

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTU05UZWZlZz09>

Passcode: 53538

+1 312 626 6799

AGENDA

3. New Business

- Page 1 of 59

School Road (CSM-2025-06) (Draeger, Director of Neighborhood Services)

f. Update on previously approved projects (Houseman)

4. Adjournment

Date Posted: September 19, 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, and be sure to follow us on Facebook @FortAtkinsonWI.



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, SEPTEMBER 9, 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: Commission members: Ciccarelli, Kessenich, Chairperson Manager Houseman, DPW Navin and Council Rep Schultz. Also present: Director of Neighborhood Services, City Clerk/Treasurer/Finance Director and City Attorney.

Absent: Commissioner Hough and Shull

3. New Business

a. Review and possible action relating to the *minutes of the August 26, 2025 Plan Commission meeting* (Ebbert, Clerk/Treasurer/Finance Director)

Cm. Ciccarelli would like more detail added to the minutes regarding comments made on agenda items.

Schultz moved, seconded by Ciccarrelli to approve the minutes of the August 26, 2025 Plan Commission minutes. Motion carried.

b. *Concept Plan: Planned Unit Development for Premier Bank Parking Lot (PUD-2025-03)* (Draeger, Director of Neighborhood and Building Services)

Director Draeger stated that Premier Bank owns two parcels of land located between Main Street and Edward Street, with road frontage along N. Water Street East. One of these parcels is a gravel parking lot, while the other contains a dilapidated vacant building that was previously used as an auto alignment shop. The property owner proposes to demolish the existing building on the eastern parcel and combine the two parcels into a single lot to develop a 15-stall off-site parking lot. This new parking lot would provide additional spaces for bank staff and customers, helping meet parking needs as part of the bank's ongoing development. The proposed off-site parking lot is situated directly across the street from Premier Bank's existing on-site parking lot. Pedestrians could use one of two nearby intersections to safely cross N. Water Street East or an additional pedestrian mid-block crossing could be added to assist in facilitating safe pedestrian movements. The

concept plan includes two access points and 15 parking spaces, with stalls arranged at a 90-degree angle. The western access point looks to align with Premier Bank's existing on-site parking lot access point to the south. Additionally, the proposed off-site parking lot area is currently interconnected between several other adjacent properties. The applicant will need to secure cross-access easements between each of the neighboring properties to ensure connectivity and accessibility. The applicant is seeking Plan Commission review of the Concept Plan only, as an initial step toward a potential future Planned Unit Development (PUD). The General Development Plan (GDP) and Specific Implementation Plan (SIP) will be submitted for Plan Commission consideration at a later date, pending the outcome of this Concept Plan review. The property's location, not directly fronting Main Street, further minimizes the impact on the historic streetscape, while still providing essential support to downtown activity. By providing off-site parking, the development will reduce future pressure on nearby shared parking resources, enhancing the long-term parking strategy for the downtown area. While there is room for improvement in the concept plan, particularly in further refining how the off-site parking lot could better integrate landscaping and traffic circulation, the proposal represents a step forward in meeting both immediate infrastructure needs and broader redevelopment goals for the downtown area. City staff supports this proposal based on its potential to improve public infrastructure, remove safety hazards, and help coordinate the long-term redevelopment of the downtown area.

Ciccarrelli questioned current parking for residents on Main Street, which is signed at the back of the building. Draeger stated those lots are not part of the proposal. Russ Turk Premier Bank stated that access exists for the residents and will remain. Turk spoke with the building owners, and they were pleased with the concept proposal and access. Ciccarrelli suggested refinements to the proposal regarding the curb cuts.

No action was taken.

c. *Review and possible action relating to a Condominium Plat for **Habitat for Humanity** located at 700 Schumacher Way (CPR-2025-2) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger provided the proposed project that involves splitting an existing parcel to create a condominium, allowing each unit in the structure to be separately owned while the balance of the site remains commonly owned. The property is zoned DR-8, which permits two-family land uses. This parcel was originally created and rezoned in 2023, when Fort Healthcare developed the new subdivision and road (Schumacher Way). The site is surrounded by single-family homes to the east, west, and south, with a medical clinic to the north. A two-unit residential building is already under construction on the property, featuring a detached garage and a shared driveway that will serve both homes. The applicant is pursuing a Condominium Plat to make individual ownership possible for each unit. The proposed Condominium Plat aims to create an opportunity for a unique

form of homeownership in Fort Atkinson that is infrequently utilized. There are a wide range of community goals and adopted plans that indicate the City's support for diversifying its housing stock and providing new ownership opportunities. The proposed project helps accomplish those goals.

Ciccarrelli commented on the location of the garages for this unit on the submitted plat and suggested adjustments to allow a larger yard and shorter driveway. Draeger stated there was no discussion on the submitted layout.

Ciccarrelli moved, seconded by Schultz to approve the Condominium Plan for Habitat for Humanity located at 700 Schumacher Way. Motion carried.

d. Update on previous Plan Commission approved projects (Houseman)

Ciccarelli inquired on the construction of the flex buildings in the Industrial park.

Houseman stated plans have not been submitted, therefore no update at this time.

4. Adjournment

Schultz moved, seconded by Kessenich to adjourn. Meeting adjourned at 4:28 pm.

Respectfully submitted,

Michelle Ebbert

City Clerk/Treasurer/Finance Director



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

ZONING MAP AMENDMENT REPORT TO THE PLAN COMMISSION

DATE: September 23, 2025

PROPERTY ADDRESS: 525 Jefferson St.

PARCEL NUMBER: 226-0614-3433-017

OWNER: Fort Land Company, LLC

APPLICANT: Fort Land Company, LLC

FILE NUMBER: ZMA-2025-12

EXISTING ZONING: UMU, Urban Mixed Use

PROPOSED ZONING: MI, Medium Industrial

EXISTING LAND USE: Indoor Sales and Service
and Light Industrial

REQUESTED USES: No change

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 existing 1.82-acre site is located at 525 Jefferson Street and has an existing +/-34,000 square foot building that previously housed a sales and manufacturing operation, and is now vacant. Formerly, this site consisted of three different parcels that have since been combined. The applicant is proposing a Zoning Map Amendment from the existing zoning of Urban Mixed



Use to the proposed zoning of Medium Industrial.

The site is adjacent to a mix of zoning districts and land uses including Medium Industrial to the north, Institutional to the east, Medium Industrial and Two-Flat to the west, and Single-Family

to the south.

The properties were purchased in 2013 by the current owner and were confirmed to be zoned Central Business and General Commercial at the time. During the Zoning Ordinance rewrite process, all properties in the City of Fort Atkinson were rezoned to new zoning districts. The Urban Mixed Use zoning district was assigned to the properties at this time because that most closely matched the existing commercial zoning districts on the property. As such, no downzoning letter was issued by the City of Fort Atkinson because it was not viewed to be a downzoning situation, rather a direct translation between existing and proposed new. To note, letters are not required as part of a full Zoning Ordinance Rewrite process. This was an additional step that City staff took at the time to notify property owners of significant changes. All required statutory steps were complied with during the adoption of the new Zoning Ordinance and Map in 2020.

Further, the properties are shown as Planned Mixed Use on the City's adopted Comprehensive Plan Future Land Use Map. This land use includes commercial, mixed-use, residential, community facilities, and parks. This designation further aligns with the UMU zoning district that was assigned to the properties during the rewrite process. However, it does not align with the proposed Zoning Map Amendment to Medium Industrial.

The applicant is not seeking to make any changes to the property at this time, outside the proposed Zoning Map Amendment to industrial.

REZONING REVIEW:

The existing property is currently zoned UMU. This zoning district allows for and is oriented to a mix of commercial and residential land uses. The Comprehensive Plan identifies the property as Planned Mixed Use on the Future Land Use Map. The inconsistency between the proposed rezoning and the Comprehensive Plan is further described below.

The proposed project's lot requirements must meet the minimum standards of the MI zoning district to accommodate the proposed rezoning. All proposed land uses and structures must also meet the minimum standards of the district.

Bulk Regulation	MI Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	80,000 sf
Minimum Lot Width	100 feet	250 feet
Minimum Lot Depth	120 feet	240 feet
Minimum Lot Frontage at ROW	50 feet	240 feet
Minimum Front Setback	25 feet	8 feet
Minimum Side Setback	10 feet	8 feet
Minimum Rear Setback	10 feet	175 feet
Maximum Impervious Surface Ratio	80%	60%

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 is required to provide a written report regarding this review to assist the Plan Commission and Common 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? Somewhat. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. However, the amendment is inconsistent with the Comprehensive Plan (see 2. below).
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? No. The proposed zoning map amendment is inconsistent with the Comprehensive Plan's Future Land Use Map designation of Planned Mixed Use. This land use designation includes commercial, mixed use, residential, community facilities, and parks. It does not include industrial.
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? Somewhat. The proposed zoning map amendment is inconsistent with the Comprehensive Plan and several neighboring residential properties. However, there are other properties with industrial zoning within the neighborhood.
4. Does the proposed Zoning Map Amendment address any of factors that are not accomplished on the current Zoning Map? Somewhat. The proposed zoning map amendment would provide the site with additional industrial land use possibilities, but there are no other changing factors in this area and the Comprehensive Plan envisioned this area being commercial or mixed use on the Future Land Use Map.

PUBLIC NOTICE:

A public hearing is required for a Zoning Map Amendment review and action. All required public hearing notices have been properly posted in compliance with state law.

COMPREHENSIVE LAND USE PLAN (2019):

The subject property is located within the North Railway District Planning Area (see attachments) and is identified as mixed-use. The opportunities indicated on the plan include live-work focus, business growth, job-focused redevelopment in areas closer to the park and downtown, employment focused redevelopment (ex. K-Mart site), and superior natural entryway experiences.

The subject property is also shown as Planned Mixed Use on the Future Land Use Map. This designation includes commercial, mixed use, residential, community facilities, and parks. Staff believe the proposal is not in concert with the Comprehensive Plan.

DISCUSSION

The applicant is proposing a Zoning Map Amendment that does not align with the City's Comprehensive Plan and thus cannot be approved because, according to state law, the City cannot approve a Zoning Map Amendment that is inconsistent with its Comprehensive Plan. The City's Management Team has reviewed the application, and all comments have been included in this document.

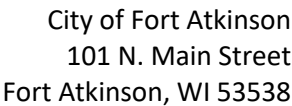
Overall, the proposed Zoning Map Amendment does not meet the requirements of the City's ordinances and is not in alignment with adopted City plans. If the applicant were to seek a Comprehensive Plan Amendment and it were to be adopted, the Zoning Map Amendment could potentially be accomplished in the future.

RECOMMENDATION

City staff recommends denial of the Zoning Map Amendment from UMU to MI because the proposed Zoning Map Amendment is not consistent with the City's Comprehensive Plan. In particular, the Future Land Use Map designation of the subject property as Planned Mixed Use does not include industrial land uses and thus a Zoning Map Amendment to Medium Industrial would be inconsistent with the plan.

ATTACHMENTS

1. Zoning Map Application and Attachments (525 Jefferson Street)_Redacted
2. Map of the Property - 525 Jefferson Street
3. North Railway District Map
4. Future Land Use Map
5. 525 Jefferson St. Notice and Map



This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map and by the City to process the application.

Property address of requested zoning change: _____

Zoning change request from Urban Mixed Use (UMU) to Medium Industrial (MI)

I Application Packet Requirements

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

- ☐ A map of the subject property to scale, depicting the following:
 - ☐ All lands for which the zoning is proposed to be amended and all other lands within 100 feet of the boundaries of the subject property.
 - ☐ All parcel numbers for the subject property.
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and north arrow.
- ☐ Legal description of the property.
- ☐ Written justification for the proposed Official Zoning Map amendment, including evidence that the application is consistent with the Comprehensive Plan.
- ☐ Any further information needed by the Plan Commission to facilitate the making of a comprehensive report to the Plan Commission and City Council.

II Criteria Used to Evaluate the Proposed Zoning Map Amendment

The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Advances the purposes of this Chapter as outlined in Section 15.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

III Process Checklist

- | | |
|--|-------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$200.00 received by City Clerk | 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 | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

I. Application Pack Requirements.

- a. A map of the subject property to scale.

See attached ALTA Survey of the 525 Jefferson Street, Fort Atkinson, Wisconsin ("Property").

- b. Legal Description of the property.

PARCEL I:

Part of the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, more fully described as follows: Beginning on the centerline of Clarence Street, 480 feet North of the North side of Marston & Pritchard's Addition to the City of Fort Atkinson (being, also the South line of said Section 34); thence East 267.3 feet; thence North 180 feet; thence West 267.3 feet; thence South 180 feet to the point of beginning.

EXCEPTING THEREFROM land conveyed to the City of Fort Atkinson in Warranty Deed recorded March 11, 1948, in Volume 249 of Deeds, Page 571, as Document No. 422448.

PARCEL II:

The North 60 feet of the following described parcel of land being located in the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, to wit:

Commencing on the Town Line between Townships 5 North and 6 North, Range 14 East, and on the South line of said Section 34, at a point where the East line of Clarence Street intersects said Town Line; running thence North 120 feet to the point of beginning of this description; thence East 120 feet; thence North 360 feet; thence West 120 feet to a line parallel with the East line of Clarence Street; thence South 360 feet to the point of beginning.

PARCEL III:

Part of the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, more fully described as follows: Beginning on the West line of Jefferson Street, 240 feet North of the South line of said Section 34, said point also being the Northeast corner of a parcel described in Volume 443, Page 407; thence Westerly along the North line described in said Volume 443, Page 407, and its extension, 127.55 feet more or less to the West line of a parcel described in Volume 231, Page 282; thence North along said West line, 240 feet more or less to the South line of a parcel described in Volume 256, Page 580; thence Easterly along the South line described in said Volume 256, Page 580 and its extension, 128.81 feet more or less to the West line of Jefferson

Street; thence South along the said West line, 240 feet more or less to the point of beginning.

- c. Written justification for proposed official zoning map amendment, including evidence application is consistent with Comprehensive Plan.

When the property owner (“Applicant”) purchased the Property, it was zoned C-2 Central Business, which allowed for manufacturing. Attached is a copy of the zoning letter from 2013 when the Property was acquired.

On April 30, 2025, the City of Fort Atkinson (“City”) issued the attached zoning letter which evidenced the Property was now zoned Urban Mixed Use (UMU), which does not permit manufacturing. Instead, the use is limited to residential uses and limited mixed-use commercial uses.

Applicant understands the City amended its zoning code in 2020. The Applicant never received written notice that the City was changing the zoning designation and use for the property and does not reside in the City for public notices, so it was not until the Applicant obtained the updated zoning letter this past April that it learned the zoning had changed.

Amending the zoning designation of the Property aligns with the Comprehensive Plan, as the parcels adjacent to and in the surrounding area of the Property along the northern and northwestern property lines are zoned Medium Industrial (MI) and have open Wisconsin Department of Natural Resources cases relating to the discharge of hazardous substances. Specifically, Parcel No. 226-0614-3433-040, which is directly across Lorman Street from the Property and owned by the City is zoned MI; Parcel No. 226-0614-3433-032, which is directly across Clarence Street from the Property and owned by W D Hoard & Sons Co., is also zoned MI. In addition, the parcels that are immediately west of these parcels (Parcel Nos. 226-0614-3433-037 and 226-0614-3433-039) are also both zoned MI and have open Wisconsin Department of Natural Resources cases with ongoing investigation and/or remediation activities. Furthermore, Section 15.02.51 of the City’s Zoning Ordinance states that MI district “is consistent with economic development objectives and compatible with adjacent residential and commercial development.”

- d. Any further information needed by the Plan Commission.

The City is likely aware of the environmental matters that burden the Property and surrounding land. In 2012, the State of Wisconsin Department of Natural Resources issued a Final Case Closure with Continuing Obligations (“Final Closure Letter”) in connection with environmental remediation at the Property. The Final Closure Letter states that changing the use or occupancy of the property to a residential use is explicitly prohibited without prior written approval from the Wisconsin Department of Natural Resources. The Applicant requests the City zone the Property to MI so as to avoid any violation of the Final Closure Letter. Applicant has attached a copy of the Final Closure Letter for the City’s review.



July 26, 2013

Mr. Kurt Kellogg
Fort Land Company, LLC
c/o Jane Benesh
Godfrey & Kahn, S.C.
780 North Water Street
Milwaukee, WI 53202

RE: Property Address: 525 Jefferson Street, Fort Atkinson, Wisconsin
Tax Key No.: 226-0614-3433-017

Mr. Kellogg:

The undersigned being authorized and empowered to execute this letter on behalf of the City of Fort Atkinson, hereby certifies with respect to the property referenced above as follows:

1. The Premises lies within the boundaries of the City of Fort Atkinson zoning district and is zoned C-2 Central Business Zoning under the City's zoning code ("Zoning Code").
2. The use of the Premises as a Private Business that manufactures, sells and markets fishing baits, lures and tackle is a permitted use under the Zoning Code (and not a legal nonconforming use) and complies with all applicable zoning and use codes, ordinances, rules and regulations.

