

- b. Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning for the properties located west of Banker Road and east of Fort Atkinson High School (parcel number **226-0614-3322-000**), from Single Family Residential (SR-2) to Multi-Family Residential (MRM-12) and (SR-5) Single Family Residential. (ZMA-2025-02) (Draeger, Building Inspector/Zoning Administrator)
- c. Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for the properties located at 1349, 1347 and 1345 Marigold Dr. (parcel numbers **226-0614-3322-002, 226-0614-3322-003, 226-0614-3322-004**), from Single Family Residential (SR2) to Single Family Residential (SR5). (ZMA-2025-03) (Draeger, Building Inspector/Zoning Administrator)
- d. Review and possible action relating to a **Concept Plan for an industrial flex building** to be located on Lots 12 and 13 in the Klement Business Park (Draeger, Building Inspector/Zoning Administrator)
- e. Review and possible action relating to a **Site Plan Review** for signage at Waterfront Dental, Sherman Ave. (SPR-2025-10) (Draeger, Building/Zoning Administrator)

## 5. Adjournment

*Date Posted: June 6, 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.*

*Visit us online! City news and information can be found at [www.fortatkinsonwi.gov](http://www.fortatkinsonwi.gov), and be sure to follow us on Facebook @FortAtkinsonWI.*



## **ZONING MAP AMENDMENT REPORT TO THE PLAN COMMISSION**

**DATE:** June 10, 2025  
**PROPERTY ADDRESS:** NA  
**PARCEL NUMBER:** 226-0614-3322-000  
**OWNER:** City of Fort Atkinson  
**APPLICANT:** City of Fort Atkinson

**FILE NUMBER:** ZMA-2025-02  
**EXISTING ZONING:** SR-2  
**REQUESTED ZONING:** SR-5, MRM-12, CON  
**EXISTING LAND USE:** Vacant  
**REQUESTED USES:** Multi-family, Single-Family, Storm Water Management

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### **BACKGROUND**

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

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### **REQUEST OVERVIEW**

The City is considering a proposed Zoning Map Amendment for a portion of the parcel located West of Banker Road and East of Fort Atkinson High School (parcel number 226-0614-3322-000). This amendment would change the zoning designation from Single-Family Residential (SR-2) to Multi-Family Residential (MRM-12), Single-Family Residential (SR-5) and Conservancy (CON). The requested change aims to support future development in the area and the planned storm water management areas.

This proposed amendment is related to the approval process for the Preliminary Plat Review of Ridge View Estates, which was reviewed and recommended to the City Council for approval by the Plan Commission on May 13, 2025. While the Preliminary Plat establishes individual parcels, this Zoning Map Amendment determines their zoning classifications.

Upon final approval of both the Preliminary Plat and the Zoning Map Amendment, the parcels will be available for sale and development.

### **ZONING MAP AMENDMENT CRITERIA:**

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City staff are required to provide a written report regarding this review to assist the Plan Commission and Common Council in reviewing the proposed amendment.

### **ZONING MAP AMENDMENT FINDINGS:**

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan

Commission and City Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with the adopted Banker Road Neighborhood Plan, Comprehensive Plan's Planned Neighborhood land use category, and advancement of several community goals within adopted plans.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use Map.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan, adopted Banker Road Neighborhood Plan, planned development to the north and east, and is compatible with the High School land use directly to the west.
4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment allows for the creation of a mixture of multi-family and single family development within the City of Fort Atkinson. There is an existing housing shortage in the community that is well documented in several past studies. Additionally, one of the key goals of the Banker Road Neighborhood Plan and Comprehensive Plan is to facilitate new diverse housing opportunities.

## **TITLE 15: ZONING ORDINANCE; ARTICLE II DENSITY, INTENSITY, AND BULK REGULATIONS**

### **(SR-5) Single Family Lot Dimension Requirements - Lot #s 6-50, 52-61, 63-70, 72-77**

| <b>Bulk Regulation</b> | <b>Requirement</b> | <b>Proposed</b>                 |
|------------------------|--------------------|---------------------------------|
| Minimum Lot Area       | 8,000 square Feet  | Met: 8,055 - 18,140 square feet |
| Minimum Lot Width      | 65 feet            | Met: 65 - 120 feet              |
| Minimum Lot Depth      | 120 feet           | Met: 120 - 241 feet             |
| Minimum Lot Frontage   | 30 feet            | Met: 51 - 174 feet              |

### **(MRM-12) Multi-Family Lot Dimension Requirements - Lot #s 51,62,71**

| <b>Bulk Regulation</b> | <b>Requirement</b> | <b>Proposed</b>                  |
|------------------------|--------------------|----------------------------------|
| Minimum Lot Area       | 20,000 square feet | Met: 26,387 - 95,011 square feet |
| Minimum Lot Width      | 100 feet           | Met: 121 - 363 feet              |
| Minimum Lot Depth      | 120 feet           | Met: 175 - 335 feet              |

|                      |         |                     |
|----------------------|---------|---------------------|
| Minimum Lot Frontage | 50 feet | Met: 121 - 363 feet |
|----------------------|---------|---------------------|

**(CON) Conservancy Lot Dimension Requirements - Outlot #s 2 and 3**

| <b>Bulk Regulation</b> | <b>Requirement</b> | <b>Proposed</b>                   |
|------------------------|--------------------|-----------------------------------|
| Minimum Lot Area       | 10,000 square feet | Met: 42,519 - 137,247 square feet |
| Minimum Lot Width      | 20 feet            | Met: 30 - 480 feet                |
| Minimum Lot Depth      | 0 feet             | Met: No requirement               |
| Minimum Lot Frontage   | 0 feet             | Met: No requirement               |

The proposed Zoning designations and the associated lots meet all Density, Intensity, and Bulk Regulations described in Article II of the Title 15 Zoning Ordinance.

**PUBLIC NOTICE**

Public notice was published May 27, 2025 and June 3, 2025 in the Daily Jefferson County Union.

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**DISCUSSION**

**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.

## NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON  
FUTURES OPEN HOUSE



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 zoning designations of SR-5, MRM-12, and CON align with the intent of this land use category.

---

### RECOMMENDATION

No action is recommended for the public hearing.

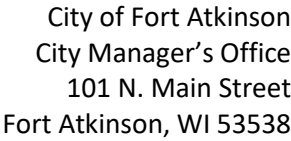
This item is later on the agenda for action. Staff recommends that the Plan Commission review and recommend the City Council approve the Zoning Map Amendment as presented.

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### ATTACHMENTS

1. Public Notice

2. Ridge View Estates \_Preliminary Plat\_4-14-25
3. ZMA-2025-02 area map



May 16, 2025

# NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review and make a recommendation to the City Council on a request for a Zoning Map Amendment for a portion of the properties located west of Banker Road and east of Fort Atkinson High School (parcel number **226-0614-3322-000**), from Single Family Residential (SR-2) to Multi-Family Residential (MRM-12) and (SR-5) Single Family Residential. This zoning change is being requested to accommodate future development.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, June 10, 2025 at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link, or dial in for audio access.

<https://us02web.zoom.us/j/82214860406?pwd=TEVYUVdQM05VNfVzb0E2TUNTVnZlZz09>

Meeting ID: 822 1486 0406  
Passcode: 53538

Dial by your location  
+1 312 626 6799

Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, June 17, 2025 and again on Tuesday, July 1, 2025.

The Plan Commission is seeking input from the public. For more information, please contact Building/Zoning Administrator Jedidiah Draeger at [jdraeger@fortatkinsonwi.gov](mailto:jdraeger@fortatkinsonwi.gov) or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts.

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

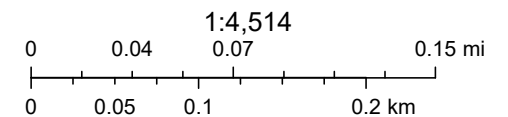
Jedidiah Draeger  
Building/Zoning Administrator

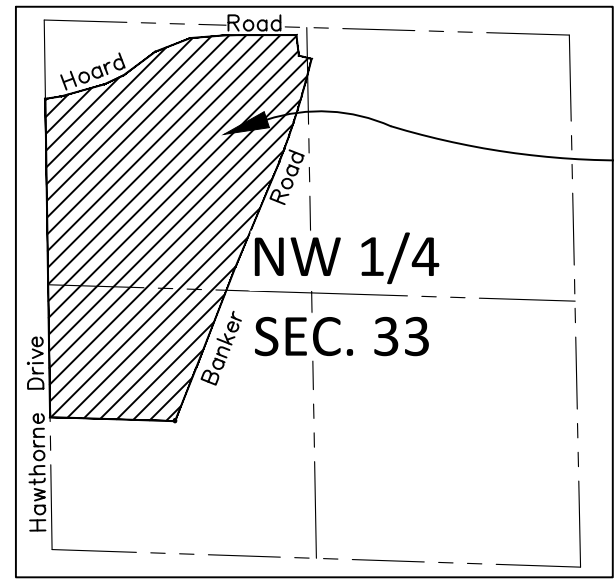
# SR2 to MRM12 & SR5



5/20/2025, 10:35:59 AM

- |                                               |                                      |                                                               |
|-----------------------------------------------|--------------------------------------|---------------------------------------------------------------|
| Jefferson County Tax Parcels                  | DR-8 - Duplex Residential - 10,000sf | PUD - Planned Unit Development                                |
| City of Fort Atkinson Municipal Boundary 2022 | MRL-8 - Multi-Family Residential     | City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction |
| City of Fort Atkinson Base Zoning             |                                      |                                                               |
| SR-2 - Single Family Residential - 15,000sf   | MRH-30 - Multi-Family Residential    | Extraterritorial Limits                                       |
| SR-3 - Single Family Residential - 10,000sf   | I - Institutional                    | 3 mi Plat Review                                              |



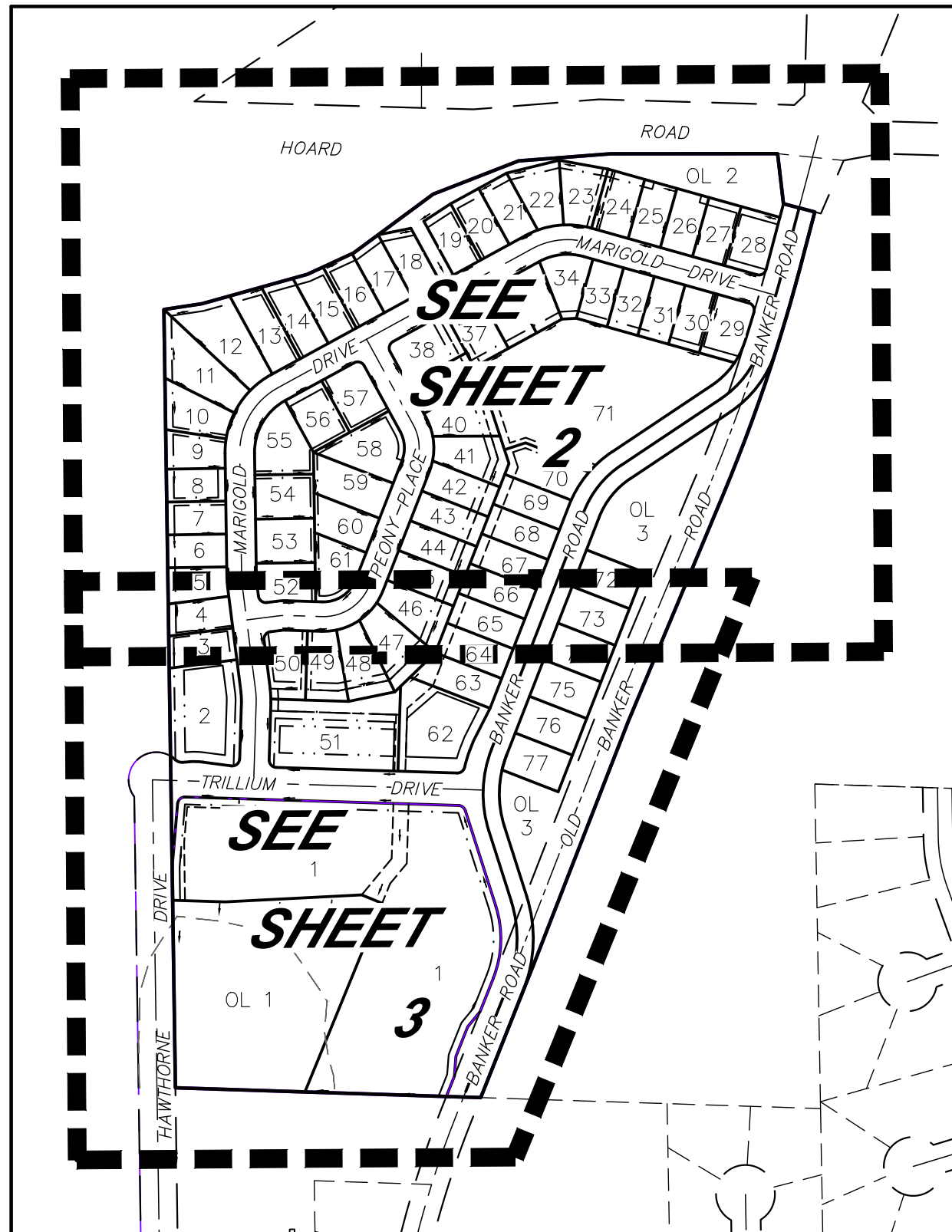


SITE

NW 1/4  
SEC. 33

**Vicinity Map**

Not to Scale



**Sheet Index Map**

Not to Scale

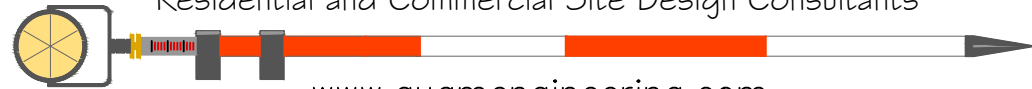
REVISIONS

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.

