



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

**PLAN COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, FEBRUARY 10, 2026 – 4:00 PM  
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTvnZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

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**AGENDA**

- 1. Call meeting to order**
- 2. Roll call**
- 3. New Business**
  - a. Review and possible action relating to the **minutes of the January 27, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
  - b. Review and possible action relating to a **Site Plan Review for Willow Ridge Apartments** located at 916 Madison Ave. (SPR-2026-01) (Draeger, Director of Neighborhood and Building Services)
  - c. Presentation to the Plan Commission on **Premier Real Estate Management LLC, Concept Plan** for six 12-unit multifamily buildings along Mehta Lane (Draeger, Director of Neighborhood and Building Services)
  - d. Update on previously approved projects (Houseman)
- 4. Adjournment**

*Date Posted: February 6, 2026*

*CC: Plan Commission, City Council; City Staff; City Attorney; News Media; Fort Atkinson School*

*District; Fort Atkinson Chamber of Commerce*

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

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**PLAN COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, JANUARY 27, 2026 – 4:00 PM  
CITY HALL – SECOND FLOOR**

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**MINUTES**

**1. Call meeting to order**

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

**2. Roll call**

Present: Commissioners Ciccarelli, Kessenich, Shull, Director of Public Works Navin and Chairperson Manager Houseman. Also present: City Attorney, City Clerk/Treasurer and Director of Neighborhood Services.

Council Rep Schultz,

**3. New Business**

*a. Review and possible action relating to the **minutes of the January 13, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Kessenich moved, seconded by Ciccarelli to approve the minutes of the January 13, 2026 Plan Commission meeting with amendments noted below. Motion carried.

Kessenich questioned the elevations for the doors and windows to ensure that the CAD drawings matched the originally provided sketch. The CAD drawing ~~resembles~~ depicts doublehung windows and floor-to-ceiling windows, versus depicting French doors/sliding doors, and casement windows on the sketch.

*b. Review and possible action relating to a Conveyance **of an Easement to TDS Metrocom, LLC (Navin, Director of Public Works)***

Director Navin stated that TDS Metrocom, LLC has requested a utility easement over City-owned property to facilitate the installation of fiber throughout the City of Fort Atkinson. Wis. Stats. 62.23 (5) lists the items over which a City's Plan Commission has authority to review and offer a recommendation to the governing body (City Council). This list includes the location, extension, abandonment, or authorization for any public utility, whether publicly or privately owned. In the summer of 2025 TDS Metrocom, LLC approached the City of Fort Atkinson about restarting the construction project to install fiber optic in public rights-of-way throughout the City. This project initially started in 2022 and was put on hold shortly thereafter by the TDS team. City staff have been working with TDS to

ensure a smooth and efficient project with minimal interruption to City residents as well as minimizing the impact on City staff.

Kessenich moved, seconded by Ciccarelli to recommend the City Council approve the conveyance of the requested easement to TDS on the subject property. Motion carried.

c. *Review and possible action on a **Conditional Use Permit** relating to a request for a senior apartment building to be located at 500 McMillen in the Institutional (I) Zoning District (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented the Five Hundred McMillen Group owns a 2.25-acre site currently developed with a one-story medical office building and surrounding surface parking on three sides. The applicant proposes to convert the existing building to senior housing through adaptive reuse. The proposed Institutional Residential use is classified as a conditional use within the Institutional Zoning District. Overall, the proposed development complies with the City's ordinances. Staff finds that the project directly addresses identified community needs, repurposes a vacant building formerly occupied by Fort Healthcare's Pediatrics and Internal Medicine practices, and is consistent with the City's adopted plans and policies. The proposed improvements, including the addition of Page 19 of 67 new housing units, will provide a clear community benefit and positively contribute to the surrounding area. Draeger noted the permitted parking was requested for 28 stalls.

Staff recommends that the Plan Commission approve the Conditional Use Permit relating to a request for a senior apartment building to be located at 500 McMillen St. in the Institutional Zoning District subject to the following conditions:

- 1) The applicant is permitted to redevelop the existing building located at 500 McMillen Street into 12 senior housing units;
- 2) The applicant is required to obtain state plan review and local building permits as required by state code and local ordinances;
- 3) The applicant remains subject to conditions in the City's Zoning Code relating to senior housing use in an Institutional Zoning District;
- 4) Subject to Resolution No. 1447, establishing the 2026 Fee Schedule, including Parkland Dedication, Payment in Lieu of Parkland Dedication, and Park Impact Fees; and
- 5) Any minor changes to the conditional use permit and site plan may be approved administratively by the Zoning Administrator and any major changes requested shall return to the Plan Commission for review and approval.
- 6) Allowance of 28 parking spaces.

