

- g. Corridor Plan Draft Presentation (Ben Rohr, Vandewalle)
- 1) Comments and feedback on Corridor Plan

4. Adjournment

Date Posted: May 9, 2025

CC: Plan Commission, 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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**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, MARCH 11, 2025 – 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: Commissioners Kessnich, Highfield, Hough, Shull, Council Representative Schultz and Manager Houseman. Also present: Building Inspector and City Clerk/Treasurer.

3. New Business

*a. Review and possible action relating to the **minutes of the February 25, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Highfield moved, seconded by Hough to approve the minutes of the February 25, 2025 Plan Commission meeting. Motion carried.

*b. Review and possible action on a **Planned Unit Development-Specific Implementation Plan for the property known as Lot 1 and previously known as Lot 61 located east of Fort Atkinson High School, south of Trillium Drive, and west of Banker Road in the City of Fort Atkinson** (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-01)*

Inspector Draeger reviewed the submitted SIP and discussed how it meets the majority of the requirements of the City's ordinances and aligns with both the Banker Road Neighborhood Plan and Comprehensive Plan. The proposed development will include 87 total market-rate rental units that will be professionally managed. This management company will be responsible for maintaining all common areas (parking, landscaping, lawns, snow, etc.). One new access point will be created to serve the new multifamily building from Trillium Drive. Circulation will occur along the north and east sides of the building where surface parking is provided and access to the underground tenant parking is provided from the east elevation of the building. This project aims to address many community goals, objectives, and recommendations. Overall, the proposed development is of high-quality design, meets the requirements of the City's ordinances, is in alignment with adopted City plans, and provides new tax base and housing units in the community. The City's Management Team has reviewed the application and all comments have been included within this document.

Shull moved, seconded by Highfield to recommend the City Council approve the Specific Implementation Plan for the property known as Lot 1 and previously known as Lot 61 located east of Fort Atkinson High School, south of Trillium Drive and west of Banker Road with the following conditions:

1. A recommendation to the City Council that the Specific Implementation Plan for Ridgeview Estates Lot 1 be approved, subject to any and all requirements identified by the Plan Commission.
2. A finding that the Specific Implementation Plan is consistent with the approved General Development Plan.
3. Waive the requirement for no access within 50 feet of an intersection because the proposed access point aligns with the intersection of Marigold Drive and Trillium Drive to provide a uniform 4-way intersection.
4. Require the applicant to provide roof plans that indicate the height of proposed rooftop mechanicals and the parapet to ensure that each mechanical is screened from view.
5. Require the applicant to meet the minimum street frontage landscaping points (540 proposed, 675 required).
6. Require an erosion control plan to be submitted to city staff prior to issuance of a building permit.
7. Any other recommendations of City staff, the Plan Commission, or City Council.

Motion carried.

- c. *Review and possible action on a Planned Unit Development-Specific Implementation Plan for the property known as Lot 2 and previously known as Lot 1 located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-02)*

Inspector Draeger reviewed the recently approved General Development Plan of the newly established Planned Development on the subject property. Today, the applicant is seeking review and action on the Specific Implementation Plan to accommodate two 4-unit townhome buildings, totaling 8 units. Each building is proposed to be 4,235 sf for a combined total of 8,470 sf of building area on the site. The new parcel to accommodate this development was also recently established via CSM and is 28,836 square feet in size. As part of the Ridgeview Estates Neighborhood development, this proposed project will be one of the first implementation areas in the southwest corner, near the Fort Atkinson High School. It will be bounded by two new roads that will be created on the south (Trillium Drive) and east (Marigold Drive) sides of the new property. Directly to the south, is a proposed new high-density multi-family.

Kessenich moved, seconded by Hough to recommend the City Council approve the Specific Implementation Plan for the property known as Lot 2 and previously known as Lot 1 located east of the Fort Atkinson High School, north of Trillium Drive and west of Banker Road in the City of Fort Atkinson with the following conditions:

1. A recommendation to the City Council that the Specific Implementation Plan for Ridgeview Estates Lot 2 be approved, subject to any and all requirements identified by the Plan Commission.

2. A finding that the Specific Implementation Plan is consistent with the approved General Development Plan.
3. Require the applicant to provide evidence of deed restrictions or covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements.
4. Waive the requirement for parking stall pavement markings due to the style of development having individual garages and entryways and the proposed use of landscape islands to separate parking areas for each individual unit.
5. Waive the requirement for the primary entrance to be on the front façade facing the street.
6. Waive the requirement for additional curbing around landscaping islands and parking.
7. Allow the minimum required number of building foundational planting points to be met with the overall landscaping plan as the total number of points proposed is greater than the total minimum number of points required.
8. Require an erosion control plan to be submitted to city staff prior to issuance of a building permit.

Motion carried.

- d. *Review and possible action relating to a **Site Plan Review** for signage at Badgerland After School Enrichment Program, 1233 Janesville Ave. (Draeger, Building Inspector/Zoning Administrator) (SPR-2025-05)*

Inspector Draeger presented the site plan request from Badgerland After School Enrichment (BASE) for two new Wall Signs located on the Western facade of the building facing Janesville Ave. The signs are made up of individual letters and shapes that make up the greater signs at each location on the facade. Each group of individual letters and shapes is considered one sign. The wall sign consisting of individual letter has a total square footage of 31 while the second sign consisting of shapes that make up the company logo is proposed to be 28 square feet.

Shull moved, seconded by Schultz to approve the Site Plan Review for BASE at 1233 Janesville Avenue, as proposed. Motion carried.

- e. *Review and possible action on a **Special Area Design Review for windows** located at 131 N. Main St. (Draeger, Building Inspector/Zoning Administrator) (SADR-2025-01)*

Inspector Draeger stated that the applicant has been replacing windows on the building, which has a commercial first floor and residential upper floors, over the past several years. In the summer of 2024, she replaced the second-floor windows facing Main Street. At that time, the owner was reminded that the building is located in the Downtown Historic Mixed-Use district, where Special Area Design Review is required for exterior alterations and replacements. The city's Zoning Ordinance requires upper windows to be replaced with dark frames. In this case, however, the windows were replaced with white frames, matching the previous ones. The building owner aimed to preserve what she believed was the original color. While this project is not subject to review by the Historic Preservation Committee (HPC), the HPC provided an opinion on the matter. The HPC believes that as long as the window color is historically appropriate, maintaining the original width and height of the openings is more significant.

Schultz moved, seconded by Highfield to approve the Special Area Design Review for replacement of windows located at 131 N.Main Street matching the previously installed white windows. Future storefront replacement is not included in this approval. Motion carried.

4. Adjournment

Highfield moved, seconded by Kessenich to adjourn. Meeting adjourned at 4:42 pm.

Respectfully submitted

Michelle Ebbert

City Clerk/Treasurer/Finance Director



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, APRIL 8, 2025 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Council representative Schultz, Commissioners Highfield, Kessenich and Shull and Chairperson Manager Houseman. Also present: Building Inspector and Clerk/Treasurer.

Absent: Commissioner Hough.

3. New Business

*a. Review and possible action relating to the **minutes of the February 25, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Schultz moved, seconded by Highfield to approve the minutes of the February 25, 2025 Plan Commission meeting. Motion carried.

*b. Review and possible action relating to a **Site Plan Review** for signage at A1 Creative Packaging, 600 Rockwell Ave. (SPR-2025-04) (Draeger, Building Inspector/Zoning Administrator)*

Inspector Draeger stated A-1 Creative Packaging, a full-service contract packaging and assembly company, has recently opened at its existing location on Rockwell Ave, across from Nasco, near the corner of Rockwell and Janesville Ave. As the business expands north, A-1 plans to install two new building signs depicting the company's logo, services, and contact information on the west facade of the section located at 801 Janesville Ave. The proposed wall signs meet the requirements of the City's ordinances. The City's Management Team has reviewed the application and all comments have been included within this document.

Kessenich moved, seconded by Schultz to approve the Site Plan Review for signage at A-1 Creative Packaging, 600 Rockwell Avenue. Motion carried.

*c. Review and possible action relating to a **Site Plan Review** for signage at Little Rainbows Play Place, 1335 N. High St. (SPR-2025-06) (Draeger, Building Inspector/Zoning Administrator)*

Inspector Draeger presented Little Rainbows, whom is proposing a new wall sign on the

front façade of the building facing North High Street. The 8' x 4' sign will feature the company logo. Additionally, the applicant plans to install a replacement sign face in the existing Group Development sign along North High Street. While replacement sign faces do not require Plan Commission review and approval, this has been included for reference. The proposed wall sign and group development panel sign meet the requirements of the City's Zoning Ordinances and are aligned with the surrounding commercial area.

Highfield moved, seconded by Kessenich to approve the Site Plan Review for signage at Little Rainbows Play Place, 1335 N. High Street. Motion carried.

- d. *Update on previous Plan Commission approved projects (Houseman, City Manager)*
Manager Houseman provided a construction update on Ridge View Estates and Klement Business Park. No action was taken.

4. Adjournment

Kessenich moved, seconded by Highfield to adjourn. Meeting adjourned at 4:16 pm.

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



SPECIAL AREA DESIGN REVIEW REPORT TO THE PLAN COMMISSION

DATE: April 22, 2025
PROPERTY ADDRESS: 96 S. Main St., Unit C
PARCEL NUMBER: 226-0514-0414-002
OWNER: Rock River Rental
APPLICANT: Devout Real Estate Group

FILE NUMBER: SADR-2025-01
EXISTING ZONING: DHMU
PROPOSED ZONING: No Change
EXISTING LAND USE: Office/Mixed Use
REQUESTED USES: No change

BACKGROUND

Devout Real Estate Group is a new tenant in the downtown district, now occupying a second-floor space at 96 S. Main Street, above Good 2 Go. The business is proposing two new building signs—one facing Main Street and another near the office entrance on S. Water Street. The proposed signage will be reviewed by the Historic Preservation Committee at its meeting on May 13.

REQUEST OVERVIEW

The City's Zoning Ordinance, which was adopted in 2020, created a Special Area Design Review process for parcels located in the City's Downtown Historic Mixed Use (DHMU) zoning district. The Special Area Design Review – Design Alteration Review is designed to forward both aesthetic and economic objectives of the City by controlling the site design and exterior appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles.

There are three categories of Special Area Design Reviews: Renovation Review, Design Alteration Review, and Project Review:

A. Renovation Review applications involve only a renovation of the exterior appearance of a property, such as repainting, re-roofing, residing, or replacing with identical colors, finishes, and materials. Staff shall review, and the Plan Commission shall review and approve or deny these applications.

B. Design Alteration Review applications involve a change only in the exterior appearance of a nonresidential or multifamily property, such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage. Staff shall review, and the Plan Commission shall review and approve or deny these applications.

C. Project Review applications involve modification to the physical configuration of a property, such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building. Staff shall review, and the Plan Commission shall review through the Conditional Use Permit process and make a final determination.

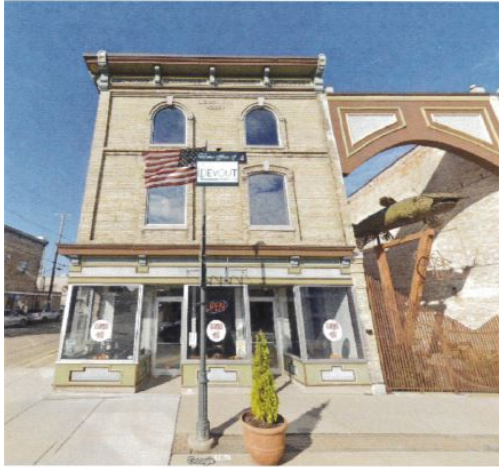
Devout Real Estate Group is proposing two signs. One will face Main Street and be 20 square feet. The other will be near the entrance to the office on S. Water St. and would also be 20 square feet.

No public notice is required for a Wall Sign Review

DISCUSSION

The Sign Code requirements for Wall Signs are documented below.

1 sign per exterior wall, plus 1 per customer entry	Met: 1 sign per wall, plus 1 per customer entry,
Maximum size = Each business is allowed a minimum of 40 sq ft of wall sign.	Met: Eastern Facade: Wall sign proposed = 20 SF Southern Facade: Wall sign proposed = 20 SF
Shall not extent over any roof or parapet	Met: Located on the façade, no roof or parapet overhang
Shall be made of durable, all-weather materials	Met: ACM with protective overlamineate
Shall be ambient, backlit, or gooseneck lighting	Met: No lighting is proposed
Shall be a minimum of 8 ft above the sidewalk	Met: The signage on the Main St. facade is located above the doors and windows.
Shall project a maximum of 12 in. from the front façade face of the building	Met: Proposed 1.5 in.
Sign must be designed of materials harmonious with the building and site	Met: sign materials and colors are harmonious with the building.



60"

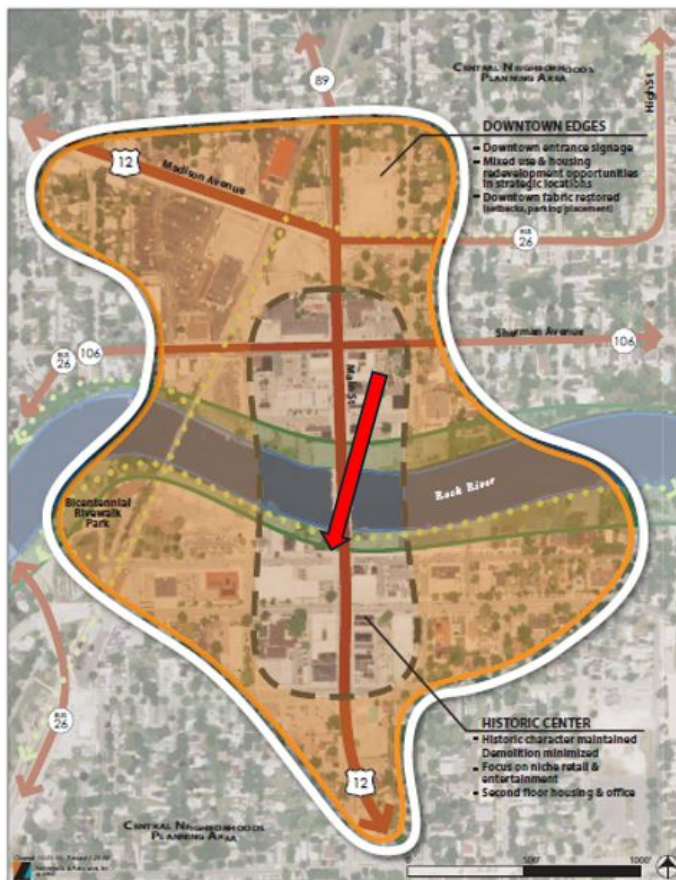
48"



HISTORIC DOWNTOWN PLANNING AREA

FIGURE: 2.17

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



The proposed wall sign meets the requirements of the City's ordinances. The City's Management Team has reviewed the application, and all comments have been included within this document. There is an existing sign on the Main Street side of the building that will be removed.

RECOMMENDATION

Staff recommends that the Plan Commission approve the requested signs as proposed with the listed conditions below.

- Obtain a certificate of appropriateness from the Historic Preservation Committee prior to issuance of a sign permit.

ATTACHMENTS

1. Devout Real Estate Sign Application - City of Fort Atkinson

2. Building Photo

City of Fort Atkinson Procedural Checklist for Special Area Design Review Requirements per Section 15.07.50 and 15.10.43

This form is designed to be used by the Applicant as a guide to submitting a complete application for a Special Area in the Downtown Historic Mixed Use Zoning District project review and by the City to process the application.

Name, company, and client (if applicable): Sarah Gabriesle / Amy Runhaar from Devout Real Estate Group

Phone number: 920-397-7244 Email: team@devoutrealestate.com

Property location for review: 96 S Main Street, Unit C, Fort Atkinson, WI 53538

I Applicability

Actions in the Downtown Historic Mixed-use Zoning District (DHMU) which involve:

- **Renovation Review**
Renovation of the exterior appearance of the property (such as repainting, re-roofing, residing or replacing with identical colors, finishes, and materials)
- **Design Alteration Review**
Design alterations of the exterior appearance of the structure (such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage),
- **Project Review**
Modification to the physical configuration of a property (such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building)

Procedure	Type of Proposal		
	Renovation ¹	Design ²	Project ³
1. Consultation with Zoning Administrator, City Manager, and City Engineer to confirm type of proposal	Yes	Yes	Yes
2. Submit Proposed and Existing Building Elevations	Yes	Yes	Yes
3. Submit Site Plan Application	No	No	Yes
4. Submit Conditional Use Permit Application	No	No	Yes
5. Review by Zoning Administrator and City Staff	Yes	Yes	Yes
6. Review and action by Plan Commission	Yes	Yes	Yes

KEY: **Yes** = Step is required. **No** = Step is not required.

¹Only a replacement to or maintenance of the exterior of a property.

²Only a change in the appearance of a property.

³Modification to the physical configuration of a property, i.e. new building, addition, or demolition

II Application Packet Requirements

The Applicant shall submit ☒ electronic or ☐ paper copies of the application.

- 1) All applications shall be accompanied by all of the following, unless specifically waived in writing by the Zoning Administrator:
 - ☐ A clear depiction of the existing appearance of the property. Clear color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - ☐ A clear depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - ☐ A written description of the proposed modification, including a complete listing of proposed components, materials, and colors.
 - ☐ Written justification for the proposed alteration consisting of the reasons why the applicant believes the request is in harmony with the building design standards of the Downtown Historic Mixed-Use Zoning District (Section 15.07.50), as applicable.

ONLY Project Review

- 2) All Project Review applications shall be accompanied by the items listed in 1) above, in addition to the application requirements for conditional use permits (15.10.32), unless specifically waived in writing by the Zoning Administrator.
- 3) For all projects involving a new building, or an addition exceeding 100 square feet of gross floor area that reduces or extends a building's footprint or height, a detailed, scaled site plan which provides the following information:
 - ☐ A title block indicating name and address of the current property owner, developer and project consultants.
 - ☐ The date of the original plan and the latest date of revision to the plan.
 - ☐ A north arrow and a graphic scale.
 - ☐ All property lines and existing and proposed right-of-way lines with dimensions clearly labeled.
 - ☐ All existing and proposed easement lines and dimensions with a key provided and explained as to ownership and purpose.
 - ☐ All existing and proposed buildings, structures, and paved areas, including walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
 - ☐ All required building setback lines.
 - ☐ The location, type and size of all signage on the site.
 - ☐ The location, type and orientation of all exterior lighting on the subject property.
 - ☐ The location of all access points, parking and loading areas on the subject property, including a summary of the number of parking stalls and labels indicating the dimension of such areas.
 - ☐ The location of all outdoor storage areas.
 - ☐ The location and type of any green space areas.
 - ☐ The location of existing and proposed drainage facilities.
 - ☐ In the legend, the following data for the subject property: lot area, floor area, impervious surface area, impervious surface ratio, and building height.

- ❑ A detailed landscaping plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.

III Review Process

Renovation Review proposals are subject to the following procedures:

- The Zoning Administrator shall determine whether the Renovation Review application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator, shall notify the applicant.
- The Zoning Administrator shall coordinate review with the City's Departments.
- The Plan Commission shall review and approve or deny the application.

Design Alteration Review proposals are subject to the following procedures:

- The Zoning Administrator shall determine whether the Design Alteration Review application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator, shall notify the applicant.
- The Zoning Administrator shall coordinate review with the City's Departments.
- The Plan Commission shall review and approve or deny the application.