Yes X No

[If no, please specify the nature of any noncompliance or legal nonconforming use status.]



3. There are no variances, conditional use permits or special use permits required for the current use of the Premises as a Private Business that manufactures, sells and markets fishing baits, lures and tackle.

Yes ☒

No ☐

[If no, please specify the same and the relevant terms.]

4. The Premises comply with the subdivision ordinances affecting it and can be conveyed without the filing of a plat or replat of the Premises.

Yes ☒

No ☐

5. The use, occupancy, operation and improvements of the Premises comply with all applicable zoning codes, rules and regulations, including all applicable setback, height, building size/area, land coverage/greenspace and parking laws, codes ordinances, rules and regulations.

Yes ☐

No see below ☒

[If no, please specify the nature of any noncompliance.]

Building encroaches into the existing minimum 10' front setback area as shown on the survey of the premises dated July 10, 2013, prepared by Metropolitan Survey Service, Inc., but the building is a legal nonconforming structure because it was in existence before the setback restriction was adopted.

6. All appropriate and required Governmental permits, licenses and approvals have been provided for the construction, use, operation and occupancy of the Premises as a Private Business that manufactures, sells and markets fishing baits, lures and tackle.

Yes ☒

No ☐ (to date)

[If no, please specify any permits, licenses or approvals not yet obtained.]

7. There are no outstanding work orders or notices of noncompliance with any building codes, ordinances, rules or regulations for the Premises.

Yes X No _____

[If no, please specify outstanding work orders or notices of noncompliance.]

Be informed that there may or may not be outstanding orders on the property issued by the Fire Department.

This letter may be relied upon by Uncle Josh Land Company, LLC, its lenders, successors and assigns and any title insurance company insuring title to the Premises.

Signature of Authorized Person:

CITY OF FORT ATKINSON, WISCONSIN

By: Brian Juarez
Brian Juarez

Title of Signatory: Building Inspection/Zoning Administrator

Dated: July 26, 2013



Date: April 30, 2025

To Whom It May Concern:

Re: Zoning Verification for 525 Jefferson Street, Fort Atkinson, WI

Parcel Number: 226-0614-3433-017

This letter is issued in response to a request for zoning verification for the property located at **525 Jefferson Street, Fort Atkinson, Wisconsin**, identified as **Parcel #226-0614-3433-017**.

According to the official zoning map and the Zoning Ordinance of the City of Fort Atkinson, this property is zoned **Urban Mixed Use (UMU) Zoning District**.

Permitted Uses in the UMU District:

The UMU District permits a variety of residential, commercial, and mixed-use developments. The following uses are permitted by right:

Residential Uses:

- (a) Townhouse (3–4 units)
- (b) Townhouse (5–8 units)
- (c) Multiplex (3–4 units)
- (d) Multiplex (5–8 units)
- (e) Apartments (3–4 units)
- (f) Apartments (5–8 units)
- (g) Apartments (9–12 units)
- (h) Apartments (13–16 units)
- (i) Apartments (17–20 units)
- (j) Individual Family Living Arrangement
- (k) Certified Adult Family Home (1–2 residents), per Section 15.03.06(13)
- (l) Licensed Adult Family Home (1–4 residents), per Section 15.03.06(13)
- (m) Small Community-Based Residential Facility (5–8 residents), per Section 15.03.06(13)
- (n) Residential Care Apartment Complex or Supportive Apartment Program (1–8 residents), per Section 15.03.06(13)
- (o) Foster Home (1–8 residents), per Section 15.03.06(13)
- (p) Residential Care Center for Children and Youth (1–8 residents), per Section 15.03.06(13)



Mixed-Use and Commercial Uses:

- (q) Apartments with Limited Commercial
- (r) Mixed-Use Building
- (s) Live/Work Unit
- (t) Office
- (u) Personal or Professional Service
- (v) Indoor Sales or Service
- (w) Outdoor Display
- (x) Artisan Production Shop
- (y) Physical Activity Studio
- (z) Commercial Kitchen
- (aa) Restaurants, Taverns, and Indoor Commercial Entertainment
- (bb) Drive-Through and In-Vehicle Sales or Service
- (cc) Group Daycare Center
- (dd) Indoor Maintenance Service

Institutional and Recreational Uses:

- (ee) Water-Related Recreation
- (ff) Indoor Institutional
- (gg) Outdoor Open Space Institutional
- (hh) Passive Outdoor Recreation
- (ii) Active Outdoor Recreation
- (jj) Essential Services



City of Fort Atkinson
Building Inspector/Zoning Administrator
101 N. Main Street
Fort Atkinson, WI 53538

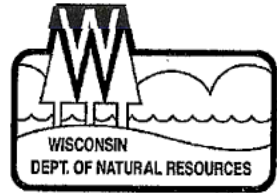
As of the date of this letter, there are no known zoning violations, special exceptions, conditional uses, or variances associated with this parcel on file with the Planning & Zoning Department.

This letter is provided for informational purposes only and does not constitute a development approval, permit, or legal determination. For any proposed development or change in use, please contact the Zoning Department to confirm compliance with all applicable codes and regulations.

If you have any questions or need further assistance, please do not hesitate to contact our office.

Sincerely,

Jedidiah Draeger
Zoning Administrator
City of Fort Atkinson
Phone: (920) 397-9901
Email: jdraeger@fortatkinsonwi.gov



August 8, 2012

Milo Jones
UJB Enterprises, Inc.
525 Jefferson St
Fort Atkinson WI 53538

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Uncle Josh Bait Company – 525 Jefferson Street, Fort Atkinson, Wisconsin.
DNR BRRTS# 02-28-556416

Dear Mr. Jones:

The Department of Natural Resources (DNR) considers the Uncle Josh Bait Company site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR South Central Regional Closure Committee reviewed the request for closure on May 14, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on May 14, 2012, and documentation that the conditions in that letter were met was received on August 3, 2012.

On-site contamination of low levels of lead and arsenic may be from historic fill being placed at the site. Low levels of naphthalene vapors were also detected at the property. The site is affected by groundwater contamination, which has been attributed to off-site sources (see file 07-28-558330). The conditions of closure and continuing obligations required were based on the property being used for industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the cap consisting of gravel, grassy area, and building, is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains on the west site of the property as indicated on the **attached map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cap/Cover

The cap consisting of gravel, grassy area, and building, that exists in the location shown on the **attached map** shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Industrial Standards

Soil Meeting Site-Specific Industrial Standards for this Site

Soil contamination remains at the west side of the site, as shown on the **attached map**. Samples contained lead and arsenic in concentrations that met the site-specific industrial soil standards developed for this site.

Sub-slab Vapor Meeting Site-Specific Industrial Standards for this Site

Soil vapor beneath the building slab contains naphthalene at levels that could pose a long-term risk to human health, if allowed to migrate into an occupied *residential* building on the property.

This property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless prior written approval has been obtained from the DNR. An investigation and remedial action to meet applicable soil cleanup standards may be required at that time.

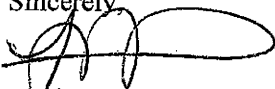
The attached DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

Please send written notifications in accordance with the above requirements to South Central Regional Headquarters, to the attention of Wendy Weihemuller. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jeff Ackerman at (608) 275-3323.

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,



Linda Hanefeld, Team Supervisor
South Central Remediation & Redevelopment Program

Attachments:

- extent of cap map
- maintenance plan
- RR 819

cc: Mark Mejac, Environ

CAP MAINTENANCE PLAN

July 27, 2012

Property Located at: 525 Jefferson Street

WDNR BRRTS/Activity No. 02-28-556416

Tax Key No. 226-0614-3433-017

Introduction

This document is the Cap Maintenance Plan for a cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the soil on site.

More site-specific information about this property may be found in:

- the case file in the Wisconsin Department of Natural Resources (WDNR) South Central Regional Office;
- BRRTS on the Web (WDNR's internet based data base of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>;
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://ldnrmaps.wisconsin.gov/limf/imfApplyTheme.jsp?index=1>; and
- the WDNR Project Manager (Mr. Jeff Ackerman).

Description of Contamination

Soil with elevated lead (53 mg/kg to 3,120 mg/kg) and arsenic (1.4 mg/kg to 33.7 mg/kg) concentrations is located at a depth ranging from 1.2 to 6 feet in the fill within the site boundaries. The property boundary is shown on the attached Figure 1.

Description of the Cap to be Maintained

The cap consists of gravel, grassy area, and building as shown on the attached Figure 1. The extent of the cap is shown on attached Figure 1. The cap coincides with the inferred area of the site in which lead concentrations in soil exceed generic industrial residual contaminant levels (RCLs), and arsenic concentrations in soil exceed 10 milligrams per kilogram (mg/kg), a concentration that is likely indicative of background concentrations.

Cover and Building Purpose

The cap over the lead and arsenic impacted soil serves as a barrier to prevent direct human contact with residual soil contamination in fill that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cover overlying the lead and arsenic impacted fills and as depicted in the attached Figure 1 will be inspected once per year, normally in the spring after snow and ice are no longer present,

for deterioration, cracks, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching or placement of gravel or asphalt. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment. The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal laws.

The property owner, in order to maintain the integrity of the cover/cap, will maintain a copy of this Cap Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for review.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited within the extent of the cap in the attached Figure 1, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier (unless the replacement barrier is equally protective); 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Cap Maintenance Plan

This Cap Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.



WDNR BRRTS # 02-28-556416

WDNR Site Name: Uncle Josh Bait Company

Contact Information

July 27, 2012

Site Owner and Operator: Mr. Milo Jones
616 Jones Avenue
Fort Atkinson, WI 53538
920-563-2976

Signature: Milo C Jones 7/27/12

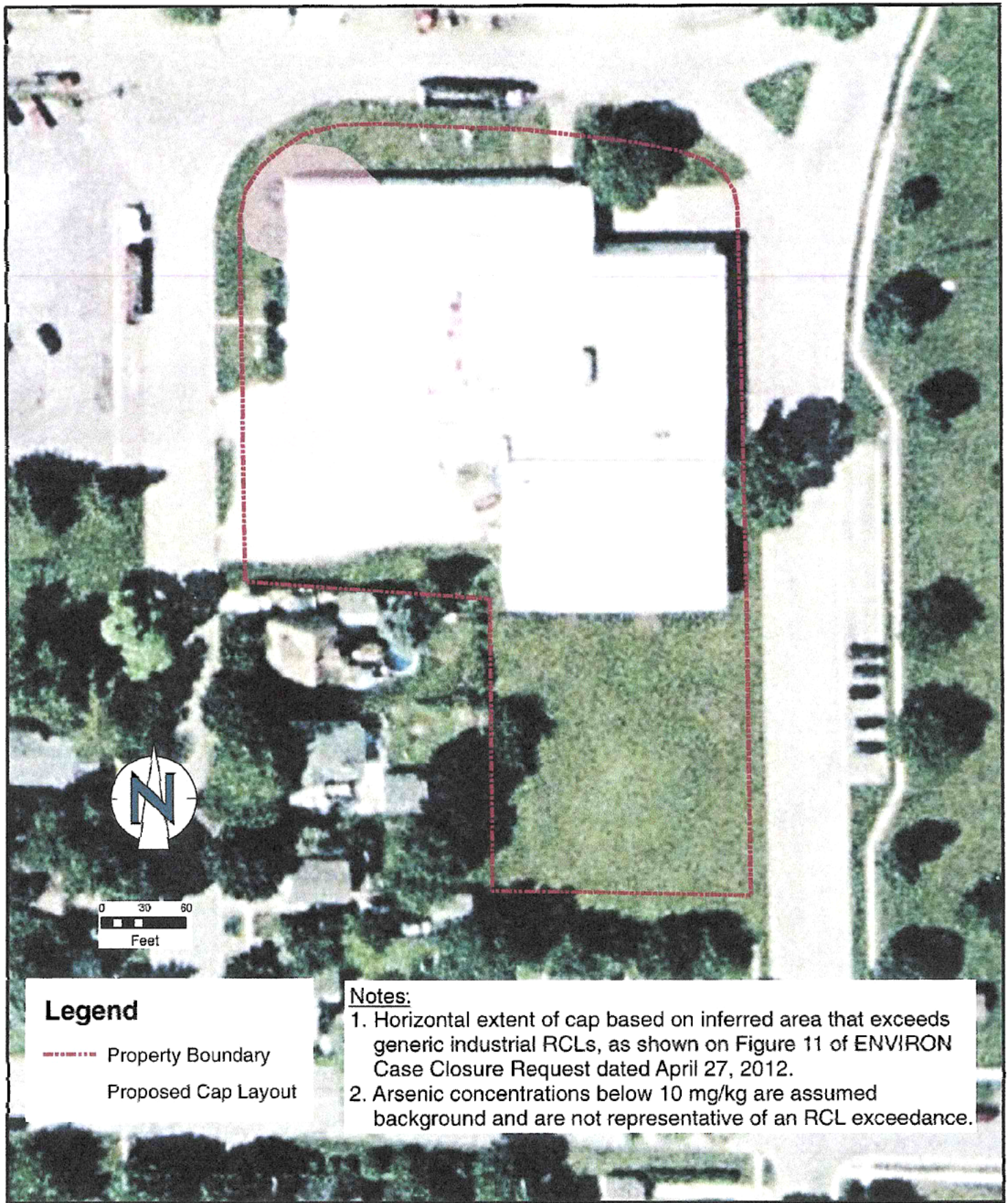
Consultant: Mark Mejac, PG
ENVIRON International Corporation
175 N. Corporate Drive, Suite 160
Brookfield, Wisconsin 53045
262-901-0127

Agency: Jeff Ackerman
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, Wisconsin 53711-5397
608-275-3323



Exhibit B
Cap Inspection and Maintenance Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?



ENVIRON

DRAFTED BY: BDIETZ

DATE: 7/17/2012

Proposed Cap Layout
Uncle Josh Bait Company
Fort Atkinson, Wisconsin

Figure
1

21-27576A



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

June 2009

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some residual contamination to remain after cleanup of soil or groundwater contamination. This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov/org/aw/rr/



Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place.

Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cap” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and must:

1. comply with these property-specific requirements; and
2. obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. A fee is required for DNR’s review of this request (\$500 or \$750, depending on the nature of the request). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Admin. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/org/aw/rr/technical/lists/contact_rr.htm).

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the Contaminated Lands
Environmental Action Network) at
dnr.wi.gov/org/aw/rr/clean.htm.

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the off-site owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$500 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/org/aw/rr/liability/index.htm.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected off-site property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a "legally enforceable agreement" (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/org/aw/rr/cleanup/obligations.htm.