Chairperson Manager Houseman moved, seconded by Shull to approve the Conditional Use Permit relating to a request for a senior apartment building to be located at 500 McMillen Street in the Institutional (I) Zoning District subject to the conditions noted in the staff report.

Ciccarelli shared support of this project and details on edits he added on his copy of the site plan that pertained to the east and west sides of the building to allow for future

expansions, sidewalk connections, etc. Houseman stated the suggestions could be shared with the developer for potential future renovations or expansions, however at this time the project is requested to be approve as submitted.

Motion carried.

- d. *Review and possible recommendation to the City Council relating to an **Extraterritorial Certified Survey Map** for the property located at W6347 Briar Lane in the Town of Koshkonong (CSM-2026-01) (Draeger, Director of Neighborhood and Building Services)*  
Director Draeger shared that the applicant is requesting approval to combine two existing parcels. The subject property is located in the Town of Koshkonong but within the City of Fort Atkinson's three-mile extraterritorial jurisdiction and within the 1.5-mile review area that requires a recommendation from the Plan Commission and final approval by the City Council. The zoning designation of the subject property will remain R-2 under Jefferson County Zoning following the land combination. The subject parcel is located outside the City's designated Long-Range Urban Growth Area. The applicant, Robert Komes, is requesting approval to combine two existing parcels. Staff does not anticipate that the proposed land combination will have any adverse impact on the City's long-range growth or planning objectives. City staff has identified a few minor revisions that must be addressed on the final Certified Survey Map (CSM) prior to execution and recording.

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code: s. 236.34(1m)(a) Each Sheet of the Final CSM must be signed, sealed and dated by the Professional Land Surveyor. Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:

s. 70.06.03 (5) Surveyor's Certificate: Add the statement that the surveyor has also complied with the provisions of the City of Fort Atkinson and Town of Koshkonong Land Division Ordinances.

s. 70.06.01(2)(c) Existing and proposed easements. True relationship between the boundary of property and pedestrian and recreational ways, existing roads, and highways upon which they may border. Identify all recording information. Show all existing easements, if any.

s. 70.06.01(2)(g) Setback Lines; All structures are existing and no new structure is proposed.

Staff recommend waiving this requirement Staff finds that the proposed Certified Survey Map generally complies with the requirements of the City's Land Division and Development Ordinance, subject to correction of the items identified.

Kessenich moved, seconded by Ciccarelli to recommend the City Council approve the Extraterritorial Certified Survey Map for the property located at W6347 Briar Lane in the Town of Koshkonong subject to conditions noted in the Staff report. Motion carried.

- e. *Review and possible recommendation to the City Council relating to an **Extraterritorial Certified Survey Map** for the property located at N1873 US Hwy 12 in the Town of*

*Koshkonong (CSM-2026-02) (Draeger, Director of Neighborhood and Building Services)*  
Director Draeger discussed that the property owner is proposing to divide an approximately 1.4-acre parcel containing an existing residence and outbuildings from a larger 7-acre parcel for the purpose of sale. The subject property is located in the Town of Koshkonong and within the City of Fort Atkinson's three-mile extraterritorial jurisdiction and within the 1.5-mile review area that requires a recommendation from the Plan Commission and final approval by the City Council. The zoning designation of the subject property is R-2 and will remain unchanged as part of the proposed land division. Joseph Jones is requesting approval to divide an approximately 1.4-acre parcel containing an existing residence and outbuildings from a larger 7-acre parcel for the purpose of sale. Staff does not anticipate that the proposed land division will negatively impact the City's long-range growth plans. Staff notes that the existing parcel is subject to a deferred special assessment that becomes due at the time of annexation. The special assessment was established in conjunction with the installation of City water and sanitary sewer along Whitewater Avenue, which was constructed to serve the Highland Heights Subdivision. The assessment amount is calculated based on the linear frontage along Whitewater Avenue.

City Staff also recognized two minor map adjustments that should be addressed.

- s. 70.06.01(2)(c) Existing and proposed easements. True relationship between the boundary of property and pedestrian and recreational ways, existing roads, and highways upon which they may border. Identify all recording information. Show all existing easements, if any.
- s. 70.06.01(2)(g) Setback Lines; Staff recommend waiving this requirement until such time that development of the site is proposed. Staff finds that the proposed Certified Survey Map generally complies with the requirements of the City's Land Division and Development Ordinance, subject to correction of the items identified.