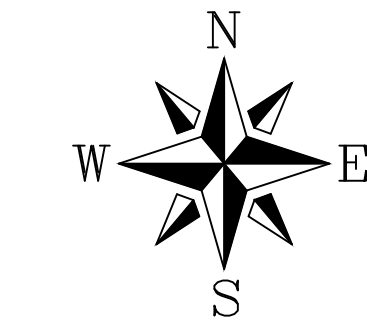
Date: \_\_\_\_\_

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:

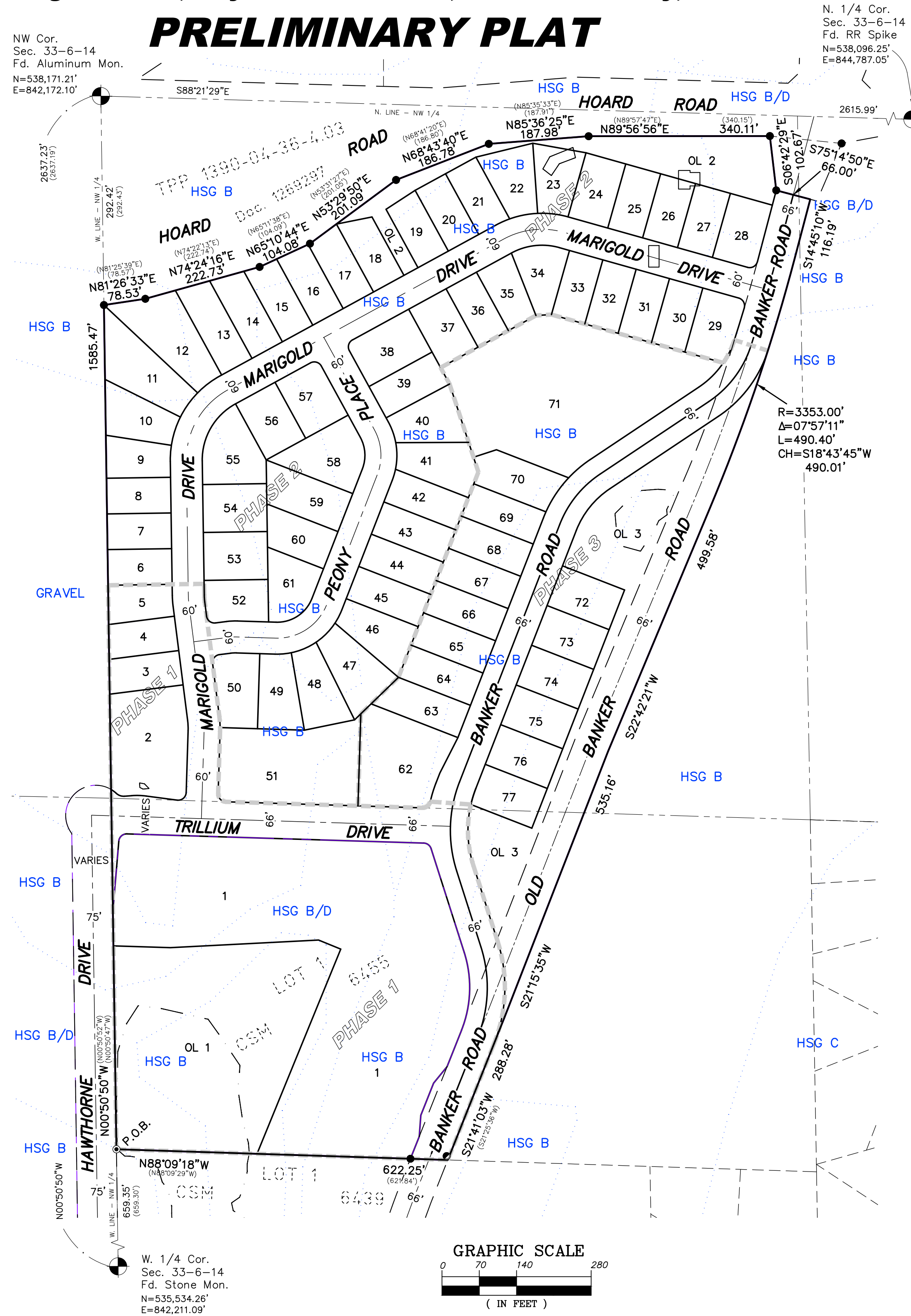
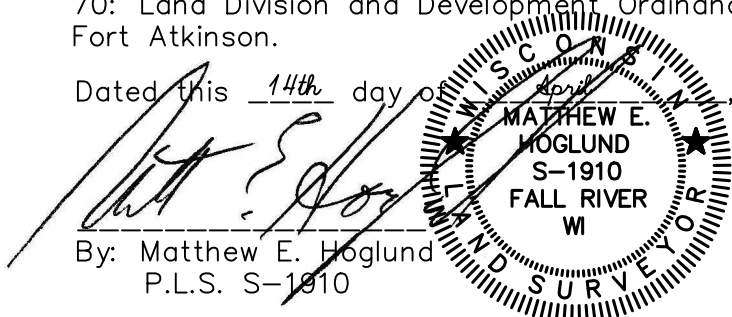
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road - Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750

#### 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

0 70 140 280

( IN FEET )

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.
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- 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'  
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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'  
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Side = 8'  
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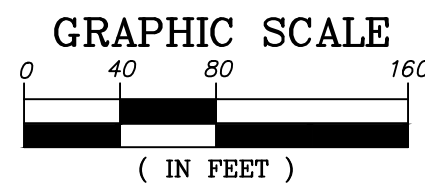
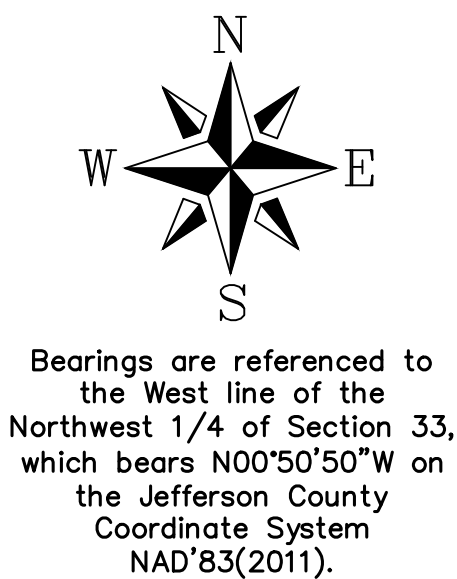
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

LEGEND

|         |                                                        |
|---------|--------------------------------------------------------|
| ●       | Found 3/4" Rebar                                       |
| ○       | Found 1" Iron Pipe                                     |
| ●       | Found 1-1/4" Iron Pipe                                 |
| ⊙       | Soil Boring Location                                   |
| (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 |
| ---     | Sectional Subdivision Line                             |
| ---     | Soil Classification Zones                              |
| ---     | Wetland Line                                           |
| ---     | 75' Wetland Buffer                                     |
| ---     | Final Plat Phase Line                                  |
| ---     | 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                                |

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

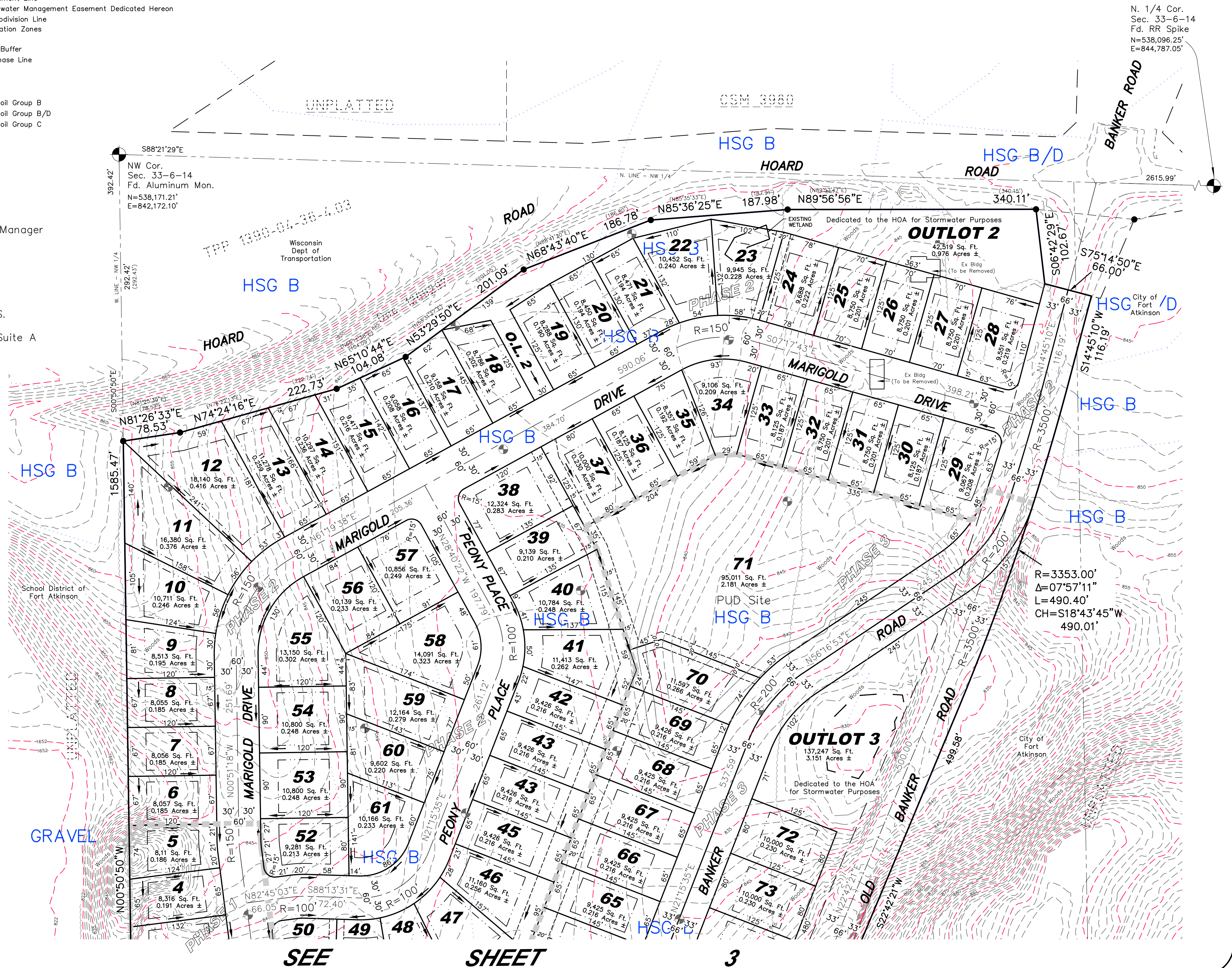
ENGINEER/SURVEYOR:  
Ryan Quam, P.E.  
Matthew E. Hoglund, P.L.S.  
Quam Engineering, LLC  
4604 Siggelkow Road – Suite A  
McFarland, WI 53558  
Ph: (608) 838-7750



# 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



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

NOTES:

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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) | = 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:

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

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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:

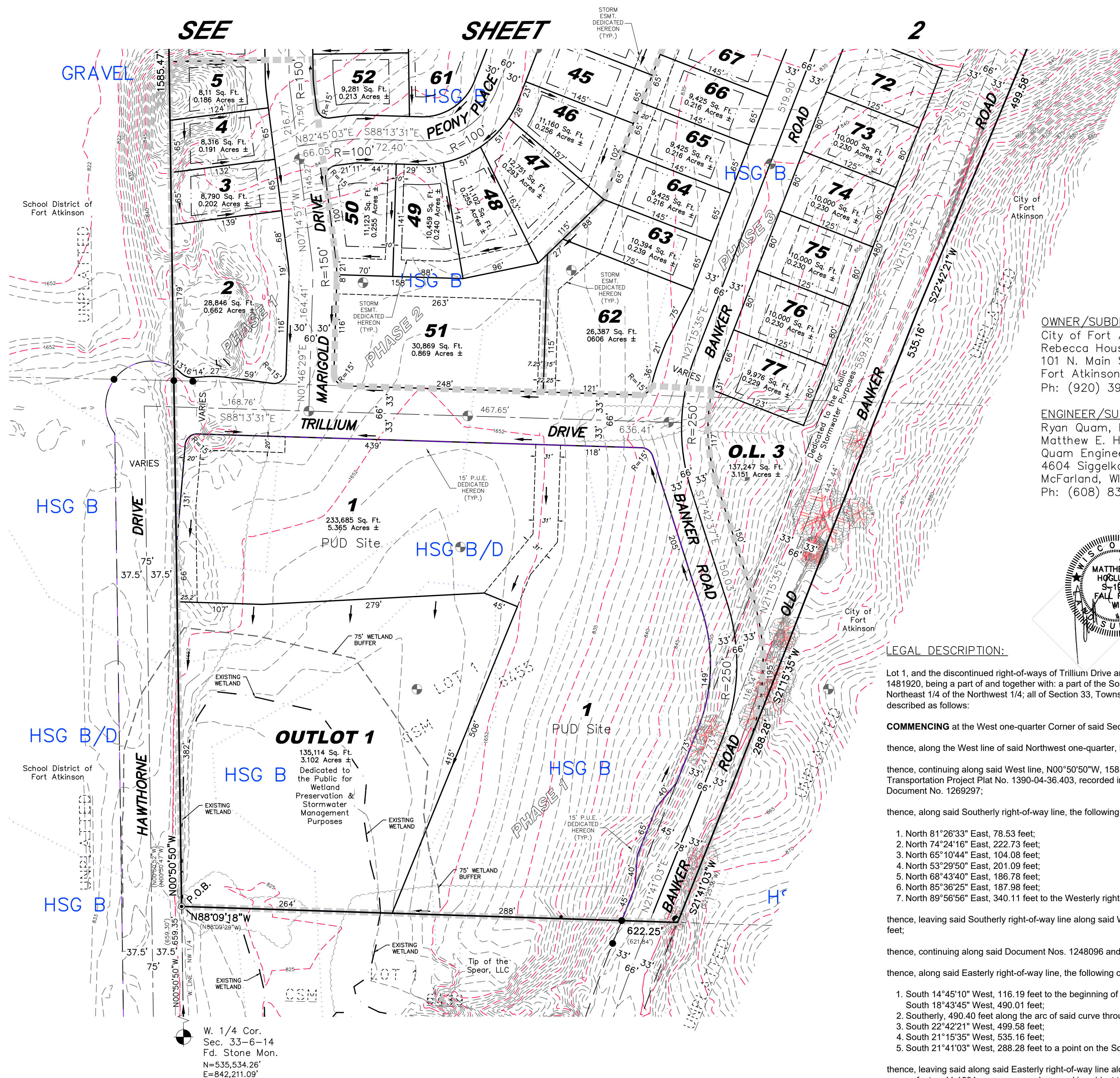
|                              |       |
|------------------------------|-------|
| Front (minor street)         | = 25' |
| Front (all other streets)    | = 30' |
| Rear                         | = 25' |
| Side                         | = 8'  |
| Street Side (on corner lots) | = 15' |

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



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
- HSG B
- HSG B/D
- HSG C
- 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

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; a 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:

- North 81°26'33" East, 78.53 feet;
- North 74°24'16" East, 222.73 feet;
- North 65°10'44" East, 104.08 feet;
- North 53°29'50" East, 201.09 feet;
- North 68°43'40" East, 186.78 feet;
- North 85°36'25" East, 187.98 feet;
- 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:

- 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;
- Southerly, 490.40 feet along the arc of said curve through a central angle of 07°57'11" to the Point of Tangency thereof;
- South 22°42'21" West, 499.58 feet;
- South 21°15'35" West, 535.16 feet;
- 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.

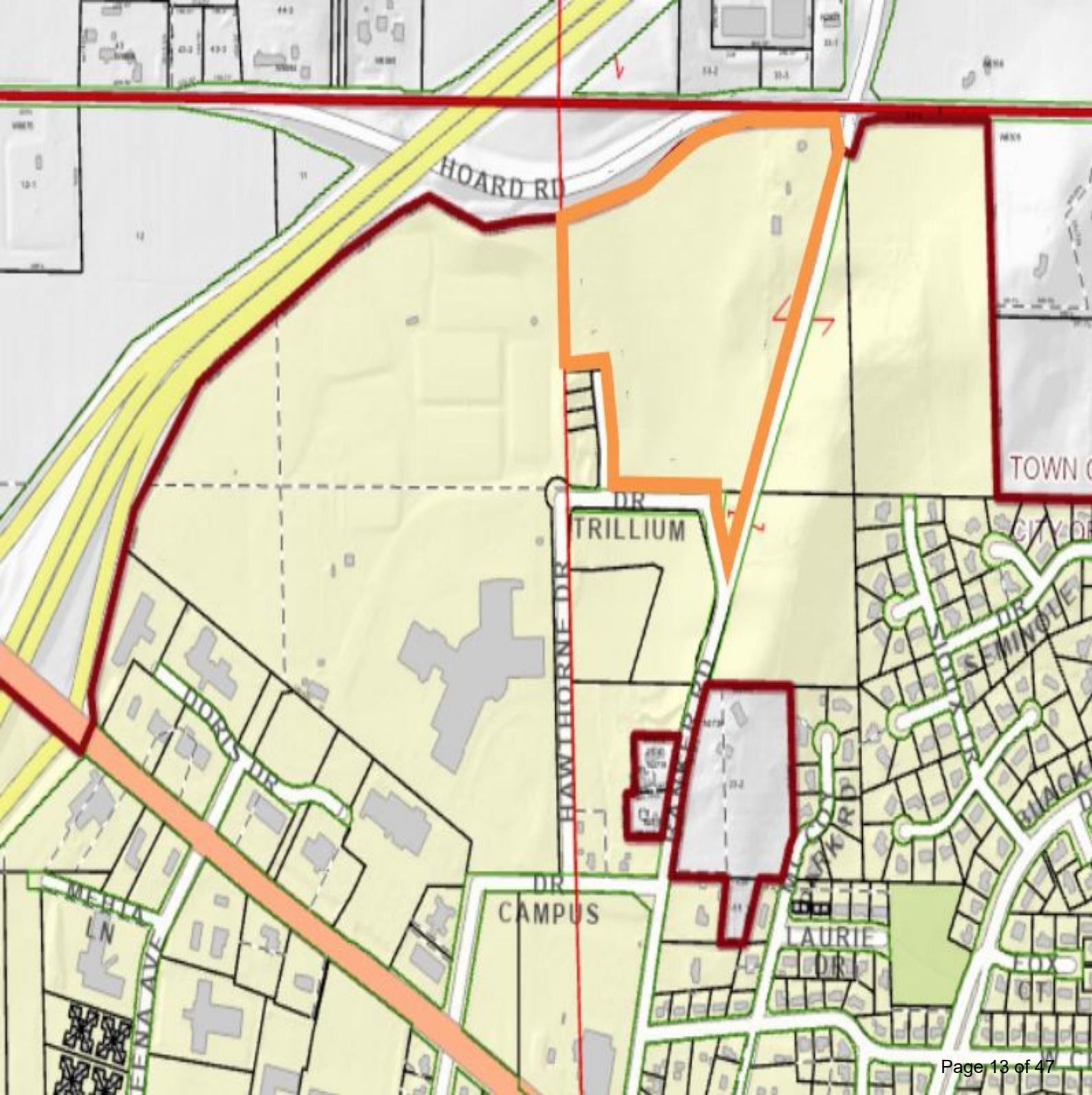
PRELIMINARY PLAT  
RIDGE VIEW ESTATES  
SHEET 3 OF 3  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



www.quamengineering.com

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

W. 1/4 Cor.  
Sec. 33–6–14  
Fd. Stone Mon.  
N=535,534.26'  
E=842,211.09'





## ZONING MAP AMENDMENT REPORT TO THE PLAN COMMISSION

**DATE:** June 10, 2025

**FILE NUMBER:** ZMA-2025-03

**PROPERTY ADDRESS:** 1349, 1347 and 1345 Marigold Dr.

**EXISTING ZONING:** SR-2

**PARCEL NUMBERS:** 226-0614-3322-002, 226-0614-3322-003, 226-0614-3322-004

**PROPOSED ZONING:** SR-5

**OWNER:** City of Fort Atkinson

**EXISTING LAND USE:** vacant

**APPLICANT:** City of Fort Atkinson

**REQUESTED USES:** Single-Family Residential housing

---

### BACKGROUND

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

---

### REQUEST OVERVIEW

The proposed Zoning Map Amendment includes the properties located at 1349, 1347 and 1345 Marigold Dr. (parcel numbers **226-0614-3322-002**, **226-0614-3322-003**, **226-0614-3322-004**), from Single Family Residential (SR-2) to Single-Family Residential (SR-5). A zoning change is being requested to accommodate the future development of the parcels.

This proposed amendment is related to the Certified Survey Map Review which included Lots 3-5 which was reviewed and recommended for approval by the Plan Commission on February 11, 2025. While the CSM established the individual parcels, this Zoning Map Amendment determines their zoning classifications.

Final approval of the Zoning Map Amendment will permit the sale and development of the individual lots under the new SR-5 zoning classification.

### ZONING MAP AMENDMENT CRITERIA:

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City staff are required to provide a written report regarding this review to assist the Plan Commission and Common Council in reviewing the proposed amendment.

### ZONING MAP AMENDMENT (GDP) FINDINGS:

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan Commission and City Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with the adopted Banker Road Neighborhood Plan, Comprehensive Plan's Planned Neighborhood land use category, and advancement of several community goals within adopted plans.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use Map.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan, adopted Banker Road Neighborhood Plan, planned development to the north and east, and is compatible with the High School land use directly to the west.
4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment allows for the creation of a new medium-density single-family development within the City of Fort Atkinson. There is an existing housing shortage in the community that is well documented in several past studies. Additionally, one of the key goals of the Banker Road Neighborhood Plan and Comprehensive Plan is to facilitate new diverse housing opportunities.

## **TITLE 15: ZONING ORDINANCE; ARTICLE II DENSITY, INTENSITY, AND BULK REGULATIONS**

### **SR-5 Single Family Lot Dimension Requirements - Lot #s 3-5**

| <b>Bulk Regulation</b> | <b>Requirement</b> | <b>Proposed</b>                 |
|------------------------|--------------------|---------------------------------|
| Minimum Lot Area       | 8,000 square Feet  | Met: 8,055 - 18,140 square feet |
| Minimum Lot Width      | 65 feet            | Met: 65 - 120 feet              |
| Minimum Lot Depth      | 120 feet           | Met: 120 - 241 feet             |
| Minimum Lot Frontage   | 30 feet            | Met: 51 - 174 feet              |

The proposed Zoning designations and the associated lots meet all Density, Intensity, and Bulk Regulations described in Article II of the Title 15 Zoning Ordinance.

### **Public Notice:**

Public notice was published May 27, 2025 and June 3, 2025 in the Daily Jefferson County Union.

---

## DISCUSSION

### 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.

## NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON  
FUTURES OPEN HOUSE



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 zoning designation of SR-5 Single Family aligns with the intent of this land use category.

---

## RECOMMENDATION

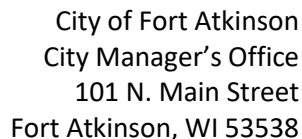
No action is recommended for the public hearing.

This items is later on the agenda for action. Staff recommends that the Plan Commission review and recommend the City Council approve the Zoning Map Amendment as presented.

