesday, October 30, 2024 11:15 AM

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

STREET DISCONTINUENCE
REPORT TO THE PLAN COMMISSION

DATE: December 10, 2024
PROPERTY ADDRESS: NA
PARCEL NUMBER:
OWNER: City of Fort Atkinson
APPLICANT: City of Fort Atkinson

FILE NUMBER: PFV-2024-01
EXISTING ZONING:
PROPOSED ZONING:
EXISTING LAND USE: Vacant
REQUESTED USES: No change

BACKGROUND

The process for discontinuance of a right of way is covered in state statute 66.1003. The statute indicates that proceedings to consider the discontinuance may be initiated by a petition for such by all adjacent adjoining property owners. The City of Fort Atkinson owns all of the adjacent property.

REQUEST OVERVIEW

Trillium Dr was platted in early 2024 using a Certified Survey Map, approved by Planning Commission and City Council. The boundaries of the right of way reflected a previous design for the development that is no longer appropriate. The right of way will be re-established in functionally the same area by the review (and expected) approval of a preliminary plat for all of the roads in the planned subdivision west of Banker Road.

The proposed discontinuance of a public right-of-way requires a Class 3 Public Notice (linked below) and notification of property owners immediately adjacent to the discontinued right-of-way. The notice was published in the Jefferson County Daily Union on November 26, 2024, December 3, 2024 and December 10, 2024. The matter will be considered by the City Council at a meeting on December 17, 2024.

DISCUSSION

State statutes govern the discontinuance of the right of way, as Council may recall from recent requests for Jamesway and N. 4th St. This process will be simpler, since the City owns the land abutting the right of way, but will follow the process outlined in the statute. A class 3 notice will be published, and this petition will come before the Council at their meeting on December 17 as a resolution for approval.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve the resolution to discontinue Trillium Drive in the City of Fort Atkinson.

ATTACHMENTS

1. Public Notice and Exhibit A

NOTICE OF MEETING ON DISCONTINUANCE
OF TRILLIUM DRIVE
CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

PLEASE TAKE NOTICE, the City Council of the City of Fort Atkinson will act upon a petition to discontinue a portion of Trillium Drive, (and the making of a related amendment to any official City map) as shown and described on the map and description attached hereto and incorporated herein on December 17, 2024 at 7:00 pm, 101 N. Main St., Fort Atkinson, WI.

Dated: 11/18/24

CITY OF FORT ATKINSON
Jefferson County, Wisconsin
Michelle Ebbert, City Clerk

Attachments: Plat of Proposed Vacation and Legal Description

Notice to publisher: Publish as a Class 3 Notice on November 26, 2024, December 3, 2024 and December 10, 2024.
(Do not publish this note)

EXHIBIT "A"