It was confirmed that access to the remaining parcel would be through the current dead-end of Lena Lane, which would require improvements for future use.

Cicareelli moved, seconded by Shull to recommend the City Council approve the Extraterritorial Certified Survey Map for the property located at N1873 US Hwy 12 in the Town of Koshkonong subject to conditions noted in the Staff report. Motion carried.

- f. *Update on previously approved projects (Houseman)*  
None at this time.

#### **4. Adjournment**

Kessenich moved, seconded by Shull to adjourn. Meeting is adjourned at 4:29 pm.

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





## SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

**DATE:** February 10, 2026

**PROPERTY ADDRESS:** 916 Madison Ave.

**PARCEL NUMBER:** 226-0614-3334-074

**OWNER:** Matthew Parnell

**FILE NUMBER:** SPR-2026-01

**EXISTING ZONING:** UMU, Urban Mixed Use

**PROPOSED ZONING:** UMU, Urban Mixed Use

**EXISTING LAND USE:** Mixed Use Building  
(vacant)

**APPLICANT:** Willow Ridge Design Build, LLC (on behalf of owner)  
**REQUESTED USES:** Apartments 5-8 Units

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### 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.

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### REQUEST OVERVIEW

The proposed development includes the retrofitting of the existing +/- 5,000 square foot structure from a mixed-use building (Kent's Big Bar with upper level residential) to a 5-unit multi-family building. The applicant is proposing five residential units (3 on the first floor and 2 on the second floor), ranging from 1-2 bedrooms each. Access to each unit will be provided via three entry points on the east, west, and south sides of the building. Upper-level units will be accessible through interior staircases on the east and west sides of the building.



Other proposed site improvements include:

- Adding two front-facing gables on the south facade of the existing structure, facing Madison Avenue.
- Exterior façade enhancements on all sides of the structure.
- Removal of the existing covered parking structure, shed, chain link fence, and portions of the asphalt.
- New landscaping on all sides of the property.
- New bicycle parking rack and exterior dumpster enclosure.

Primary access to the site will be retained from Cloute Street on the west side of the property and the reduction in asphalt will result in the removal of impervious surfaces on the lot and access connections to the neighboring property to the east. One on-site parking stall will be accessed via the rear alleyway.

**SITE PLAN REVIEW:**

The building and site layout are required to meet the minimum dimensional standards of the zoning district for those elements proposed to change with the project. The proposed development meets these requirements, as shown below.

<b>Requirement</b>	<b>Size</b>	<b>Proposed Development</b>
Minimum Front Setback	10 feet	60 feet (no change)
Minimum Street Side Setback (on corner lots)	10 feet	47 feet (no change)
Minimum Side Setback	10 feet	10 feet (no change)
Minimum Rear Setback	10 feet	0 feet (no change)*
Maximum Principal Building Height	40 feet	25 feet
Minimum Principal Building Separation	10 feet	>10 feet (no change)
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet (side and rear) 10 feet (street ROW)	10 feet (side) 0 feet (rear)** 10 feet (street ROW)
Maximum Impervious Surface Ratio	80%	73%
Maximum Building Coverage	50%	20%

\*The rear setback is not met because the existing building is located on the rear property line. There are no proposed changes to where the building is located and thus the existing building can remain in this location.

\*\*The rear pavement setback is not met because the existing paved areas on-site directly abut the rear alley today. The proposed project reduces overall pavement on-site significantly, but retains access from the alley to one parking stall located on the east side of the building.

The proposed use of the property is Apartments (5-8 units), which is a permitted-by-right principal land use in the UMU Zoning District. The land use requirements associated with this use include:

- In the case where any dwelling unit is under separate ownership, evidence that covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required = N/A
- Group Developments shall meet the standards of Section 15.06.02 = N/A
- This dwelling unit type may not be split into additional residences = met
- See Section 15.07.20 for multi-family design standards = met (see below)
- Minimum required parking: 1.5 spaces per dwelling unit = met (see below)
- See Section 15.06.03(15) for driveway design requirements = met (see below)

There is a total of 10 off-street surface parking spaces proposed: nine are located adjacent to the southern façade of the building facing Madison Avenue, and one is located adjacent to the eastern façade of the building to be accessed via the rear alley. The project's minimum required parking is 8 spaces and there are no maximum parking requirements for multi-family land uses.