Project Review proposals shall follow procedures for conditional use permits; refer to Section 15.10.32.

- The Zoning Administrator shall determine whether the Renovation Review application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator, shall notify the applicant.
- The Zoning Administrator shall coordinate review with the City's Departments.
- The Plan Commission shall review and approve or deny the application.

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

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

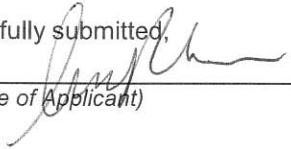
IV Process Checklist

- | | |
|--|-------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$ 50.00 received by City Treasurer | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk (if applicable) | Date: _____ |
| ☐ Class 2 legal notice published on _____ (if applicable) | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition (if applicable) | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition (if applicable) | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition (if applicable) | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action (if applicable) | Date: _____ |

2024 Fees: Renovation Review-\$25 per request
Design Alteration Review-\$50 per request
Project Review- \$200 per request

Dated this 26 day of March, 20 25

Respectfully submitted,



(Signature of Applicant)



96 S. Main Street, Unit C
front of building - replace current sign



Home office of



DEVOUT

Real Estate Group



60"

48"





Site Plan Review REPORT TO THE PLAN COMMISSION

DATE: May 2, 2025

PROPERTY ADDRESS: 800 Madison Ave

PARCEL NUMBER: 226-0614-3334-081

OWNER: American Wholesale Furniture Property LLC

APPLICANT: Rainbow Hospice Foundation

FILE NUMBER: SPR-2025-07

EXISTING ZONING: UMU - Urban Mixed Use

PROPOSED ZONING: No Change Proposed

EXISTING LAND USE: Thrift Store

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

Rainbow Hospice has recently moved into the building shared with American Wholesale Furniture. To reflect this change, the applicant is planning to install new signage and update existing ones.

The proposal includes:

- Installing two new building signs for Rainbow Hospice.
- Refurbishing and reinstalling the existing American Wholesale Furniture sign facing Roosevelt Street.
- Replacing the sign face on the existing dual-post sign along Madison Avenue.

One of the new building signs will be installed alongside the existing furniture sign on the Roosevelt Street side of the building, while the second will face the parking lot on the south side.

Although Article IX (Signage) of the city's zoning code does not require Plan Commission approval for replacing panels in existing signs, city staff found it helpful to present the full scope of the signage updates for context.

The new signs will display Rainbow Hospice's name and services. It's worth noting that while Chapter 15 of the city's Zoning Ordinance is generally comprehensive, it does not address every

possible scenario. Specifically, it provides guidance on multi-tenant monument signage but is less clear on regulations for multiple tenants and building-mounted signs.

Historically, in similar situations, the city has allowed signage to utilize the full length of the building façade facing a street, rather than limiting signage to the immediate area of each tenant space. In this case, the section of the eastern façade that will house both the existing and proposed 4 ft x 8 ft building signs measures 58 feet—slightly under the 64 feet typically required. However, when considering the entire length of the eastern façade (105 feet), the proposed signage does meet ordinance requirements.

The second proposed wall sign, which will face the parking lot, also complies with the sign-to-façade ratio described in the ordinance.



The Sign Code requirements for **Wall Signs** are documented below.

Requirement	Proposed
1 sign per exterior wall, plus 1 per customer entry	Met = East façade - 2 signs Met = South façade - 1 sign
All businesses are allowed a min. of 40 Sq ft.	Met = East façade = 64 square feet (105' of

or 1 Sq ft. per linear feet of facade.	facade) South facade = 18 square feet (50' of facade)
Shall not extend over any roof or parapet	Met = Met - mounted above windows and below eaves
Shall be a minimum of 8 ft above the sidewalk	Met = mounted 9' above walkway
Shall be made of durable, all-weather materials	Met = alimalite panel
Shall be ambient, backlit, internal, or gooseneck lighting	Met = No additional lighting proposed - dual post has existing lighting not being altered
Sign must be designed of materials harmonious with the building and site	Met = matches design of building and site
Shall project a maximum of 12 in. from the facade of the building	Met = 1.5 inch panel

No public notice is required for a Sign review and action.

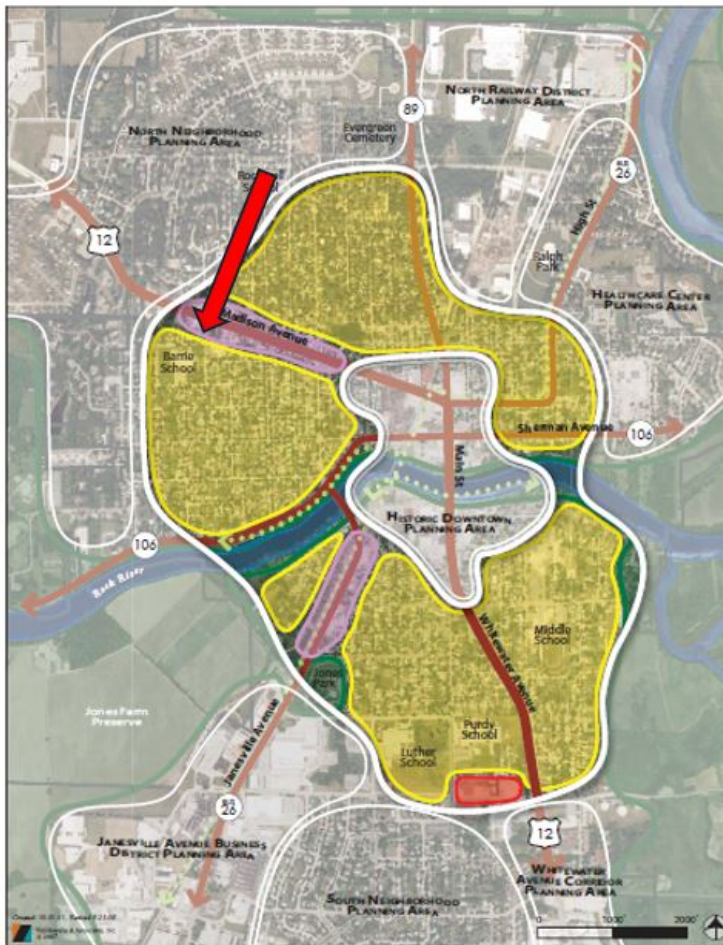
DISCUSSION

The subject parcel lies within the Central Neighborhoods Planning Area and is identified as Mixed Use within the Plan. The opportunities indicated in the Plan include Urban living experience, Single family neighborhood character, Historic preservation balanced with modernization, Bed and Breakfast opportunities, Schools, parks and downtown as gathering places, Parks and streets maintenance & improvements, Neighborhood retail revitalization, along Janesville, Madison & Whitewater Avenues. The subject property is also shown as Planned Mixed Use on the Future Land Use Map. This designation includes Community Commercial, Multi-Family Residential, Community Facilities, and Parks and Environmental Corridors. The proposed signs match the existing character of the building and its surroundings. No land use change is proposed. Staff believe the proposal is in concert with the Comprehensive Plan.

CENTRAL NEIGHBORHOODS PLANNING AREA

FIGURE: 2.16

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



The proposed signs meet the requirements of the City's ordinances. The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

City staff recommend approval of the Sign Package, subject to the following conditions:

- Applicant must remove two temporary signs on the facade facing Madison Ave or submit a Sign Review application for new permanent signage to City staff within 45 days.
- Applicant must repair existing siding on the East facing facade prior to installing new Wall Signs.

- Any other recommendations from City staff and the Plan Commission.

ATTACHMENTS

1. ResaleStore building signs
2. Application 1
3. Application 2
4. RainbowThriftShopePermitPrint



Reface Electric Sign Cabinet



Parking Lot Sign
with Rules



4x8 sign above entrance

Sign Contractor: Jeff Haberman Skewfoot Signs > Skewfootsigns@gmail.com
920-674-9855

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. *Retail furniture and thrift shop*
- ☒ 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. *all temporary signs will be removed per the limits. KFL*
- ☐ 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.

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
- ☒ Reimbursement of professional consultant costs agreement executed.
- ☐ Receipt of complete application packet by Zoning Administrator
- ☐ Review and action by Zoning Administrator

Date: _____

Date: _____

Date: _____

Date: _____

Sign Permit



Reface Electric Sign Cabinet
original Fluorescent lighted
4x6 Double Sided



Parking Lot Sign
with donation Rules
3x6



4x8 Rainbow sign above entrance
with American Wholesale Furniture 4x8
To be repainted
8' above sidewalk centered on door
Sign made of Alupalite panel



920 674-9855 •

431 E. PUERNER ST. • JEFFERSON, WI 53549

Designed exclusively for:

Date:

Address:

Phone:

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

Signature

Date

This design is the property of the designer and shall not be reproduced in any manner without written permission.



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: May 13, 2025

PROPERTY ADDRESS: 1521 Ridge Dr.

PARCEL NUMBER: 226-0514-0934-000

OWNER: JAS Acquisitions LLC

APPLICANT: Jordan Struck

FILE NUMBER: SPR-2025-10

EXISTING ZONING: LI - Light Industrial

PROPOSED ZONING: No Change Proposed

EXISTING LAND USE: Mixed Use

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

Baker Glass recently purchased and moved to 1521 Ridge Dr. from the town of Koshkonong and is proposing to install a new Dual Post sign. The sign will be laser-cut steel with wood beam posts with concrete sono tubes for support at the base. The sign will not be illuminated.

The Sign Code requirements for **Monument Signs** are documented below.

Requirement	Proposed
1 sign per street frontage	Met = 1 sign total
Maximum size = 1 sf of sign area per 1 ft of street frontage length, up to 128 max sf	Met = 16 square feet of sign with a total of 27 square feet with posts. (56' of frontage)
Maximum height = 6'	Met = 5 feet tall
Minimum 15' from curb face and not located within any public right-of-way	Met = located on private property a minimum of 15' from the right-of-way
Shall be made of durable, all-weather materials	Met = Steel and Wood
Shall be ambient, backlit, internal, or gooseneck lighting	Met = No lighting proposed
Sign must be designed of materials harmonious with the building and site	Met = matches design of building and site
Shall not interfere with vehicle visibility or circulation	Met = No visibility issues foreseen
Footings and support structures shall be	Met = footings are located below grade

concealed using groundcover or landscaping.

No public notice is required for a sign review and action.

DISCUSSION

The subject parcel lies within the Janesville Ave Business District Planning Area and is identified as Employment within the Plan. The opportunities indicated in the Plan include; Regional Entertainment Center, Community Serving retail & dining, Some industrial relocation to modern business parks, Development design standards & access control, and Street & Utility Enhancements. The subject property is also shown as Light Industrial on the Future Land Use Map. This designation includes High-quality indoor manufacturing, warehousing, and distribution. The proposed signs match the existing character of the building and its surroundings. No land use change is proposed. Staff believe the proposal is in concert with the Comprehensive Plan.

JANESVILLE AVE BUSINESS DISTRICT PLANNING AREA

FIGURE: 2.18
CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



The proposed sign meets the requirements of the City's ordinances. The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

Staff recommends that the Plan Commission approve the requested monument sign as proposed.

ATTACHMENTS

1. Sign Checklist FILLABLE
2. 1521 Ridge Dr - Monument Sign

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): Jordan Struck (Owner), Baker Glass LLC, KSA Building Solutions, JAS Acquisitions LLC

Phone number: 262-215-3979 Email: jordan@bakerglasscompany.com

Property address of proposed sign: 1521 Ridge Dr - Fort Atkinson, WI 53538

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.

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.
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- 2) Minimization of conflict with vehicular or pedestrian circulation.
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- 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: _____ |

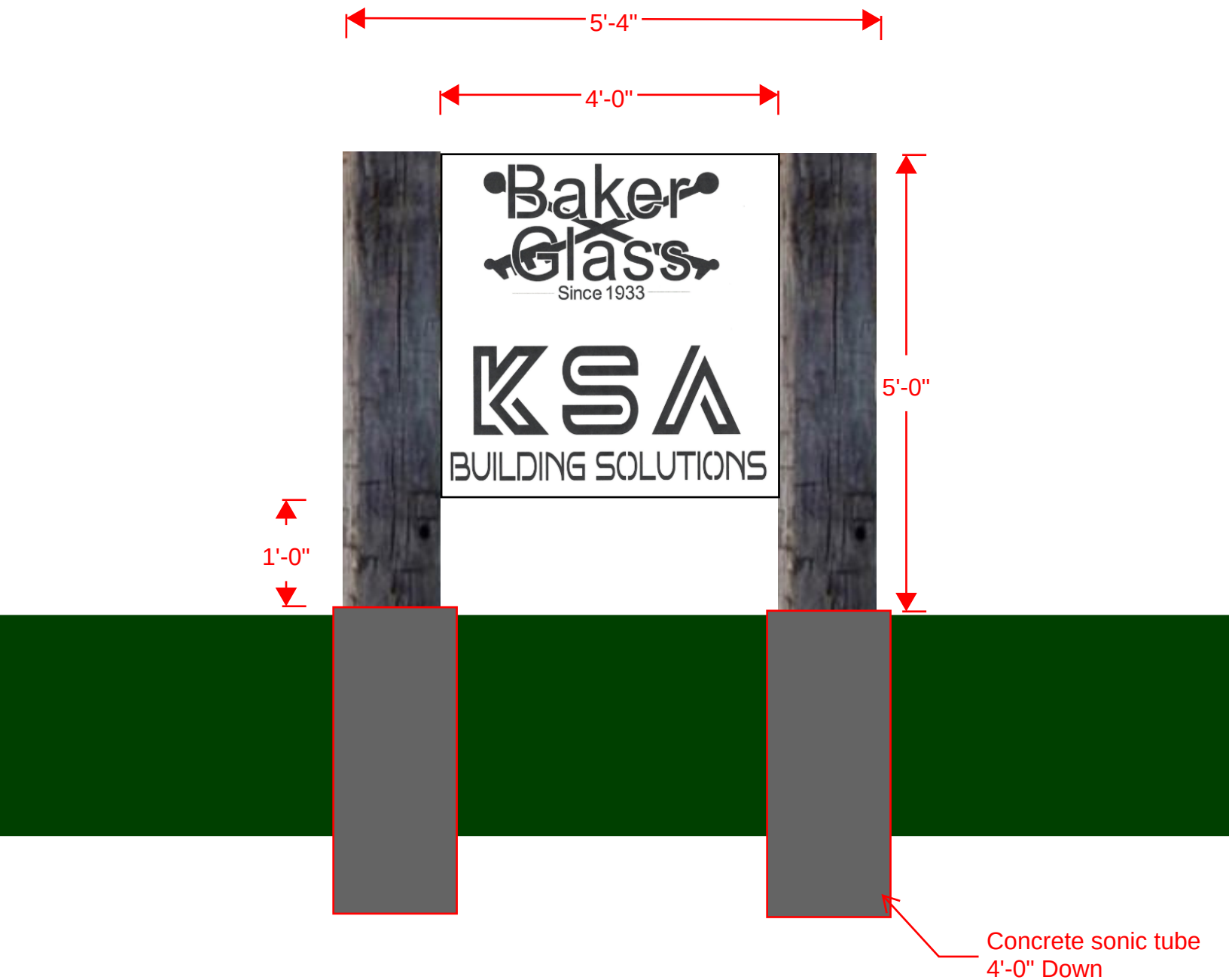
Monument Sign Proposed: 1521 Ridge Dr - Fort Atkinson, WI

Business: Baker Glass LLC, KSA Building Solutions
Owner: Jordan Struck (JAS Acquisitions LLC)



Sign: Laser cut steel, wood beam posts, concrete sonic tubes for base support

Sign will not be illuminated





PRELIMINARY PLAT REVIEW REPORT TO THE PLAN COMMISSION

DATE: May 13, 2025

PROPERTY ADDRESS: 1355 Trillium Drive, 1345, 1347, 1349, and 1357 Marigold Drive, and unaddressed parcel

PARCEL NUMBER: 226-0614-3323-020, 226-0614-3322-001, 226-0614-3322-002, 226-0614-3322-003, 226-0614-3322-004, 226-0614-3322-000

OWNER: City of Fort Atkinson

APPLICANT: City of Fort Atkinson

FILE NUMBER: PPR-2025-02

EXISTING ZONING: SR-2, Single-Family Residential, MRM-12 Multi-Family Residential (PUD Overlay), and MRH-30 Multi-Family Residential (PUD Overlay)

PROPOSED ZONING: SR-5, Single-Family Residential, MRM-12 Multi-Family Residential, MRM-12 Multi-Family Residential (PUD Overlay), and MRH-30 Multi-Family Residential (PUD Overlay)

EXISTING LAND USE: Vacant

REQUESTED USES: Single-Family and Multi-Family

BACKGROUND

Section 70.05.02 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Preliminary Plat review and approval by the Plan Commission and City Council for conformance with all ordinances and plans. Section 70.05.03 includes the process and requirements associated with the Final Plat review and approval by the Plan Commission and City Council.

REQUEST OVERVIEW

The proposed project involves a land division of an existing 35-acre property and previously subdivided 12-acres that make up Lots 1-5 and Outlot 1 to include a total of 77 new parcels, 3 outlots, and rights-of-way to be dedicated to the public. This includes:

- Phase 1: Lots 1-5, Outlot 1, and portions of Banker Road, Trillium Drive, and Marigold Drive.
- Phase 2: Lots 6-61, Outlot 2, and portions of Marigold Drive, Peony Place, and Banker Road.
- Phase 3: Lots 62-77, Outlot 3, and completion of the new Banker Road configuration. The old portion of the Banker Road right-of-way would be vacated at this time.

To note, the Plan Commission previously reviewed the Preliminary Plat at their X meeting. Changes from the previous version include:

- Outlots were previously shown as being dedicated to the City. However, the Land Division Ordinance prohibits this from occurring.
- Outlots are now proposed to be dedicated to the future Home Owners Association

(HOA). However, City staff is recommending that each of the Outlots instead be dedicated in fractional ownership to all lots within the subdivision.

The following were previously approved and established through a Certified Survey Map:

- Lot 1 and Outlot 1
- Lots 2-5
- Hawthorne Drive right-of-way

Trillium Drive was previously vacated and then approved and established through a Certified Survey Map with a slightly different configuration.

Utility easements within the rear yard of the future parcels are not currently shown on the Preliminary Plat, but are recommended to be added prior to the adoption of the Final Plat.

As noted on the Preliminary Plat, the proposed zoning for the various new parcels being created includes:

- MRM-12: Lots 2, 51, 62, and 71
- MRH-30 and PUD: Lot 1
- SR-5: Lots 3-50, 52-61, 63-70, and 72-77

PRELIMINARY PLAT REVIEW:

The proposed Preliminary Plat is planned to create 77 new development parcels, 3 outlots for stormwater management, and future rights-of-way to be dedicated to the City following improvements. These improvements will include new utilities and infrastructure within the public right-of-way.

The Land Division Ordinance requires that the Preliminary Plat be reviewed by the Plan Commission and City Council for consistency with all other ordinances, laws, rules, regulations, and plans. A Preliminary Plat is required to subdivide land into five or more new parcels. Following the review and approval of the Preliminary Plat by the City, it will be reviewed by the State and County. A Final Plat, inclusive of any requested changes of any reviewing party, may then be brought before the Plan Commission and will be brought before the City Council for action. This two-step process ensures that all requirements are met prior to the land division being recorded.