VACATION OF PART OF JAMES PLACE

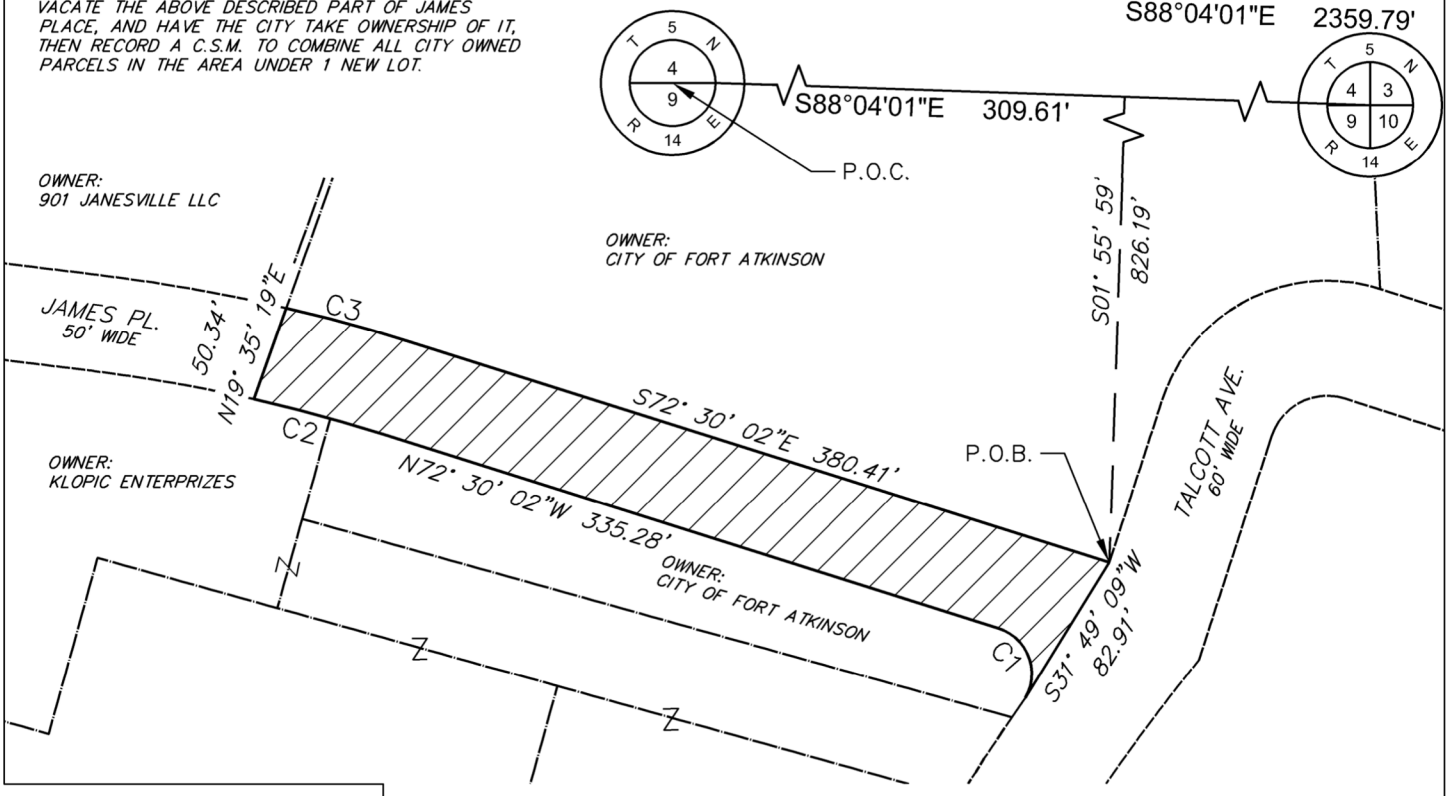
Being part of the NW 1/4 of the NE 1/4, and part of the NE 1/4m of the NW 1/4 of Section 9, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 9; thence bearing S88°04'01"E, along the North line of the NE 1/4 of said Section 9, a distance of 309.61 feet; thence bearing S01°55'59"W, a distance of 826.19 feet to the Northerly intersection of James Place and Talcott Avenue, and the POINT OF BEGINNING; thence bearing S31°49'09"W, a distance of 82.91 feet, to the Southerly intersection of James Place and Talcott Avenue to a point on a non-tangential curve; thence bearing Northwesterly, along the South line of James Place, along the arc of a curve to the left, a distance of 44.85 feet, radius of 25.00 feet, central angle of 102°47'08" with a chord bearing N21°34'50"W a distance of 39.07 feet to a point of tangency; thence bearing N72°30'02"W, along said South line, a distance of 335.28 feet to a point of curve; thence bearing Northwesterly, along said South line, along the arc of a curve to the left a distance of 69.97 feet, radius of 848.74 feet, central angle of 04°43'23" with a chord bearing N74°51'44"W a distance of 69.95 feet to a point; thence bearing N19°35'19"E a distance of 50.34 feet to a point on a curve on the North line of James Place; thence bearing Southeasterly, along said North line, along the arc of a curve to the right a distance of 68.12 feet, radius of 898.74 feet, central angle of 04°20'33", with a chord bearing S74°40'19"E a distance of 68.10 feet to a point of tangency; thence bearing S72°30'02"E, along said North line, a distance of 380.41 feet to the POINT OF BEGINNING, containing 22,389 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	25.00'	102°47'08"	39.07'	N21° 34' 50"W	44.85'	31.31'	N29° 48' 44"E	N72° 58' 24"W
C2	848.74'	4°43'23"	69.95'	N74° 51' 44"W	69.97'	35.00'	N72° 30' 02"W	N77° 13' 26"W
C3	898.74'	4°20'33"	68.10'	S74° 40' 19"E	68.12'	34.07'	S76° 50' 35"E	S72° 30' 02"E

IT IS THE INTENT OF THE CITY OF FORT ATKINSON TO VACATE THE ABOVE DESCRIBED PART OF JAMES PLACE, AND HAVE THE CITY TAKE OWNERSHIP OF IT, THEN RECORD A C.S.M. TO COMBINE ALL CITY OWNED PARCELS IN THE AREA UNDER 1 NEW LOT.