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 for the proposed development:

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

- Multiple access points from one street can be approved through the Site Plan process on lots greater than 200 feet long = N/A (2 existing to remain)
- Noaccess is permitted within 50 feet of an intersection = N/A (existing to remain from Cloute St.)
- Maximum driveway size is 24 feet wide = N/A (existing curb cut to remain)
- At least one ped/bicycle access point to at least one street frontage is required = **not met**
- All structures must be located outside of vision triangle at intersections = N/A (existing to remain from Cloute St.)

**Parking and Loading Standards (Section 15.06.06 and 15.06.07)**

- All drive isles, driveways, and parking areas must be constructed of a hard surface = met
- Curbs are required along parking areas and internal landscape islands = **not met**
- All parking stalls must provide pavement markings = met
- Throat depth (distance between street access and traffic circulation area/parking area must be a minimum of 25 feet) = **not met**
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = **not met**
- Minimum parking isles widths are required to be 24 feet wide = met

- Minimum and maximum off-street parking stalls requirements = met (see above)
- A minimum of 4 on-site bicycle stalls is required = met

### **Exterior Lighting Standards (Section 15.06.20)**

- At the property line, a maximum of 1.0 footcandle is required = unknown
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = unknown
- The maximum height of all freestanding light fixtures required is 20 feet = met (none proposed)
- All exterior light fixtures are full cut-off and downward facing = unknown

### **Outdoor Storage and Screening Standards (Section 15.06.21)**

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = unknown materials and height
- All building mechanicals on the exterior of the building are required to be screened = unknown
- Outdoor storage areas must be screened = met (no other outdoor storage areas are proposed)

### **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.

- 210 landscaping points are required for the street frontage = unknown
- 40 landscaping points are required for the paved surface areas = unknown
- 80 landscaping points are required for the building foundation = unknown
- 50 landscaping points are required for the yards = unknown

### **Exterior Building Design Standards (Section 15.07.40)**

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is proposed to be a multi-family land use in the UMU Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding, wood, decorative metal panels).

- Class I, II, or III materials only = met (siding and glass)
- Covered primary building entrances = met
- Building orientation toward the road and appearance of front façade as entryway = met
- Façade lengths shall not be greater than 25 feet without articulation = met
- Windows and door openings a minimum of 20% of total front façade = met

## **PUBLIC NOTICE**

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

## **COMPREHENSIVE LAND USE PLAN (2019):**

The subject parcel lies on the edge of the North Neighborhood and Central Neighborhoods Planning Area and has been identified in both as Mixed-Use. The opportunities indicated in the plan include mixed-use redevelopment close to Madison Avenue and revitalization along Madison Avenue.

The subject property is also shown as Planned Mixed-use and Future Redevelopment Opportunity Area on the Future Land Use Map. This designation includes a blend of commercial, office, multi-family residential, and community facility land uses. Staff believes the proposal is in concert with the Comprehensive Plan.

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## **DISCUSSION**

This type of project is consistent with adopted plans and the intended purpose of the UMU zoning district. The existing nearly 100% paved and underutilized site is a prime opportunity for redevelopment along one of the community's main corridors. The project works well within the confines of the existing property, building, and surrounding land uses to offer much needed new housing units. This type of redevelopment and new investment in the Madison Avenue corridor is much needed and will offer a potential model for other small-scale redevelopment projects that could occur in the future in this area.

Overall, the proposed development meets the requirements of the City's ordinances, is in alignment with adopted City plans, and provides new tax base and housing units in the community. The City's Management Team has reviewed the application, and all comments have been included in this document.

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## **RECOMMENDATION**

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

1. Require the applicant to add a sidewalk connection from the existing sidewalk along Cloute Street to the building to align with the proposed new sidewalk in front of the building.
2. Require the applicant to add a paved walkway to the dumpster enclosure.
3. Require the applicant to add curbing around all paved areas facing Madison Avenue.

4. Allow a minimum throat depth of less than 25 feet due to site constraints and existing curb cut locations.
5. Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:
  - a. Photometrics plan and lighting fixture cut sheets.
  - b. Mechanical locations and proposed screening.
  - c. Materials and height of the dumpster enclosure.
  - d. Landscaping plan with species identified and points calculated.
6. Any other recommendations of City staff and the Plan Commission.