The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As shown below, the proposed Preliminary Plat subdivides the land into new development parcels that must meet the Zoning Ordinance's minimum requirements. Additionally, the public right-of-way and utility easements must meet the Subdivision

Ordinance's minimum requirements.

Proposed New Lots: 6-50, 52-61, 63-70, and 72-77

Bulk Regulation	SR-5 Standards	Proposed New Lots
Minimum Lot Area	8,000 square feet	8,055 - 18,140 square feet
Minimum Lot Width	65 feet	65 – 174 feet
Minimum Lot Depth	120 feet	125 – 241 feet
Minimum Lot Frontage at ROW	30 feet	51 – 174 feet

Proposed New Lots: 51, 62, and 71

Bulk Regulation	MRM-12 Standards	Proposed New Lots
Minimum Lot Area	20,000 square feet	26,387 – 95,011 square feet
Minimum Lot Width	100 feet	121 – 363 feet
Minimum Lot Depth	120 feet	131 – 335 feet
Minimum Lot Frontage at ROW	50 feet	121 – 363 feet

To note, Lot 1 and Outlot 1 have already been established, and Lot 1 has also been approved to include a Planned Unit Development Overlay with uniquely defined zoning requirements. Lots 2-5 have already been established and meet the minimum requirements for the applicable zoning district to be assigned (SR-5 for Lots 3-5 and MRM-12 for Lot 2).

This process, in combination with a future zoning map amendment, provides the opportunity for the proposed project to meet the Zoning Ordinance's bulk dimensional standards. To note, the Zoning Ordinance does not have bulk dimensional standards for right-of-way, outlots, or utility easements. These standards are provided within the Land Division Ordinance. The City Engineer has reviewed the Preliminary Plat in comparison to the applicable requirements and determined that it meets the City's minimum standards.



No public notice is required for a Preliminary Plat review and action.

COMPREHENSIVE LAND USE PLAN (2019):

The subject property is located within the Northwest Quadrant Planning Area (see attachments) and is identified as Neighborhood on the plan. The opportunities indicated include traditional neighborhood and sustainable design, capitalizing on the access to existing businesses and schools.

The subject property is shown as Planned Neighborhood on the Future Land Use Map. The Planned Neighborhood designation is intended to provide a variety of housing choices through a mix of single-family, two-family, mixed residential, schools, parks, and neighborhood commercial uses. The proposed plat's mix of future residential development lots align with the intent of this land use category. Staff believes the proposed development and land use is consistent with the adopted Comprehensive Plan.

FIGURE: 2.12
CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



This project, led by the City, has been reviewed, discussed, and refined over the past several months. The City's Management Team has reviewed the application and all comments have been included within this document.

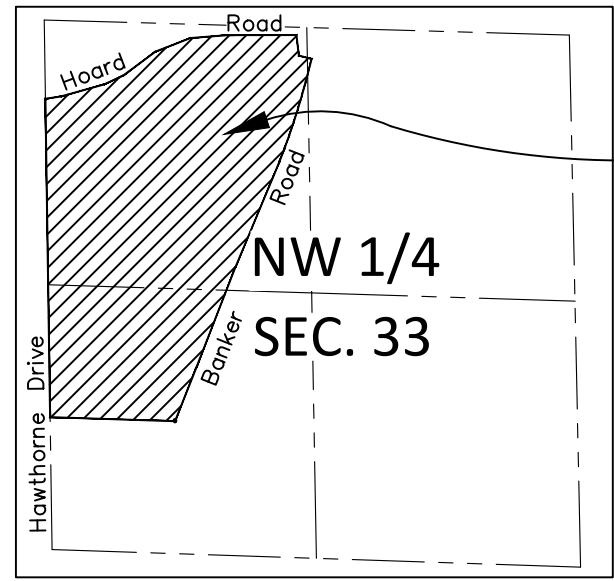
Overall, the proposed Preliminary Plat meets the requirements of the City's ordinances, is in alignment with adopted City plans, and will provide new tax base and housing units through its eventual build out.

City staff recommends approval of the Preliminary Plat, subject to the following conditions:

- Requirement that Zoning Map Amendments are approved in alignment with the proposed Preliminary Plat before City Plan Commission approval of the Final Plat.
- Require all lots within the subdivision to share equal interest in stormwater outlots 2 and 3 through fractional ownership.
- Require all utility easements to be shown on the Final Plat
- Require the Final Plat to be substantially similar to the approved Preliminary Plat, outside of any requested changes by the Plan Commission or City Council.
- Any other recommendations by City staff and the Plan Commission.

ATTACHMENTS

1. Ridge View Estates _Preliminary Plat_4-14-25
2. DOA Plat Review Form - Ridge View Estates _Preliminary Plat_4-14-25
3. Jefferson County non objection Cond Letter
4. Ridge View Estates _Jefferson County non objection_Preliminary Plat_4-14-25

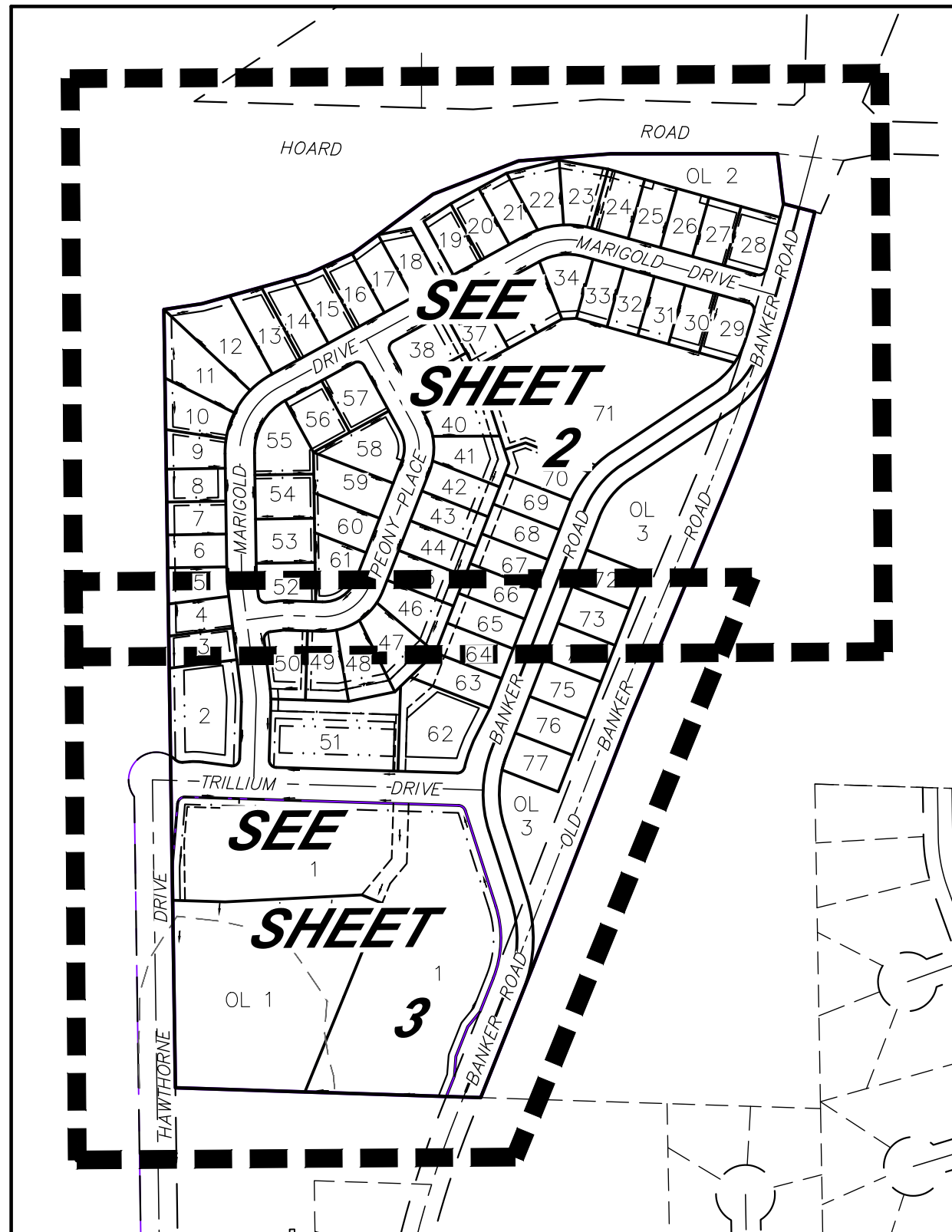


SITE

NW 1/4
SEC. 33

Vicinity Map

Not to Scale



Sheet Index Map

Not to Scale

REVISIONS

PRELIMINARY PLAT
RIDGE VIEW ESTATES

SHEET 1 OF 3

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases - Phase 1 will consist of Lots 1-5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6-61, Outlot 2 and included streets. Phase 3 will consist of Lots 62-77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential-12 (MRM-12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
Front (minor street) = 30'
Front (all other streets) = 30'
Rear = 30'
Side = 8'
Street Side (on corner lots) = 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
Front (minor street) = 30'
Front (all other streets) = 30'
Rear = 30'
Side = 8'
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3-50, 52-61, 63-70 and 72-77, is SR-5.

Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

CITY APPROVAL CERTIFICATE:

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

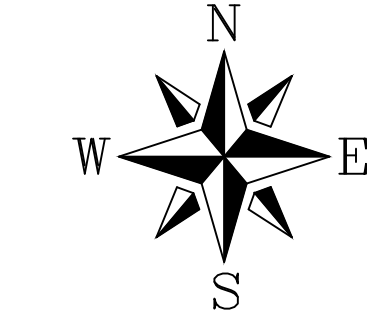
Date: _____

Rebecca Houseman, City Manager
City of Fort Atkinson

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System.

Total Area
1,793,077 Sq. Ft.
41.1634 Acres±

LEGEND

○	Found 3/4" Rebar
●	Found 1" Iron Pipe
●	Found 1-1/4" Iron Pipe
●	Soil Boring Location
○	Record Data (if different)
---	Boundary Lines per this Survey
---	Deed/Survey/Lot Line of Record
---	R/W Line
---	Sectional Subdivision Line
---	Soil Classification Zones
---	Wetland Line
---	Final Plat Phase Line
---	Lot line
---	Centerline
---	Hydrologic Soil Group B
---	Hydrologic Soil Group B/D
---	Hydrologic Soil Group C

OWNER/SUBDIVIDER:

City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397-9901

ENGINEER/SURVEYOR:

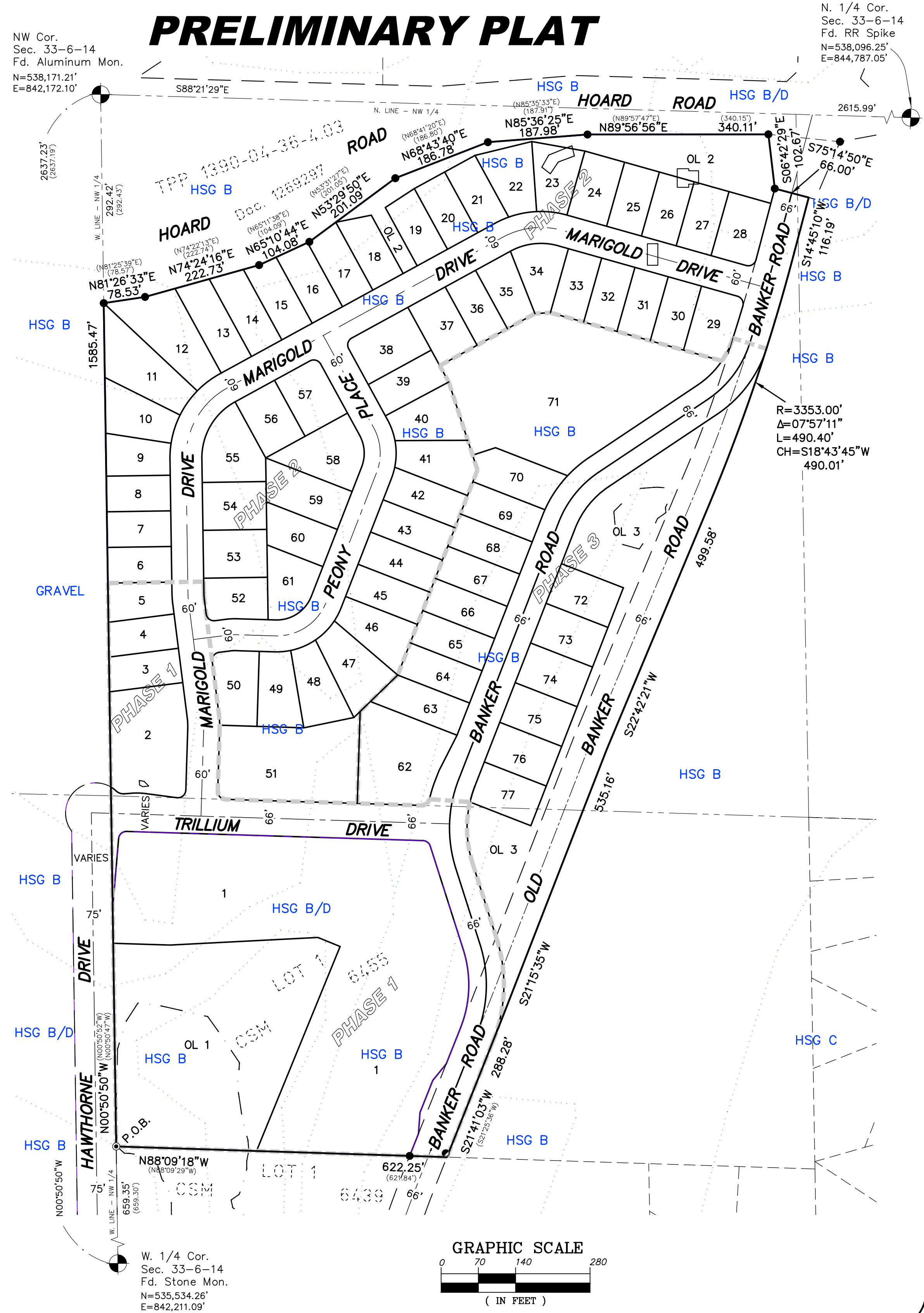
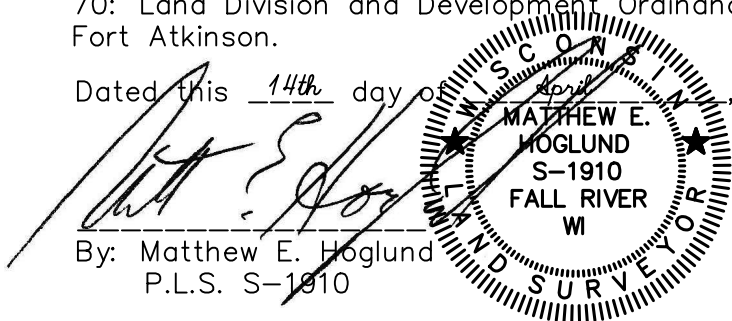
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road - Suite A
McFarland, WI 53558
Ph: (608) 838-7750

SURVEYOR'S CERTIFICATE:

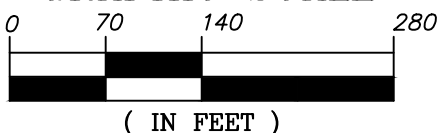
I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 14th day of May, 2025.

By: Matthew E. Hoglund
P.L.S. S-1810



GRAPHIC SCALE



NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
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Principal Structure Setbacks:
Front (minor street) = 30'
Front (all other streets) = 30'
Rear = 30'
Side = 8'
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3–50, 52–61, 63–70 and 72–77, is SR-5.

Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

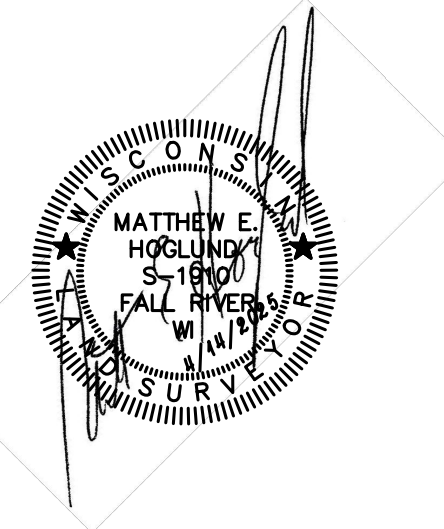
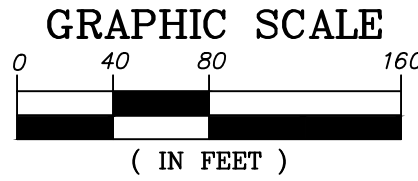
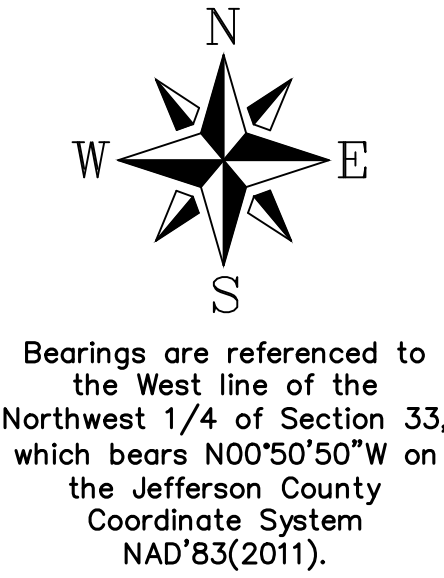
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 10)
- Existing Easement Line
- Public Stormwater Management Easement Dedicated Hereon
- Sectional Subdivision Line
- Soil Classification Zones
- Wetland Line
- 75' Wetland Buffer
- Final Plat Phase Line
- Lot line
- Centerline
- Woods Line
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

OWNER/SUBDIVIDER:
City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397-9901

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838-7750

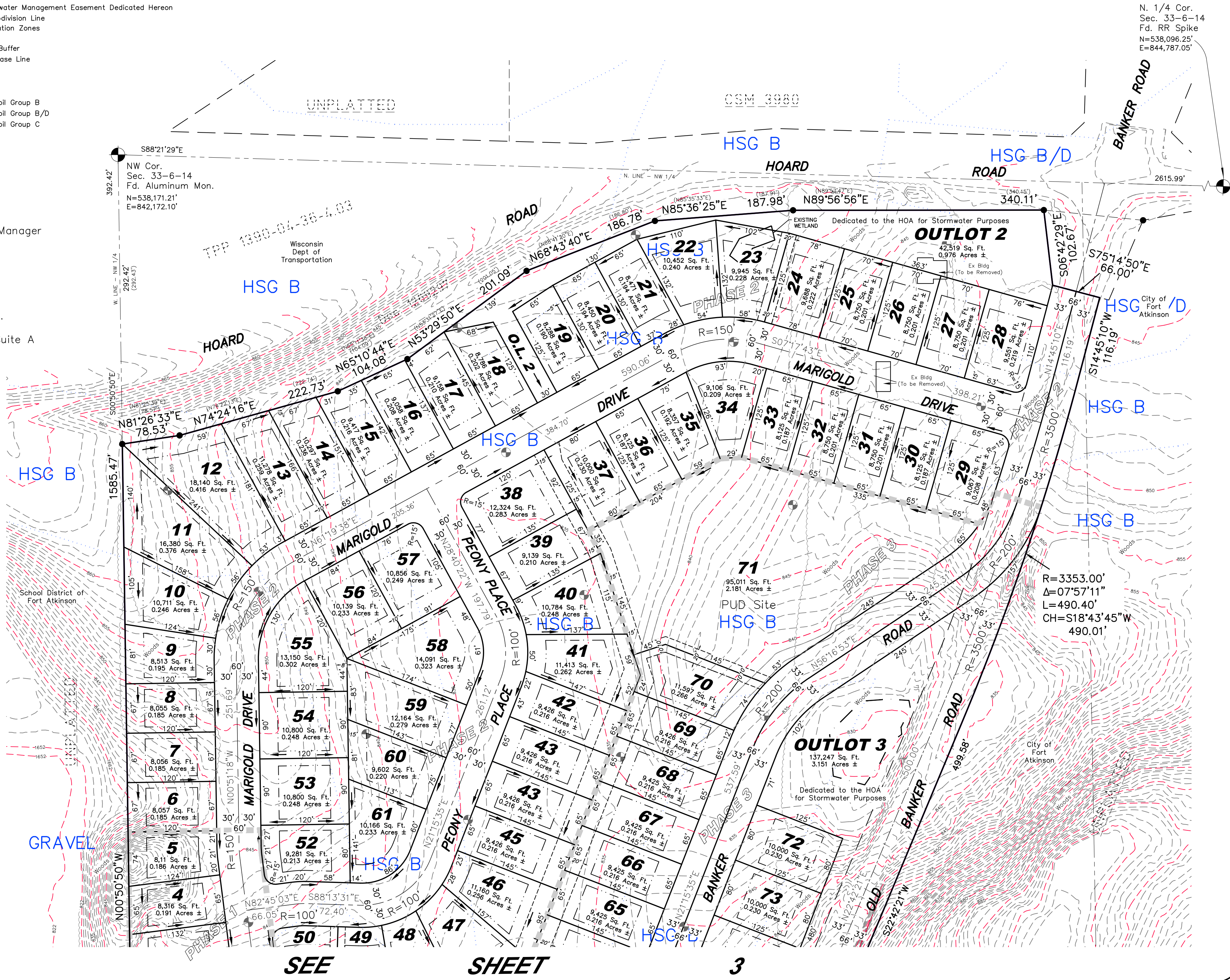


PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 2 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
- Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
- Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON – Conservancy.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation – report for Project No. F06820–0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (3) Phases – Phase 1 will consist of Lots 1–5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6–61, Outlot 2 and included streets. Phase 3 will consist of Lots 62–77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential–12 (MRM–12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

Front (minor street)	= 30'
Front (all other streets)	= 30'
Rear	= 30'
Side	= 8'
Street Side (on corner lots)	= 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM–12 District and the PUD District.