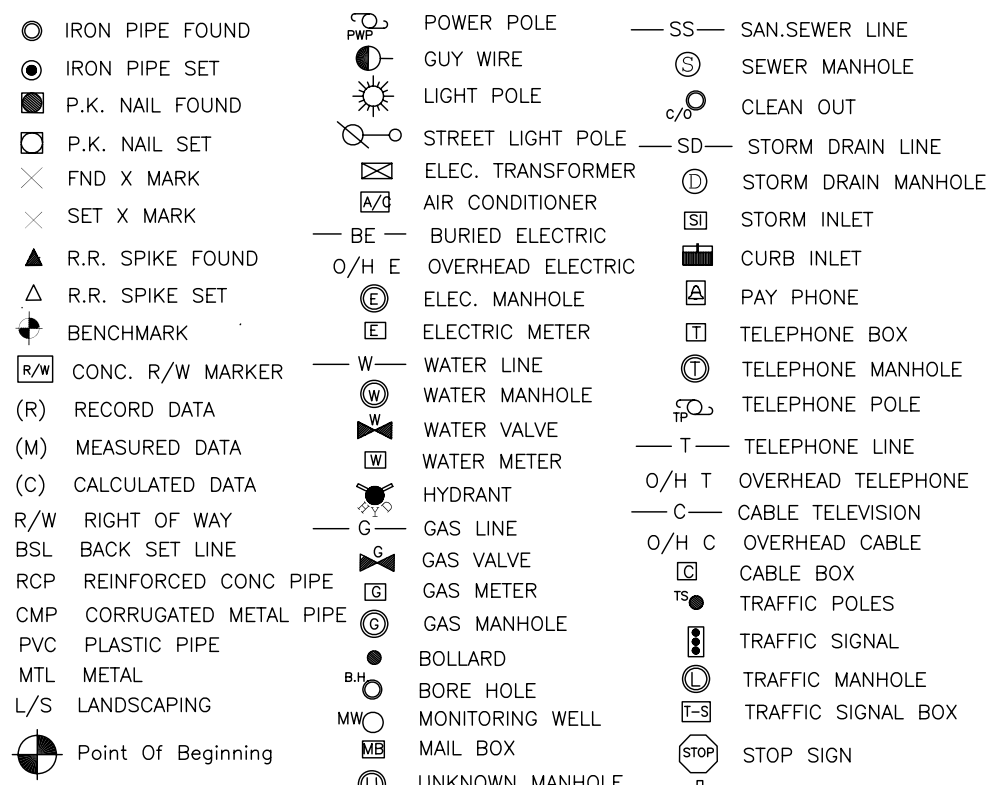
Additional Information

For more information about DNR's Remediation and Redevelopment Program, see our web site at dnr.wi.gov/org/aw/rr/. This document contains information about certain state statutes and administrative rules but does not include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

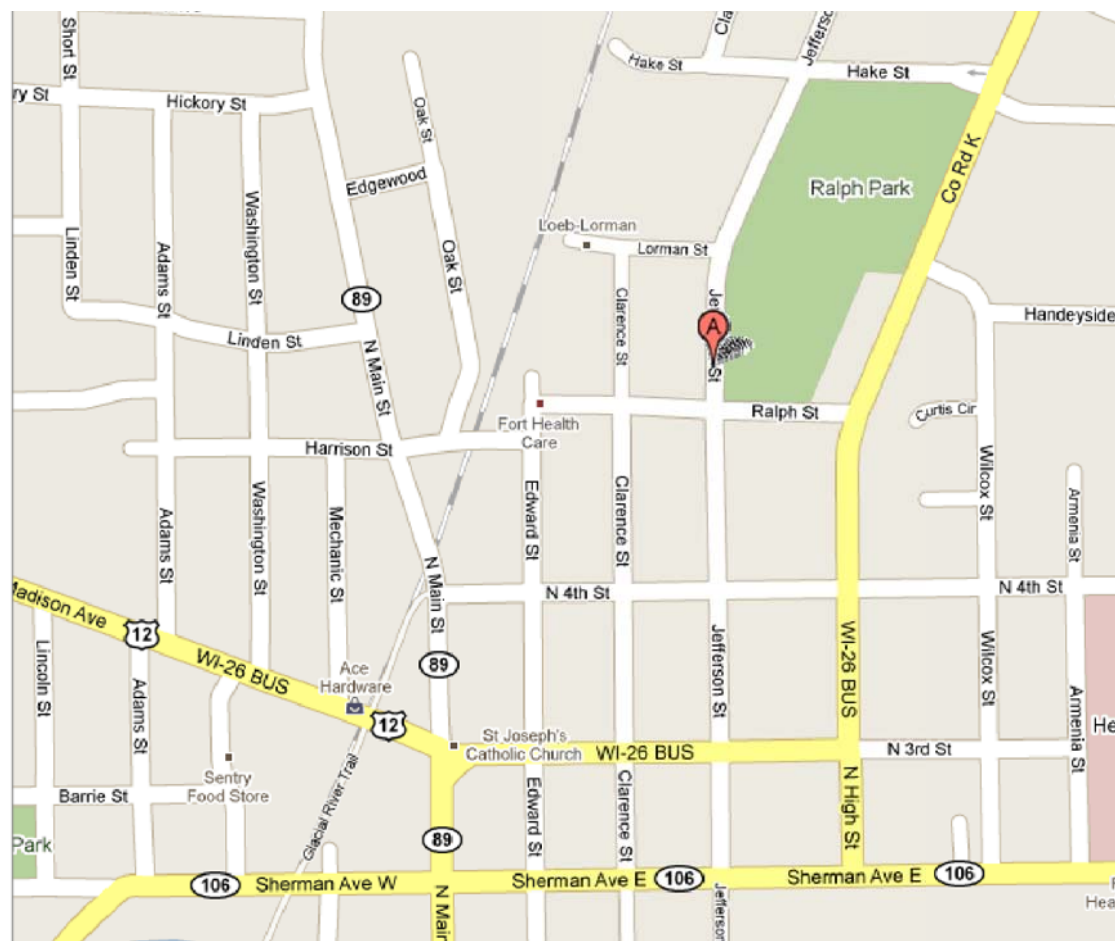
The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

ALTA/ACSM Land Title Survey

STANDARD LEGEND



[East 267.3'] Bearing/Dimensions Per Legal Descriptions



VICINITY MAP

NOT TO SCALE

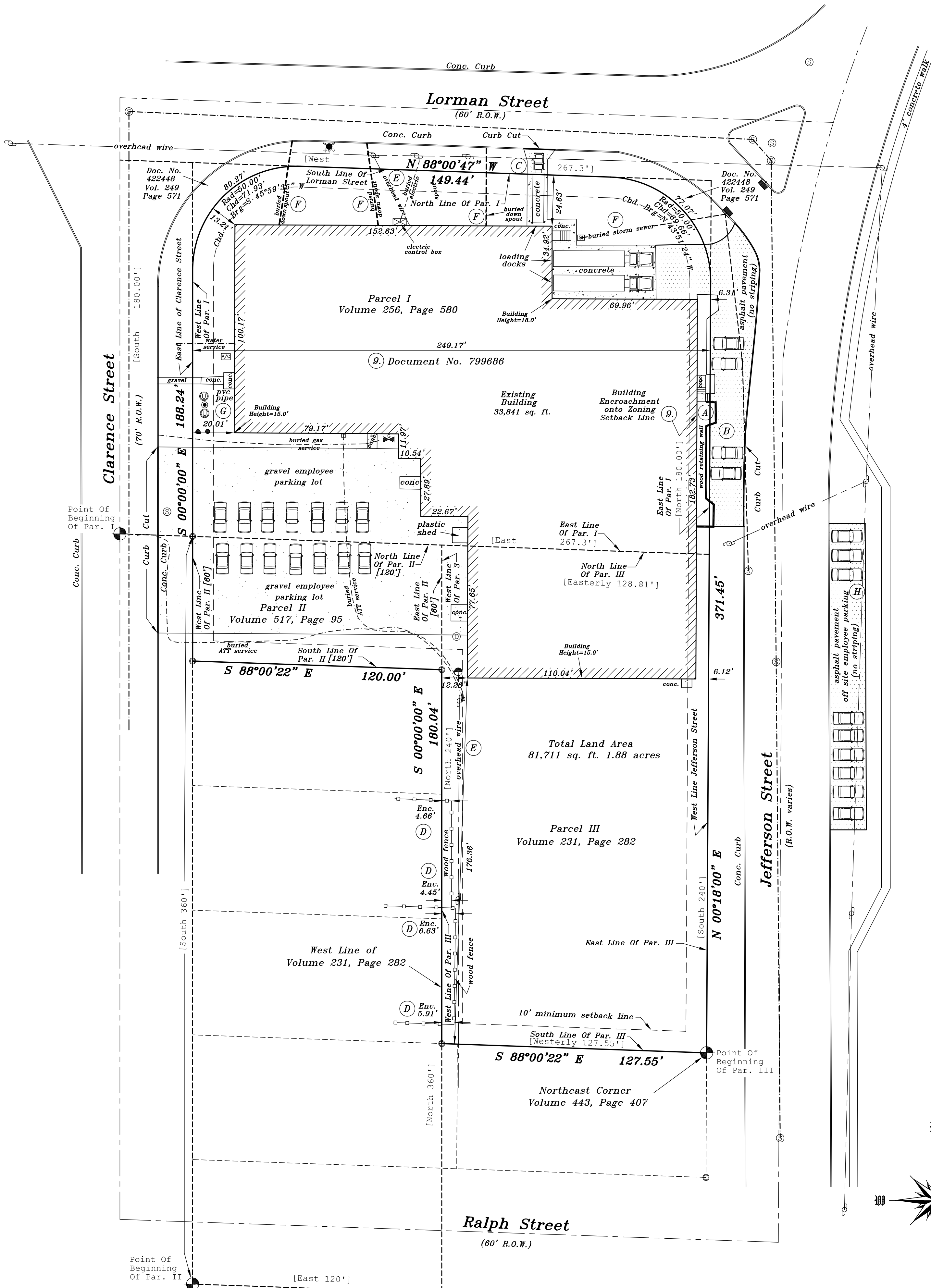
ZONING INFORMATION: ZONED C-2 Central Business District

REQUIREMENTS C-2

Minimum Lot Area (sq. ft)	3,000
Minimum Lot Width (ft)	60
Maximum Lot Coverage (all structures)	50%
Principal Building	
Minimum Front Setback from Street (minor and major) Right-of-Way (ft)	10'
Minimum Rear Setback (ft)	10'
Minimum Side Setback (ft)	10'
Maximum Building Floor Area (sq. ft)	--
Maximum Principal Building Height (ft.)	40'
Accessory Building	
Minimum Front Setback from Street (minor and major) Right-of-Way (ft)	10'
Minimum Side & Rear Setback (ft)	3'
Maximum Accessory Building Height(ft)	20'

Information Provided By:
City of Fort Atkinson
Municipal Office
101 N. Main St.
Fort Atkinson, WI 53538
Phone 920-563-7760

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.



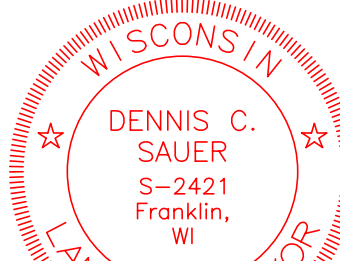
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: Fort Land Company LLC, a Wisconsin limited liability company, Kurt Kellogg, and First American Title Insurance Company, its successors and/or assigns.

Commitment Number: NCS-613345-MKE dated May 23, 2013:

That this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, including Table A Items 1, 2, 3, 4, 7(a), 7 (b)(1), 8, 11(a), 16, 17 and 18. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

July 10, 2013
Date
Revised July 24, 2013



Dennis C. Sauver
Dennis C. Sauver
Registered Land Surveyor S-2421

LEGAL DESCRIPTION

PARCEL I:
Part of the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, more fully described as follows: Beginning on the centerline of Clarence Street, 480 feet North of the North side of Marston & Pritchard's Addition to the City of Fort Atkinson (being, also the South line of said Section 34); thence East 267.3 feet; thence North 180 feet; thence West 267.3 feet; thence South 180 feet to the point of beginning. EXCEPTING THEREFROM land conveyed to the City of Fort Atkinson in Warranty Deed recorded March 11, 1948, in Volume 249 of Deeds, Page 571, as Document No. 422448.

PARCEL II:
The North 60 feet of the following described parcel of land being located in the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, to wit: Commencing on the Town Line between Townships 5 North and 6 North, Range 14 East, and on the South line of said Section 34, at a point where the East line of Clarence Street intersects said Town Line; running thence North 120 feet to the point of beginning of this description; thence East 120 feet; thence North 360 feet; thence West 120 feet to a line parallel with the East line of Clarence Street; thence South 360 feet to the point of beginning.

PARCEL III:
Part of the Southwest 1/4 of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, more fully described as follows: Beginning on the West line of Jefferson Street, 240 feet North of the South line of said Section 34, said point also being the Northeast corner of parcel described in Volume 443, Page 407; thence Westerly along the North line described in said Volume 443, Page 407, and its extension, 127.55 feet more or less to the West line of a parcel described in Volume 231, Page 282; thence North along said West line, 240 feet more or less to the South line of a parcel described in Volume 256, Page 580; thence Easterly along the South line described in said Volume 256, Page 580 and its extension, 128.81 feet more or less to the West line of Jefferson Street; thence South along the said West line, 240 feet more or less to the point of beginning.

Tax Key No. 226-0614-3433-017
Address: 525 Jefferson Street, Fort Atkinson, Wisconsin

The above legal description describes the same property as insured in the title commitment referenced in the Certification shown hereon.

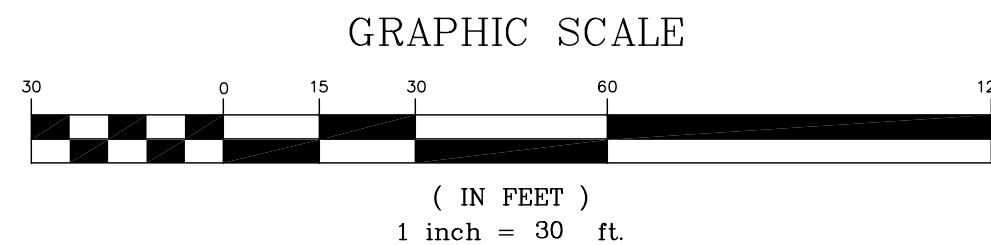
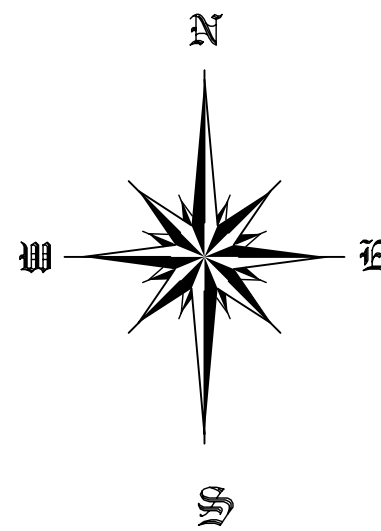
SCHEDULE B - II

- Building setback line violation of the current City of Fort Atkinson Zoning by the existing building on the east property line as shown on the Plat of Survey prepared by Metropolitan Survey Service, Inc. Survey No. 104131 dated July 10, 2013, as subsequently revised.

NOTE: The Policy when issued will contain the following affirmative assurance:

This Policy insures against loss or damage occasioned by the enforced removal of said building by reason of said setback violation prior to its voluntary removal or destruction by fire or other hazard.

- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Metropolitan Survey Service, INC. on July 10, 2013, designated Survey No. 104131:
 - Encroachment of Wood Retaining Wall and concrete into Jefferson Street right-of-way is plotted hereon.
 - Encroachment of Asphalt Pavement into Jefferson Street right-of-way is plotted hereon.
 - Encroachment of concrete into Lorman Street right-of-way is plotted hereon.
 - Encroachment of wood fence appurtenant to property adjoining on the west onto the Land is plotted hereon.
 - Overhead wires located outside any recorded easement areas is plotted hereon.
 - Buried storm sewer in area not provided for by recorded easement is plotted hereon.
 - Unknown manholes and PVC Pipe of unknown origin located west of building and east of Clarence Street is plotted hereon.
 - Areas being utilized for parking located east of the Land and on the east and west side of Jefferson Street is plotted hereon.



NORTH RAILWAY DISTRICT PLANNING AREA

FIGURE: 2.14

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



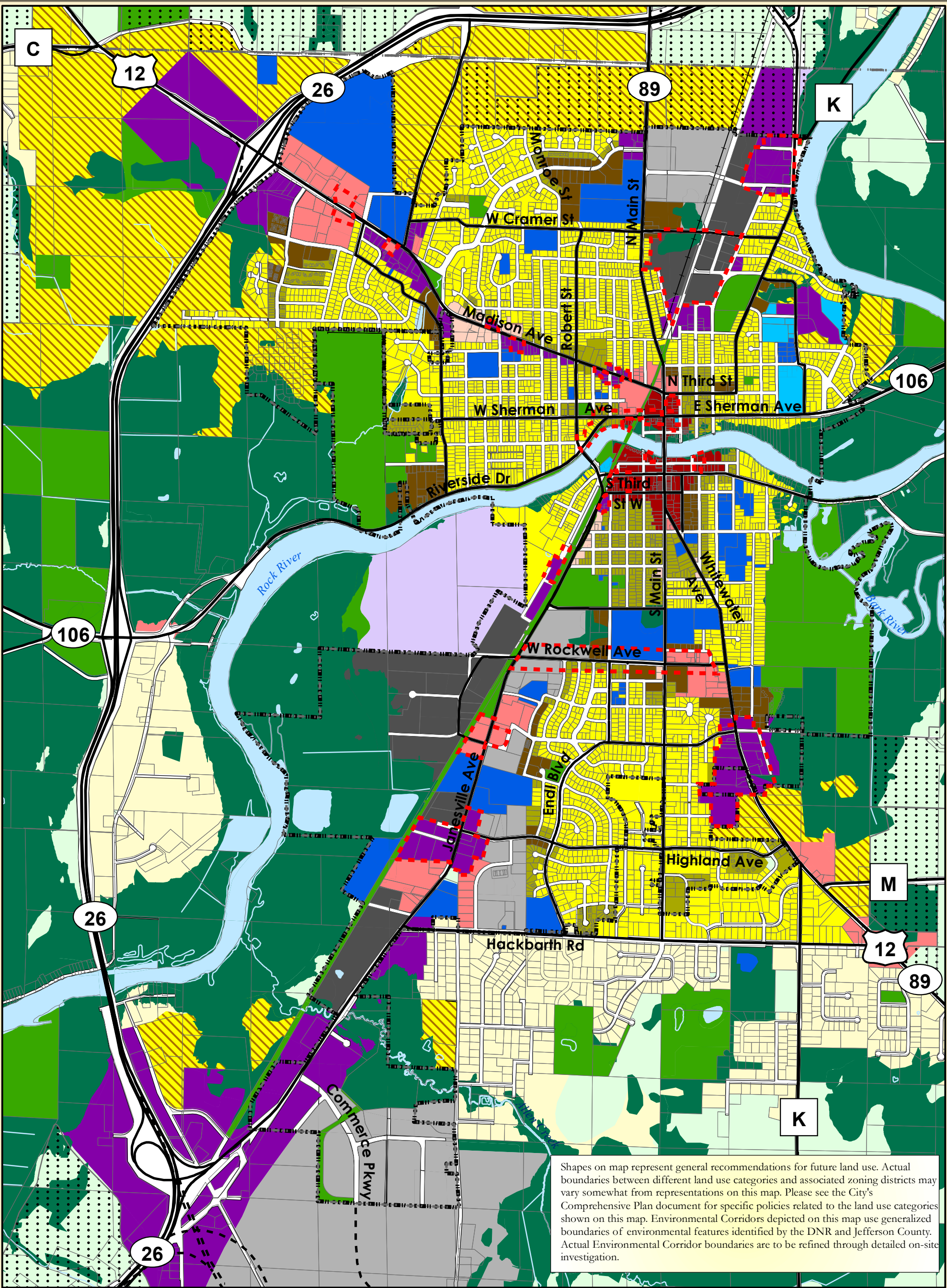
Opportunities

- "Live-work" focus
- Business growth - infill industrial sites
- Job-focused redevelopment in areas closer to park & downtown
- Employment focused redevelopment (e.g. K-Mart site)
- Superior natural entryway experience

Note: This map is part of 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.