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**ATTACHMENTS**

1. Application\_Redacted
2. Application Materials



- 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



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

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

### III Process Checklist

- |   |                      |
|---|----------------------|
| <input type="checkbox"/> Pre-Application conference with Staff (recommended)                | Date: <u>1/21/26</u> |
| <input type="checkbox"/> Application fee of \$300.00 received by City Clerk                 | Date: _____          |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed. | Date: <u>1/21/26</u> |
| <input type="checkbox"/> Receipt of final application packet by Engineering                 | Date: <u>1/21/26</u> |
| <input type="checkbox"/> City Staff input   | Date: _____          |
| <input type="checkbox"/> Review and action by Engineering and Zoning Administrator          | Date: _____          |

# Site Plan Review

916 Madison Avenue, Fort Atkinson, WI 53538

**Parcel Number:** 226-0614-3334-074  
**Legal Description:** Lots 3 & 4, Block 2, Cloutebrothers Addition  
**Zoning District:** Urban Mixed Use (UMU)

## Existing Conditions

The subject property is currently improved with a two-story structure formerly occupied by Kent’s Big Bar, with a residential living space on the upper level. The commercial use is no longer in operation, and the residential space is not currently rented. The site includes a covered parking structure, a small shed, asphalt paving, and chain link fencing.



## Proposed Development - Elevation Drawings Included

The applicant proposes redevelopment of the existing structure into a **5-unit apartment building**, a use permitted by right within the Urban Mixed Use zoning district as a **5–8 unit multiplex**. The project will reuse the existing building footprint, with the addition of two front-facing gables to increase usable square footage while maintaining compatibility with the surrounding neighborhood character.





### Residential Unit Summary

- **Unit 1 (Main Level):** 2 Bedroom / 1 Bathroom
  - 808 sq. ft. | 2 parking spaces
- **Unit 2 (Main Level):** 1 Bedroom / 1 Bathroom

- 551 sq. ft. | 2 parking spaces
- **Unit 3 (Main Level):** 2 Bedroom / 1 Bathroom
  - 850 sq. ft. | 2 parking spaces
- **Unit 4 (Upper Level):** 2 Bedroom / 1 Bathroom
  - 936 sq. ft. | Balcony | 2 parking spaces
- **Unit 5 (Upper Level):** 2 Bedroom / 1 Bathroom
  - 936 sq. ft. | Balcony | 2 parking spaces

All units will include **in-unit laundry, separately metered water, and individual heating and cooling systems.**

### **Parking and Access**

The development will provide **on-site and off-street parking**, with two dedicated parking spaces per dwelling unit. The existing covered parking structure will be removed as part of the redevelopment, and parking areas will be reconfigured to better serve the residential use.

Parking Spaces 1-9 will come off of Cloute Street and will be in front of the building with parking space 10 coming off Cloute Street and entering the alley way behind the building. With a total of 10 parking spots, each spot will be 8x16 feet.

### **Site Improvements and Landscaping**

As part of the redevelopment:

- The existing covered parking structure, small shed, portions of asphalt paving, and chain link fencing will be removed.
- New landscaping will be installed on all sides of the property.
- A **tree buffer** will be added along **Madison Avenue and Cloute Street** to enhance streetscape aesthetics, provide screening, and improve compatibility with adjacent properties.

### **Snow Removal and Site Maintenance**

Snow removal for the property will be managed on site and contracted to a licensed lawn care and snow removal company. Snow will be plowed and stored at the **west end of the parking area** and in designated areas near the **existing tree**, ensuring that parking stalls, drive aisles, pedestrian access, and public sidewalks remain clear and accessible.

Snow storage locations are planned to minimize impacts to neighboring properties, maintain safe sight lines, and prevent obstruction of stormwater drainage. Ongoing site maintenance, including seasonal

landscaping care, will be performed to ensure the property remains safe, functional, and visually maintained year-round.

### Zoning and Comprehensive Plan Consistency

The proposed redevelopment is consistent with the **intent of the Urban Mixed Use zoning district**, which encourages residential uses at appropriate densities along established commercial corridors while maintaining compatibility with surrounding land uses. The project reuses an existing structure, activates an underutilized property, and supports the City’s redevelopment and housing objectives without expanding the building footprint or introducing incompatible uses.

### Location Map

Nearest Street Intersection: Cloute Street & Madison Ave/Hwy 12



### Exterior Materials:

#### Building Exterior

- **Vinyl Siding:** The primary exterior finish will consist of vinyl siding in a **sage green** color, as shown in the submitted renderings. The front-facing gables will feature **linen/white board-and-batten siding** to provide architectural interest. All building corners, window trim, and door trim will be finished in **linen/white** for contrast and consistency.