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**ATTACHMENTS**

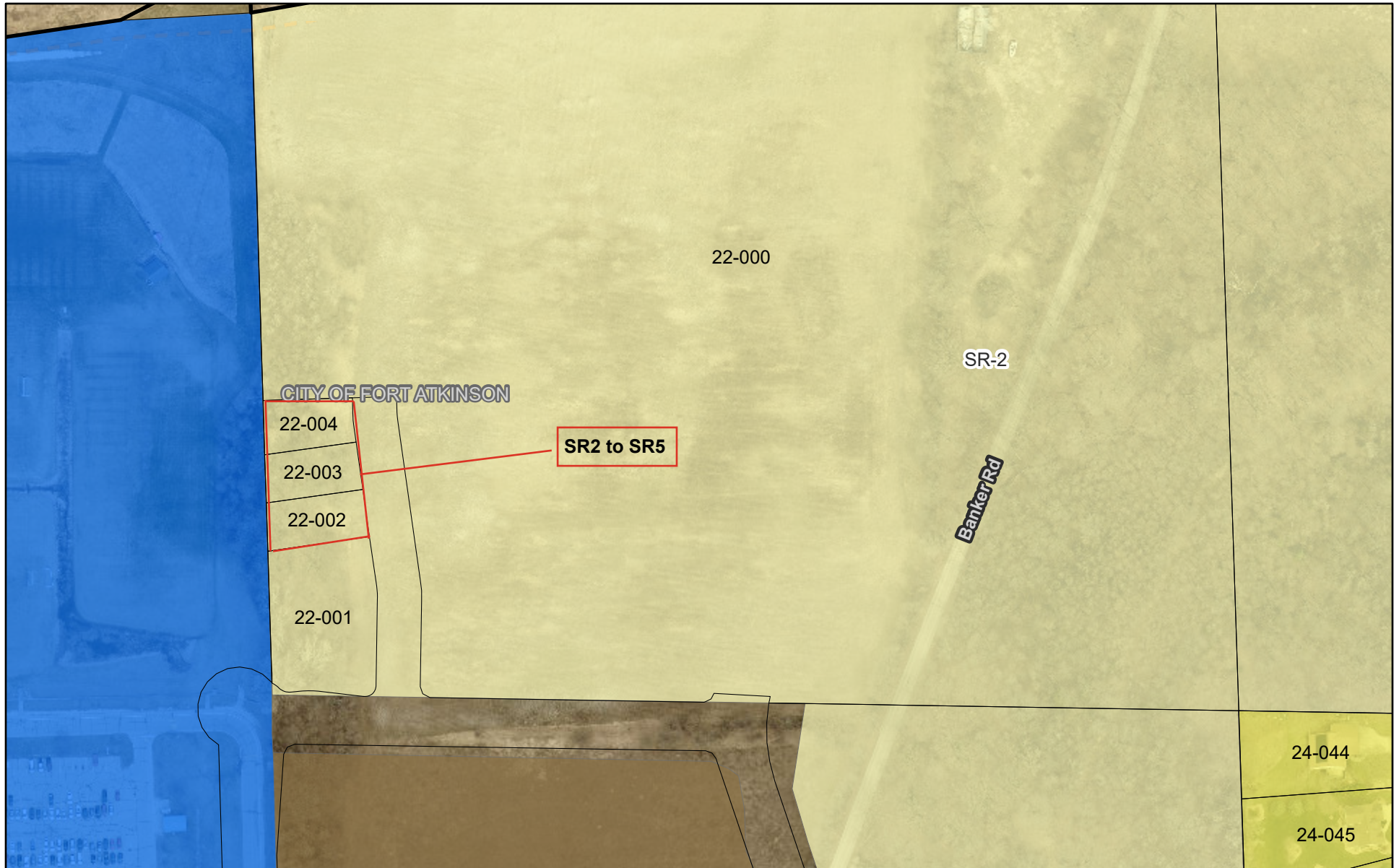
1. Marigold ZMA Public Notice
2. Recorded CSM - Lots 2-5
3. ZMA-2025-03 area map



## NOTICE TO THE PUBLIC

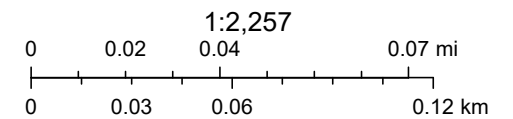
Page 18 of 47

# Marigold Dr. Rezone



5/20/2025, 10:15:55 AM

- Jefferson County Tax Parcels
- City of Fort Atkinson Municipal Boundary 2022
- City of Fort Atkinson Base Zoning
- SR-2 - Single Family Residential - 15,000sf
- SR-3 - Single Family Residential - 10,000sf
- MRH-30 - Multi-Family Residential
- I - Institutional
- City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction
- Extraterritorial Limits
- 3 mi Plat Review



1492838

MAP #: 6546

Office of Register of Deeds

Jefferson County, WI

RECEIVED FOR RECORD

03/11/2025 02:09:19 PM

Staci M. Hoffman

Total Pages: 4

REC FEE: 30.00



DocId:8231194

Tx:4159708

# JEFFERSON COUNTY CERTIFIED SURVEY MAP # 6546

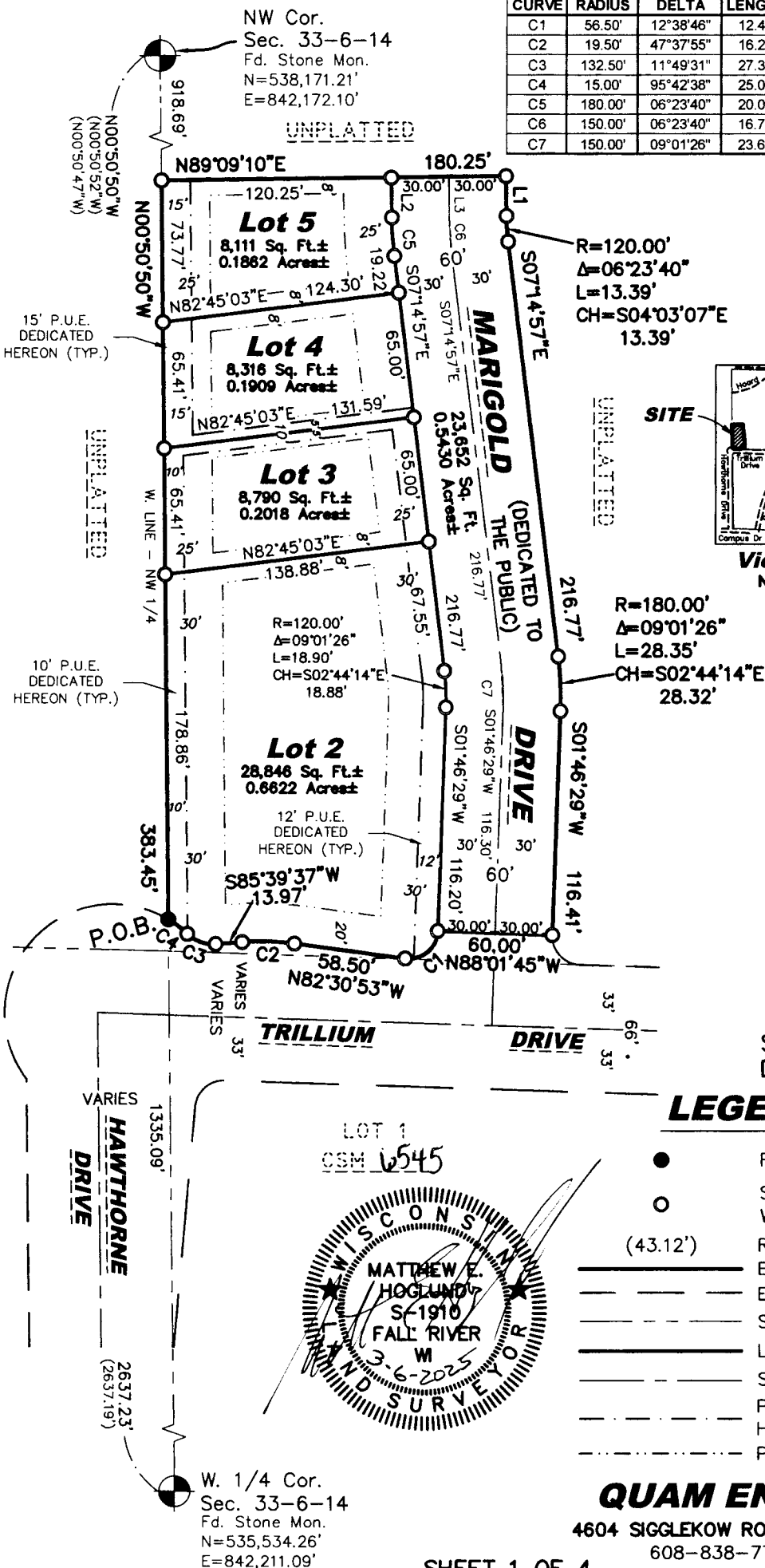
Part of the NW 1/4 of the NW 1/4 of Section 33,  
Township 6 North, Range 14 East, City of Fort Atkinson,  
Jefferson County, Wisconsin

C.S.M. No. 6546

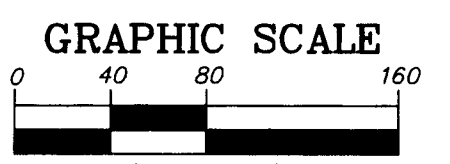
Doc. No. 1492838

| CURVE DATA TABLE |         |           |        |                      |                         |
|------------------|---------|-----------|--------|----------------------|-------------------------|
| CURVE            | RADIUS  | DELTA     | LENGTH | CHORD                | TANGENT BEARINGS        |
| C1               | 56.50'  | 12°38'46" | 12.47' | N53°01'51"W - 12.45' | N46°42'29"W S59°21'14"E |
| C2               | 19.50'  | 47°37'55" | 16.21' | N70°31'26"W - 15.75' | N46°42'29"W S85°39'37"W |
| C3               | 132.50' | 11°49'31" | 27.35' | N88°25'28"W - 27.30' | N82°30'53"W S85°39'37"W |
| C4               | 15.00'  | 95°42'38" | 25.06' | S49°37'48"W - 22.24' | S82°30'53"E N01°46'29"E |
| C5               | 180.00' | 06°23'40" | 20.09' | S04°03'07"E - 20.08' | S00°51'18"E S07°14'57"E |
| C6               | 150.00' | 06°23'40" | 16.74' | S04°03'07"E - 16.73' | S00°51'18"E S07°14'57"E |
| C7               | 150.00' | 09°01'26" | 23.62' | S02°44'14"E - 23.60' | S07°14'57"E S01°46'29"W |

| COURSE DATA TABLE |             |          |
|-------------------|-------------|----------|
| LINE              | BEARING     | DISTANCE |
| L1                | S00°51'18"E | 20.76'   |
| L2                | S00°51'18"E | 20.77'   |
| L3                | S00°51'18"E | 20.76'   |



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  
(NAD83-2011)



Owner/Subdivider:  
City of Fort Atkinson  
101 N. Main Street  
Fort Atkinson, WI 53538  
(608) 397-9901

**Total Area**  
77,715 Sq. Ft. ±  
1.7841 Acres ±

SEE SHEET 2 FOR EASEMENT  
DEDICATIONS AND NOTES.

## LEGEND

- Found 3/4" Rebar
- Set 3/4" by 18" Iron Rebar Weighing 1.5 lbs./ft.
- (43.12')
- Record Dimensions (if different)
- Boundary Lines per this Survey
- Existing R/W Line
- Sectional Subdivision Line
- Lot Line
- Street Centerline
- Public Utility Easement Line Dedicated Hereon (15' Wide Unless Noted)
- Principal Building Setback line

**QUAM ENGINEERING, LLC**  
4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # FT-02-23

Drawn By: MEH  
Project # FT-02-23

**JEFFERSON COUNTY**  
**CERTIFIED SURVEY MAP # 6546**

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

**Public Utility Easement Dedication:**

Public Utility Easements (P.U.E.) are hereby dedicated to public bodies and private quasi-public utilities, and their successors and assigns, having the right to serve this subdivision. Said easements shall be for underground utility installations across, over, under and upon the portions of Lot 1 hereof, shown as Public Utility Easements (P.U.E.) on Sheet 2.

**Rights Granted:**

1. The right to construct, inspect, maintain, and repair underground wires, cables, conduits, and appurtenant structures (transformers, pedestals, manholes, vaults, handholds, etc.) within the easement area for transmission of electricity, telephone, data, communication, and internet purposes.
2. The right of ingress and egress over the easement area for the purpose of construction, inspection, maintenance, and repair of said underground wires, cables, conduits and appurtenant structures.

**Restrictions:**

1. No structures, buildings, trees, or other obstructions shall be placed, erected, or maintained within the easement area that would interfere with the intended use of the easement.
2. The grade within the easement areas shall not be altered by more than (0.5') one-half of a foot without the permission of the City of Fort Atkinson Engineer and those utilities that have facilities installed.
3. The owner of the property retains the right to use the easement area in any manner that does not interfere with the rights granted herein.
4. The utilities shall restore any lawn or landscaping disturbed within the easement area immediately after performing any inspection, maintenance, or repair of utility facilities to a comparable condition that existed prior to disturbance.

**Duration:**

These easements shall run with the land and be binding upon all successors and assigns of the property.

**NOTES:**

1. Dates of boundary field survey: 2/14/24 and 10/19/24
2. Marigold Drive is dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
3. Lots of this CSM are subject to Deed Restrictions, document(s) to be recorded separately.
4. Zoning for Lot 2 is planned for Multi-Family Residential-12 (MRH-12) with the Planned Unit Development Overlay Zoning District (PUD). Note the setbacks for Lot 2, shown below and on the map on Sheet 1, per the MRH-12 District, may be reduced as part of the PUD approval process.

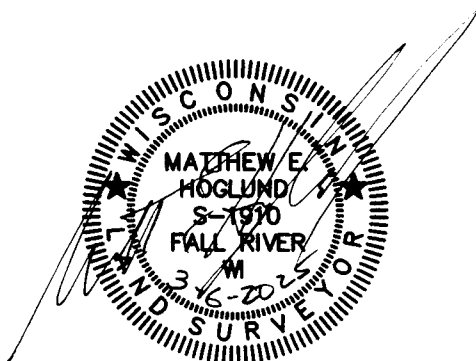
Principal Structure Setbacks:

Front = 30'  
Rear = 30'  
Side = 8'  
Street Side (on corner lots) = 20'

5. Zoning for Lots 3 through 5 is planned for Single-Family Residential (SR-5). Note the setbacks for Lots 2 through 5 are shown below and on the map on Sheet 1.