Conceptual Land Uses

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



**City of Fort Atkinson
Comprehensive Plan**

Map 7: Future Land Use - City View

- City Boundaries
- Town Boundaries
- Parcels
- Right of Way
- Major Roads
- Previously Proposed Hwy 12 Bypass

- AG - Agriculture/Rural
- P - Parks
- EC - Environmental Corridor
- SF-U - Single Family Residential - Urban
- SF-E - Single Family Residential - Exurban
- TF - Two Family/Townhouse Residential
- MR - Manufactured Residential
- MF-R - Multi-Family Residential

- PN - Planned Neighborhood
- NC - Neighborhood Commerical
- CC - Community Commerical
- DT - Downtown
- LI - Light Industrial/Business Park
- GI - General Industrial
- CF - Community Facilities
- HF - Health Facilities
- PMU - Planned Mixed Use

- F-H - Farm-Historic
- UGA - Long Range Urban Growth Area
- Future Redevelopment Opportunity Area
- Surface Water

Sources: Jefferson County - County Land Use; Vandewalle and Associates - Fort Atkinson Land Use

0 0.125 0.25 0.5 0.75 Miles

VANDEWALLE & ASSOCIATES INC. 3/19/19
Shaping places, shaping change Amended: 6/6/23



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

August 14, 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 the property located at 525 Jefferson St. (parcel number 226-0614-3433-017), from Urban Mixed Use (UMU) to Medium Industrial (MI). This zoning change is being requested to facilitate the sale of the subject property.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, September 23, 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=TEVyUVdQM05VNFVzb0E2TUNTU05VZlZzO9>

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, October 7, 2025.

The Plan Commission is seeking input from the public. For more information, please contact the Director of Building and Neighborhood Services Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts.

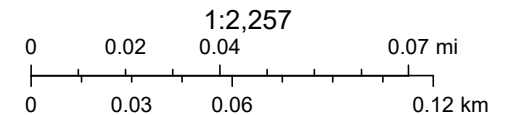
If you have special needs or circumstances which make communication or accessibility difficult at the meeting, please call (920)-397-9901 prior to the meeting date. Accommodations will, to the fullest extent possible, be made available on request to a person with a disability.

Jedidiah Draeger
Director of Building and Neighborhood Services

525 Jefferson St. Zoning Map Amendment



- | | | |
|---|--|---|
| Jefferson County Tax Parcels | SR-7 - Single Family Residential - 6,000sf | I - Institutional |
| City of Fort Atkinson Municipal Boundary 2022 | TF-10 - Two Flat Residential - 7,200sf | MI - Medium Industrial |
| City of Fort Atkinson Base Zoning | SR-12 - Multi-Family Residential | City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction |
| SR-5 - Single Family Residential - 8,000sf | UMU - Urban Mixed Use | |





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: September 23, 2025
PROPERTY ADDRESS: 800 Jones Avenue
PARCEL NUMBER: 226-0514-0434-004
OWNER: Jones Dairy Farm
APPLICANT: Jones Dairy Farm

FILE NUMBER: SPR-2025-25
EXISTING ZONING: HI, Heavy Industrial
PROPOSED ZONING: HI, Heavy Industrial
EXISTING LAND USE: Heavy Industrial
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, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW



Jones Dairy Farm owns several properties and structures located on the southwest side of Fort Atkinson. The subject property is about 20-acres in size and includes one of their main operation facilities. The proposed project includes a small addition onto an existing building that fronts the Glacial River Trail and Janesville Avenue. It is being requested to accommodate a new deaerator room on the existing boiler room building.

The proposed disturbance area impacts only approximately 3,000 sf and includes a 342 square foot building addition and ground-level mechanical to be placed on a concrete pad. No other changes are proposed to the site.

Within the Zoning Ordinance, only new additions, improvements, and development are subject

to the requirements of the ordinance. This memo reviews only those proposed new features within the far southeastern portion of the site.

The buildings and site layout are required to meet the minimum dimensional standards of the zoning district. The proposed building addition meets these requirements, as shown below.

Requirement	Size	Proposed Development
Minimum Side Setback	50 feet	42 feet*
Maximum Principal Building Height	65 feet	22 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Side/Rear: 5 feet ROW: 10 feet	Side: 11 feet Rear/ROW: N/A
Maximum Impervious Surface Ratio	80%	70%**
Maximum Building Coverage	70%	30%

*Section 15.04.40(2)(d) allows for additions within the required yard setback if the addition is located within the existing building footprint and does not extend further into the required setback more than the existing structure.

**There is a proposed 960 sf of new paved area.

No land use change is proposed on the property and the existing land uses are permitted by right in the Heavy Industrial Zoning District (Heavy Industrial). Land use requirements indicate that there shall be a 1.0 bufferyard along all borders of the property abutting non-HI zoned properties, a minimum of 100 feet of separation between outdoor storage areas and residential properties, no storage areas shall inhibit traffic circulation or parking areas, and minimum parking requirements shall be met. The nature of the proposed changes to the site are not applicable to any of these requirements.

The proposed building expansion does not include any new parking spaces and does not require any new parking spaces because the minimum parking standards are one space per employee on the largest shift. No new employees are associated with the project.

The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- No change proposed. No requirements are applicable to this project.

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- No change proposed. No requirements are applicable to this project.

Exterior Lighting Standards (Section 15.06.20)

- No change proposed. No requirements are applicable to this project.

Outdoor Storage and Screening Standards (Section 15.06.21)

- No change proposed. No requirements are applicable to this project.

Fencing Standards (Section 15.06.40)

- Materials shall be wood, brick, stone, wrought iron, vinyl, or chain link = met (wood)
- In the HI zoning district, fences shall be a maximum height of 8 feet in the side and rear yard = met (8')

Landscaping Standards (Section 15.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 0 landscaping points are required for the street frontage = Not applicable
- 0 landscaping points are required for the paved surface areas = Not applicable
- 20 landscaping points are required for the building foundation = met (60 provided)
- 0 landscaping points are required for the yards = Not applicable

Exterior Building Design Standards (Section 15.07.40)

Per Section 15.07.01(2)(b), additions shall match or be substantially similar to the design and materials of the existing building = met (block and brick face)

PUBLIC NOTICE:

No public notice is required for Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2019):

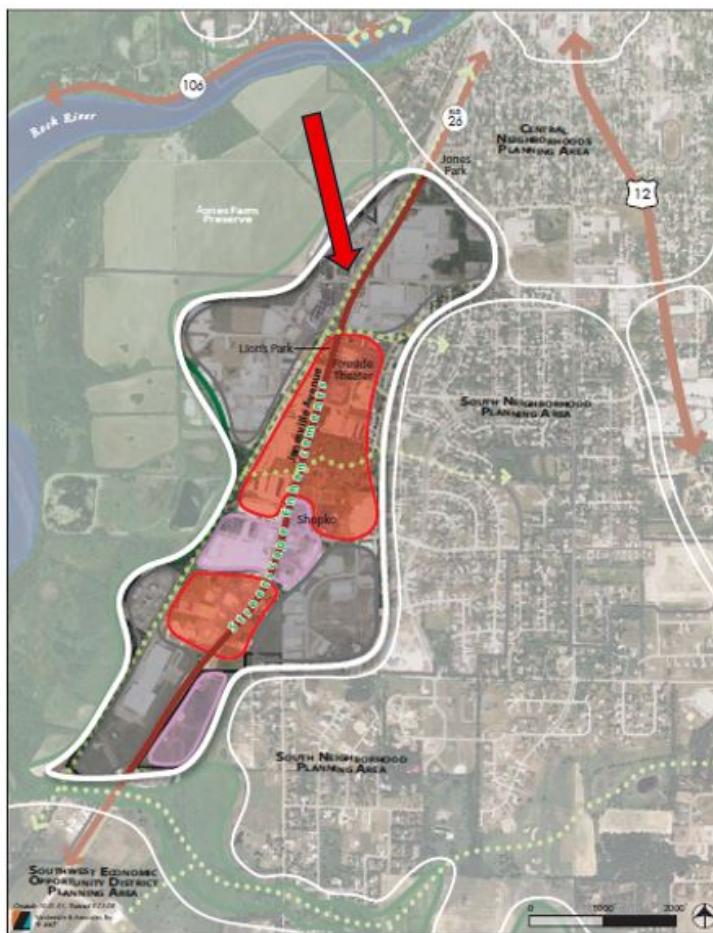
The subject parcel lies within the Janesville Avenue Business District Planning Area (see

Attachments) and is identified as Employment within the Plan. The opportunities indicated on the Plan include industrial and employment opportunities, development design standards, and landscaping enhancements.

The subject property is also shown as General Business on the Future Land Use Map. This designation includes indoor manufacturing, warehousing and distribution, and office uses. The proposed addition to the existing building is not planned to change the land use on the property. Staff believes 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



DISCUSSION

Jones Dairy Farm is a long-standing business in the community, and this very small-scale expansion would allow them to utilize more of the existing lot and accommodate the necessary equipment for their boiler room.

Overall, the proposed project is well screened from public view through the use of fencing, new landscaping, and existing vegetation. Additionally, the proposed addition will match the design of the existing structure. Finally, the minimal change in impervious surface area does not require new stormwater management for the site.

The City's Management Team has reviewed the application and all comments have been included within this document.

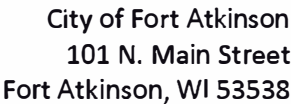
RECOMMENDATION

City staff recommends approval of the Site Plan, subject to the following conditions:

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

ATTACHMENTS

1. Pages from JONES DAIRY Plan Commission Application
2. JONES DAIRY Plans
3. Future Land Use Map 1



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.

Phone number: [REDACTED] Email: [REDACTED]
Property address for site plan: _____

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

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

- | | |
|---|-----------------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: <u>08/07/25</u> |
| ☐ Application fee of \$200.00 received by City Clerk | Date: <u>08/12/25</u> |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: <u>08/12/25</u> |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

LEGAL DESCRIPTION

PER COMMITMENT NO. 0808A0355
That part of the Southwest One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) East, in the City of Fort Atkinson, Jefferson County, Wisconsin, described as follows: Beginning at a point 750 feet Southerly from Jones Avenue on the Westerly right of way line of the Chicago and Northwestern Railroad; thence Westerly at right angles 205 feet; thence Northerly 470 feet; thence Easterly 205 feet; thence Southerly 470 feet to the point of beginning. Excepting therefrom land conveyed for Jones Avenue.

Tax Key No. 226-0514-0442-027

EXCEPTIONS:

- PER COMMITMENT NO. 0808A0355
9. Utility Easement recorded on September 14, 1970 in Volume 447, Page 109, as Document No. 688043. (NOT SHOWN, OUTSIDE BOUNDS OF SURVEY)
10. Declaration of Restriction recorded on June 1, 1994 in Volume 885, Page 67, as Document No. 924835. (SHOWN ON TAX KEY PER CEL # 226-0514-0434-004)
11. Public or private rights, if any, in such portion of the premises described in Schedule A hereof as may be laid out, used or dedicated for street, highway or alley purposes.
12. Easement recorded on July 14, 1972 in Volume 475, Page 343, as Document No. 700996. (NOT SHOWN, OUTSIDE BOUNDS OF SURVEY)
13. Easement recorded on November 14, 1974 in Volume 516, Page 240, as Document No. 720024. (SHOWN ON UNPLATTED LANDS TO WEST OWNED BY JONES DAIRY FARM)

LEGAL DESCRIPTION

PER COMMITMENT NO. 0807R0301

Parcel I:
That certain tract or parcel of land situated in the City of Fort Atkinson, Jefferson County, Wisconsin, described as follows: Commencing in the West line of the right of way of the Chicago and North Western Railway Company at an iron stake 810 feet from the South line of Jones Avenue where it crosses said right of way opposite South Fifth Street in the City of Fort Atkinson; thence Westerly at right angles to Jones Avenue, if produced, 147 feet to the place of beginning; thence from this point as a point of beginning Easterly and at right angles to Jones Avenue, if produced, and along the South line of the Street immediately South of the Jones Dairy Farm factory, 147 feet; thence Southerly along the West line of said railway right of way, 770 feet to an iron stake; thence Westerly at right angles to the right of way at this point, 147 feet; thence Northerly in a straight line to the place of beginning.

Parcel II:
That part of the West One-half (1/2) of the Southeast One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) of the Fourth Principal Meridian, bounded as follows: On the Southwesterly side of the Northeasterly line of 8th Street; on the Northeasterly side by the Southwesterly line of 7th Street; and on the Southeasterly and Northeasterly sides by lines parallel with and distant 34 feet and 56 feet, respectively. Northeasterly measured at right angles and radially from the centerline of the main track of the Chicago, St. Paul and Fond du Lac Railroad company (now the Chicago and Northwestern Railway Company), as said main track centerline was originally located and established across said Section 4.

Also known as:
A part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) and Northwest One-quarter (1/4) and Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) East, in the City of Fort Atkinson, Jefferson County, Wisconsin, to-wit: Commencing at a 4" diameter aluminum monument at the South 1/4 corner of said Section 4; thence North 88° 36' 11" West along the South line of said Southwest 1/4, 321.19 feet to the Westerly line of the Chicago & Northwestern Railroad; thence North 29° 37' 54" East along said Westerly line, 818.02 feet to the Northerly line of 8th Street and the point of beginning; thence North 60° 22' 06" West, along said Northerly line, 147.00 feet to a 60" spike on the Easterly line of Jones Avenue; thence North 29° 04' 30" East, along said Easterly line, 759.75 feet to a cross cut in concrete on the Southerly line of 7th Street; thence South 64° 45' 21" East, along said Southerly line, 169.01 feet to a 60d spike on said Westerly line of the Chicago & Northwestern Railroad; thence along said Westerly line, being the arc of a curve, concave Westerly, having a radius of 5695.58 feet and a chord that bears South 28° 37' 33" West, 299.32 feet to the point of beginning; thence, South 29° 37' 54" West along said Westerly line, 473.43 feet to a 1" iron pipe on said Northerly line of 8th Street; thence North 50° 22' 06" West along said Northerly line, 22.00 feet to the point of beginning.

TAX KEY NO. 226-0514-0443-000

EXCEPTIONS:

- PER COMMITMENT NO. 0807R0301
10. Utility Easement recorded on May 9, 1938 in Volume 9 of Miscellaneous, Page 192, as Document No. 341152. (NOT SHOWN, VAUGE AND UNRETRACABLE)
11. Utility Easement recorded on November 16, 1971 in Volume 465, Page 7.
12. Reservation contained in a Quit Claim Deed recorded on November 17, 1971 in Volume 465, Page 60.

LEGAL DESCRIPTION

PER COMMITMENT NO. 0808R0205

Parcel I:
A part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) and the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) East, in the City of Fort Atkinson, County of Jefferson, State of Wisconsin, to-wit: Commencing at the South 1/4 corner of said Section 4; thence South 89°57'46" West, along the East-West 1/4 line of said Section 4, also being the centerline of Rockwell Avenue, 853.62 feet to a 1" iron pipe on the West line of Industrial Drive at the point of beginning; thence continue South 89°57'46" West, along said East-West 1/4 line, 148.60 feet to a 1" iron pipe; thence North 28°11'51" East, 1140.23 feet to a 1" iron pipe; thence South 61°48'09" East, 385.00 feet to a 1" iron pipe on the West line of Jones Avenue; thence South 28°11'51" West, along said West line, 66.00 feet to a 1" iron pipe on the South line of Eighth Street; thence South 61°48'09" East, along said South line, 215.00 feet to a cross cut in concrete on the West line of the Chicago & Northwestern Railroad; thence South 28°11'51" West, along said West line, 695.27 feet to a 1" iron pipe on the North line of Rockwell Avenue; thence South 89°57'46" West, along said North line, 532.43 feet to a 1" iron pipe on said West line of Industrial Drive; thence South 28°11'51" West, along said West line, 56.75 feet to the point of beginning.