#### Soffit and Fascia

- **Soffit and Fascia:** **Linen/white aluminum soffit and fascia** will be installed to match the window, door, and corner trim, creating a cohesive exterior appearance and providing long-term durability and low maintenance.

## Roofing

- **Roofing:** The building will be roofed with **50-year architectural asphalt shingles** in either **black or light brown**, consistent with the surrounding area and complementary to the proposed siding colors.

## Windows and Doors

- **Windows:** All windows will be **white vinyl**, selected for durability, energy efficiency, and compatibility with the building's overall design.

## Site Circulation and Walkways

- **Walkways: Concrete walkways** will be constructed along the **west, east, and south sides** of the building to provide safe and convenient pedestrian access to all five residential units.

## Balconies

- **Balconies:** Units 4 and 5 will include **treated lumber balconies** with **aluminum railing systems**, providing private outdoor space while maintaining a clean and durable exterior aesthetic.

## Landscaping Plan: See Site Plan

The corner of Madison Avenue and Cloute Street will feature a landscaped garden bed consisting of stone, burning bush, and daylilies to provide visual interest and seasonal color. The Madison Avenue frontage will include five arborvitae (or similar evergreen species), surrounded by mulch and grass to create a clean, attractive streetscape. The area between the existing insurance building and the project site will be maintained as lawn. Along Cloute Street, grass will surround the existing mature tree to preserve green space and provide an open area suitable for use and ease of lawn care and snow removal. Landscaping around the building will consist of a mix of ornamental grasses, boxwood (or similar shrubs), and additional daylilies for color and texture.

Bicycle Parking will be included with U-Racks in front of parking spaces 1 & 2.

Garbage and Recycling will be on the alleyway, and will be surrounded with a cedar fence or white vinyl fence for screening purposes.

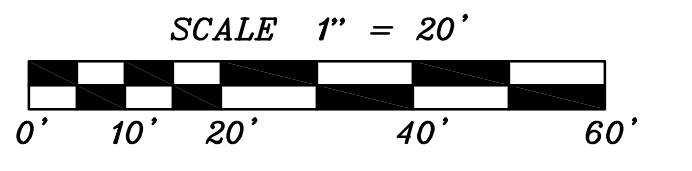
## Exterior Existing Lighting vs Proposed Lighting: See Rendering

Each unit will have their own exterior light at the front door. Units 4 and 5 will also have an outside sconce on the balcony. The exterior utility room will also have an outside light that is on with a photo cell at nighttime.



1/4" IRON STAKE  
IN CONCRETE  
199° 29'  
159.29

1/4" IRON  
LEARNING  
NORTH



N  
W.C.C.S. - JEFFERSON ZONE  
BEARINGS ARE REFERENCED TO THE  
SOUTH PLUMB LINE TO BEAR N 70°11'19\"/>

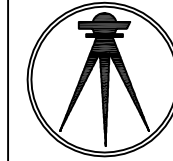
**PREPARED FOR:**  
WILLOW RIDGE DESIGN  
815 S DIVISION ST #B  
WAUNAKEE, WI 53597

**DESCRIPTION**  
LOTS 3 AND 4, BLOCK 2, CLOUTE BROTHERS ADDITION TO FORT ATKINSON,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T6N, R14E, IN THE  
CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

- LEGEND**
- = FOUND 3/4" REBAR (UNLESS NOTED)
  - = FOUND 1" PIPE (UNLESS NOTED)
  - ▲ = FOUND SURVEY/RAILROAD SPIKE
  - ⊕ = FOUND CHISELED X
  - (##) = RECORDED AS