Principal Structure Setbacks:

Front = 25'  
Rear = 25'  
Side = 8'  
Street Side (on corner lots) = 15'



C.S.M. No. 6546

Doc. No. 1492838

Drawn By: MEH  
Project # FT-02-23

**JEFFERSON COUNTY**  
**CERTIFIED SURVEY MAP # 6546**

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North,  
Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

**SURVEYOR'S CERTIFICATE:**

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of the Northwest 1/4 of the Northwest 1/4, Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, being more particularly described as follows:

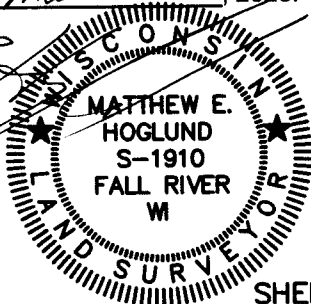
**COMMENCING** at the West one-quarter Corner of said Section 33;  
thence, along the West line of said Northwest one-quarter, N00°50'50"W, 1335.09 feet to the **POINT OF BEGINNING**;  
  
thence, continuing along said West line, N00°50'50"W, 383.45 feet;  
  
thence N89°09'10"E, 180.25 feet;  
  
thence S00°51'18"E, 20.76 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 120.00 feet and a chord which bears S04°03'07"E, 13.39 feet;  
  
thence Southerly, 13.39 feet along the arc of said curve through a central angle of 06°23'40" to the Point of Tangency thereof;  
  
thence S07°14'57"E, 216.77 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 180.00 feet and a chord which bears S02°44'14"E, 28.32 feet;  
  
thence Southerly, 28.35 feet along the arc of said curve through a central angle of 09°01'26" to the Point of Tangency thereof;  
  
thence S01°46'29"W, 116.41 feet;  
  
thence N88°01'45"W, 60.00 feet to the beginning of a non-tangent curve, being concave Northwesterly, having a radius of 15.00 feet and a chord which bears S49°37'48"W, 22.24 feet;  
  
thence Southwesterly, 25.06 feet along the arc of said curve through a central angle of 95°42'38" to the Point of Tangency thereof;  
  
thence N82°30'53"W, 58.50 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 132.50 feet and a chord which bears N88°25'28"W, 27.30 feet;  
  
thence Westerly, 27.35 feet along the arc of said curve through a central angle of 11°49'31" to the Point of Tangency thereof;  
  
thence S85°39'37"W, 13.97 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 19.50 feet and a chord which bears N70°31'26"W, 15.75 feet;  
  
thence Westerly, 16.21 feet along the arc of said curve through a central angle of 47°37'55" to a Point of Reverse Curve with a curve being concave Southwesterly, having a radius of 56.50 feet and a chord which bears N53°01'51"W, 12.45 feet;  
  
thence Northwesterly 12.47 feet along the arc of said curve through a central angle of 12°38'46" to the **POINT OF BEGINNING**.

The above-described parcel contains 77,715 square feet or 1.7841 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Rebecca Houseman of the City of Fort Atkinson; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fort Atkinson in surveying, dividing, and mapping the same.

Dated this 6<sup>th</sup> day of March, 2025.

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



SHEET 3 OF 4

C.S.M. No. 6546

Doc. No. 1492838

Drawn By: MEH  
Project # FT-02-23

**JEFFERSON COUNTY**  
**CERTIFIED SURVEY MAP # 6546**

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North,  
Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

**OWNER'S CERTIFICATE:**

City of Fort Atkinson, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map and does also certify that this Certified Survey Map is required to be submitted to the City of Fort Atkinson for approval.

IN WITNESS WHEREOF, the said City of Fort Atkinson, has caused these presents to be signed by its Representative, at Fort Atkinson, Wisconsin, on this 1<sup>st</sup> day of March, 2025

By: [Signature] Title: City Manager  
Print Name: Rebecca Houseman

STATE OF WISCONSIN)  
COUNTY OF Jefferson SS

Personally came before me this 1<sup>st</sup> day of March, 2025 Rebecca Houseman of the City of Fort Atkinson, to me known to be the person who executed the foregoing instrument, and to me known to be the City Manager and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

[Signature] Notary Public, Jefferson, Wisconsin  
My commission expires 10-11-25

**CITY OF FORT ATKINSON APPROVAL CERTIFICATE:**

Resolved, that this Certified Survey Map, City of Fort Atkinson, owner, is hereby approved and the dedication accepted by the City Council.

Date: 3-7-25 Approved [Signature]  
Davin Lescohier - Council President

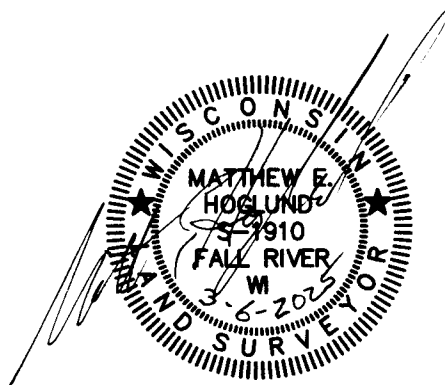
I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: 3-7-25 Signed [Signature]  
Michelle Ebbert - City Clerk

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this 11<sup>th</sup> day of March, 2025, at 2:09 o'clock P.M. and recorded as Certified Survey Map No. 6546 as Document No. 1492838.

[Signature]  
Staci M. Hoffman, Jefferson County Register of Deeds







**PLAN COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, MAY 13, 2025 – 4:00 PM  
CITY HALL – SECOND FLOOR**

---

**MINUTES**

**1. Call meeting to order**

**2. Roll call**

Manager Chairperson Houseman introduced the new Director of Public Works Zach Navin, whom is a member of the Plan Commission.

Present: Council Representative Schultz, Commissioner Kessenich, Shull, Ciccarelli, Manager Houseman, Director Navin.

Absent:

**3. New Business**

*a. Review and possible action relating to the **minutes of the March 11, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Kessenich moved, seconded by Schultz to approve the minutes of the March 11, 2025 Plan Commission meeting. Motion carried.

*b. Review and possible action relating to the **minutes of the April 8, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Schultz moved, seconded by Houseman to approve the minutes of the April 8, 2025 Plan Commission meeting. Motion carried.

*c. Review and possible action on a **Special Area Design Review** for signage at Devout Real Estate Group located at 96 S., Main St. Unit C (Draeger, Building Inspector/Zoning Administrator) (SADR-2025-01)*

Building/Zoning Administrator Draeger introduced the 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 was reviewed by the Historic Preservation Committee at its meeting on May 13 and was issued a Certificate of Appropriateness. 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.

Schultz moved, seconded by Shull to approve the Special Area Design Review for signage at Devout Real Estate Group located at 96 S. Main Street Unit C. Motion carried.

- d. *Review and possible action relating to a **Site Plan Review** for signage at Rainbow Hospice Thrift Shoppe, 905 Madison Ave. (Draeger, Building/Zoning Administrator) (SPR-2025-07)* Building/Zoning Administrator Draeger referenced the Site Plan Review from Rainbow Hospice who 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.

Schultz moved, seconded by Ciccarelli to approve the Sign Package, subject to the following conditions: • Applicant must remove two temporary signs on the façade 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 façade prior to installing new Wall Signs. • Any other recommendations from City staff and the Plan Commission. Motion carried.

- e. *Review and possible action relating to a **Site Plan Review** for signage at Baker Glass, 1521 Ridge Dr. (Draeger, Building/Zoning Administrator) (SPR-2025-10)* Building/Zoning Administrator Draeger stated that 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 sonotubes for support at the base. The sign will not be illuminated.

Schultz moved, seconded by Shull to approve the Site Plan Review for signage at 1521 Ridge Drive. Motion carried.

*f. Review and possible recommendation to the City Council relating to the Ridge View Estates Preliminary Plat (Draeger, Building/Zoning Administrator) (PPR-2025-02)*

Building/Zoning Administrator Draeger provided the Preliminary Plat for Ridge View Estates. 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. 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.

Kessenich moved, seconded by Ciccarelli to approve 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.

Motion carried.

*g. Corridor Plan Draft Presentation (Ben Rohr, Vandewalle)*

*1) Comments and feedback on Corridor Plan*

Commissioner Kessenich commented on Main Street corridor, bike track, angle parking and suggested numerating trees.

Commissioner Ciccarelli commented on Main Street Corridor, 10 feet parking, alternate truck routes, pedestrian countdown timers, bumpouts, detector driven left turns, solar canopy.

Curtis Abendroth, 1000 N. Main Street - suggested making Main Street a one-way that would circle drivers around Madison Avenue and back to Janesville Avenue.

Cynthia Holt 813 East Street - asked as a cyclist where the safe lanes were from southeast near Museum, Middle School to the path leading to the bike path across Main Street.

Karole Yonker, 615 Short Street - referenced Riverside Drive intersection (not in the project plan). Commented on the signage on the south side of the City.

Bruce Johnson, 40 E Rockwell Avenue - does not feel there is enough space along Main Street for suggested improvements. Commented on bike paths along Janesville Avenue.

#### **4. Adjournment**

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 5:41 pm.

Respectfully submitted

Michelle Ebbert

Clerk/Treasurer/Finance Director



## CONCEPT PLAN REPORT TO THE PLAN COMMISSION

**DATE:** June 10, 2025

**PROPERTY ADDRESS:** Corner of Janesville Ave. &  
Commerce Pkw.

**PARCEL NUMBER:** 226-0514-1742-003

**OWNER:** City of Fort Atkinson

**APPLICANT:** WI Development Partners LLC

**FILE NUMBER:** SPR-2025-18

**EXISTING ZONING:** Business Park

**PROPOSED ZONING:** NA

**EXISTING LAND USE:** Vacant

**REQUESTED USES:** No change

---

### BACKGROUND

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, storm water, exterior lighting, signage, and operational plan.

---

### REQUEST OVERVIEW

At its meeting on November 7, 2024, the City Council approved the sale of Lots 12 and 13 in the Klement Business Park to Wisconsin Development Partners, LLC for \$323,700. The offer to purchase was subject to approval of development plans for the property. Note that the Council also approved an option for the applicant to purchase Lot 1 if exercised by October 31, 2025.

The developer proposes to construct an industrial flex building on Lots 12 and 13 (subject property), designed to accommodate multiple users. The front façade of the building will face Janesville Avenue, with loading docks located along Mielke Drive. This flexible design allows for either a single occupant or multiple tenants, as the space can be subdivided as needed.

The City and the applicant have reached a conceptual agreement on the development. While the current site plans do not fully comply with all zoning ordinance requirements, discussions have been productive. City staff anticipate receiving a complete plan set for formal review in the coming weeks. In order to proceed with the property sale, the applicant must present a Site Plan to the Plan Commission for review. Staff believe the current concept meets the intent of that requirement.

While the Klement Business Park is already home to several established businesses, several lots remain available. The proposed industrial flex building represents a positive step forward, bringing new business opportunities and increased flexibility for future commercial tenants in the park.

No public notice is required for a Site Plan Review

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## DISCUSSION

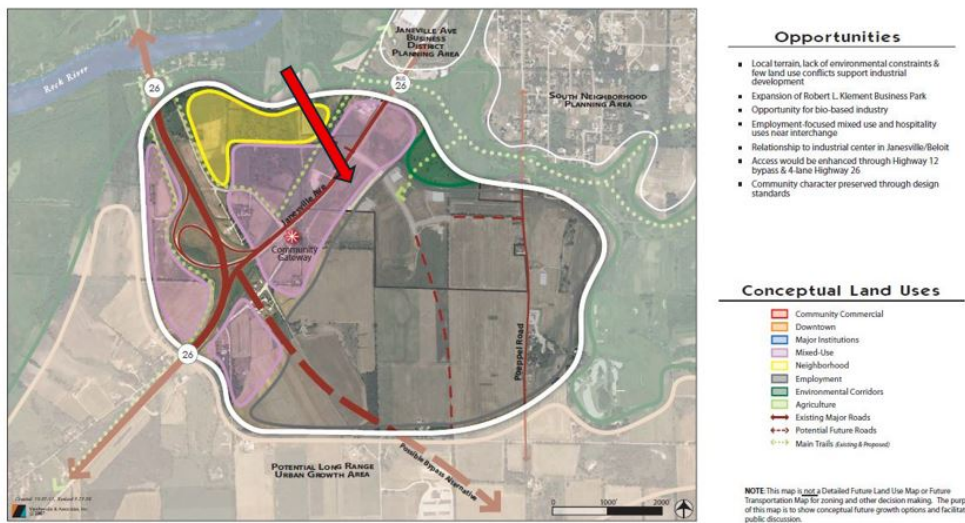
### COMPREHENSIVE LAND USE PLAN (2019):

The subject property lies within the Southwest Economic Opportunity Planning Area and is identified as Mixed-use on the plan. The opportunities indicated include land supportive of industrial development, future expansion of the Klement business park, opportunity for bio-based industry, employment focused mixed use and hospitality uses near interchange, relationship to industrial center in Janesville/Beloit, access would be enhanced through Highway 12 bypass & 4-lane Highway 26, community character preservation through design standards.

## SOUTHWEST ECONOMIC OPPORTUNITY DISTRICT PLANNING AREA

FIGURE 2.21

CITY OF FORT ATKINSON  
FUTURES OPEN HOUSE



The subject property is shown as Mixed Use on the Future Land Use Map. This future land use category includes a mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended to be vibrant urban places that should function as community focal points and gathering spots. This category is designed to facilitate a blend of land uses.