Parcel II:
Part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) East, in the Town of Koshkonong, County of Jefferson, State of Wisconsin, to-wit: Commencing at the Southwest corner of said Section 4; thence North 89°57'46" East, along the South line of said Southwest 1/4, 157.24 feet; thence North 2°30'00" East, 10.01 feet; thence North 89°57'46" East, 78.70 feet; thence North 28°11'51" East, 172.54 feet to a 3/4" iron rod at the point of beginning; thence continue North 28°11'51" East, 956.31 feet to a 3/4" iron rod; thence North 61°48'09" West, 212.57 feet to a 3/4" iron rod; thence South 28°26'00" West, 556.19 feet to a 3/4" iron rod; thence South 0°02'14" East, 454.16 feet to the point of beginning.

Parcel III:
Part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Five (5) North, Range Fourteen (14) East, in the Town of Koshkonong, County of Jefferson, State of Wisconsin, to-wit: Commencing at the Southwest corner of said Section 4; thence North 89°57'46" East, along the South line of said Southwest 1/4, 157.24 feet; thence North 2°30'00" East, 10.01 feet; thence North 89°57'46" East, 78.70 feet; thence North 28°11'51" East, 157.54 feet to a 3/4" iron rod at the point of beginning; thence continue North 28°11'51" East, 15.00 feet to a 3/4" iron rod; thence North 0°02'14" West, 454.16 feet to a 3/4" iron rod; thence North 28°26'00" East, 556.19 feet to a 3/4" iron rod; thence South 61°48'09" East, 597.57 feet to a 1 1/4" iron pipe on the West line of Jones Avenue; thence North 27°38'27" East, along said Westerly line, 150.00 feet to a 3/4" iron rod; thence North 6°48'09" West, 620.49 feet to a 3/4" iron rod; thence South 28°26'00" West, 706.08 feet to a 3/4" iron rod; thence South 15°19'46" West, 425.93 feet to a 3/4" iron rod; thence South 61°48'09" East, 145.00 feet to the point of beginning.

Tax Key No. 226-0514-0434-004

EXCEPTIONS:

- PER COMMITMENT NO. 0808R0205
11. Utility Easement recorded on April 27, 1957 as Document No. 529478. (NOT SHOWN, OUTSIDE BOUNDS OF SURVEY)
12. Easement recorded on June 7, 1962 in Volume 26 of Deeds at Page 586, as Document No. 605518. (NOT SHOWN, OUTSIDE BOUNDS OF SURVEY)
13. Easement recorded on September 14, 1970 in Volume 447 of Deeds at Page 109, as Document No. 688043. (NOT SHOWN, OUTSIDE BOUNDS OF SURVEY)

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 4, AND A PART OF THE NW. 1/4 AND SW. 1/4 OF THE SE. 1/4 OF SECTION 4, T.5N., R.14E., CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

SURVEYOR:
BRYCE KACZOR, RLS # 2803
YAGGY COLBY ASSOCIATES
P.O. BOX 180500
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
JONES DAIRY FARM
P.O. BOX 808
FORT ATKINSON, WI 53538
(920) 563-2431

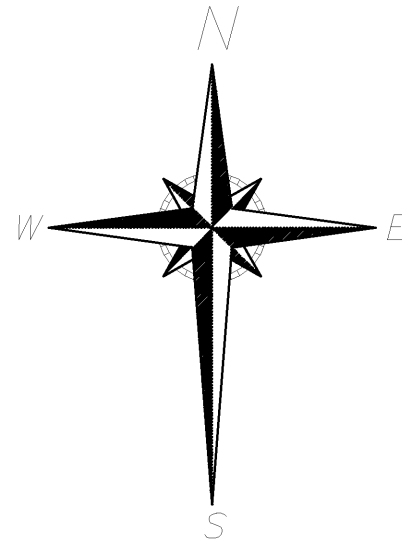
PARCEL PER
TAX KEY # 226-0514-0442-027

N23°47'54"E
172.11'
Chord: 77.89'
Course: N 24°12'07" E
Arc Length: 77.89'
Radius: 5528.58'
Delta: 0°48'26"

PARCEL PER
TAX KEY # 226-0514-0443-000

PARCEL PER
TAX KEY # 226-0514-0434-004

AREA OF CONSTRUCTION



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 4-5-14 AS S89°57'46"W.

LEGEND

- ALUMINUM MONUMENT FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- CHISELED "X"
- RECORDED AS (SXXX"XXX"W) (XXX.XX')
- UNDERGROUND GAS MARKINGS FND.
- UNDERGROUND WATER MARKINGS FND.
- UNDERGROUND TELE. MARKINGS FND.
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- BOC
- INLET
- UTILITY POLE W/ DOWN WIRE
- LIGHT POLE
- TELE. BOX
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- GAS VALVE
- WATER VALVE
- MONITORING WELL
- HYDRANT
- FENCE
- GUARD RAIL
- GATE
- AMUTATION
- EXIST. BUILDING
- CONCRETE
- GRAVEL

GENERAL NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY WISCONSIN TITLE SERVICE COMPANY, INC., TITLE POLICY NO. 0808A0355 DATED AUG. 12, 2008, 0807R0301, DATED JULY 1, 2008, & 0808R0205 DATED AUGUST 8, 2008.
- THE SURVEYOR MAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
- THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT MONUMENT PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AC 7.01(2) OF WISCONSIN ADMINISTRATIVE CODE.
- TOTAL AREA:
NORTHERLY PARCEL (TITLE COMMITMENT #0808A0355): 81,350 S.F. (1.87 ACRES)
CENTRAL PARCEL (TITLE COMMITMENT #0807R0301): 131,603 S.F. (3.02 ACRES)
SOUTHERLY PARCEL (TITLE COMMITMENT # 0808R0205): 852,527 S.F. (19.57 ACRES)
- CONTOURS AND ELEVATIONS SHOWN ARE ON AN ASSUMED VERTICAL DATUM
- 260 PARKING STALLS ON SOUTHERLY PARCEL, ADDITIONAL 47 STALLS OUTSIDE AND WESTERLY OF THE BOUNDARY OF NORTHERLY PARCEL.
- FIELD WORK PERFORMED MAY THRU JUNE OF 2008.

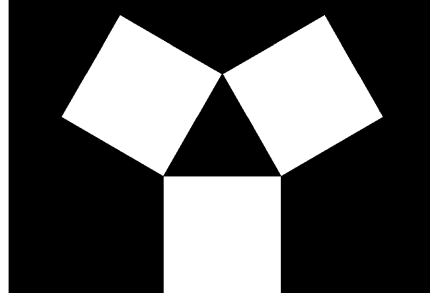
To: Jones Dairy Farm
Wisconsin Title Service Co., Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 4, 5, 7, 7(1), 8, 9, 10, 11(a), 13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATED THIS ____ DAY OF _____, 20__.

BRYCE KACZOR, RLS 2803

PROJECT: 15275
WHO: BK
FIELD WORK BY: BUFFALO BIG MOUNTAIN
DATED: SEP. 2008
CHECKED BY:
SHEET 1 OF 1

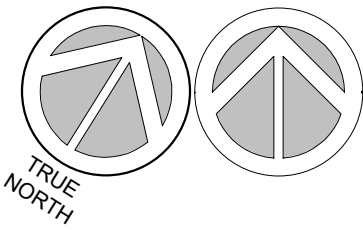


**YAGGY
COLBY
ASSOCIATES**

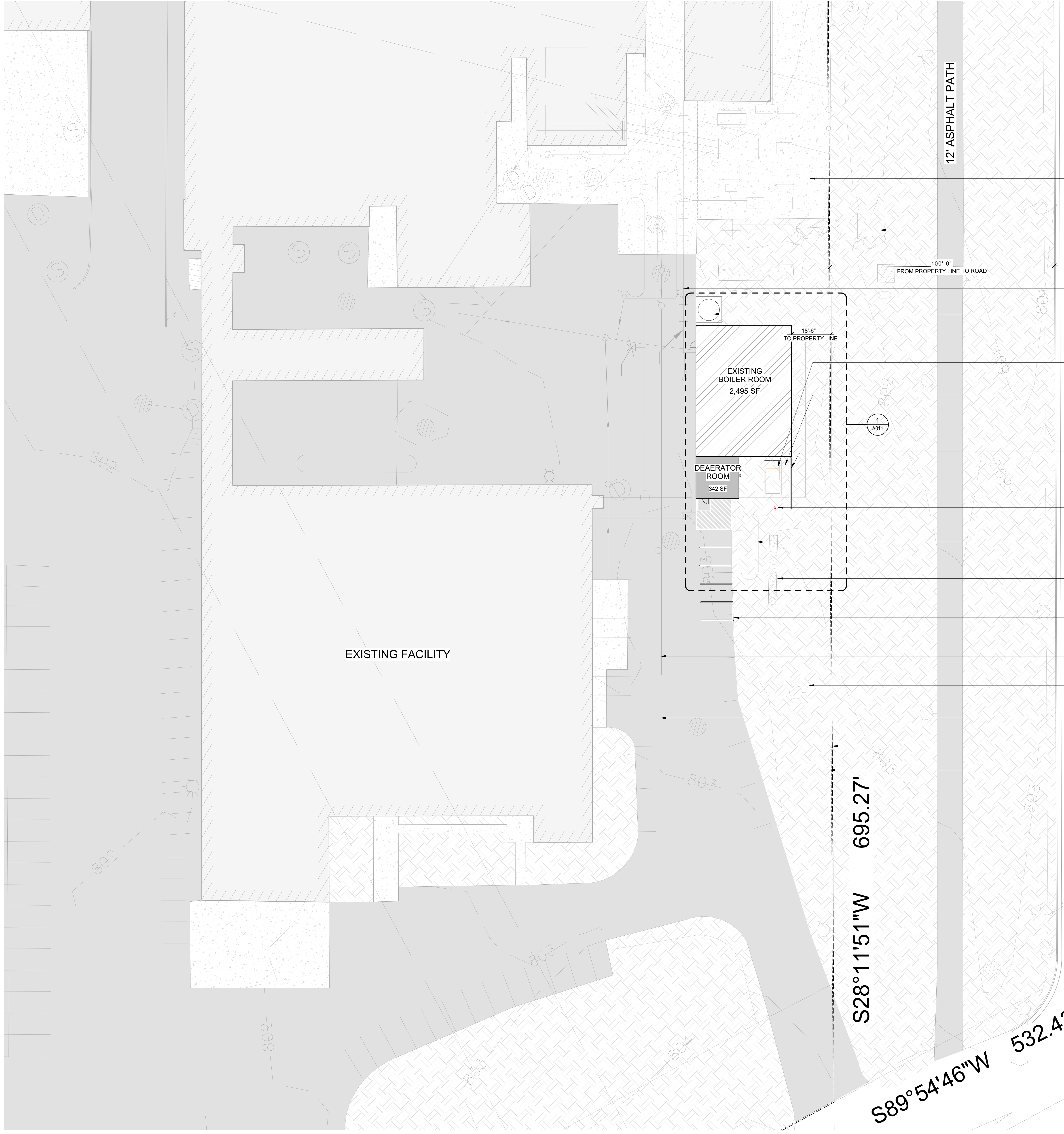
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
P.O. BOX 180500
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL: INFO@YAGGY.COM

THIS DRAWING IS AN UNPUBLISHED WORK OWNED BY ESI DESIGN SERVICES, INC. AND IS PROTECTED BY COPYRIGHT, TRADE SECRET AND OTHER LAWS. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ESI DESIGN SERVICES, INC. THIS DRAWING MAY CONTAIN MATERIAL OWNED BY THIRD PARTIES AND USED HEREIN WITH PERMISSION.

Autodesk Cadd/Jones Dairy (Boiler) - Fort Atkinson WI - 25-1099-0225-1095-02_ARCH_24.rvt 8/12/2025 1:43:02 PM



ARCHITECTURAL SITE PLAN
1" = 20'-0"



JANESVILLE AVENUE

ROCKWELL AVENUE

- EXISTING ELECTRICAL SUBSTATION
- EXISTING INCOMING OVERHEAD ELECTRICAL SERVICE
- EXISTING PIPE BRIDGE
- EXISTING CONCRETE PAD & BRINE MAKING TANK
- MAKE-UP AIR UNIT - SEE MECH. DWGS.
- 5" HIGH CONC. HOUSEKEEPING PAD -TYP. (SEC.033000) - SEE STRUCT. DWGS
- 8'-0" TALL DECORATIVE CEDAR FENCE - SEE DETAIL 9/A501
- EXISTING ON SITE FIRE HYDRANT
- EXISTING UNDERGROUND OIL TANK
- EXISTING 5 STEEL LIDS ON CONCRETE
- EXISTING PARKING
- EXISTING STORM WATER LINE
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- PROPERTY LINE
- EXISTING FENCE LINE 6" OFF PROPERTY LINE

REVISIONS

DATE:	JOB NO.
00/00/0000	25-1099-02
DWG By:	CHK'D By:
JCD	TPG

SHEET TITLE

OVERALL - SITE PLAN

PRELIMINARY

SHEET NUMBER

A010

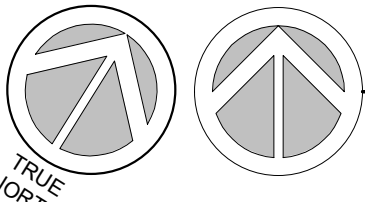
ARCHITECTURAL

ADDITION TO JONES DAIRY BOILER
JONES DAIRY FARM
800 JONES AVENUE
FORT ATKINSON, WI. 53538



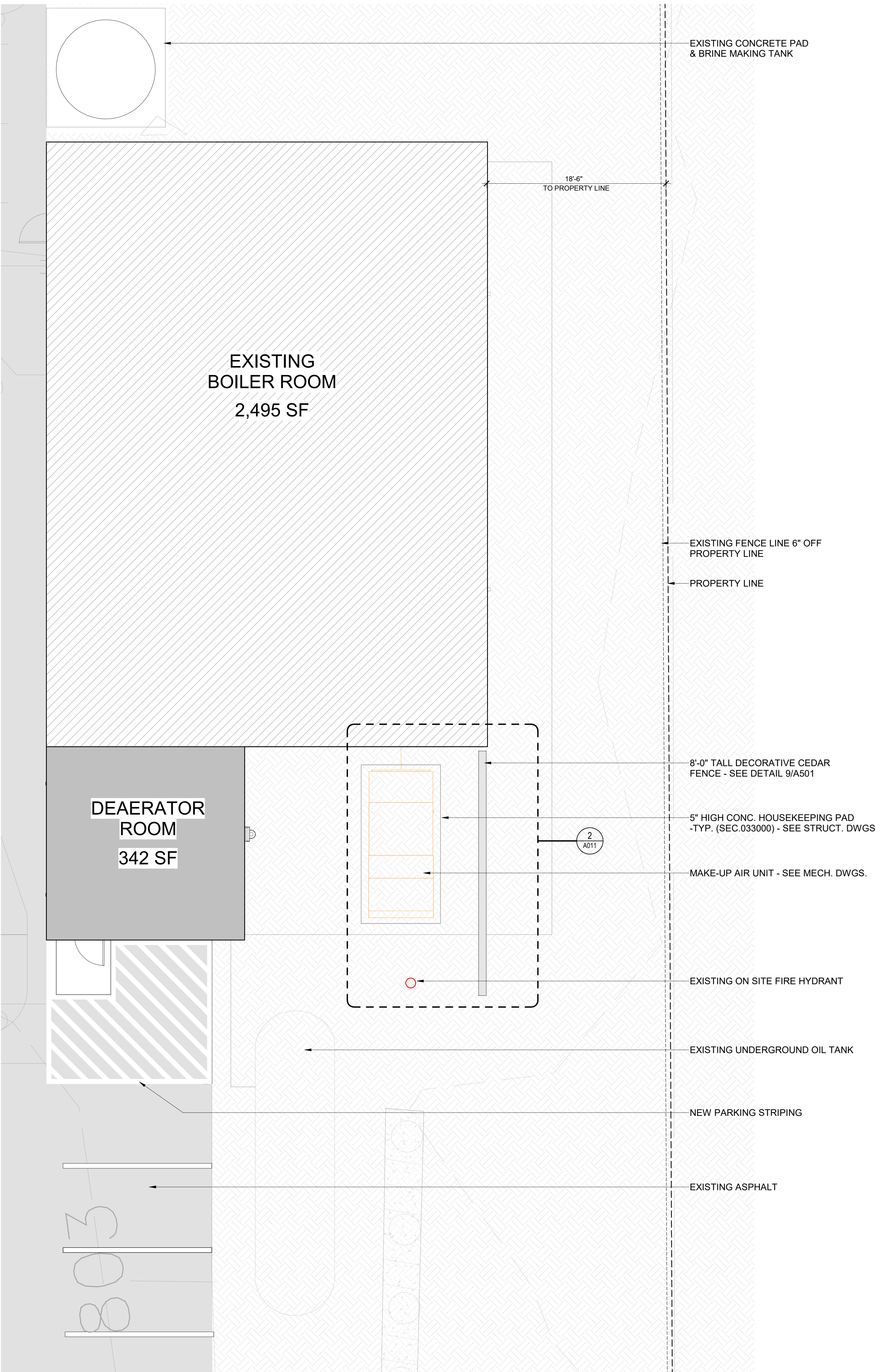
THIS DRAWING IS AN UNPUBLISHED WORK OWNED BY ESI DESIGN SERVICES, INC. AND IS PROTECTED BY COPYRIGHT, TRADE SECRET AND OTHER LAWS. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ESI DESIGN SERVICES, INC. THIS DRAWING MAY CONTAIN MATERIAL OWNED BY THIRD PARTIES AND USED HEREIN WITH PERMISSION.