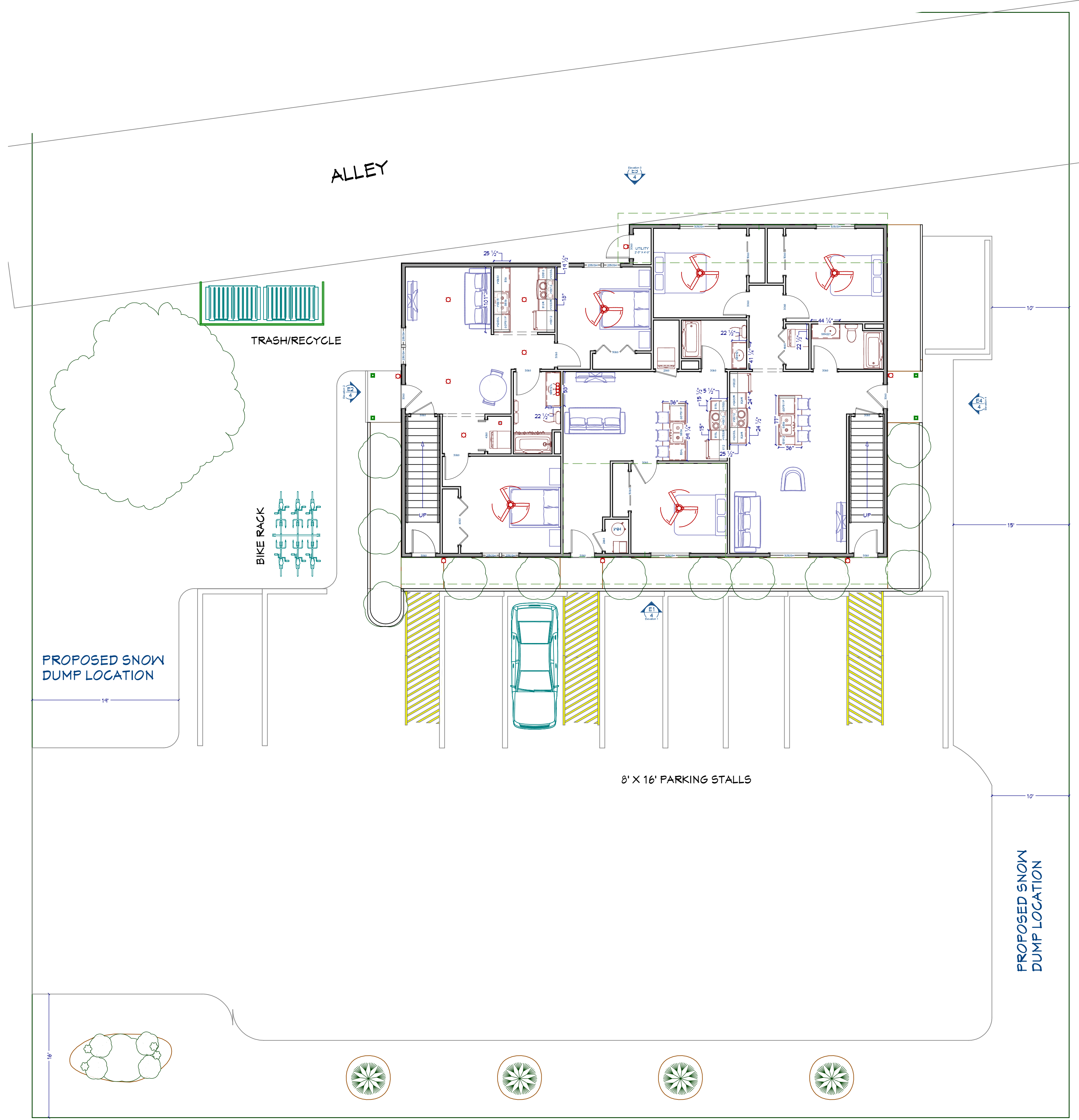
- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
  - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
  - 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

**SURVEYOR'S CERTIFICATE:**  
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on August 13 & 26, 2025.  
Williamson Surveying and Associates, LLC  
by Chris W. Adams  
Date \_\_\_\_\_  
Chris W. Adams S-2748  
Professional Land Surveyor

SURVEYORS SEAL		<p><b>WILLIAMSON SURVEYING &amp; ASSOCIATES, LLC</b> 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ PROFESSIONAL LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM</p>
<b>PLAT OF SURVEY</b>		
LOTS 3 AND 4, BLOCK 2, CLOUTE BROTHERS ADDITION TO FORT ATKINSON, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T6N, R14E, IN THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.		
DATE	AUGUST 29, 2025	REVISION DATE: DECEMBER 8, 2025
SCALE:	1" = 20'	CHECK BY: N.T.P.
DRAWN BY:	CHRIS ADAMS	DRAWING NO.: 25V-333
		SHEET 1 OF 1



CLOUTE



ALLEY

TRASH/RECYCLE

BIKE RACK

PROPOSED SNOW DUMP LOCATION

8' X 16' PARKING STALLS

PROPOSED SNOW DUMP LOCATION

MADISON AVE

APPROXIMATE LANDSCAPE PLAN  
1/8" = 1' SCALE

**Disclaimer:** All dimensions and sizes are subject to verification at jobsite and are subject to adjustments in order to fit job conditions. Unless noted, all dimensions shown are finished dimensions. Design plans are not provided for architectural or engineering use. All images are representations of finished product only; please note that your final product will vary from what is shown in the images.