AYRES

PREPARED FOR:
City of Fort Atkinson
101 N. Main St.
Fort Atkinson, WI 53538

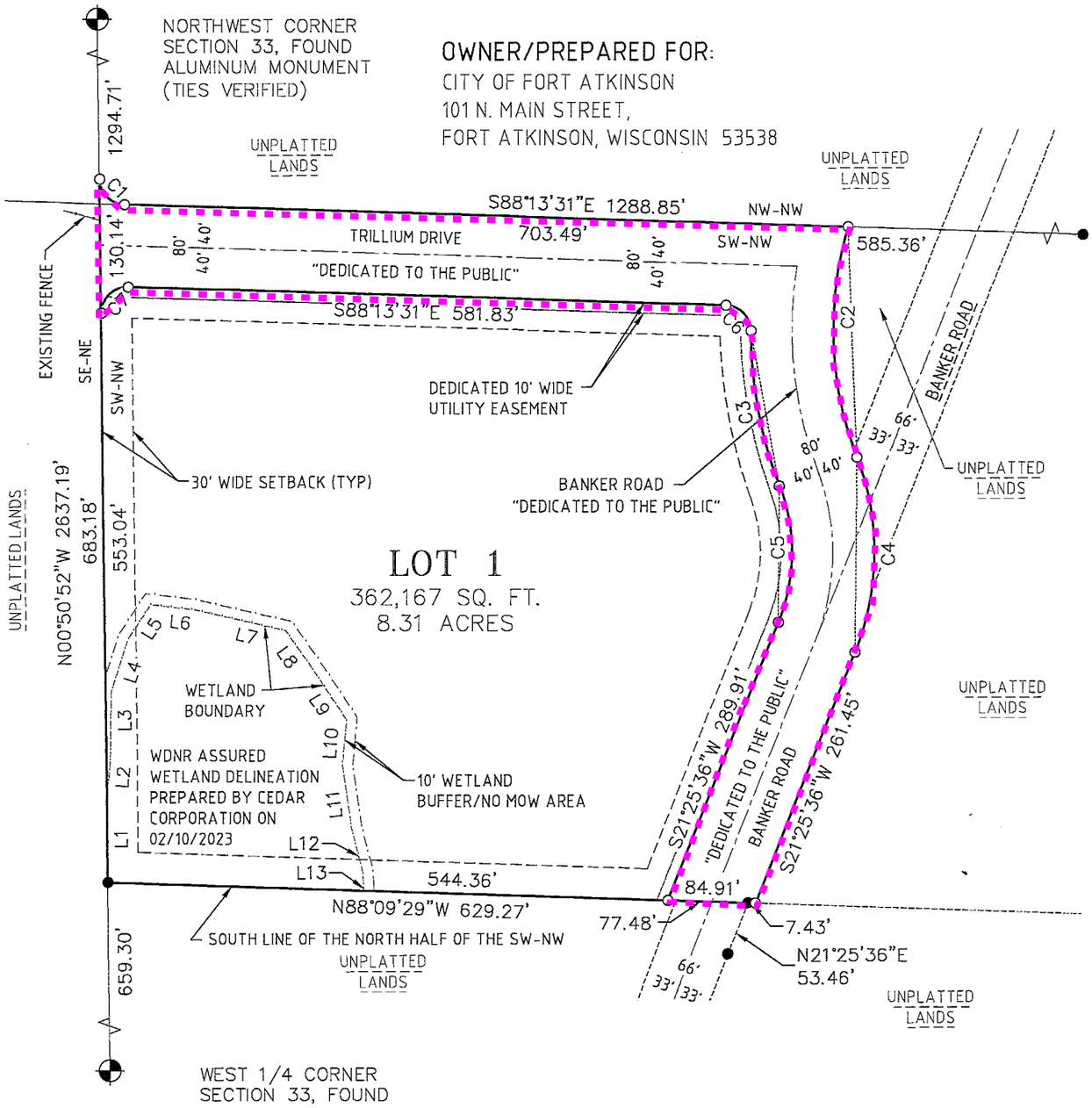
PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S. (6/19/23) CHECKED BY: BEN LARSON, P.L.S. (6/19/23)

V:\Survey\WK\76-0352.00 City of Fort Atkinson ALTA\CADD\C3D\Vacation exhibit.dwg

CERTIFIED SURVEY MAP NO._____
VOLUME _____, PAGE _____.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



LEGEND

- ⌖ .....Government Corner (As Noted)
- ○ .....Set 3/4" x 18" Iron Rebar Weighing 1.502 Pounds/Lineal Foot
- ● .....Found 1" O.D. Iron Pipe

North is referenced to the West line of the Northwest 1/4, Section 33, which bears N00°50'52"W (Jefferson County Grid System)

SCALE: 1" = 150'

0' 150' 300'