8/12/2025 1:42:53 PM
Autodesk Docs/Jones Dairy (Boiler) - Fort Atkinson WI - 25-1099-0225-1099-02_ARCH_24.rvt



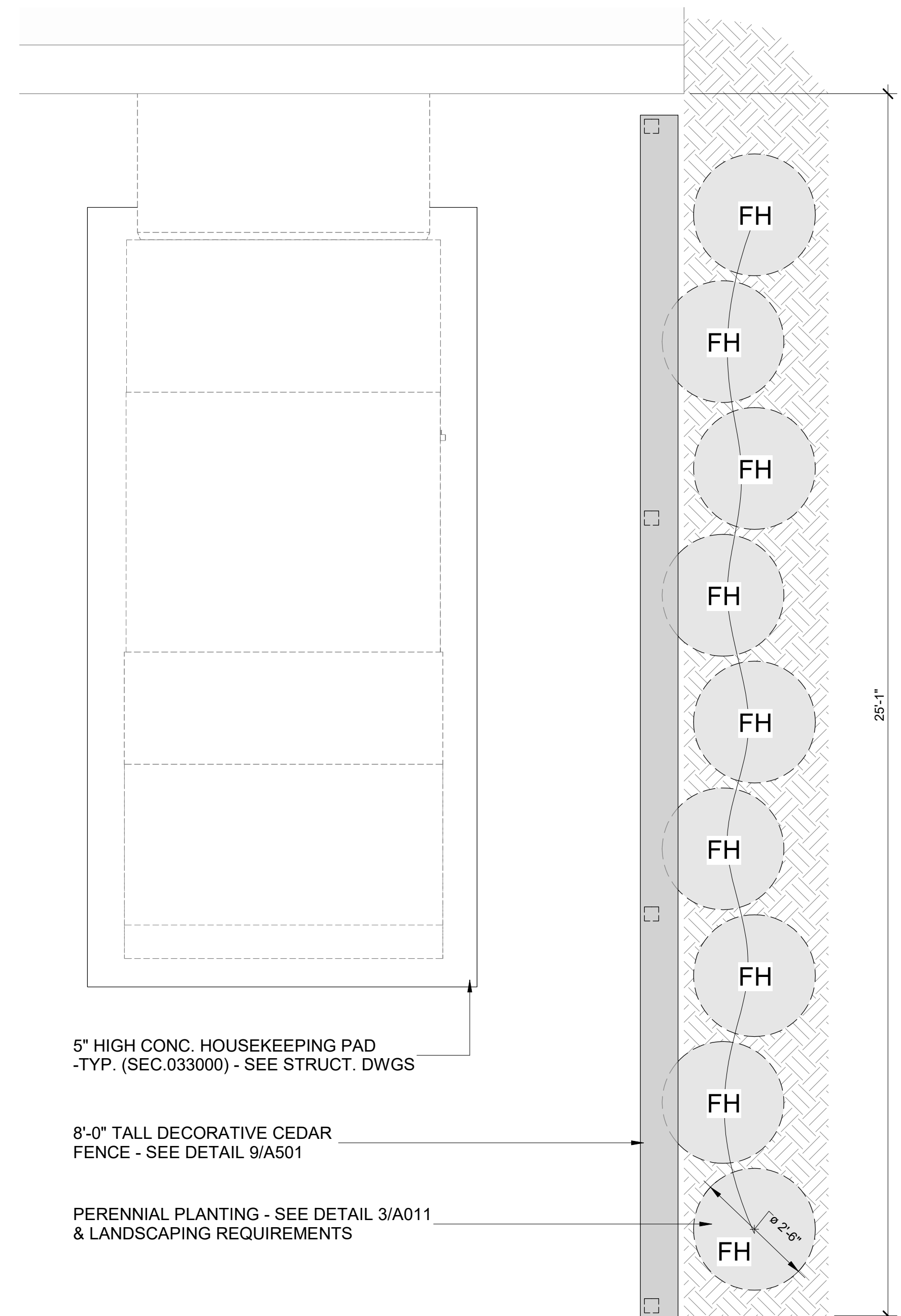
ENLARGED ARCHITECTURAL SITE PLAN

3/16" = 1'-0"



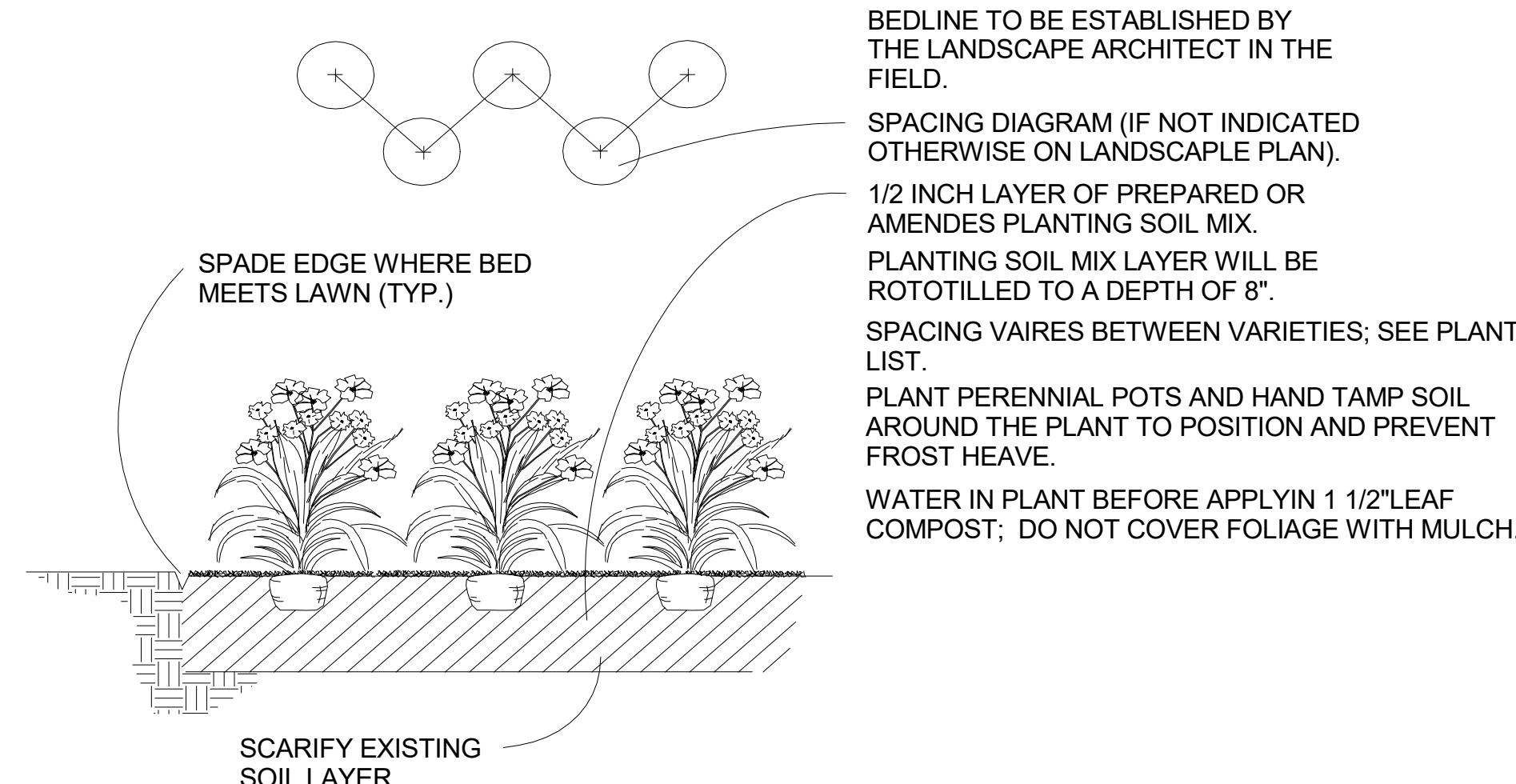
2 ENLARGED LANDSCAPING PLAN

1/2" = 1'-0"



3 PERENNIAL PLANTING DETAIL

1/2" = 1'-0"



LANDSCAPING REQUIREMENTS

PER CITY OF FORT ATKINSON LANDSCAPING REQUIREMENTS FOR
REGULAR DEVELOPMENT (**FIGURE 15.08.30d**)

BUILDING FOUNDATION PERIMETER

CALCULATION OF LANDSCAPING POINTS: POINTS PER 100 LINEAR FEET
OF BUILDING FOUNDATION

LINEAR FOOTAGE OF PROPOSED: 60 FT.

ZONING DISTRICT: LIGHT INDUSTRIAL

MINIMUM POINT REQUIREMENT: 36 POINTS (60 FT/ 100 FT = .6)
(.6 X 60 FT. = 36)

POINTS PROVIDED: 60

PERENNIAL PLANTINGS LANDSCAPING POINT VALUE PER PLANT : 20/20 SF

SQUARE FEET PROVIDED : 62.5 SF (2.5 FT. X 25 FT)

BOTANICAL & COMMON NAME : (*Hosta Sieboldiana*) FRANSEN HOSTA

PLAN SYMBOL : FH

PLANT SIZE & COUNT : 30" DIA. (9)

UNIT / ROOT : CONT.