Proposed zoning of Lot 1 is Multi-Family Residential–30 (MRH–30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 1 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

Front (minor street)	= 30'
Front (all other streets)	= 30'
Rear	= 30'
Side	= 8'
Street Side (on corner lots)	= 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

Proposed zoning of the Single Family Residential within this plat, Lots 3–50, 52–61, 63–70 and 72–77, is SR–5.

Principal Structure Setbacks:

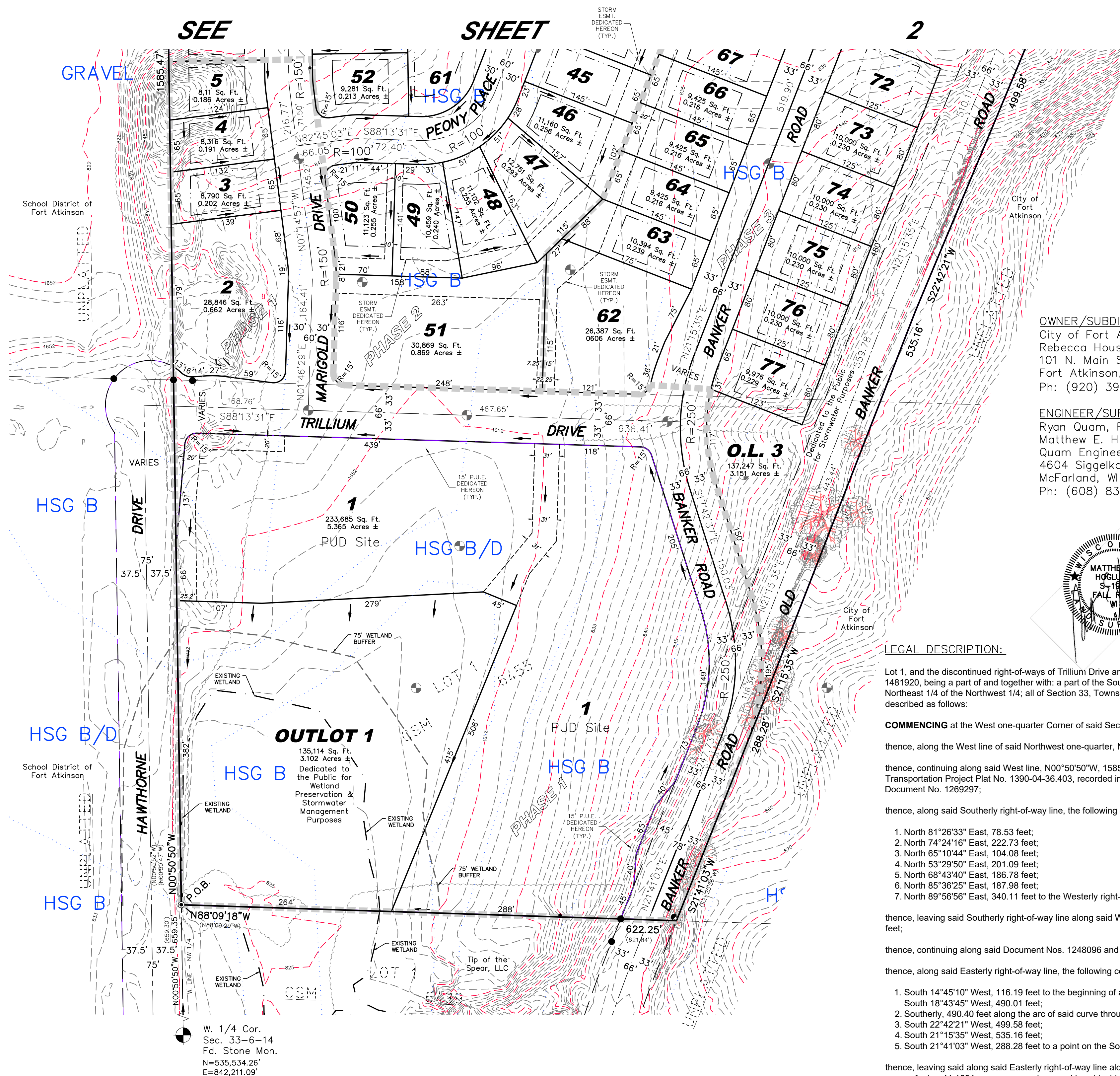
Front (minor street)	= 25'
Front (all other streets)	= 30'
Rear	= 25'
Side	= 8'
Street Side (on corner lots)	= 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR–5 District.

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

PRELIMINARY PLAT



OWNER/SUBDIVIDER:
City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397–9901

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggekow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

LEGAL DESCRIPTION:

Lot 1, and the discontinued right-of-ways of Trillium Drive and Banker Road, of Jefferson County Certified Survey Map (CSM) 6455, recorded as Document No. 1481920, being a part of and together with: a part of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4; and part of the Northeast 1/4 of the Northwest 1/4; all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at the West one-quarter Corner of said Section 33;

thence, along the West line of said Northwest one-quarter, N00°50'50"W, 659.35 feet to the **POINT OF BEGINNING**, being the Southwest corner of said Lot 1;

thence, continuing along said West line, N00°50'50"W, 1585.47 feet to the Southerly right-of-way line of Hoard Road, being the Southerly line of Parcel 6 of Transportation Project Plat No. 1390-04-36.403, recorded in Volume 2 of Transportation Project Plats on Page 39 as Document No. 1248096, and conveyed by Document No. 1269297;

thence, along said Southerly right-of-way line, the following courses:

1. North 81°26'33" East, 78.53 feet;
2. North 74°24'16" East, 222.73 feet;
3. North 65°10'44" East, 104.08 feet;
4. North 53°29'50" East, 201.09 feet;
5. North 68°43'40" East, 186.78 feet;
6. North 85°36'25" East, 187.98 feet;
7. North 89°56'56" East, 340.11 feet to the Westerly right-of-way line of Banker Road;

thence, leaving said Southerly right-of-way line along said Westerly right-of-way line per said Document Nos. 1248096 and 1269297, South 06°42'29" East, 102.67 feet;

thence, continuing along said Document Nos. 1248096 and 1269297, South 75°14'50" East, 66.00 feet to the Easterly right-of-way line of Banker Road;

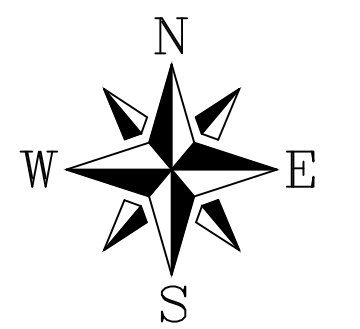
thence, along said Easterly right-of-way line, the following courses:

1. South 14°45'10" West, 116.19 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 3353.00 feet and a chord which bears South 18°43'45" West, 490.01 feet;
2. Southerly, 490.40 feet along the arc of said curve through a central angle of 07°57'11" to the Point of Tangency thereof;
3. South 22°42'21" West, 499.58 feet;
4. South 21°15'35" West, 535.16 feet;
5. South 21°41'03" West, 288.28 feet to a point on the South line of said CSM No. 6455;

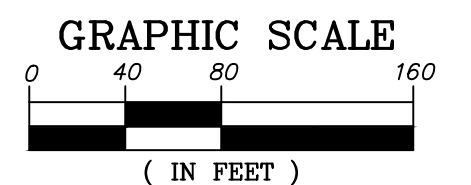
thence, leaving said along said Easterly right-of-way line along said South line, North 88°09'18"W, 622.25 feet to the **POINT OF BEGINNING**, containing 1,793,077 square feet or 41.1634 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- ⊙ Soil Boring Location
- (88') Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 10)
- Existing Easement Line
- Public Stormwater Management Easement Dedicated Hereon
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- Lot line
- Centerline
- Woods Line
- HSG B Hydrologic Soil Group B
- HSG B/D Hydrologic Soil Group B/D
- HSG C Hydrologic Soil Group C



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).



PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 3 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggekow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

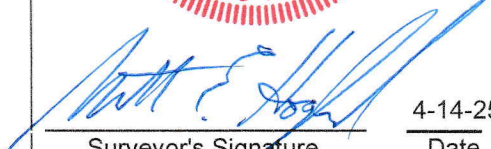
Request for Land Subdivision Plat Review

Department of Administration

Plat Review – DOA
 Mailing Address: PO Box 1645
 Madison WI 53701
 Phone: 608-266-3200
 Email: plat.review@wi.gov
 Web: <https://doa.wi.gov/platreview>

Online Submittal and Payment: Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/dir-platreview/>

Mailing a check adds about a week to the process.

Subdivision Name: Ridge View Estates	
Surveyor, Company & Street Address: License #: 1910 Name: <u>Matthew E. Hoglund</u> Company: <u>Quam Engineering, LLC</u> Street address: <u>4604 Siggelkow Road - Suite A</u> (no PO boxes): <u>McFarland, WI 53558</u> Phone: <u>(608) 838-7750</u> Email: <u>mhoglund@quamengineering.com</u>	Surveyor's Seal   Surveyor's Signature 4-14-25 Date

Complete: 1-7 for FINAL Plats; 3-7 for PRELIMINARY Plats; 4 & 6 for ASSESSOR'S Plats; or 3-4 & 6 for CSMs

I certify that, as the Wisc. Professional Land Surveyor responsible for the field survey & preparation of this plat:

1. ☐ All monuments have been set per s. 236.15 (1), Wis. Stats.
 OR
☐ All exterior boundary monuments have been set, but the town, village or city has temporarily waived placing interior monuments per s. 236.15 (1)(h), Wis. Stats.

2. Preliminary plat name: _____

3. Subdivider's name, City of Fort Atkinson - Rebecca Houseman, City Manager
 and email: rhouseman@fortatkinsonwi.gov

4. ☒ Email plat PDF (not scanned) and this form to plat.review@wi.gov. Number of sheets ³ _____ ☐

5. Is this plat served by public sewer? ☒ Yes ☐ No ☐

6. ☒ Mail a check or money order covering the Department of Administration, Plat Review fee with this form. ☐

7. DOT: ☒ Not abutting a S.T.H., U.S.H. or I.H., OR ☐ DOT form enclosed. ☐

Surveyor's Receipt & Transmittal Record		Shaded Area for Office Use Only
Date Received:	Date Time Limit Expires:	Preliminary
DOT: _____ Date Copies Sent: _____ County: _____		Final
By: _____	Plat Review Officer	Assessor CSM

A Guide for Calculating the Fee Required by Adm 49, Wis. Admin. Code

\$ <u>125</u>	\$125 Filing Fee
\$ <u>100</u>	\$100 Review Fee
\$ <u>120</u>	Reprographics & Postage Fee - \$40/sheet x <u>3</u> sheets (required for all plats)

\$ _____ \$125 Filing Fee ***
 *** (Required unless a preliminary plat has been previously submitted. Also required for subsequent additions or phases of a plat.)
 \$ _____ Parcel Fee - \$30/parcel x _____ parcels (outlots + lots) (\$120 minimum) (required for all plats)
 \$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

\$ _____ \$125 Filing Fee
\$ _____ Parcel Fee - \$30/parcel x _____ parcels (outlots + lots) (\$120 minimum) (required for all plats)
\$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

\$ _____ \$120 Review Fee
\$ _____ Reconfiguration Fee (add/remove lots/outlots or move streets)-\$30/parcel x _____ parcels

\$ _____ \$120 Review Fee. Includes 2 sheets, additional sheets \$40/sheet x _____ sheets
\$ _____ Reconfiguration Fee (add/remove lots/outlots or move streets)-\$30/parcel x _____ parcels

\$ _____ \$100 **Certified Survey Map**
\$ _____ \$ 50 Written pre-submission consultation request.

\$ 345 TOTAL FEE DUE

Mail this form with check or money order, payable to: **Department of Administration**

DON'T use staples or tape on the check.

Shaded Area for Office Use Only

Date fee received:

Payer: _____ Check Number: _____

Check Date:

Amount:



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7524
Fax 920-674-7525

DATE: April 24, 2025

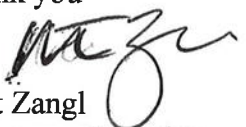
TO: Plat Review - WI Department of Administration
Matt Hoglund, Quam Engineering

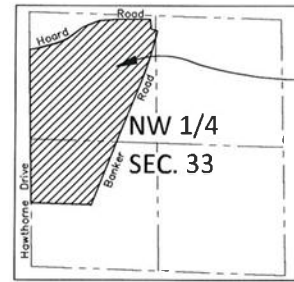
RE: Ridge View Estates Preliminary Plat

Jefferson County conditionally certifies the Ridge View Estates preliminary subdivision plat with the following condition:

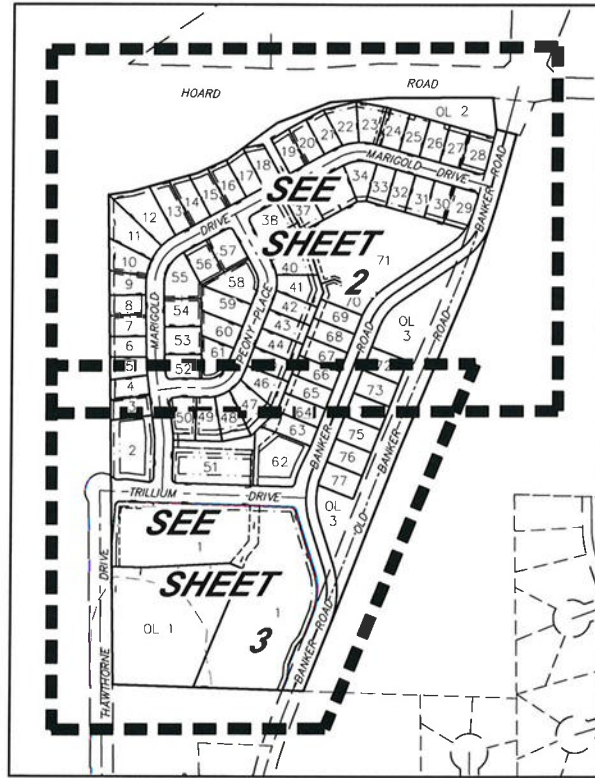
- Note 4 shall be updated. All lots within the subdivision shall share an equal interest in all stormwater outlots. The Homeowner's Association cannot own or be dedicated the outlots. Example language can be provided upon request.

Thank you


Matt Zangl
Director of Planning and Development
Jefferson County
920-674-8638



Vicinity Map
Not to Scale



Sheet Index Map
Not to Scale

**NO OBJECTION TO SUBDIVISION
PLAT BY THE JEFFERSON COUNTY
PLANNING AND ZONING DEPT**

With conditions

NOTES:

1. See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
2. Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
3. Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
4. Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON - Conservancy.
5. Dates of boundary field survey, 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
6. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
7. See Sheet 3 for Legal Description.
8. Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
9. Ridge View Estates will be final platted in (3) Phases - Phase 1 will consist of Lots 1-5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6-61, Outlot 2 and included streets. Phase 3 will consist of Lots 62-77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
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Principal Structure Setbacks:	
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See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

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Principal Structure Setbacks:	
Front (minor street)	= 30'
Front (all other streets)	= 30'
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Side	= 8'
Street Side (on corner lots)	= 25'

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Proposed zoning of the Single Family Residential within this plat, Lots 31-30, 52-61, 63-70 and 72-77, is SR-5.

Principal Structure Setbacks:	
Front (minor street)	= 25'
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CITY APPROVAL CERTIFICATE:

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

Date: _____

Rebecca Houseman, City Manager
City of Fort Atkinson

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System.