City staff believe the proposed flex building is a suitable and strategic addition to the Klement Business Park, designed to accommodate a range of industrial and commercial uses. The concept aligns with the goals and land use objectives outlined in the City's Comprehensive Plan, supporting continued economic growth and business development.

---

## RECOMMENDATION

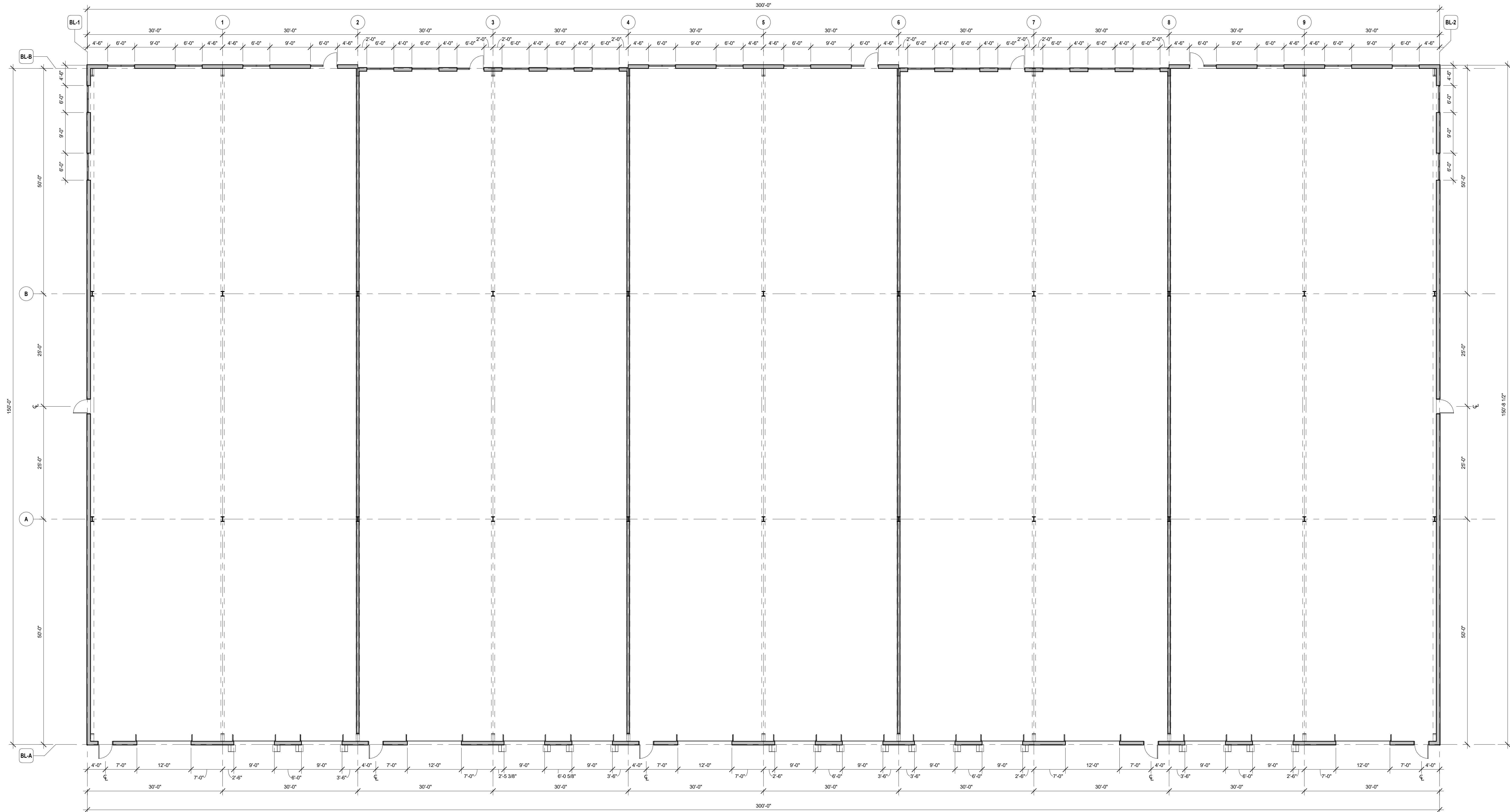
Staff recommends that the Plan Commission approve the Concept Plan as submitted to meet the intent of the accepted offer to purchase the subject property. A full set of site plans will

come back to the Plan Commission for review and approval prior to the issuance of building permits.

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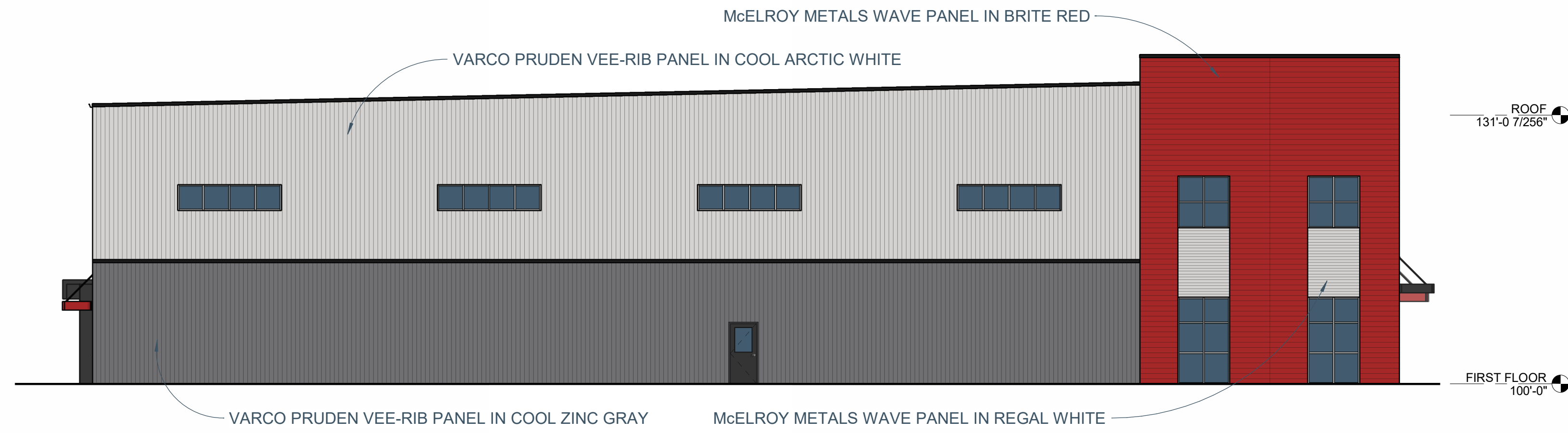
**ATTACHMENTS**

1. 250409\_Fotr Atkinson Industrial\_SD Set\_Option 2 (1)
2. Southwest Economic Opportunity Area
3. Concept Drawing 1
4. Concept Drawing 2
5. Ft Atk Subm 1 060525