SPECIFICATION / DETAILS/ NOTES : WELL ROOTED, FULL, EVEN PLANT

ADDITION TO JONES DAIRY BOILER
JONES DAIRY FARM
800 JONES AVENUE
FORT ATKINSON, WI. 53538

REVISIONS

DATE: 00/00/0000 JOB NO: 25-1099-02
DWG By: JCD CHK'D By: TPG

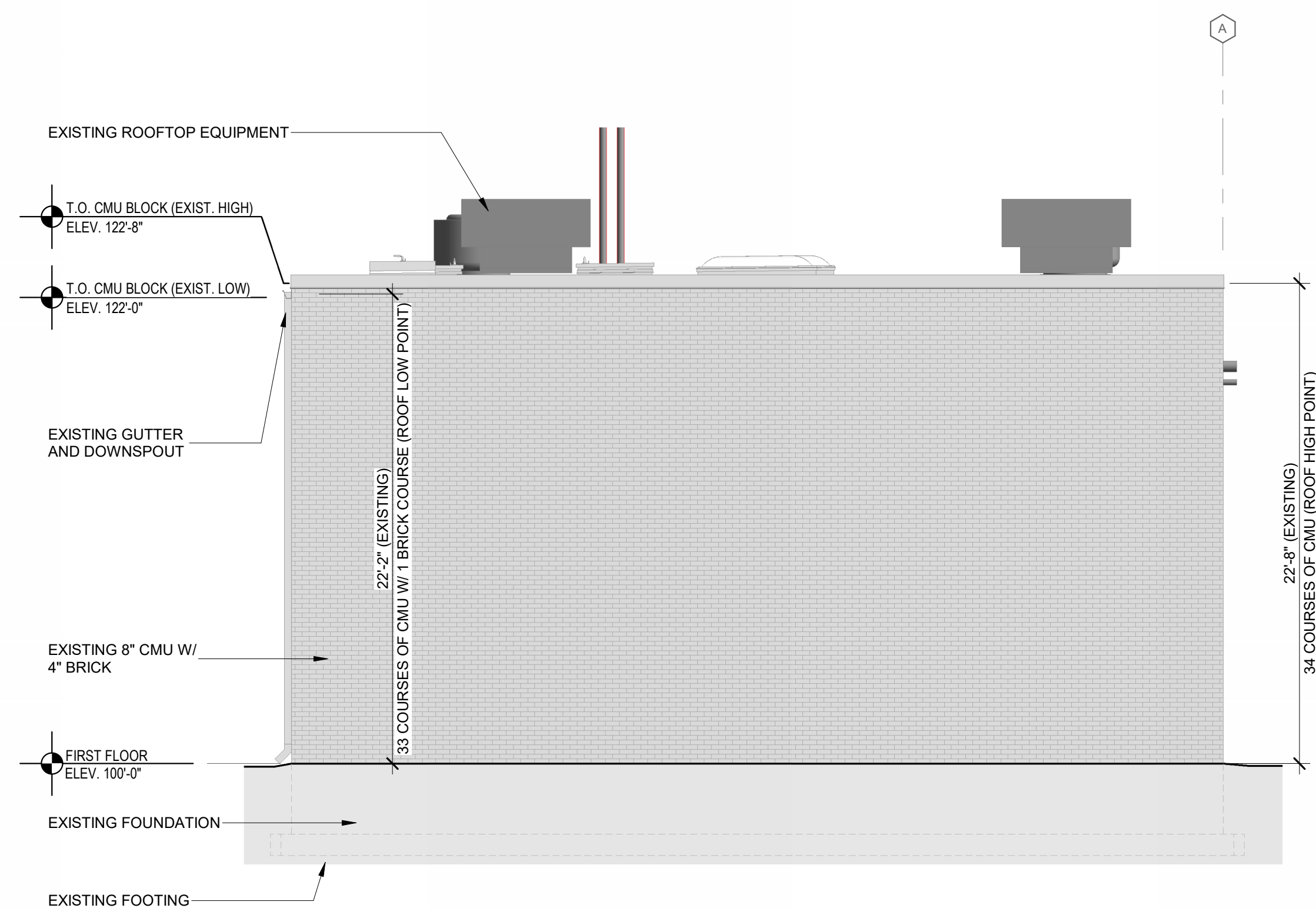
SHEET TITLE
ENLARGED -
SITE PLAN

PRELIMINARY
SHEET NUMBER

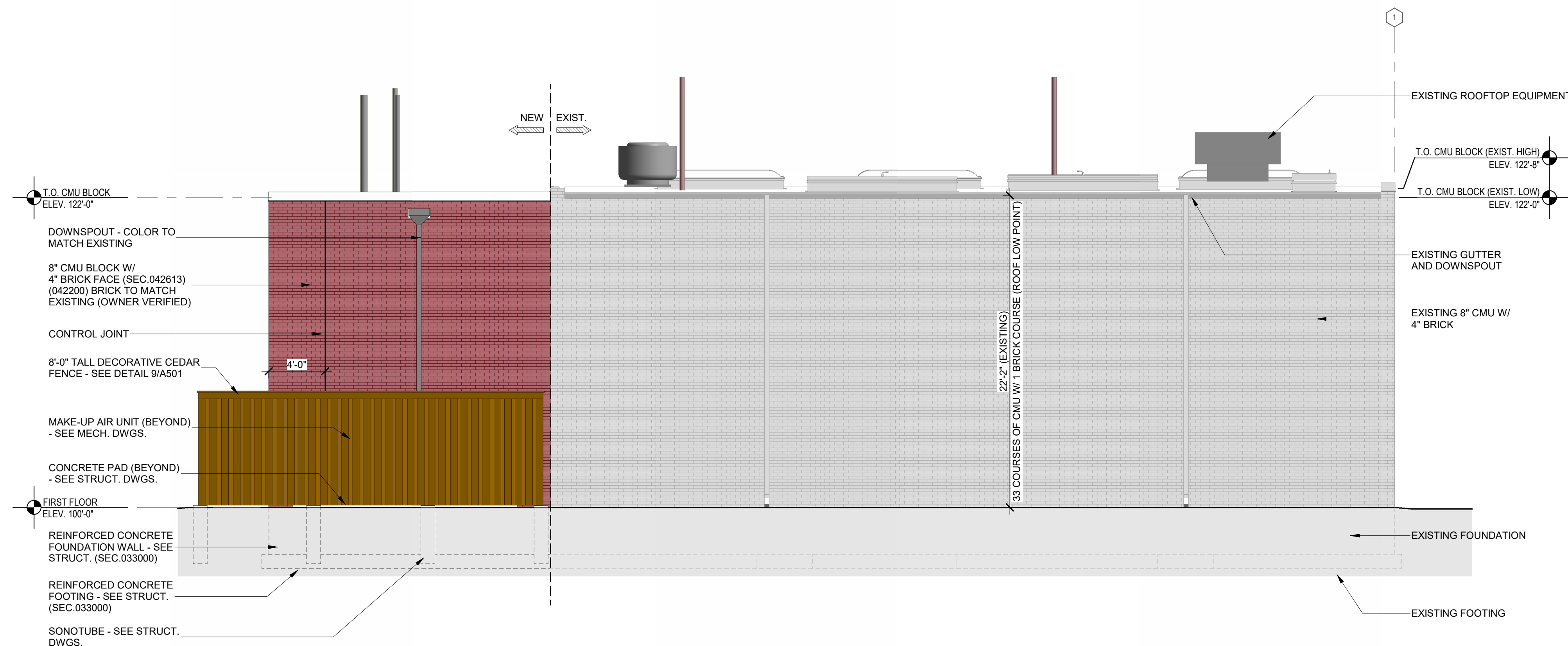
A011

ARCHITECTURAL

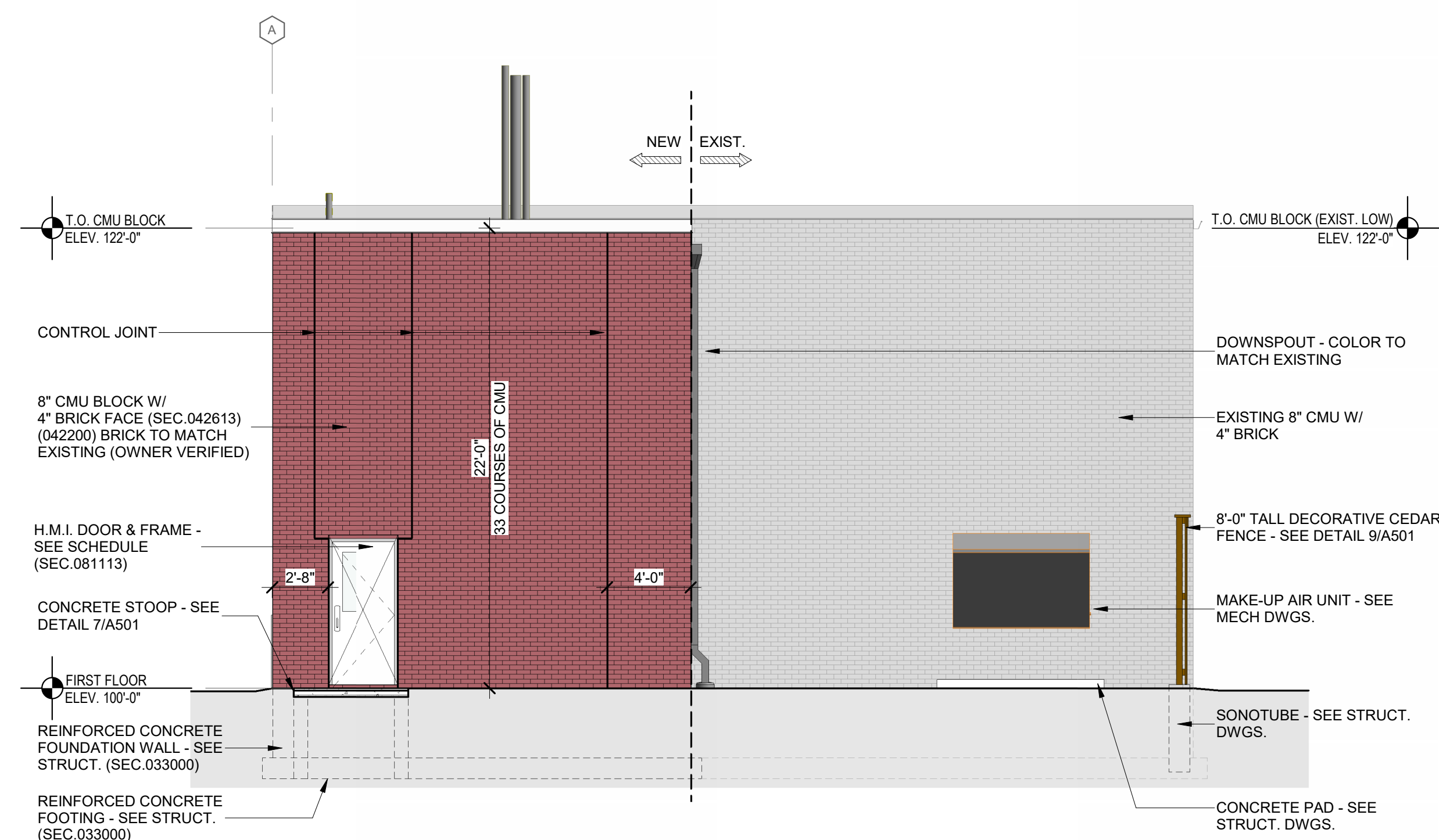




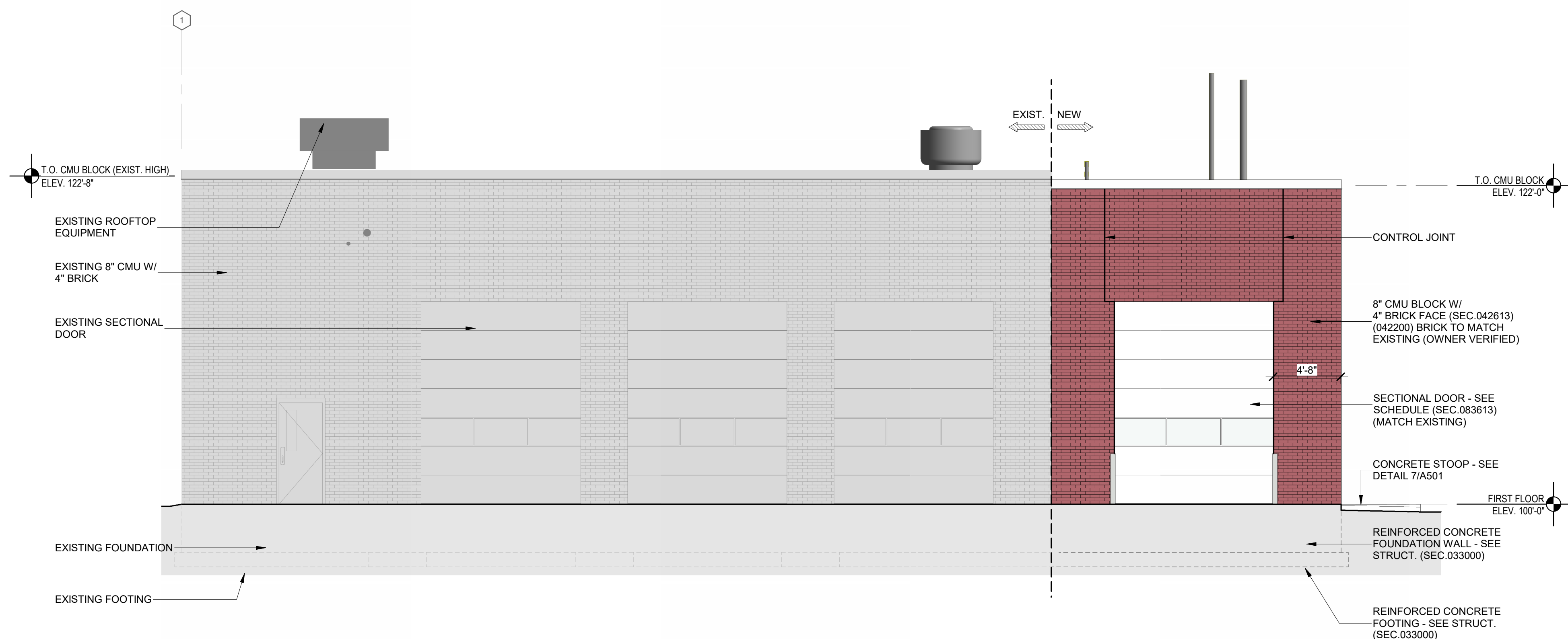
1 EXISTING NORTH ELEVATION
A300 3/16" = 1'-0"



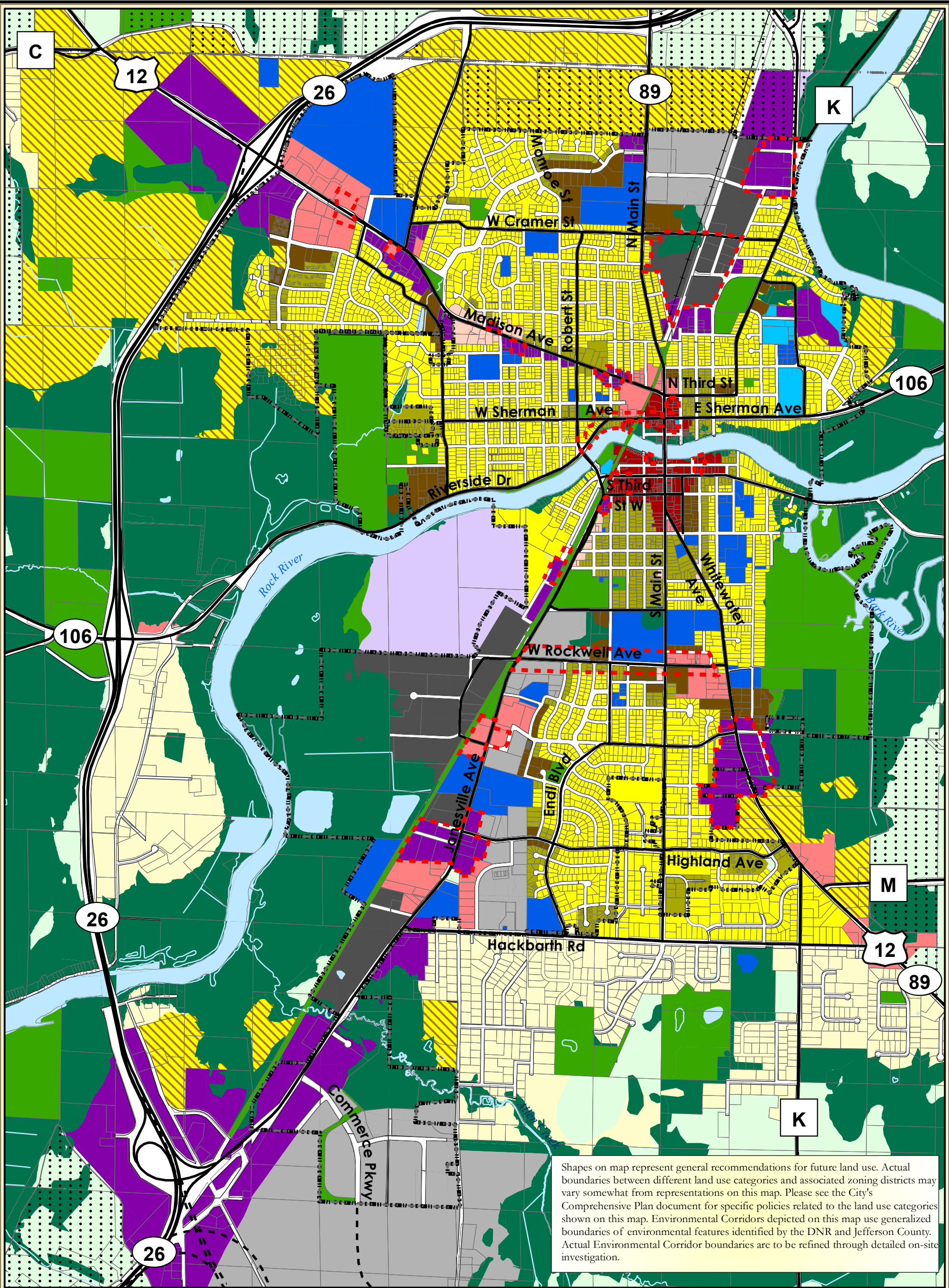
2 EAST ELEVATION
A300 3/16" = 1'-0"



3 SOUTH ELEVATION
A300 $3/16" = 1'-0"$



4 WEST ELEVATION
A300 3/16" = 1'-0"



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and Jefferson County. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Fort Atkinson
Comprehensive Plan

City Boundaries

Town Boundaries

Parcels

Right of Way

Major Roads

Previously Proposed Hwy 12 Bypass

AG - Agriculture/Rural

P - Parks

EC - Environmental Corridor

SF-U - Single Family Residential - Urban

SF-E - Single Family Residential - Exurban

TF - Two Family/Townhouse Residential

MR - Manufactured Residential

MF-R - Multi-Family Residential

PN - Planned Neighborhood

NC - Neighborhood Commerical

CC - Community Commerical

DT - Downtown

LI - Light Industrial/Business Park

GI - General Industrial

CF - Community Facilities

HF - Health Facilities

PMU - Planned Mixed Use

F-H - Farm-Historic

UGA - Long Range Urban Growth Area

Future Redevelopment Opportunity Area

Surface Water

Sources: Jefferson County - County Land Use; Vandewalle and Associates - Fort Atkinson Land Use

00.1250.250.50.75

Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

3/19/19
Amended: 6/6/23

Page 30 of 39



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

CERTIFIED SURVEY MAP (EXTRA-TERRITORIAL) REPORT TO THE PLAN COMMISSION

DATE: September 23, 2025

PROPERTY ADDRESS: W6184 Star School Road

PARCEL NUMBER: 016-0514-2114-000

OWNER: Ivan Yoder

APPLICANT: Ivan and Elizabeth Yoder

FILE NUMBER: CSM-2025-06

EXISTING ZONING: A-1 (Jefferson County Zoning)

PROPOSED ZONING: A-3 (Jefferson County Zoning)

EXISTING LAND USE: Agriculture

REQUESTED USES: Rural Residential

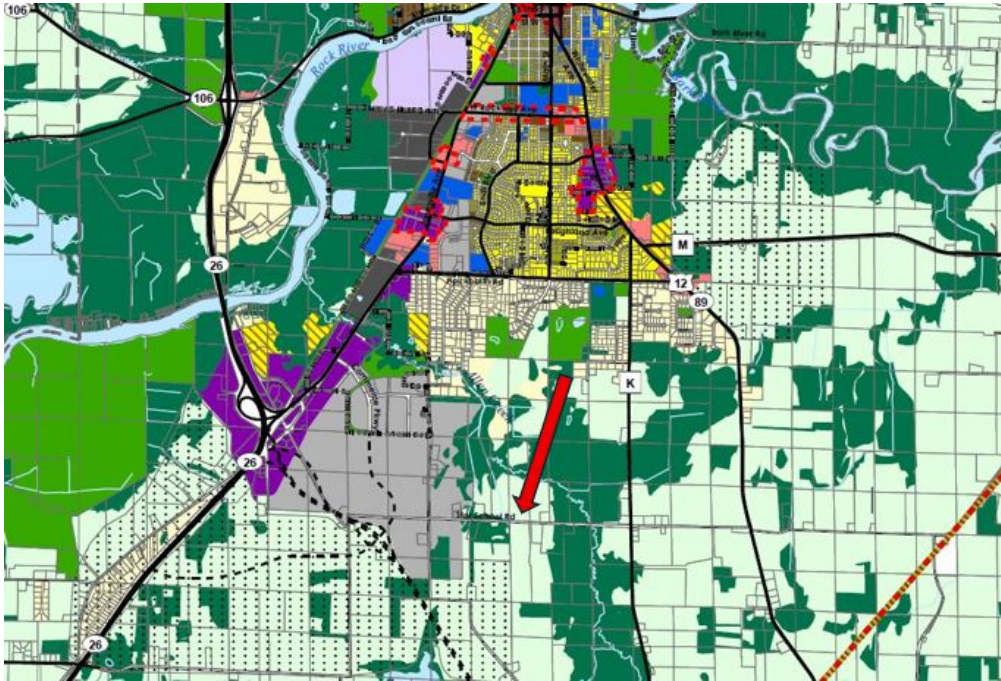
BACKGROUND

The property owner would like to break off a 2 acre parcel from the parent parcel along Star School Road in the Town of Koshkonong. This is within the 3-mile extraterritorial area of the City of Fort Atkinson and also within the 1.5-mile radius requiring a recommendation from the Plan Commission and approval by the City Council. The parcel has been rezoned to A-3, pending approval of the CSM.

REQUEST OVERVIEW

[COMPREHENSIVE LAND USE PLAN \(2023-Update\):](#)

The [Future Land Use](#) map indicates this area as Agricultural/Rural. Defined as, Agricultural uses, farmsteads, and rural housing with low non-farm (housing) development densities in line with Jefferson County's farmland preservation policies.



City staff find that the proposed Certified Survey Map for the 2-acre parcel to be zoned A-3 is consistent with the goals of the Comprehensive Plan.

CITY OFFICIAL MAP [\(2021\):](#)

There are no mapped features within the area on the [City's Official Map](#).