Total Area
1,793,077 Sq. Ft.
41.1634 Acres

LEGEND

○	Found 3/4" Rebar
●	Found 1" Iron Pipe
●	Found 1-1/4" Iron Pipe
●	Soil Boring Location
(88')	Record Data (if different)
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HSG B	Hydrologic Soil Group B
HSG B/D	Hydrologic Soil Group B/D
HSG C	Hydrologic Soil Group C

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Rebecca Houseman, City Manager
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Ph: (920) 397-9901

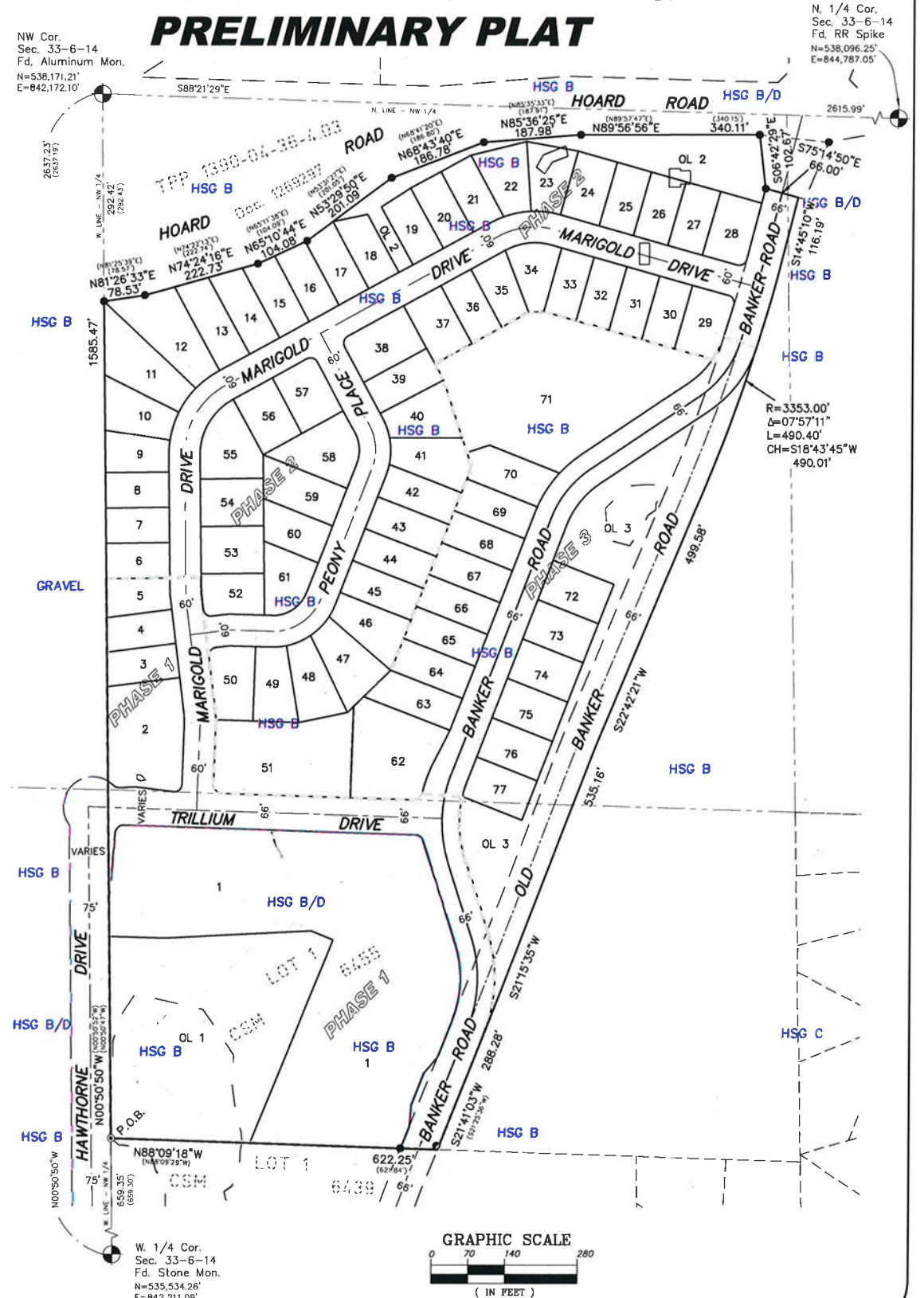
ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Sigelkow Road - Suite A
McFarland, WI 53558
Ph: (608) 838-7750

SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 14th day of May, 2025.

By: Matthew E. Hoglund
P.L.S. S-1910

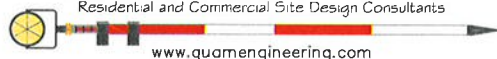


PRELIMINARY PLAT
RIDGE VIEW ESTATES

SHEET 1 OF 3

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

NOTES:

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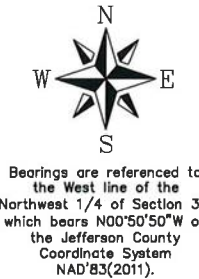
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LEGEND

●	Found 3/4" Rebar
○	Found 1" Iron Pipe
○	Found 1-1/4" Iron Pipe
○	Soil Boring Location
○	Record Data (if different)
→	Drainage Arrow (Proposed)
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Ph: (608) 838-7750



GRAPHIC SCALE
0 40 80 160
(IN FEET)

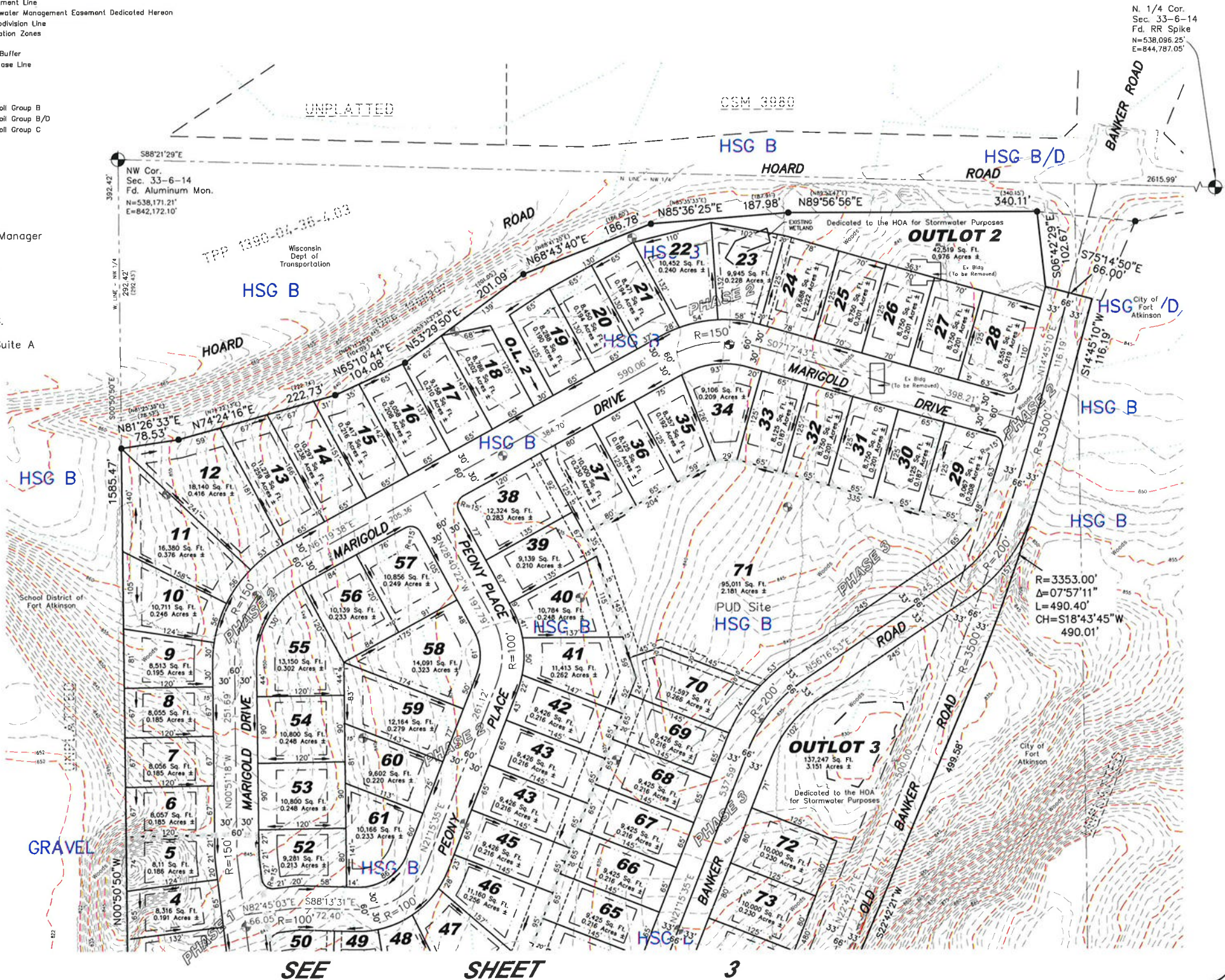


PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 2 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



1. See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
2. Lots of this plat will be subject to Deed Restrictions, document(s) to be recorded separately.
3. Outlot 1 will be dedicated to the Public for Wetland Preservation & Stormwater Management Purposes, to be owned & maintained by the City of Fort Atkinson.
4. Outlots 2 & 3 will be dedicated for Stormwater Management Purposes to the Homeowner's Association for ownership & maintenance and zoned CON – Conservancy.
5. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
6. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
7. See Sheet 3 for Legal Description.
8. Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation – report for Project No. F06820-0001 dated 2/10/2023.
9. Ridge View Estates will be final platted in (3) Phases – Phase 1 will consist of Lots 1–5, Outlot 1 and included streets by (2) Certified Survey maps. Phase 2 will consist of Lots 6–61, Outlot 2 and included streets. Phase 3 will consist of Lots 62–77, Outlot 3 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
10. Proposed zoning of Lots 2, 51, 62 and 71 is Multi-Family Residential–12 (MRM–12) and are requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for these Lots are not shown as they will be established as part of the PUD approval.

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Principal Structure Setbacks:

Front (minor street)	= 30'
Front (all other streets)	= 30'
Rear	= 30'
Side	= 8'
Street Side (on corner lots)	= 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Principal Structure Setbacks:

Front (minor street)	= 25'
Front (all other streets)	= 30'
Rear	= 25'
Side	= 8'
Street Side (on corner lots)	= 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

LEGEND

- | | |
|---|--|
|  | Found 3/4" Rebar |
|  | Found 1" Iron Pipe |
|  | Found 1-1/4" Iron Pipe |
|  | Soil Boring Location |
| (BB') | Record Data (If different) |
|  | Drainage Arrow (Proposed) |
|  | Boundary Lines per this Survey |
|  | Deed/Survey/Lot Line of Record |
|  | R/W Line |
|  | Principal Building Setback line (See Note 10) |
|  | Existing Easement Line |
|  | Public Stormwater Management Easement Dedicated Hereon |
|  | Sectional Subdivision Line |
|  | Soil Classification Zones |
|  | Wetland Line |
|  | 75' Wetland Buffer |
|  | Final Plat Phase Line |
|  | Lot line |
|  | Centerline |
|  | Woods Line |
|  | |
- HSG B**

HSG B/D

HSG C

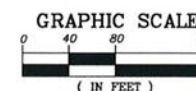
Hydrologic Soil Group B

Hydrologic Soil Group B/D

Hydrologic Soil Group C



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).



OWNER/SUBDIVIDER:
City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397-9901

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838-7750

LEGAL DESCRIPTION:

Lot 1, and the discontinued right-of-ways of Trillium Drive and Banker Road, of Jefferson County Certified Survey Map (CSM) 6455, recorded as Document No. 1481920, being a part of and together with: a part of the Southwest 1/4 of the Northwest 1/4, a part of the Northwest 1/4 of the Northwest 1/4, and part of the Northeast 1/4 of the Northwest 1/4; all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at the West one-quarter Corner of said Section 33:

thence, along the West line of said Northwest one-quarter, N00°50'50"W, 659.35 feet to the **POINT OF BEGINNING**, being the Southwest corner of said Lot 1;

thence, continuing along said West line, N00°50'50"W, 1585.47 feet to the Southerly right-of-way line of Hoard Road, being the Southerly line of Parcel 6 of Transportation Project Plat No. 1390-04-36.403, recorded in Volume 2 of Transportation Project Plats on Page 39 as Document No. 1248096, and conveyed by Document No. 1269297;

thence, along said Southerly right-of-way line, the following courses:

1. North 81°26'33" East, 78.53 feet;
2. North 74°24'16" East, 222.73 feet;
3. North 65°10'44" East, 104.08 feet;
4. North 53°29'50" East, 201.09 feet;
5. North 68°43'40" East, 186.78 feet;
6. North 85°36'25" East, 187.98 feet;
7. North 89°56'56" East, 340.11 feet to the Westerly right-of-way line of Banker Road;

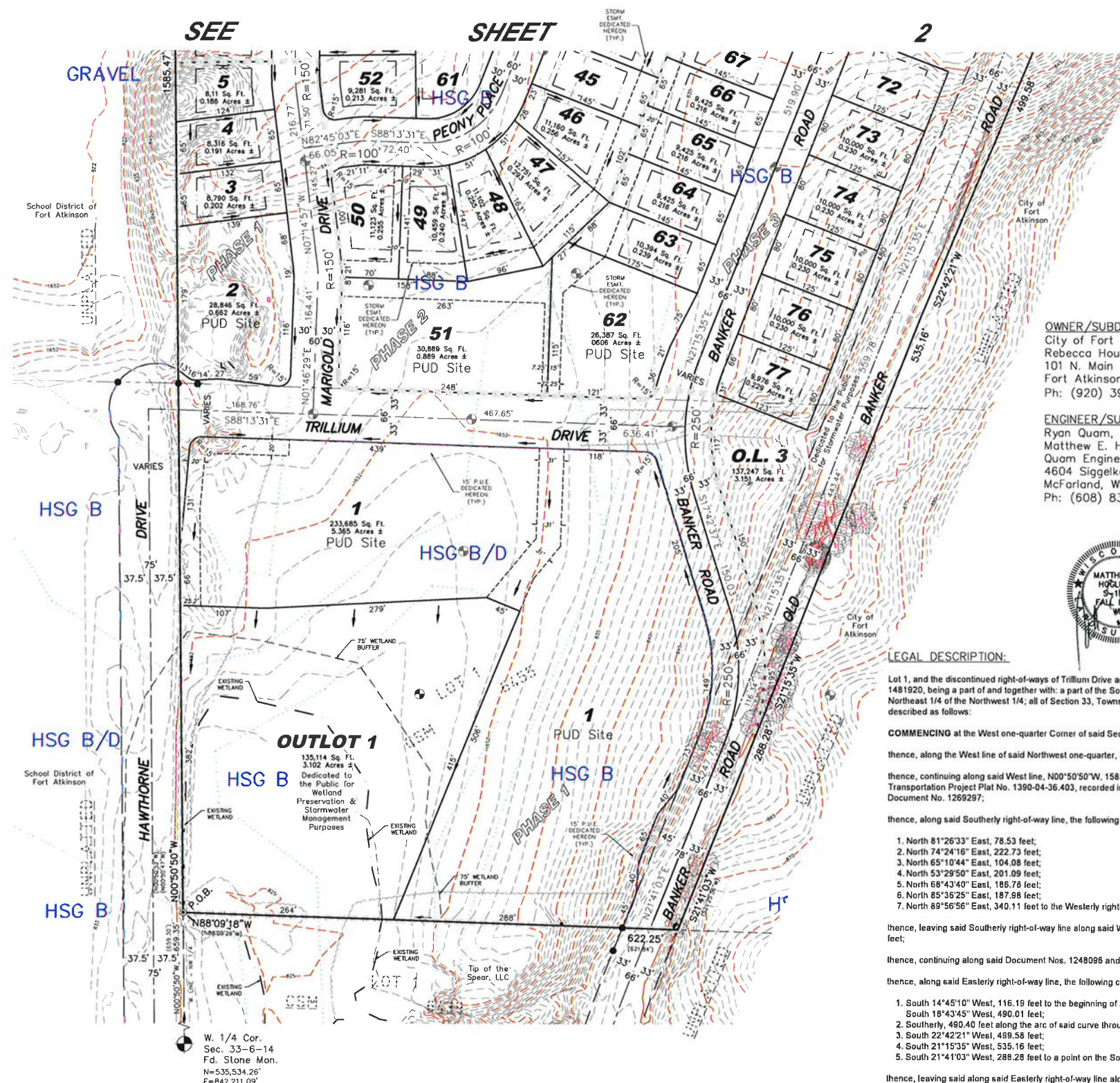
thence, leaving said Southerly right-of-way line along said Westerly right-of-way line per said Document Nos. 1248096 and 1269297, South 06°42'29" East, 102.67 feet;

thence, continuing along said Document Nos. 1248096 and 1269297, South 75°14'50" East, 66.00 feet to the Easterly right-of-way line of Banker Road;

thence, along said Easterly right-of-way line, the following courses:

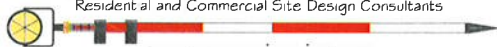
1. South 14°45'10" West, 116.19 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 3353.00 feet and a chord which bears South 18°43'45" West, 490.01 feet;
2. Southerly, 480.40 feet along the arc of said curve through a central angle of 07°57'11" to the Point of Tangency thereof;
3. South 22°42'21" West, 499.58 feet;
4. South 21°15'35" West, 535.16 feet;
5. South 21°41'03" West, 288.28 feet to a point on the South line of said CSM No. 6455;

thence, leaving said along said Easterly right-of-way line along said South line, North 88°09'18"W, 622.25 feet to the **POINT OF BEGINNING**, containing 1,793,077 square feet or 41.1634 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.



QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



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DRAFT Main Street & Janesville Avenue Corridor Plans

May 13, 2025

Project Team

STRAND ASSOCIATES

- Josh Straka, P.E.
- Kyle Henderson, P.E.