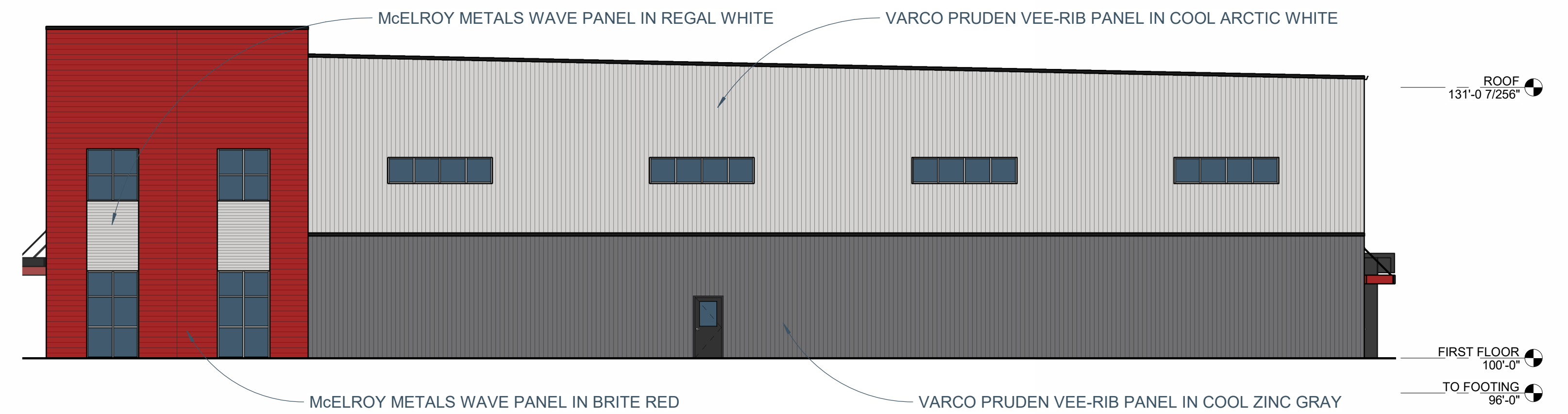


# FORT ATKINSON INDUSTRIAL BUILDING

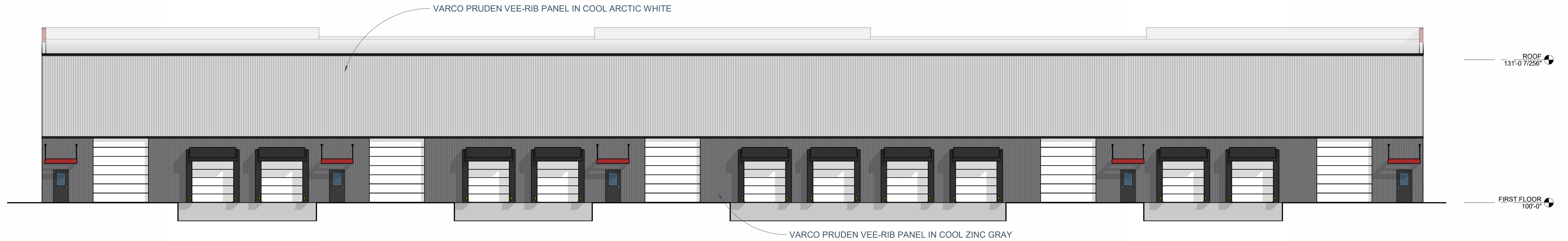
## FLOOR PLAN



NORTH - ELEVATION - COLOR



SOUTH ELEVATION - COLOR



EAST ELEVATION - COLOR



WEST ELEVATION - COLOR

# FORT ATKINSON INDUSTRIAL BUILDING

## ELEVATIONS



FRONT ELEVATION



LOADING DOCKS

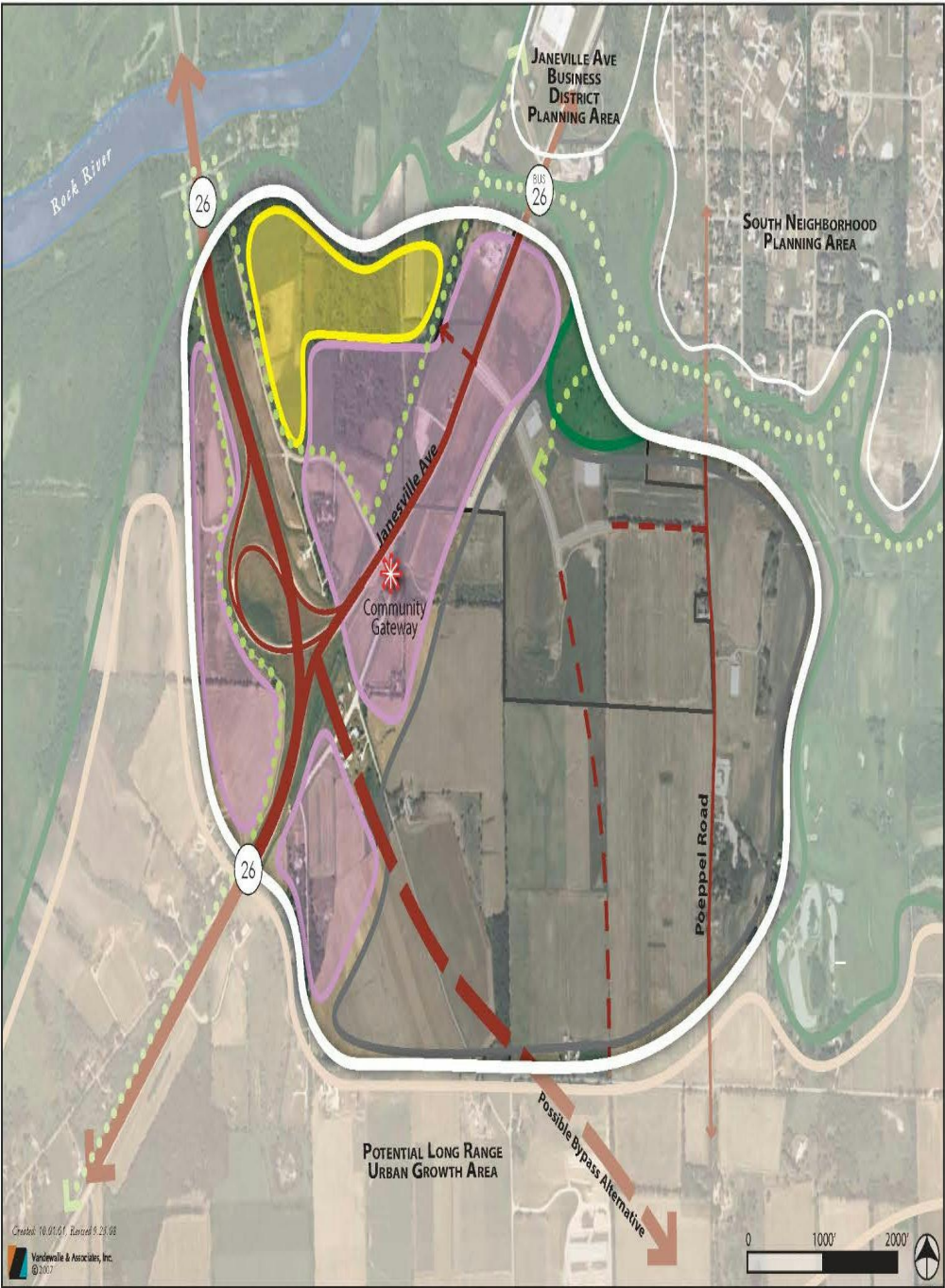
# FORT ATKINSON INDUSTRIAL BUILDING

## EXTERIOR PERSPECTIVES

# SOUTHWEST ECONOMIC OPPORTUNITY DISTRICT PLANNING AREA

FIGURE: 2.21

CITY OF FORT ATKINSON  
FUTURES OPEN HOUSE



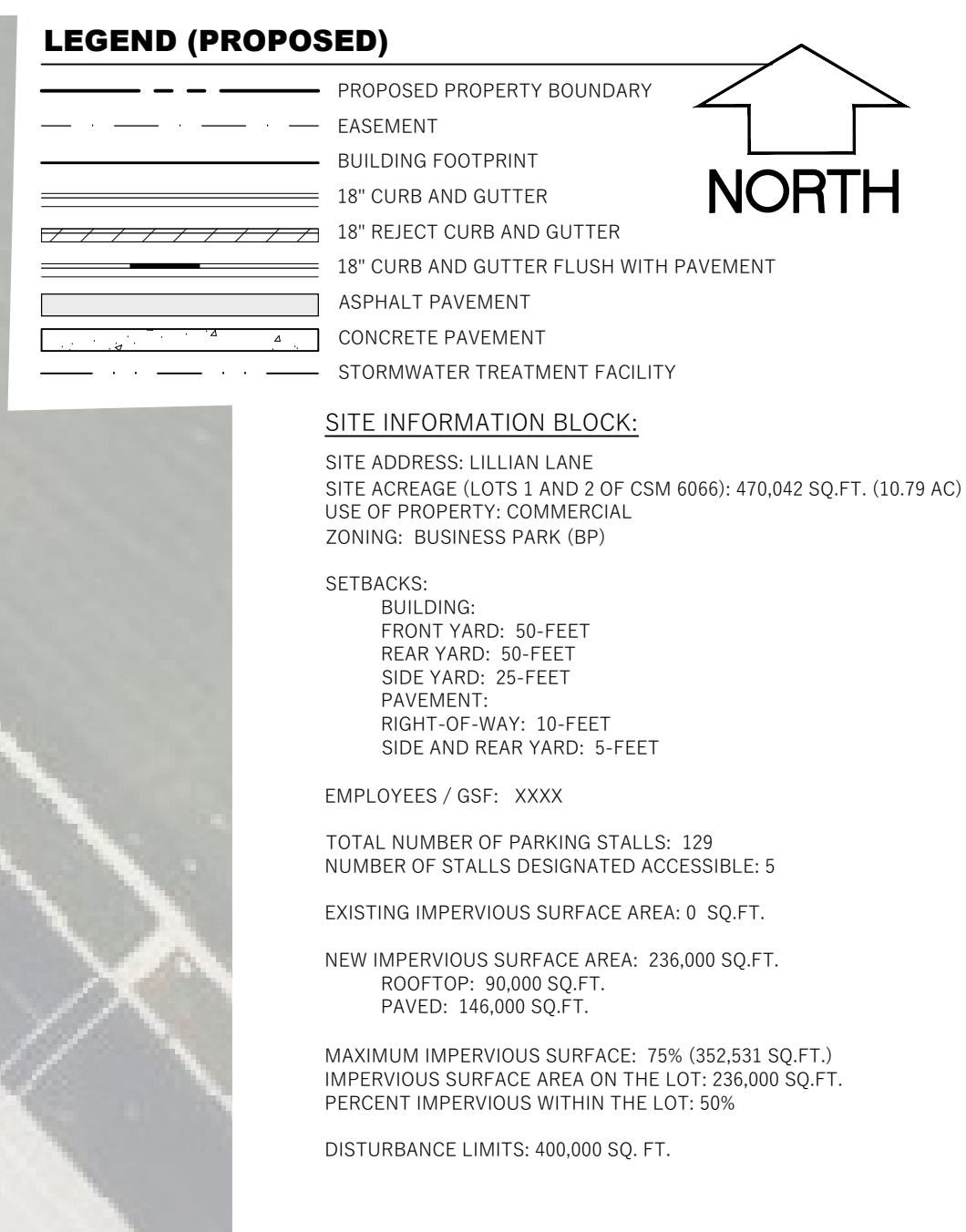
## Opportunities

- Local terrain, lack of environmental constraints & few land use conflicts support industrial development
- Expansion of Robert L. Klement Business Park
- Opportunity for bio-based industry
- Employment-focused mixed use and hospitality uses near interchange
- Relationship to industrial center in Janesville/Beloit
- Access would be enhanced through Highway 12 bypass & 4-lane Highway 26
- Community character preserved through design standards

## Conceptual Land Uses

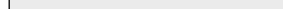
- Community Commercial
- Downtown
- Major Institutions
- Mixed-Use
- Neighborhood
- Employment
- Environmental Corridors
- Agriculture
- Existing Major Roads
- Potential Future Roads
- Main Trails (Existing & Proposed)

**NOTE:** This map is not a Detailed Future Land Use Map or Future Transportation Map for zoning and other decision making. The purpose of this map is to show conceptual future growth options and facilitate public discussion.





### LEGEND (PROPOSED)

|                                                                                     |                        |
|-------------------------------------------------------------------------------------|------------------------|
|    | PROPERTY BOUNDARY      |
|    | EASEMENT               |
|    | BUILDING FOOTPRINT     |
|  | 18" CURB AND GUTTER    |
|  | ASPHALT PAVEMENT       |
|  | CONCRETE PAVEMENT      |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | PROPOSED STORM SEWER   |
|  | SPOT GRADE             |
|  | DRAINAGE GRADE BREAK   |
|  | DRAINAGE ARROW         |

NOTE:  
SPOT GRADES ARE AS FOLLOWS:  
FFE - FINISHED FLOOR GRADE  
EP - EDGE OF ASPHALT PAVEMENT  
EC - EDGE OF CONCRETE PAVEMENT  
BC - BACK OF CURB  
SW - EDGE OF SIDEWALK  
FG - FINISH GRADE  
TW - FINISH GRADE ADJACENT TOP OF WALL  
BW - FINISH GRADE ADJACENT BOTTOM OF  
WALL (NOT FOOTING)

Toll Free (800) 242-8511 -or- 811  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

WYSER  
ENGINEERING



## City of Fort Atkinson Procedural Checklist for Site Plans Requirements per Section 15.10.42

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

Name, company, and client (if applicable): \_\_\_\_\_

WI DEVELOPMENT PARTNERS LLC

3351 DAIRY DRIVE MADISON WI 53716

Phone number: 608-512-8906 Email: tmarks@facilitygateway.com

Property address for site plan: Mielke Road - Klement Park

Klement Business Park - Fort Atkinson WI

### I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

### II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
  - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
  - ☐ Existing and proposed land uses.
  - ☐ Projected number of residents, employees, and/or daily customers.
  - ☐ Proposed number of dwelling units and density.
  - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
  - ☐ Demonstration of consistency with the Comprehensive Plan.
  - ☐ Fencing materials (Section 15.06.40).
  - ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
  - ☐ Legal description of the subject property.
  - ☐ Existing property lines and setback lines.
  - ☐ Existing structures and paved areas.
  - ☐ Existing right of way lines with bearings and dimensions clearly labeled.
  - ☐ Existing easements and utilities.

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
  - ☐ Property lines and setback lines.
  - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
  - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
  - ☐ Proposed access points onto public streets and access drives on the subject property.
  - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
  - ☐ Location of all proposed parking and traffic circulation areas.
  - ☐ Location and configuration of all visibility triangles proposed on the subject property.
  - ☐ Location and dimension of all loading and service areas on the subject property.
  - ☐ Location of all outdoor storage areas and the design of all screening devices.
  - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
  - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
  - ☐ Location of snow storage areas, except for single family and two family residential.
  - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
  - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
  - ☐ Location, type, height, size, and lighting of all signage on the subject property.
  - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
  - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
  - ☐ Depict exterior materials, texture, color, and overall appearance.
  - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan



F O R T • A T K I N S O N

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

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
  - ☐ Describe the proposed hours of operation and traffic generation.
  - ☐ Procedures for snow removal, except for single and two family residential.

### III Process Checklist

- |                                                                                             |             |
|---------------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Pre-Application conference with Staff (recommended)                | Date: _____ |
| <input type="checkbox"/> Application fee of \$200.00 received by City Clerk                 | Date: _____ |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| <input type="checkbox"/> Receipt of final application packet by Engineering                 | Date: _____ |
| <input type="checkbox"/> City Staff input                                                   | Date: _____ |
| <input type="checkbox"/> Review and action by Engineering and Zoning Administrator          | Date: _____ |



## Site Plan Review REPORT TO THE PLAN COMMISSION

**DATE:** June 10, 2025  
**PROPERTY ADDRESS:** 201 Sherman Ave  
  
**PARCEL NUMBER:** 004-0515-3032-001  
**OWNER:** ANZK Waterfront Dental  
  
**APPLICANT:** Kelly Hanaway

**FILE NUMBER:** SPR-2025-10  
**EXISTING ZONING:** NMU-Neighborhood  
Mixed Use  
**PROPOSED ZONING:** No Change Proposed  
**EXISTING LAND USE:** Mixed Use - Office -  
Residential  
**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

Waterfront Dental, formerly operating as Bender Kind & Stafford (BKS) Dental, is proposing updates to the signage located on the northern façade of its building facing Sherman Avenue. The proposal includes the installation of a new wall sign as well as the replacement of the graphic faces on two existing signs, all situated on the same façade.

The proposed wall sign will display the updated company logo along with a description of the services offered. The design retains the existing graphic base of the wall sign, with modifications focused on the lettering to reflect the new branding. The sign will measure approximately 9 feet 1¼ inches by 37¼ inches, totaling about 28 square feet in area.

The updated signage will feature backlit white LED illumination and maintain the existing color scheme currently present on the building, ensuring continuity with the property's established aesthetic.

### Requirements for Wall Signs - Article IX: Signage

| Requirement                                   | Proposed                                       |
|-----------------------------------------------|------------------------------------------------|
| 1 sign per exterior wall, plus 1 per customer | Met: 3 Signs - Figure 15.09.11(1) footnote (3) |

|                                                                              |                                                                                                                                                                                                 |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| entry                                                                        | permits the transfer of the number of signs from another facade provided the total square feet of signage on one facade does not exceed the square feet allowed according to the facade length. |
| 1 sq ft of sign area per 1 foot of facade length                             | Met: Northern Façade Length = 57 ft - Signage sq ft = 39.25 sq ft                                                                                                                               |
| Shall not extend over any roof or parapet                                    | Met: Located on the façade, no roof or parapet overhang                                                                                                                                         |
| Shall be made of durable, all-weather materials.                             | Met: painted aluminum                                                                                                                                                                           |
| Shall be ambient, backlit, or gooseneck lighting                             | Met: backlit LED lighting                                                                                                                                                                       |
| Shall be a minimum of 8 ft above the sidewalk                                | Met: Sign is not located above a walkway                                                                                                                                                        |
| Shall project a maximum of 12 in. from the front façade face of the building | Met: Sign is described to be 3" deep and mounted roughly 2" away from the facade                                                                                                                |
| Sign must be designed of materials harmonious with the building and site     | Met: Metal Sign with harmonious colors                                                                                                                                                          |

No public notice is not required for a Sign review and action.

---

## DISCUSSION

The subject parcel is located within the Central Neighborhoods Planning Area; however, it falls within an unlabeled section at the boundary between the Central Neighborhoods and Historic Downtown Planning Areas, and is not clearly delineated within the Plan. The Central Neighborhoods Planning Area emphasizes opportunities such as an enhanced urban living experience, preservation of single-family neighborhood character, a balanced approach to historic preservation and modernization, support for bed and breakfast establishments, the use of schools, parks, and downtown spaces as community gathering places, ongoing maintenance and improvement of parks and streets, and revitalization of neighborhood retail along Janesville, Madison, and Whitewater Avenues.