Public Notice is not required for the review of a Certified Survey Map

DISCUSSION

The parcel is located outside the City's Potential Long-Range Urban Growth Area. Ivan and Elizabeth Yoder are requesting to create a new 2-acre parcel and rezone it from the current A-1 designation to A-3, allowing for the construction of a new residence. The proposed division would separate the 2-acre parcel from the existing 40.08-acre parcel, which currently contains several agricultural buildings. Staff does not anticipate that this land division will negatively affect the City's long-range growth plans.

Staff find that the proposed Certified Survey Map is consistent with the requirements of the City's Land Division and Development Ordinance, with the exception of the dedication of public right-of-way along Star School Road. Following consultation with the Town of Koshkonong and the Jefferson County Zoning Department, staff were advised that neither approving body intends to require the dedication, noting that such a requirement is not customary in comparable circumstances.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council waive the requirement for the road dedication and approve the Certified Survey Map.

ATTACHMENTS

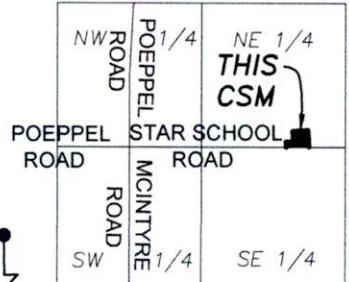
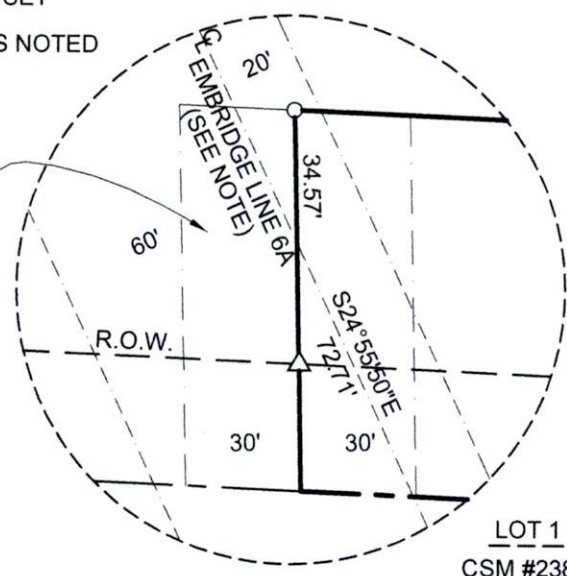
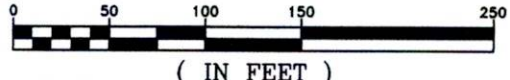
1. Yoder CSM 9 3 25
2. Yoder Application
3. Yoder County Approval

CERTIFIED SURVEY MAP No. _____
BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2386,
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21, T5N, R14E,
TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

GRAPHIC SCALE

LEGEND

- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft)
w/ORANGE PLASTIC CAP STAMPED
'J.C. KANNARD P.L.S. S-2248' SET
- ⊙ SECTION CORNER FOUND AS NOTED
- △ MAG NAIL SET
- ⊙ SOIL BORING
- (R) RECORDED AS

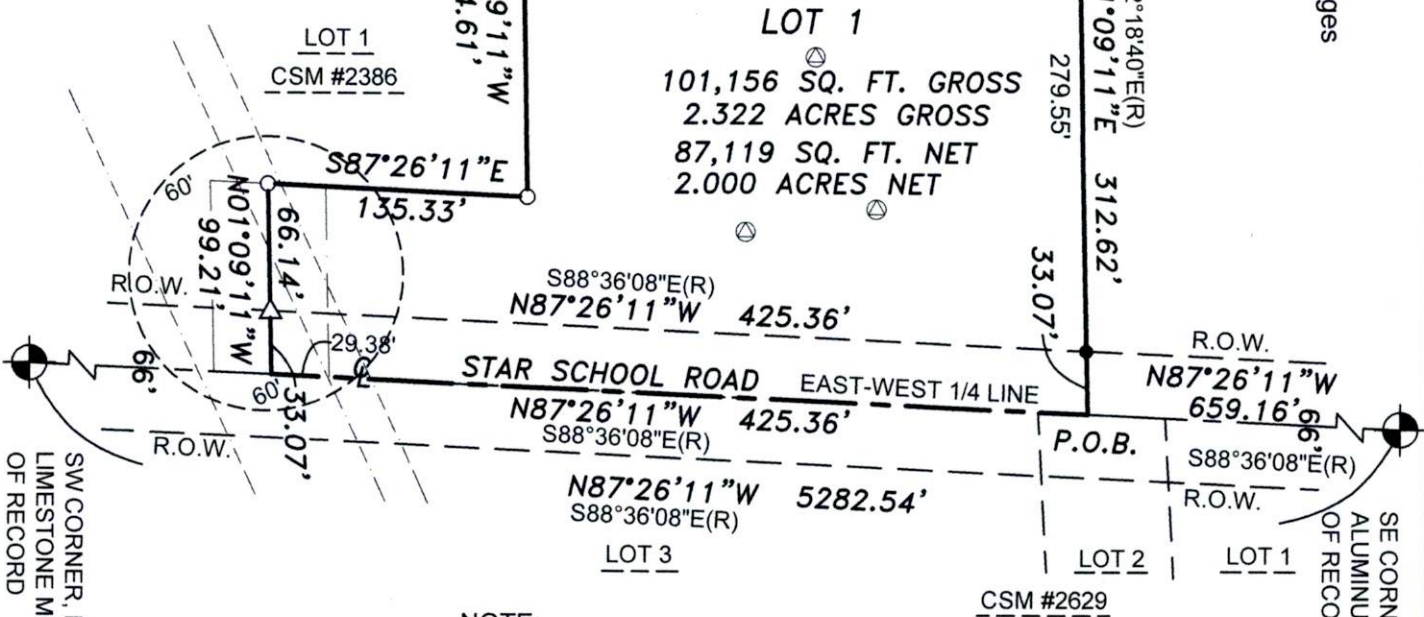


LOCATION SKETCH
SECTION 21, T5N, R14E
NOT TO SCALE

Petition # R4550A-24 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning

BEARING BASIS:

ALL BEARINGS REFER TO
THE EAST-WEST 1/4 LINE
WHICH HAS AN ASSUMED
BEARING OF N87°26'11"W

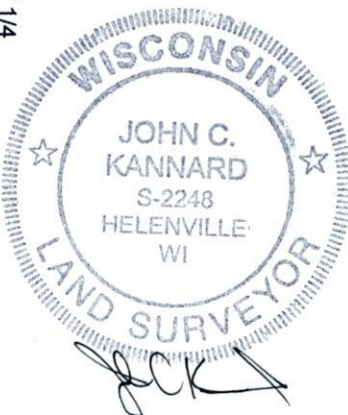


NOTE:

The Center Line of Embridge Line 6A
determined from existing signs. Actual pipe
location may vary. The pipeline Easement is
defined by the location of original pipeline 6A,
20' Northeasterly and 60' Southwesterly. For
field location contact Embridge at (855)
869-8261 or call Diggers Hotline 811.

Owners:

Ivan & Elizabeth Yoder
W6184 Star School Road
Fort Atkinson, WI 53538



SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: Y-224107

DATE: JUNE 12, 2025

REVISED: SEPTEMBER 3, 2025

SHEET 1 OF 2

CERTIFIED SURVEY MAP No. _____

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2386, LOCATED IN THE SE 1/4 OF THE
NE 1/4 OF SECTION 21, T5N, R14E, TOWN OF KOSHKONONG, JEFFERSON COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

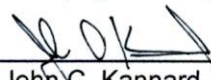
That I have surveyed, divided, mapped this Certified Survey Map being a part of Lot 1 of Certified Survey Map No. 2386, located in the SE 1/4 of the NE 1/4 of Section 21, T5N, R14E, Town of Koshkonong, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Southeast corner of the NE 1/4 of said Section 21; Thence N87°26'11"W, along the East-West 1/4 line, a distance of 659.16 feet, to the Southeast corner of Lot 1 of Certified Survey Map No. 2386 as recorded in the Jefferson County Register of Deeds Office, in Volume 8 of Certified Survey Maps on Pages 233 & 234, as Document No. 863365, and to the POINT OF BEGINNING of the lands to be described: Thence continue N87°26'11"W, along said East-West 1/4 line, a distance of 425.36 feet; Thence N01°09'11"W, a distance of 99.21 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence S87°26'11"E, a distance of 135.33 feet, to a Set 3/4" Rebar; Thence N01°09'11"W, a distance of 194.61 feet, to a Set 3/4" Rebar; Thence N88°50'49"E, a distance of 289.42 feet, to the East line of said Lot 1 and to a Set 3/4" Rebar; Thence S01°09'11"E, along the East line of said Lot 1, a distance of 312.62 feet, to the POINT OF BEGINNING, containing 101,156 square feet or 2.322 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Ivan and Elizabeth Yoder, owners of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, Town of Koshkonong Code of Ordinances, City of Fort Atkinson Land Division and Development Ordinance, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 12th day of June, 2025
Revised this 3rd day of September, 2025


John C. Kannard, P.L.S. 2248



TOWN OF KOSHKONONG APPROVAL:

This Certified Survey Map is hereby approved by the Town of Koshkonong Town Board.

Dated this ____ day of _____, 2025

Kim Cheney, Town Chair

CITY OF FORT ATKINSON EXTRATERRITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the City of Fort Atkinson.

Dated this ____ day of _____, 2025

Rebecca Houseman, City Manager

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this ____ day of _____, 2025

Matt Zangl, Director of Planning & Zoning



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

City of Fort Atkinson Certified Survey Map Application

This form is designed to be used by the Applicant as a guide to submitting a complete application for review of a Certified Survey Map by the City to process the application.

APPLICANT Name, company, and client (if applicable): Ivan Yoder

Phone number: 920 723-8640 Email: _____

OWNER Name, company, and client (if applicable): _____
Ivan & Elizabeth Yoder

Phone number: 920 723-8640 Email: _____

Postal address for proposed CSM: _____
W6184 Star School Road

Parcel Identification Numbers Involved: _____
016-0514-2114-000

Brief description of proposed division or combination and purpose: _____
Create one 2.0 Acre Net (without road R.O.W.) rural residential parcel.

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

- ☐ A map of the subject property to scale depicting:
 - ☐ All lands and boundaries for the parcel(s)
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and a north arrow.
- ☐ Legal Description
- ☐ All easements, setbacks or land restrictions on the parcel(s)

**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS**

I. FINDINGS OF FACT:

Petition #: R4550A-24 Township: Koshkonong
Site Inspection Date: 7/18/2024 Hearing Date: 8/15/2024
Petitioner Name: Ivan & Elizabeth Yoder
Property Owner(s): Ivan J & Elizabeth J Yoder
Property Location: W6184 Star School Rd

REZONING REQUEST:

To create a 2-acre A-3 residential building site at W6184 Star School Rd.

PARCEL(S) (PIN#): 016-0514-2114-000

PARENT PARCEL(S): *(See attached map)* PARCEL OF RECORD: *(See attached map)*

TOTAL CONTIGUOUS A-1 ACRES 40 ☒ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 0

LOTS AVAILABLE: Non Prime 3 or Prime 1

LOTS REQUESTED: 1-2.00 acre lot

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA
☒ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

SOIL TYPES: BpB, BoC

Class I 0 % Class II 0 % Class III 30 % Class III Non-Prime 70 %

Class IV 0 % Class V-VII 0 %

Cropland 0 % Woods 50 % Fallow/Pasture 0 % Existing Yard 50 % Slope >20 %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: A-1/A-3 Cropland & Residential

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- Access to remaining land? split with shared drive

TOWN BOARD RECOMMENDATION 6-12-2024 ☒ Granted ☐ Denied ☐ Tabled ☐ Not Received
Date

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT _____ NON-PRIME LOT X LOT COMBINATION _____ FARM CONSOLIDATION _____

FOR THE FOLLOWING REASONS: The lot is using primarily non-prime soil that was pre-disturbed and there is no existing home site.

☒ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION

III. ORDER & DETERMINATION

DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Nass 2nd by: Poulson Abstained _____

Vote: 5-0 Date: 8/26/2024

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 9/10/2024

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☒ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☒ RECEIPT OF SUITABLE SOIL TEST

☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☒ EXTRATERRITORIAL PLAT REVIEW

☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☐ OTHER _____

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 9/11/2024 SIGNATURE: [Signature]

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Being a redivision of Lot 1 of Certified Survey Map No. 2386 located in the SE 1/4 of the NE 1/4 of Section 21, Township 5 N, Range 14 E,
Town of Koshkonong, Jefferson County, Wisconsin, on Parcel Number 016-0514-2114-000

Owners: Ivan & Elizabeth Yoder
Address: W6184 Star School Road
Fort Atkinson, WI 53538
Phone: 920 723-8640

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

Date Submitted: _____
Revised: _____

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

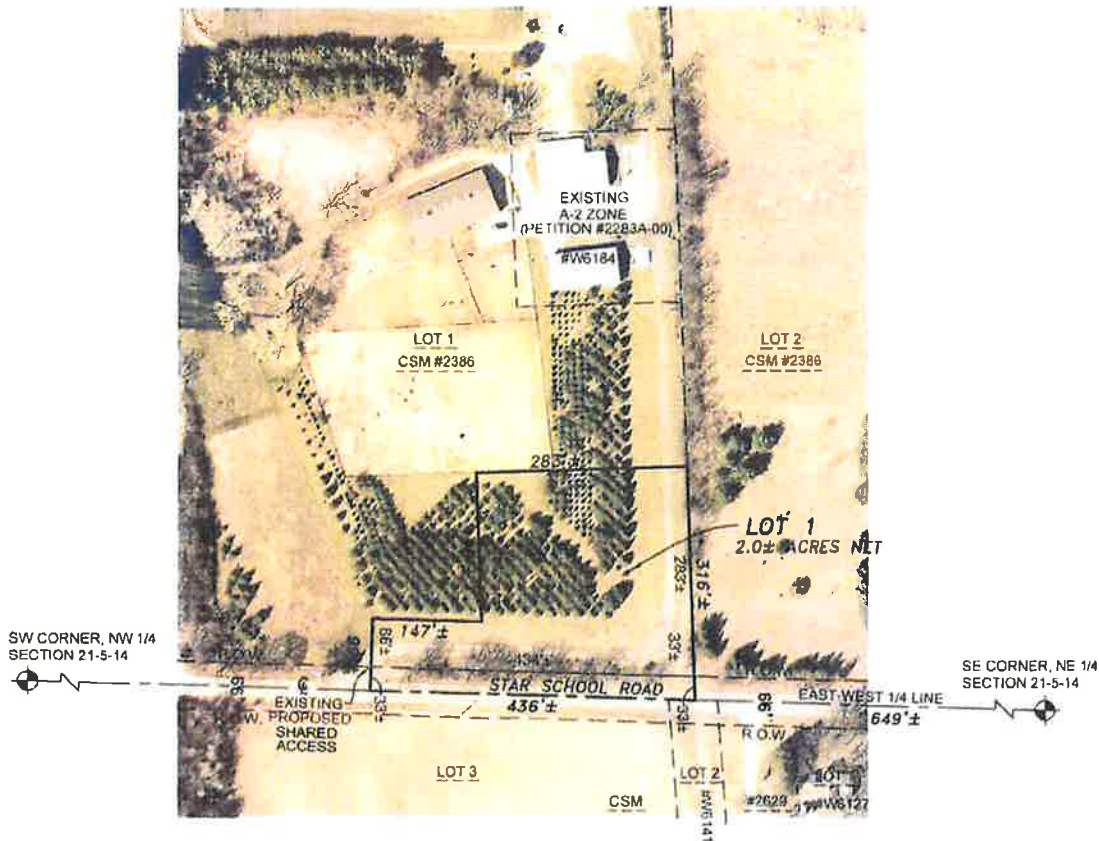
Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD C1, HELENVILLE, WI 53137
762-495-4910
920-674-4884

- ☒ Rezoning
- ☐ Allowed Division within Existing Zone
- ☐ Form Consolidation
- ☐ 35+ Acre Lot In A-1 Zone
- ☐ Survey of Existing Parcel

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

Intent and Description of Parcel to be Divided:

Create one 2.0± Acres Net (without road R.O.W.) A-3 zoned rural residential parcel.



NOTE:

This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

Town Board Approval: Kim Cheney

Date: 6/12/2024

County Highway Approval: _____

Date: _____

County Surveyor Approval: _____

Date: _____

County Surveyor Approval: _____

Date: _____

County Surveyor Approval: _____

Date: _____

County Surveyor Approval: _____

Date: 9/10/24

County Surveyor Approval: _____

County Surveyor Approval: _____

Please submit one copy to Jefferson County Zoning, Room 201, Courthouse, 250 S. Main St, Jefferson Wisconsin 53548

SHEET 1 OF 1
DATE: MAY 22, 2024
JOB NO: Y-224107