VANDEWALLE & ASSOCIATES

- Scott Harrington, AICP
- Ben Rohr, AICP
- Jeff Maloney

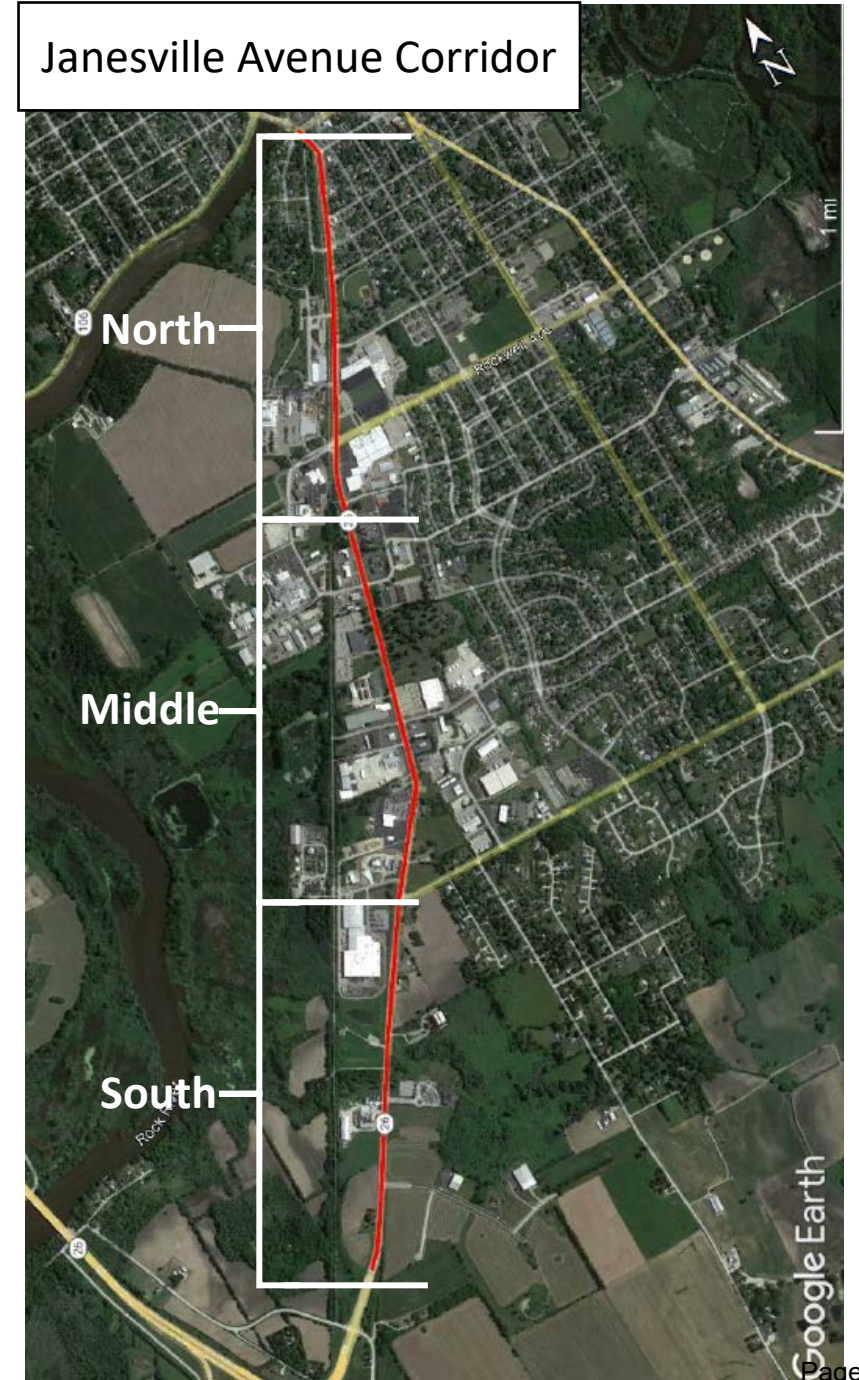


Project Study Areas

Main Street Corridor



Janesville Avenue Corridor



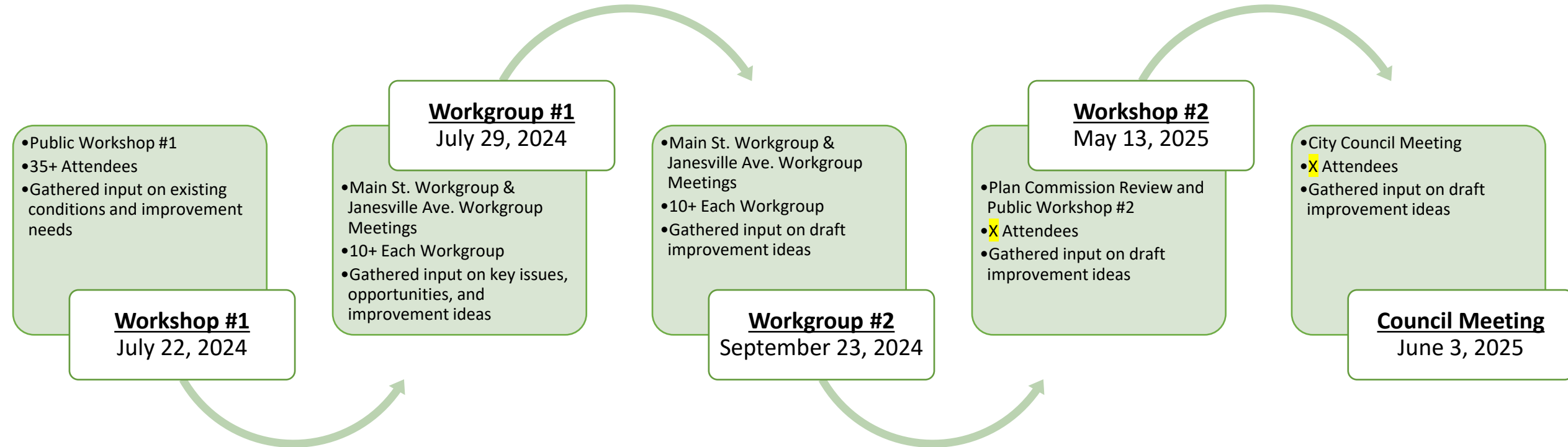
Project Purpose and Goals

- Funded by WisDOT Transportation Alternatives Grant (TAP)
- **Analyze** the corridors and **provide recommended improvements** on ways to improve the look, feel, safety, and functionality of each.
 - Vehicle Traffic
 - Pedestrians and Bicyclists
 - Landscaping, Lighting, Wayfinding, Curbs and Gutters, Etc.
- **Goal:**
 - Develop a plan for improvements that can be implemented over time as funding becomes available

Project Schedule



Feedback Gathering Process



Feedback Gathering Process



Janesville Avenue Summary

- **How do people typically travel along the corridor and how safe do they feel when using different travel modes?**
 - Most frequently travel by vehicle and bike/walk on the Glacial River Trail. Most people feel safe using these travel modes in these defined areas.
- **What are the biggest problem areas today?**
 - Traffic speeds, roadway size, crossings, and turning movements, in particular the lack of signalized bike/walk crossings along the corridor.
 - Specific locations include: 3rd Street/Janesville Avenue, Jones Park, Kwik Trip, Hackbarth/Janesville Avenue, Rockwell/Janesville Avenue, transition to 2-lane roadway near Farmco Lane
- **What are the key improvements you would like to see made?**
 - Bike/walk connections, reduction of vehicle travel lanes, intersection improvements, wayfinding signage, aesthetic improvements, and more right-of-way consistency/continuity

Main Street Summary

- **How do people typically travel along the corridor and how safe do they feel when using different travel modes?**
 - Most frequently travel by vehicle and walk along sidewalk. Mixed opinions on whether the corridor was safe for each travel mode. Concerns by users included turning movements, uncontrolled intersections, infrastructure gaps, lane shifts, and heavy truck traffic.
- **What are the biggest problem areas today?**
 - Crossing infrastructure, on-street turning movements, and the “bottleneck” experience along portions of the roadway.
 - Specific locations include: Madison/3rd Street/Main, Sherman/Main, North and South Water Streets/Main, and Whitewater/Main intersections
- **What are the key improvement people would like to see made?**
 - Enhanced streetscape, improved crossing safety measures, improved intersections for all travel modes, better vehicle travel turning movements, and dedicated on-street bicycle facilities

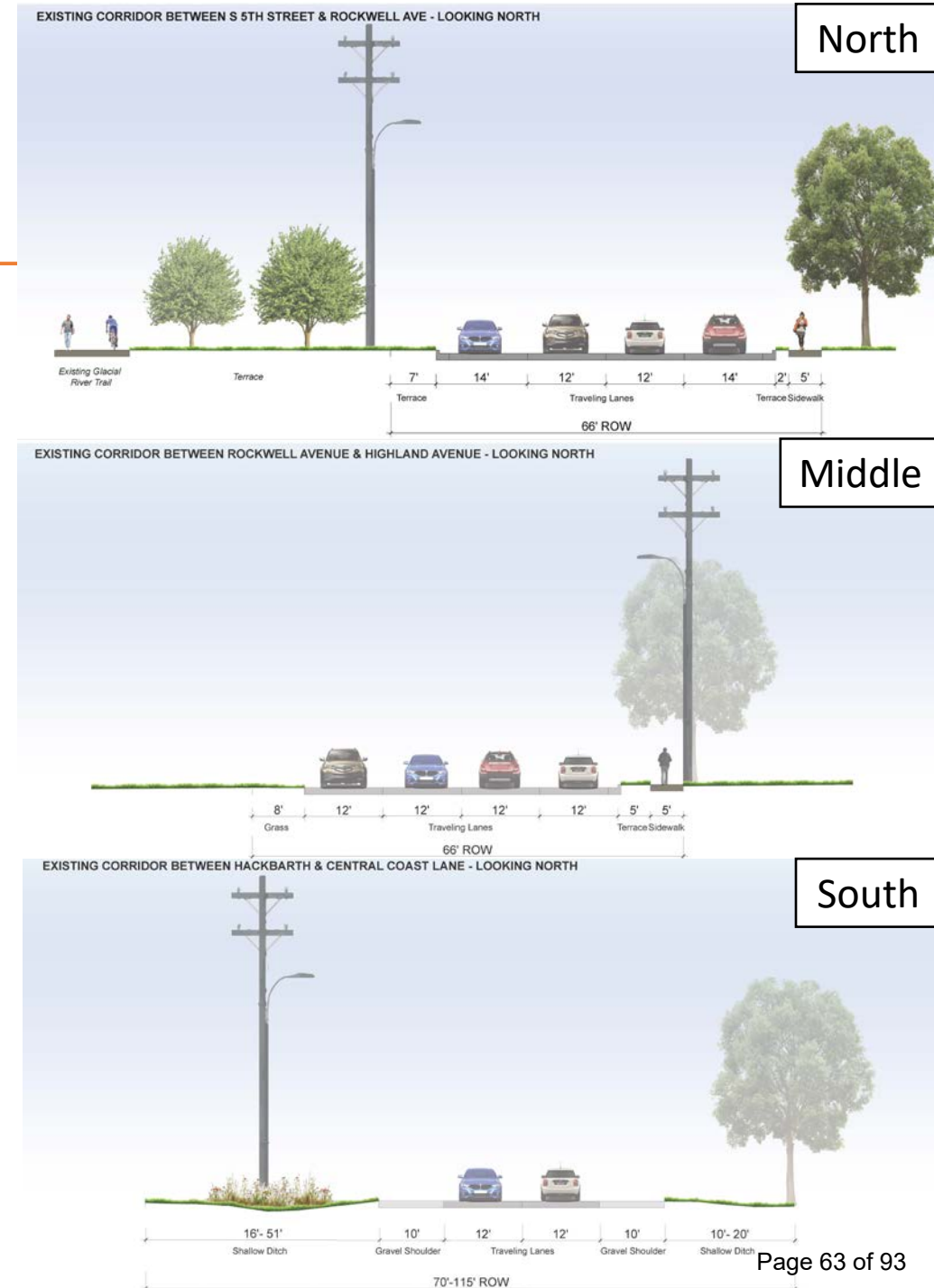
Existing Conditions

Janesville Avenue



Existing Conditions

- Many different types of roadway sizes, speeds, sidewalk availability, curb and gutter in place, and intersection types
- Transitions from north to south
 - North = more urban (more sidewalks and crosswalks, lower speeds, etc.)
 - South = more rural (higher speeds, less sidewalks and crosswalks, 4 lane to 2 lane, etc.)
- Many types of destinations and attractions
 - Entertainment, employment, shopping, recreation, etc.
- Traffic patterns have changed since Bypass (40 to 50% reduction in overall traffic)



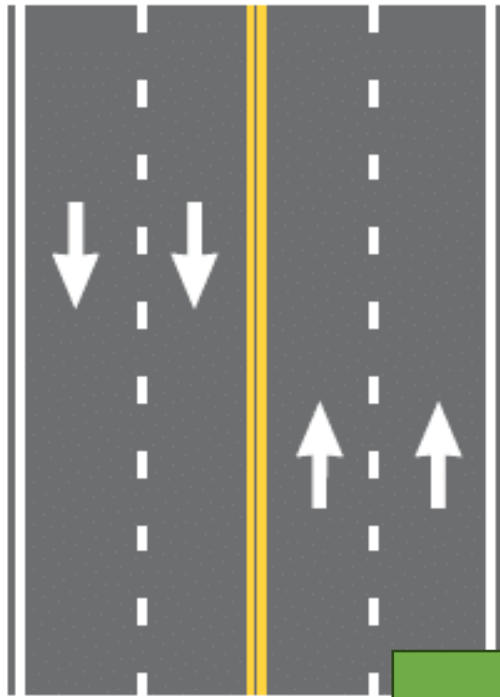
Transportation Improvements

Janesville Avenue

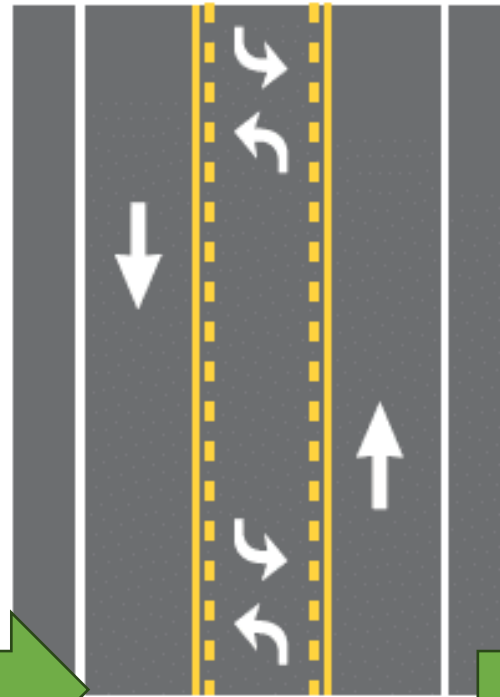


Road Diet

Today



Short-Term

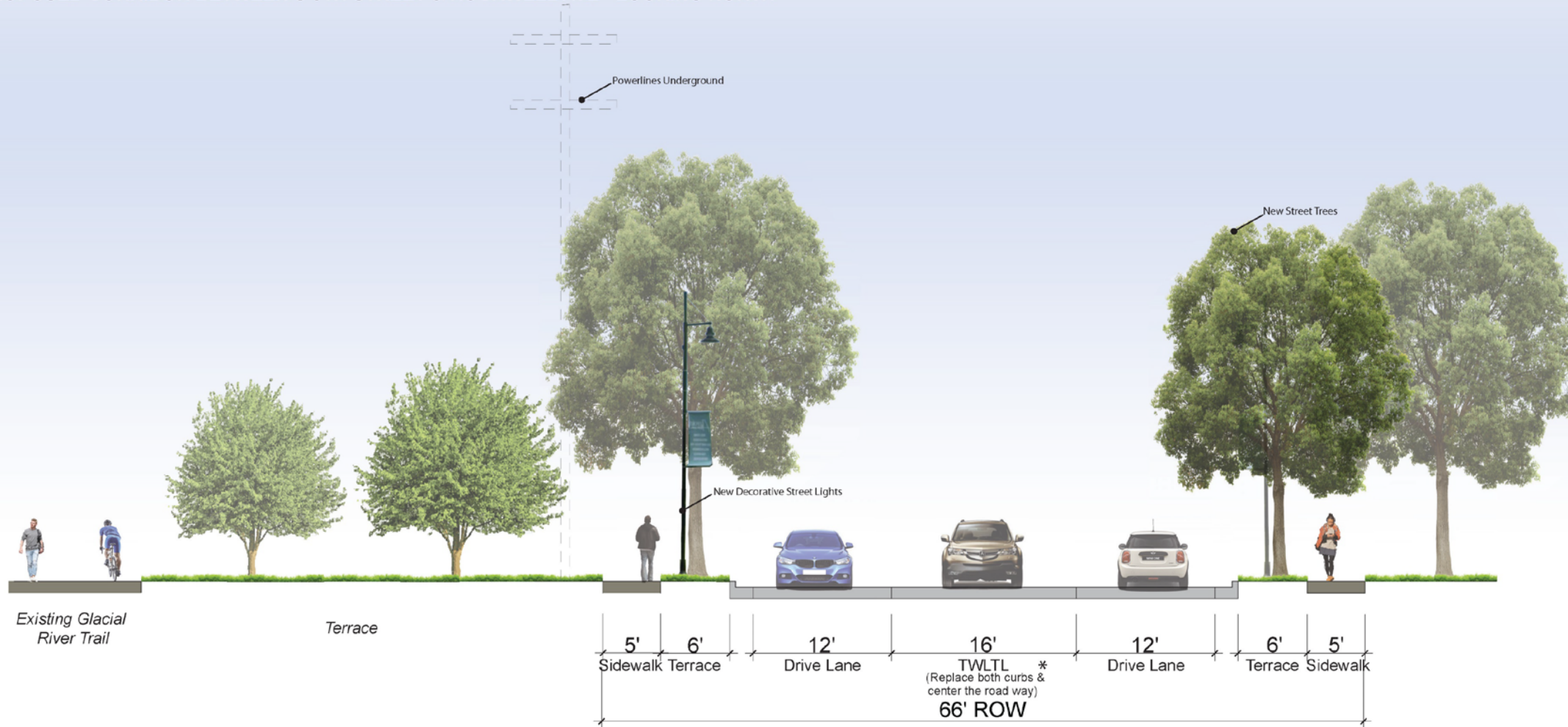


Long-Term



North

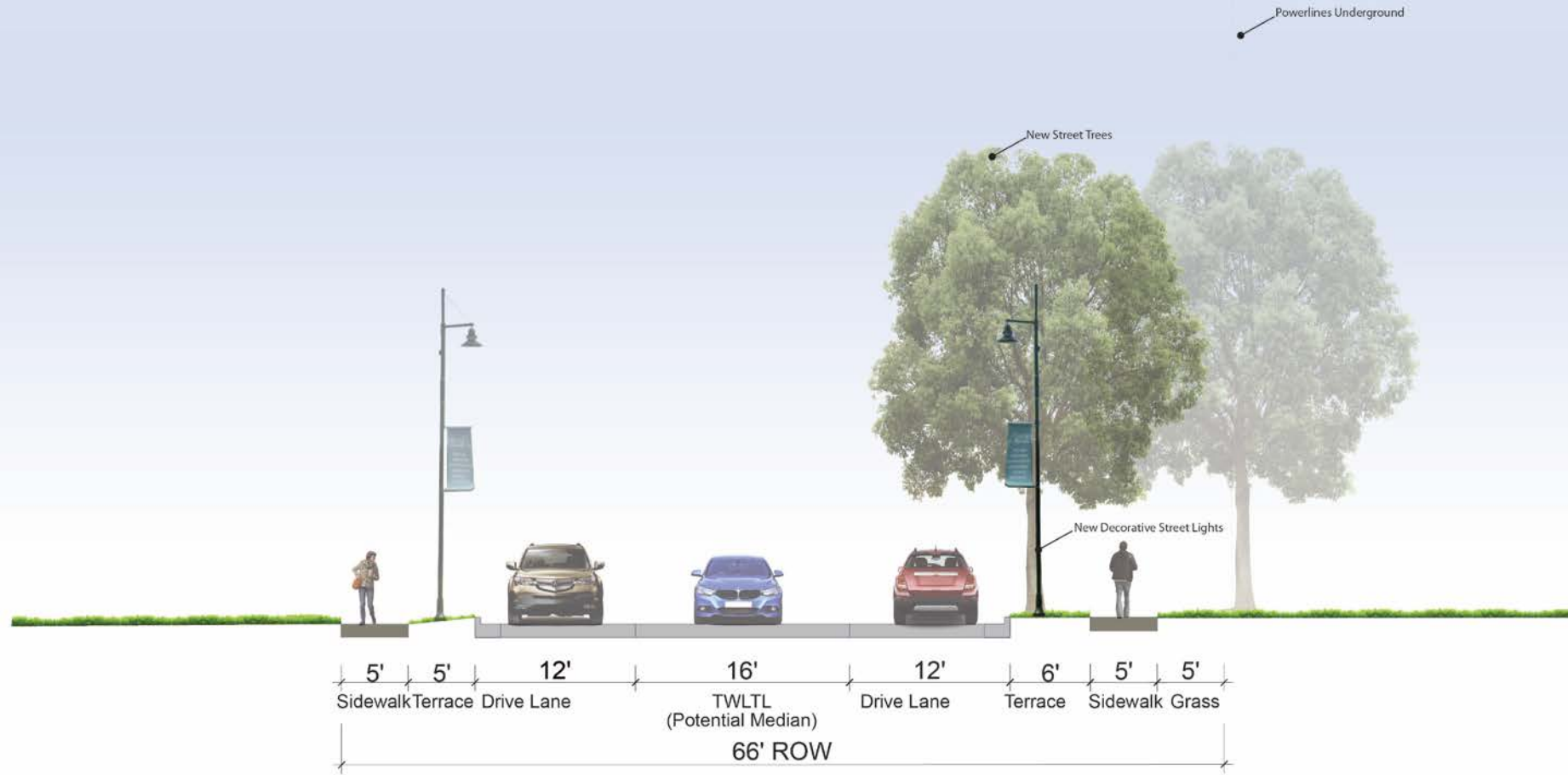
PROPOSED CORRIDOR BETWEEN S 5TH STREET & ROCKWELL AVE - LOOKING NORTH



* Note: Existing west curb could remain in place with a new curb and wider terrace installed on the east side.