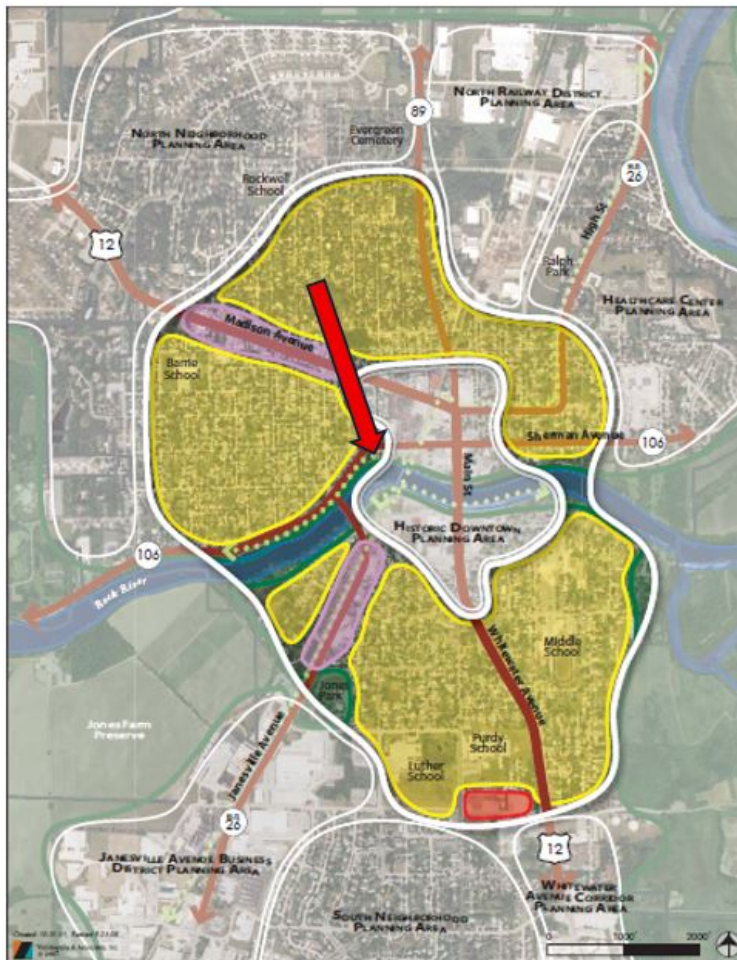
In the Historic Downtown Planning Area, areas designated as "Downtown" are intended to support mixed-use and housing redevelopment, pedestrian-oriented commercial uses, office space, and community facilities.

The proposed signage is consistent with the architectural character of the building and surrounding area. No changes in land use are proposed. Staff find the proposal to be consistent with the goals and objectives of the City's Comprehensive Plan.

# CENTRAL NEIGHBORHOODS PLANNING AREA

FIGURE: 2.16

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.

---

## RECOMMENDATION

Staff recommends that the Plan Commission approve the requested wall signs as presented.

---

## ATTACHMENTS

1. Sign Checklist FILLABLE
2. Sign Proof 2025
3. Current Signs (2)

## 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): \_\_\_\_\_

\_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Property address of proposed sign: \_\_\_\_\_

\_\_\_\_\_

### 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.
- 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**

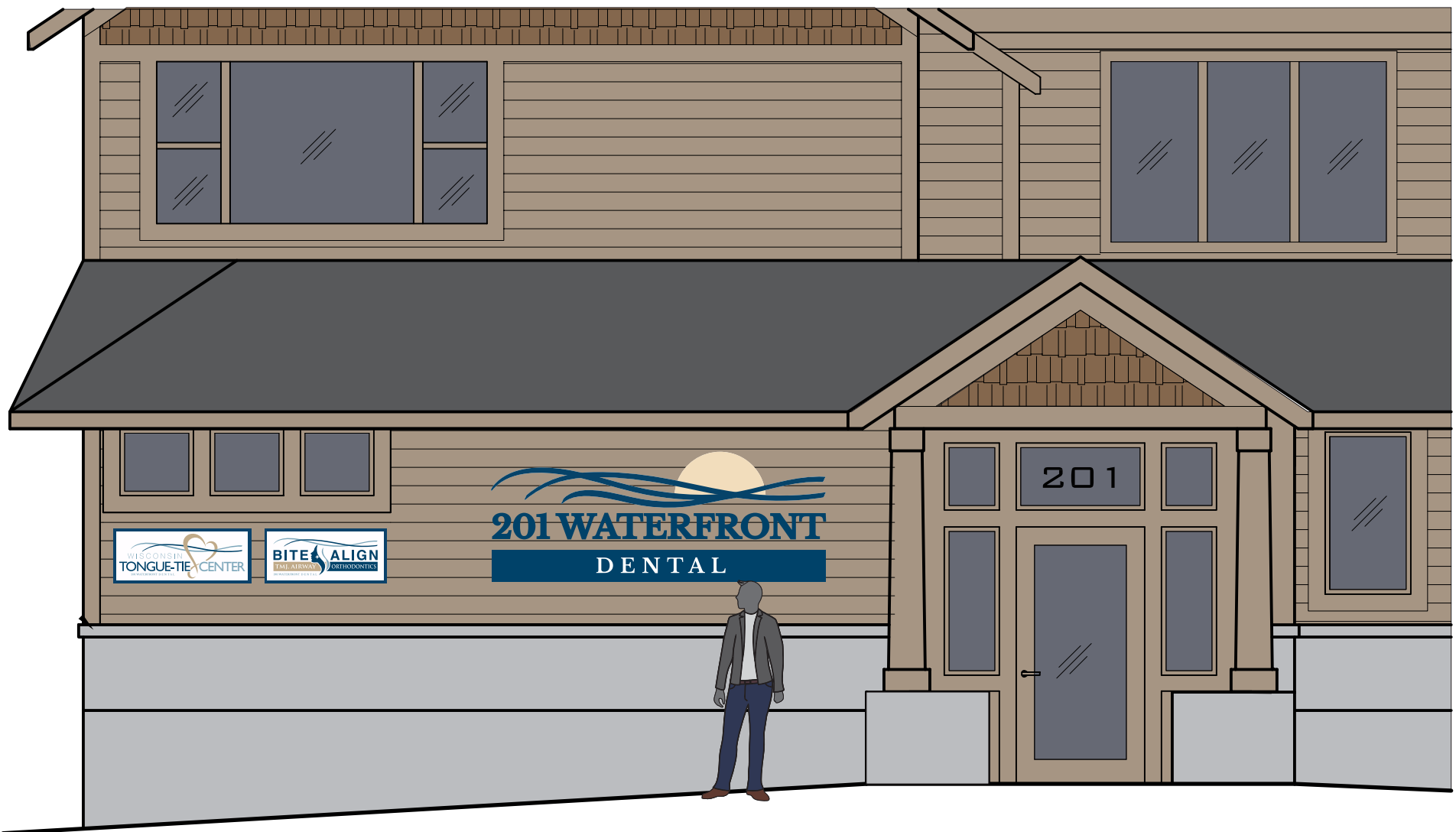
In deciding whether or not to grant a sign permit, the Zoning Administrator shall determine whether the proposed sign is in compliance with the provisions of Article IX of the City of Fort Atkinson Zoning Ordinance. In such review, the Zoning Administrator may also consider the following factors:

- 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**

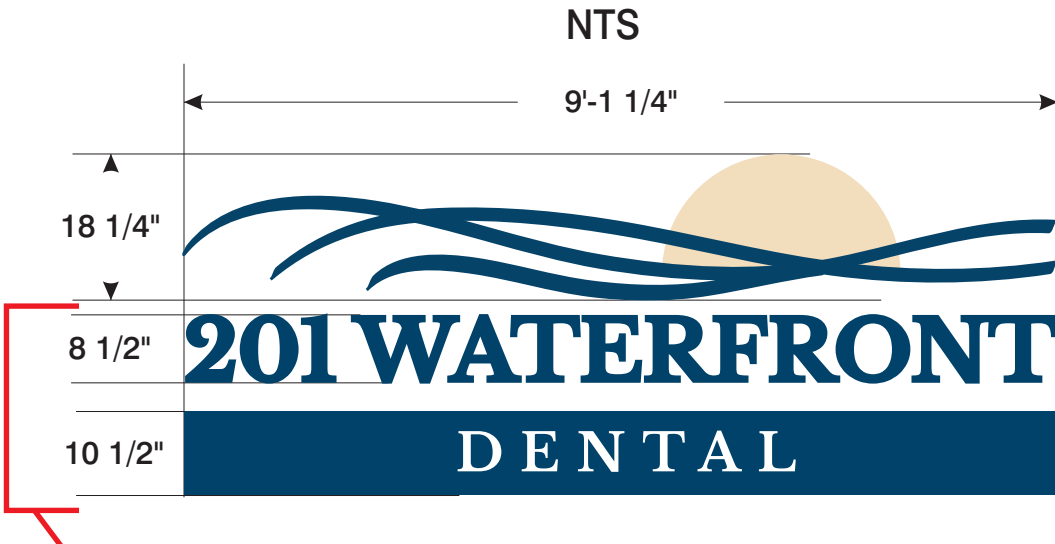
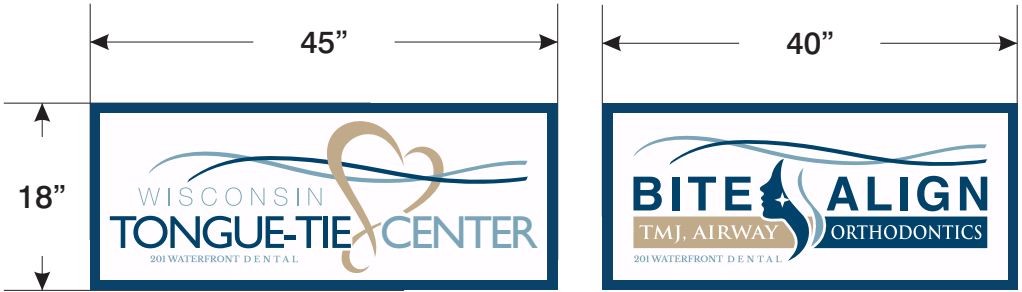
- |                                                                                             |             |
|---------------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Application fee of \$75 received by City Treasurer                 | Date: _____ |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| <input type="checkbox"/> Receipt of complete application packet by Zoning Administrator     | Date: _____ |
| <input type="checkbox"/> Review and action by Zoning Administrator                          | Date: _____ |

# 1.1 Remove Portions of Existing Signage & Add New Letters & Module as Shown



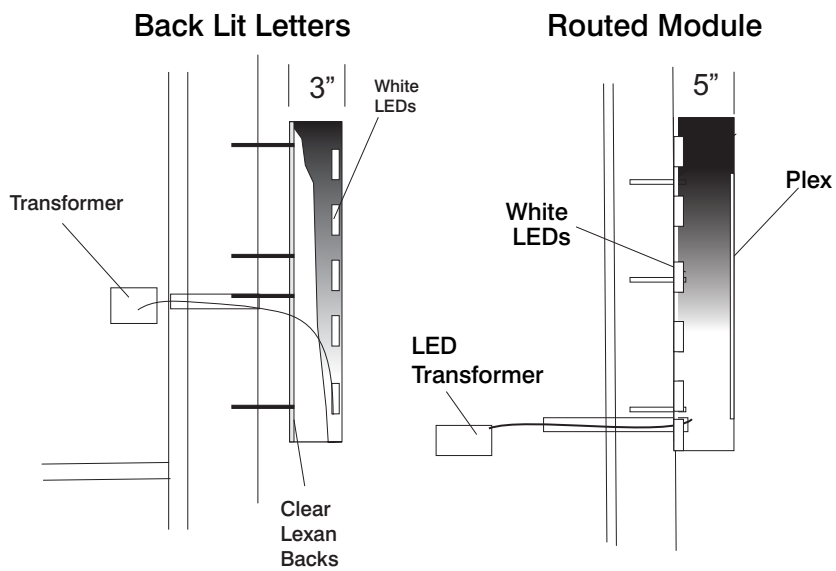
1/4" = 1'.0"

Add New Full Size Digital Prints on Clear



Replace Letters & Module Only  
\*Letterstroke increased for production

1/2" = 1'.0"



**Color Info from Previous Production**

- Print To Match PMS 7695C
- Print To Match PMS 7694C
- Print To Match PMS 4241C
- Paint Retainer & Cabinet To Match PMS 7694C

**Wind Load Compliance Statement:** Withstand up to 75 MPH Winds

**Illumination Compliance Statement:** Internal white LEDs Meets City of Madison Maximum Requirements

**Construction:** Fabricated, Aluminum Reverse Channel Letters & Routed Module at Bottom



WISCONSIN  
TONGUE-TIE CENTER  
A BENDER, KIND & STAFFORD SERVICE

BITE ALIGN  
TMJ, AIRWAY  
ORTHODONTICS  
A BENDER, KIND & STAFFORD SERVICE

**K&S**  
BENDER, KIND & STAFFORD  
**DENTAL**