WISCONSIN
DUSTIN J. LaBLONDE
S 3096
MENOMONIE
WI
LAND SURVEYOR

06/27/2023

Dustin J. LaBlonde, PLS
Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751

06/27/2023 COMPLETION DATE OF THE FIELDWORK

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO._____
VOLUME_____, PAGE_____.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southwest quarter of the Northwest quarter, Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the West quarter corner of said Section 33;
Thence N00°50'52"W 659.30 feet along the West line of the Northwest quarter of said Section 33 to the point of beginning;
Thence N00°50'52"W 683.18 feet along said West line;
Thence Southeasterly 38.13 feet along the arc of a 25.00 foot radius curve concave Northeasterly whose chord bears S44°32'11"E 34.54 feet to the North line of said Southwest quarter of the Northwest quarter;
Thence S88°13'31"E 703.49 feet along said North line;
Thence Southerly 228.00 feet along the arc of a 358.00 foot radius curve concave Easterly whose chord bears S02°14'19"E 224.17 feet;
Thence Southerly 193.84 feet along the arc of a 265.00 foot radius curve concave Westerly whose chord bears S00°28'17"W 189.55 feet;
Thence S21°25'36"W 261.45 feet to the South line of the North half of said Southwest quarter of the Northwest quarter;
Thence N88°09'29"W 629.27 feet along said South line to the point of beginning.

Said parcel contains 468,160 square feet (10.75 acres) more or less.

Said survey is subject to easements of record and as shown.

That I have made such survey, land division, and map at the direction of the City of Fort Atkinson, owner, 101 N. Main Street, Fort Atkinson, Wisconsin 53538. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Fort Atkinson in surveying, dividing and mapping the same.

Dated this 27th day of June, 2023.

Dustin J LaBlonde, P.L.S. #3096

Line Table		
Line #	Direction	Length
L1	N00°50'52"W	82.57'
L2	N05°06'39"E	35.02'
L3	N00°30'12"E	66.16'
L4	N17°30'13"E	55.09'
L5	N33°07'35"E	39.87'
L6	S83°22'28"E	42.64'
L7	S77°02'37"E	91.41'

Line Table		
Line #	Direction	Length
L8	S35°18'12"E	48.83'
L9	S33°39'53"E	56.61'
L10	S05°04'39"W	43.59'
L11	S08°18'22"E	61.12'
L12	S14°38'43"E	43.37'
L13	S04°30'25"E	19.38'

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	38.13'	25.00'	87°22'39"	S44°32'11"E	34.54'	S00°50'52"E	S88°13'31"E
C2	228.00'	358.00'	36°29'27"	S02°14'19"E	224.17'	S16°00'24"W	S20°29'02"E
C3	154.09'	438.00'	20°09'23"	S10°24'21"E	153.29'	S00°19'40"E	S20°29'02"E
C4	193.84'	265.00'	41°54'39"	S00°28'17"W	189.55'	S20°29'02"E	S21°25'36"W
C5	135.32'	185.00'	41°54'39"	S00°28'17"W	132.33'	S20°29'02"E	S21°25'36"W
C6	38.38'	25.00'	87°58'17"	S44°18'48"E	34.72'	S88°17'56"E	S00°19'40"E
C7	40.41'	25.00'	92°37'21"	N45°27'49"E	36.16'	N00°50'52"W	S88°13'31"E

Dustin J. LaBlonde, PLS
Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751

CERTIFIED SURVEY MAP NO._____
VOLUME _____, PAGE _____.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The City of Fort Atkinson, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Fort Atkinson

IN WITNESS WHEREOF, said City of Fort Atkinson has caused these presents to be signed by Rebecca LeMire, its City Manager, and countersigned by Michelle Ebbert, its City Clerk, at Fort Atkinson, Wisconsin, and its Corporate Seal to be hereto affixed on this

12 day of February, 2023.

In presence of:

Rebecca LeMire, City Manager

Michelle Ebbert, City Clerk

WISCONSIN
DUSTIN J. LaBLONDE S 3096 MENOMONIE WI
LAND SURVEYOR

06/27/2023

STATE OF WISCONSIN)
Jefferson (COUNTY) SS

Personally came before me this 12th day of February, 2023, Rebecca LeMire, City Manager, and Michelle Ebbert, City Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such City Manager and City Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Seal

NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, Fort Atkinson Wisconsin.

My commission expires 10/11/25.

CERTIFICATE OF CITY OF CITY OF FORT ATKINSON

This Certified Survey Map is approved of as complying with the Subdivision Ordinance, of the Municipal Code of the City of Fort Atkinson.

Dated this 12 day of Feb, 2023.

Rebecca LeMire, City Manager

Michelle Ebbert, City Clerk

Dustin J. LaBlonde, PLS
Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751