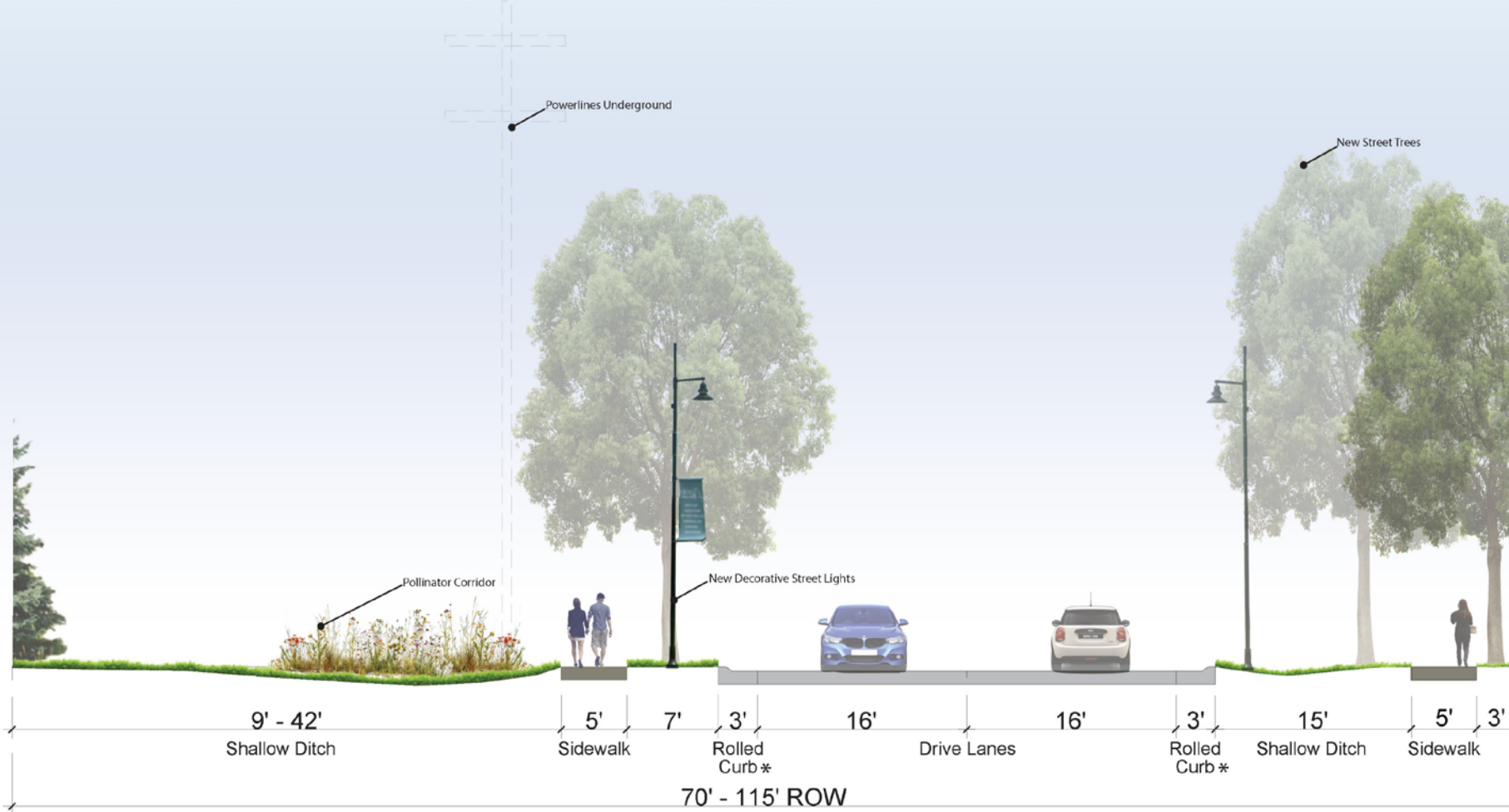
Middle

PROPOSED CORRIDOR BETWEEN ROCKWELL AVENUE & HIGHLAND AVENUE - LOOKING NORTH



South

PROPOSED CORRIDOR BETWEEN HACKBARTH & CENTRAL COAST LANE - LOOKING NORTH

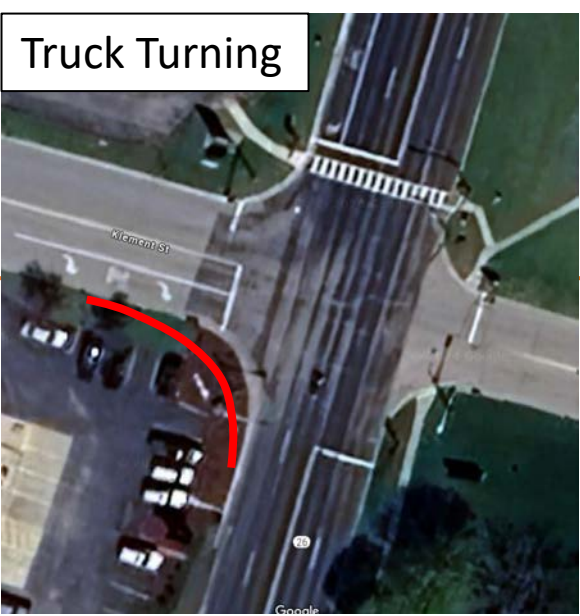


* Note: Install periodic curb-cuts for stormwater conveyance.

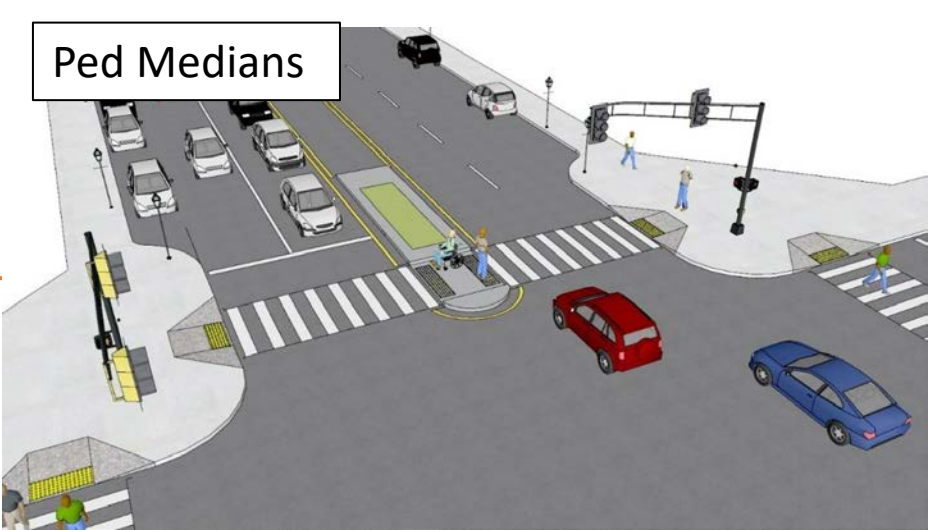
RRFB



Truck Turning



Ped Medians



Roundabout



Trail Connections



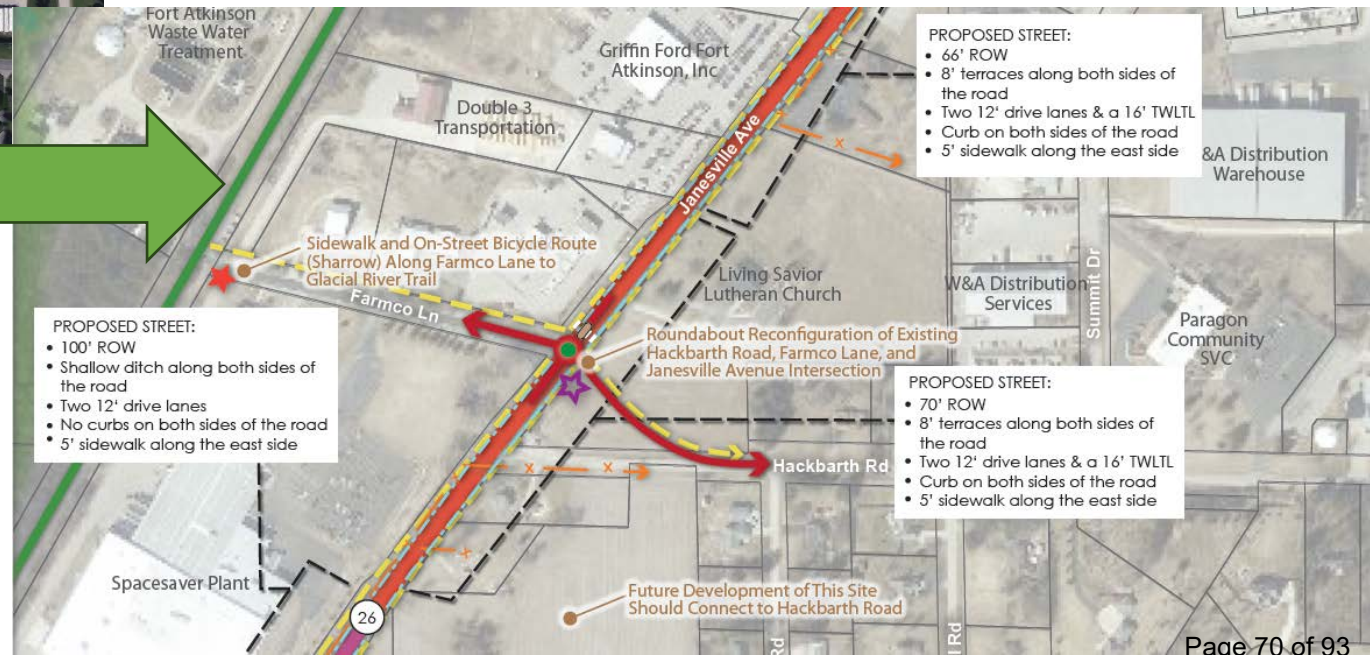
Ped Timers



Crosswalks



Janesville/Farmco/Hackbarth

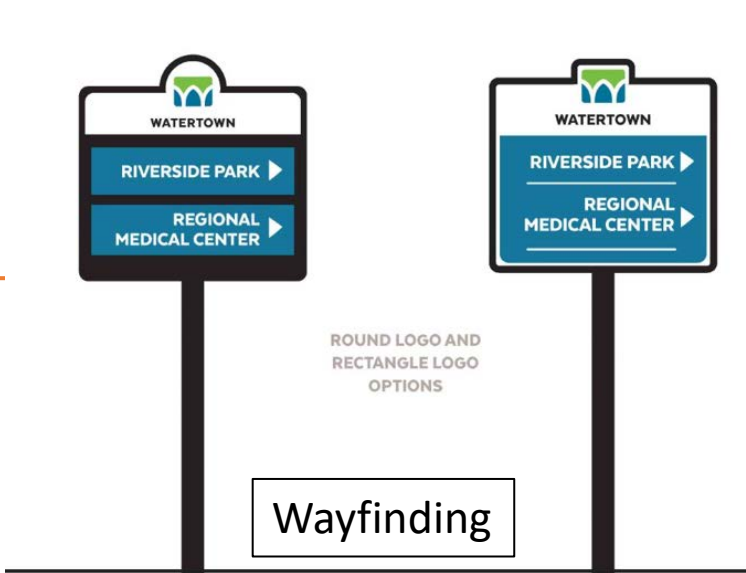


Streetscape Improvements

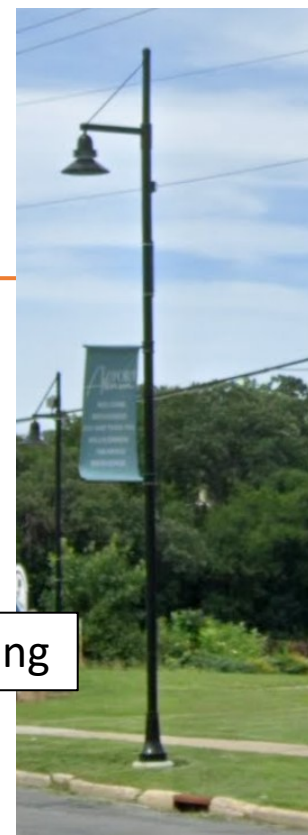
Janesville Avenue



Street Trees



Wayfinding



Lighting



Pollinator Garden



Trash Cans

Bike Parking



Gateway



Seating

Implementation

Janesville Avenue



Implementation Phasing

Short-Term Improvements
Estimated Total Cost: \$500,000 (restripe, RRFBs, north end streetscaping)
Medium-Term Improvements
Estimated Total Cost: \$900,000 (signs, sidewalks, ped timers, middle streetscaping)
Long-Term Improvements
Estimated Total Cost: \$15,000,000 (full reconstruction, south end streetscaping)

Phasing Timeframe Definitions

- Short-Term: don't require large-scale changes to the curb/cross section infrastructure
- Medium-Term: some changes to curb/cross section infrastructure may be required
- Long-Term: condition of road pavement and utilities require changing curb/cross section infrastructure

Recommended Implementation Approach

- Improvements are recommended to build on one another over time
- Goal: avoid replacing improvements made as new improvements take place

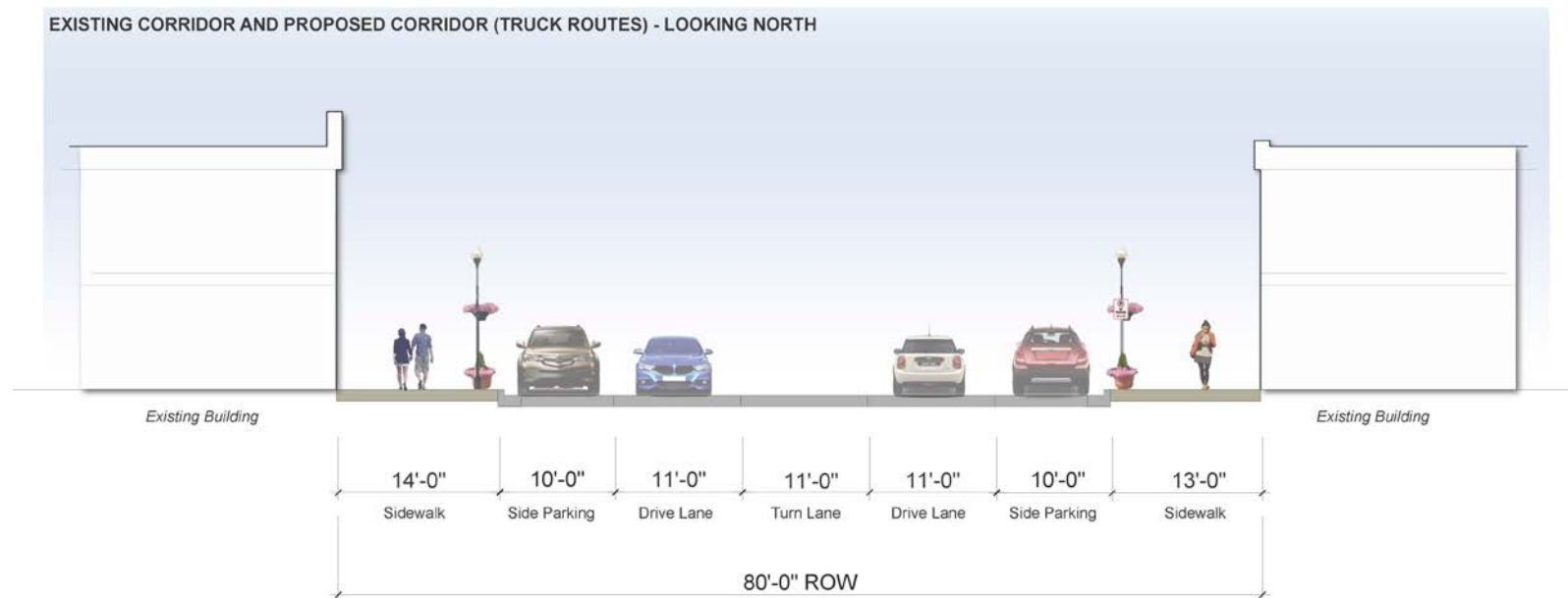


Existing Conditions

Main Street

Existing Conditions

- Fairly consistent streetscape and uniform roadway sizes, speeds, sidewalk availability, curb and gutter, and intersection types
- Some one-way and some two-way roads
- Combination of on-street parking and off-street parking lots
- Many types of destinations and attractions
 - Entertainment, community gatherings, shopping, recreation, etc.



Truck Route Designation

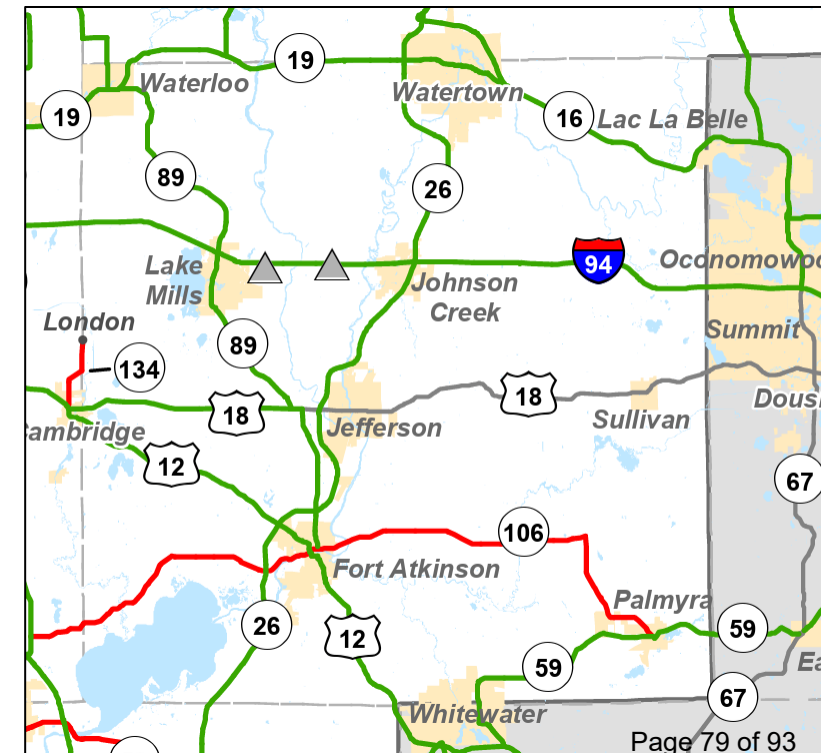
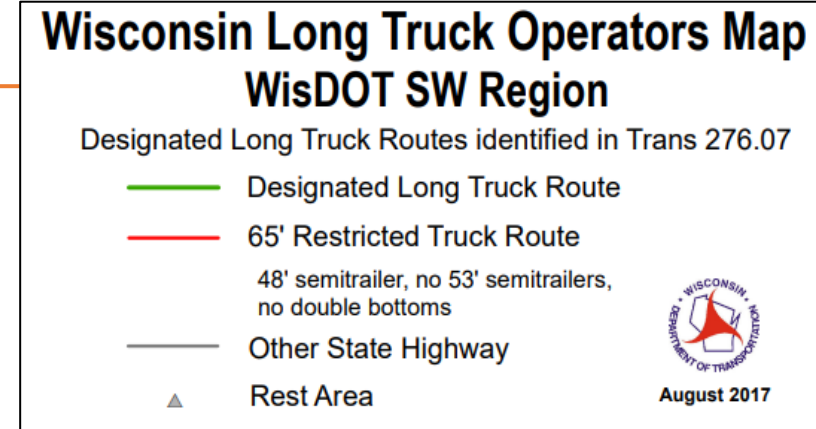
Main Street

Truck Route Designation

Main Street is a WisDOT-designated truck route.

Recommendation:

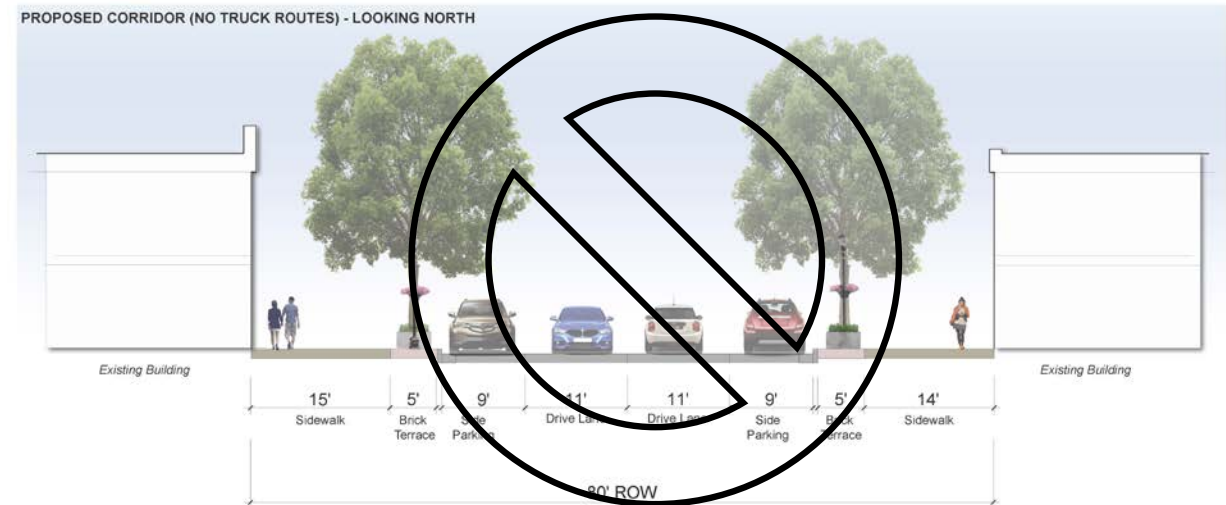
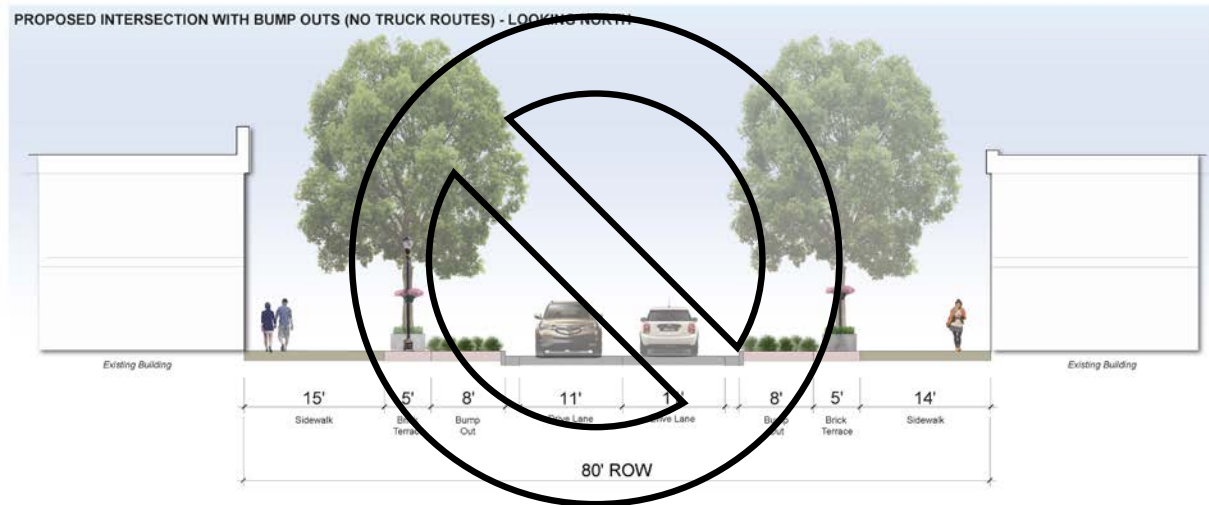
- Continue to maintain Main Street as a truck route because the City receives funding from the state to assist in maintenance and upgrades of this route over time.
- Add new signage for alternate truck routes = divert some trucks from using Main Street
 - USH 12 to Rockwell Ave. to Janesville Ave. to Robert St.
 - USH 12 to South 3rd St. to Robert St.



Truck Route Designation

Impact:

- No space for lane reduction or increasing the size of sidewalks
- Fewer opportunities to incorporate pedestrian safety improvements
- Fewer opportunities on Main Street for outdoor dining, outdoor activities, and pedestrian traffic, which limits the corridor in becoming more of a tourism and economic activity destination
- Potential reduction in truck traffic and noise, but won't eliminate it
- Retain WisDOT funding to support future projects along the corridor



Transportation Improvements

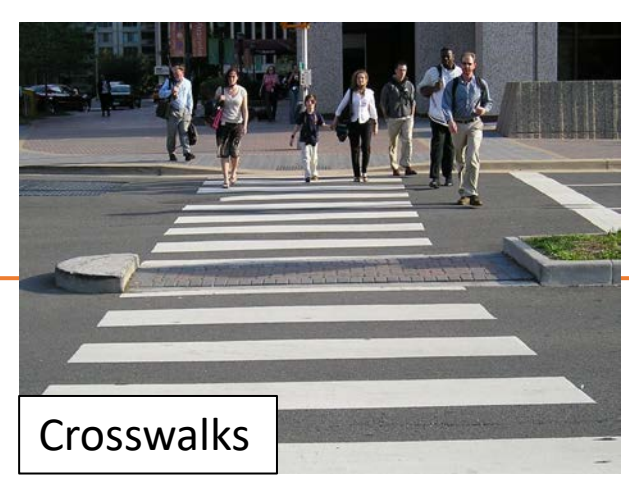
Main Street



RRFB



Bike Lanes



Crosswalks



Ped Timers



Cycle Track

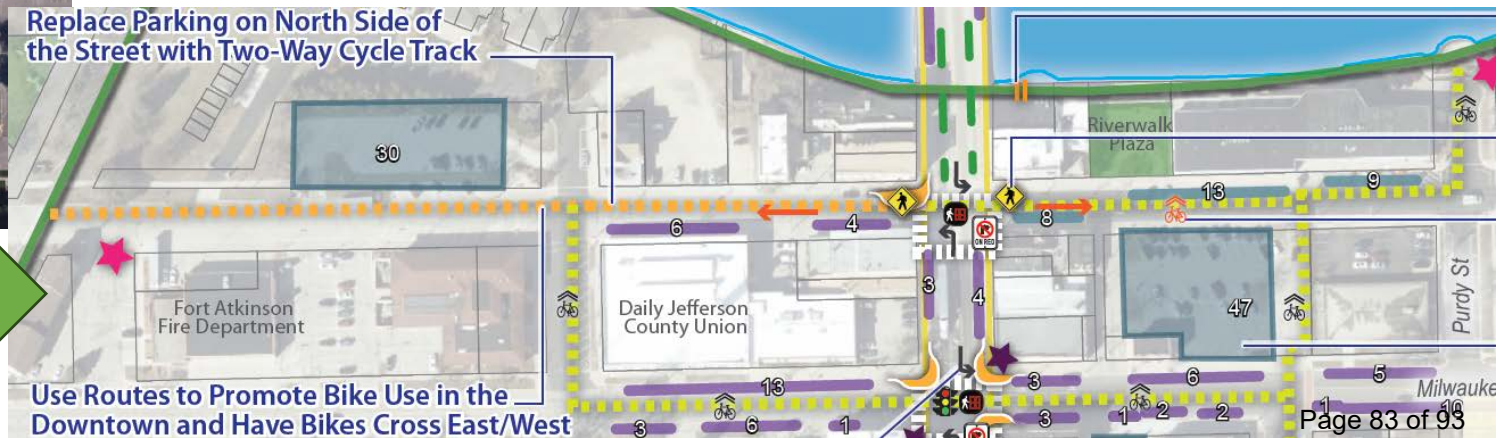


Bumpouts



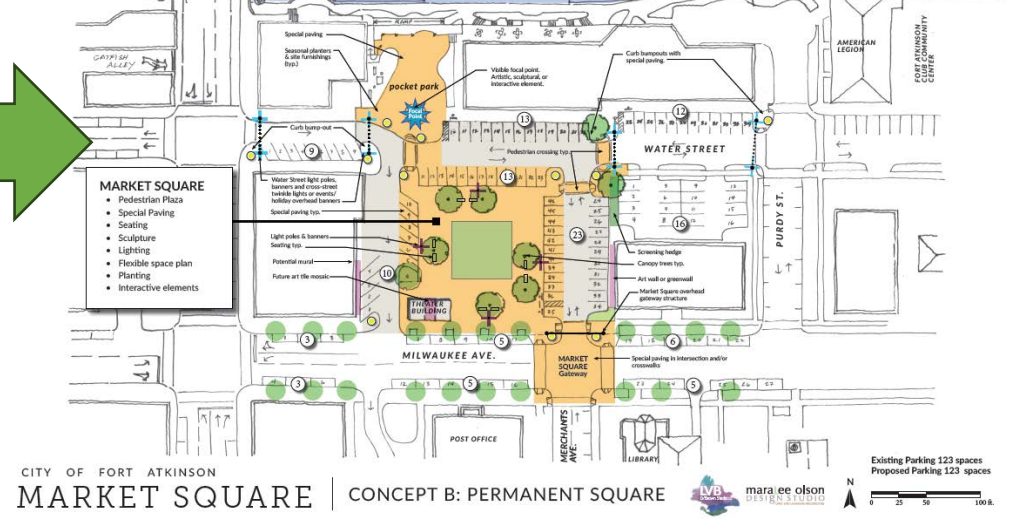
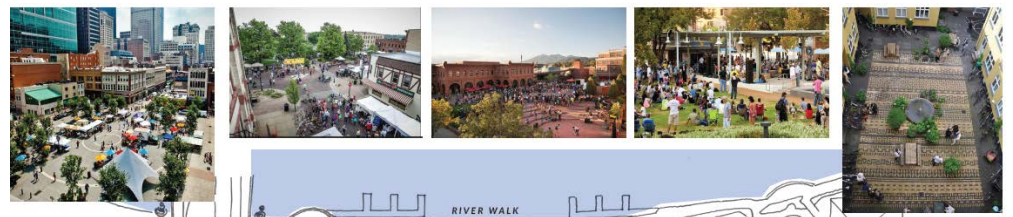
Sharrows

North & South Water Street



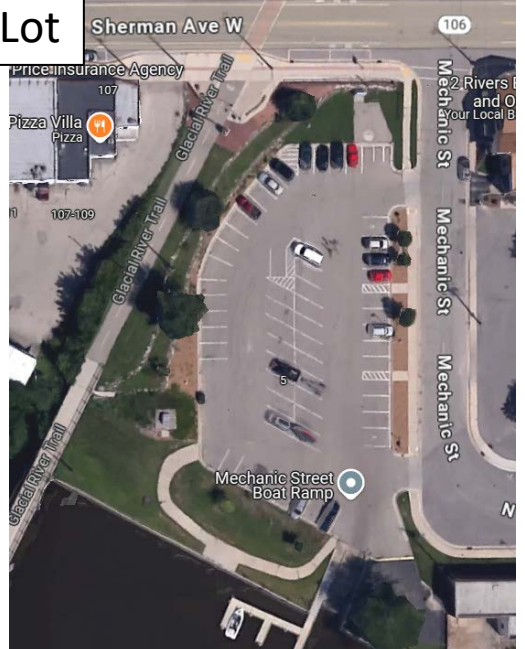


Market Square



Mechanic Street Parking Lot

- Trail connection
- Replace boat launch
- Bike/ped connections to streets and internal
- Signage



Whitewater Ave. Intersection



Streetscape Improvements

Main Street

Green Infrastructure Improvements Plan

Recommendations and Strategies for Green Infrastructure Improvements (2015)

- Author: Department of Landscape Architecture, UW-Madison

Project Goals

- Improve downtown aesthetics
- Diversify street trees
- Create a connection to natural areas
- Keep the river clean

Recommendations Summary

- Increase tree canopy cover
- Improve connectivity for all users
- Reduce heat island impacts and promote green roofs
- Improve stormwater management
- Enhance streetscape



Figure 1.12 - Project Goals

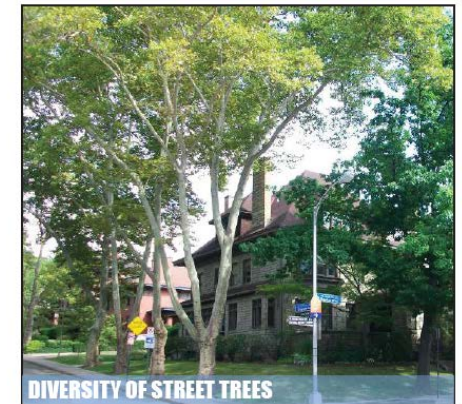


Figure 1.13 - Project Goals

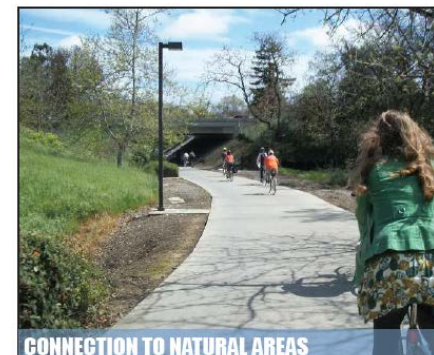
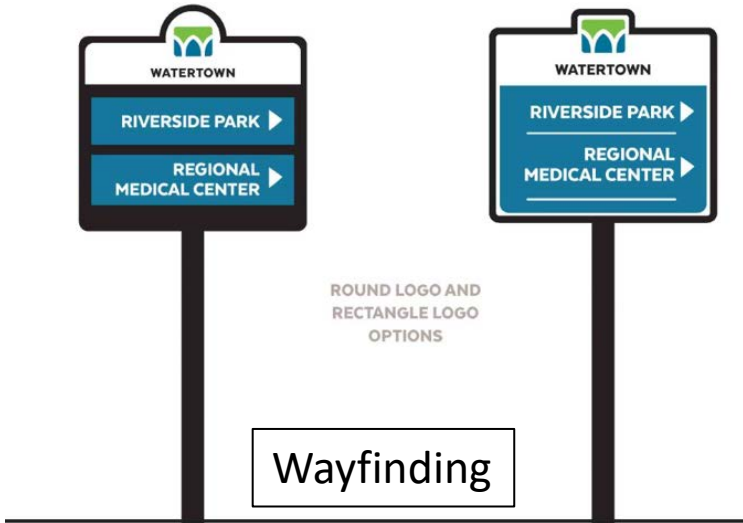


Figure 1.14 - Project Goals



Figure 1.15 - Project Goals

Street Trees



Wayfinding



Lighting



Trash Cans



Bike Parking



Gateway & Informational



Seating

Planters



A wide-angle photograph of a town street, likely Main Street, featuring colorful, multi-story buildings with various storefronts and awnings. Several cars are parked along the left side of the road, and a few are visible further down the street. The sky is bright and slightly hazy. The image is overlaid with a semi-transparent orange filter.

Implementation

Main Street

Implementation Phasing

Short-Term Improvements
Estimated Total Cost: \$1,000,000 (bike/ped projects, streetscaping, signs)
Medium-Term Improvements
Estimated Total Cost: \$1,900,000 (Mechanic St. parking lot, market concept)
Long-Term Improvements
Estimated Total Cost: \$3,400,000 (Whitewater intersection, bumpouts, lights)

Phasing Timeframe Definitions

- Short-Term: don't require large-scale changes to the curb/cross section infrastructure
- Medium-Term: some changes to curb/cross section infrastructure may be required
- Long-Term: condition of road pavement and utilities require changing curb/cross section infrastructure

Recommended Implementation Approach

- Improvements are recommended to build on one another over time
- Goal: avoid replacing improvements made as new improvements take place

Funding Sources for Implementation

Funding Source	Improvement Type Eligible	Amount of Funding	Timing
Recreational Trails Program (RTP)	Trails	Up to \$100,000	May 1
Transportation Alternatives Program (TAP)	Pedestrian and Bicycle Facilities	Construction: over \$100,000 Non-Construction: over \$50,0000	January
Surface Transportation Program – Urban (STP-U)	General Transportation Improvements	2022-2027: \$92.5 million	Spring
Surface Transportation Program – Rural (STP-R)	General Transportation Improvements	2022-2027: \$43.3 million	Spring
Highway Safety Improvement Program (HSIP)	Safety Projects for Crash Areas	Funded based on project needed (80/20 match)	February
Urban Forestry Grants	Tree Maintenance and Planting	Up to \$25,000	October 1
People For Bikes	Bicycling	Varies	October 31

Funding Sources for Implementation

Funding Source	Improvement Type Eligible	Amount of Funding	Timing
Safe Streets and Roads for All (SS4A)	Safety	\$200,000 - \$50 million	September 15
AARP Community Challenge	Improve Livability	Average \$11,500	March 22
Wisconsin Main Street Community Program	Streetscaping	Technical Assistance	Annual
Rural Placemaking Innovation Challenge	Placemaking	Up to \$250,000	August 15
Urban & Community Forestry Program	Tree Canopy	Varies	Varies
Congestion Mitigation and Air Quality Improvement Program	Pedestrian and Bicycle Facilities, Safety, and Technology	\$8.6 billion over 5 years	Annual

Funding Sources for Implementation

Funding Source	Improvement Type Eligible	Amount of Funding	Timing
Rebuilding American Infrastructure with Sustainability and Equity (RAISE)	Complex and Significant Transportation Projects	\$1.5 billion	February 28
Active Transportation Infrastructure Investment Program (ATIIP)	Active Transportation Facilities	\$45 million, Total Project Cost Over \$15 million Only	Spring
Recreational Boating Facilities Grants Wisconsin DNR	Boating Facility Grants	Up to \$250,000 per project	Spring
Sport Fish Restoration U.S. Fish & Wildlife Service	Boating Facility Grant	Up to \$500,000 per project	Spring

Questions?