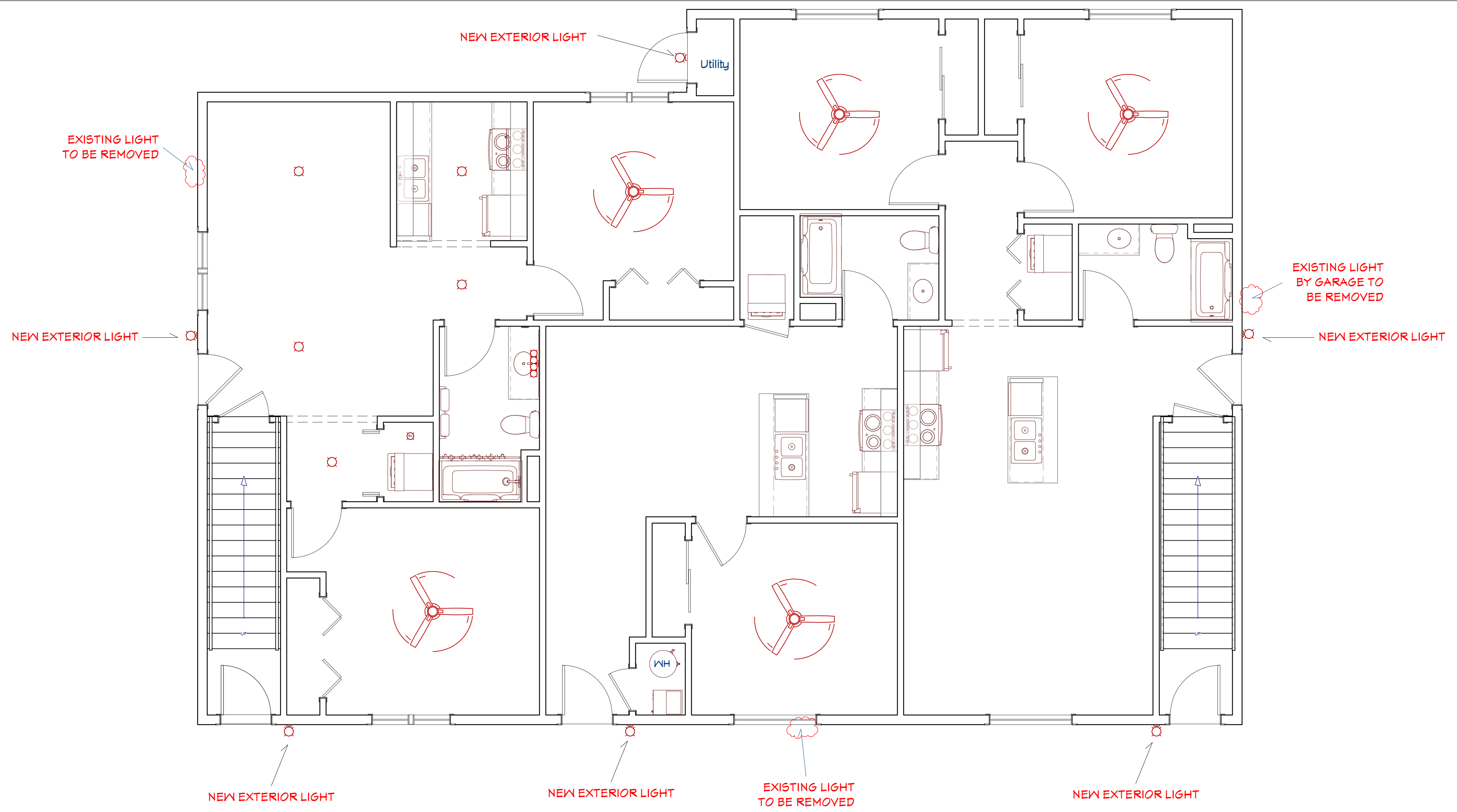
**PROJECT:**  
WILLOW RIDGE DESIGN BUILD  
5 UNIT APARTMENTS  
FORT ATKINSON, WI

**DRAWINGS BY:**  
Hannah Dahl  
Hannah Dahl Designs LLC  
hannahdahldesigns@gmail.com  
Stoughton, WI



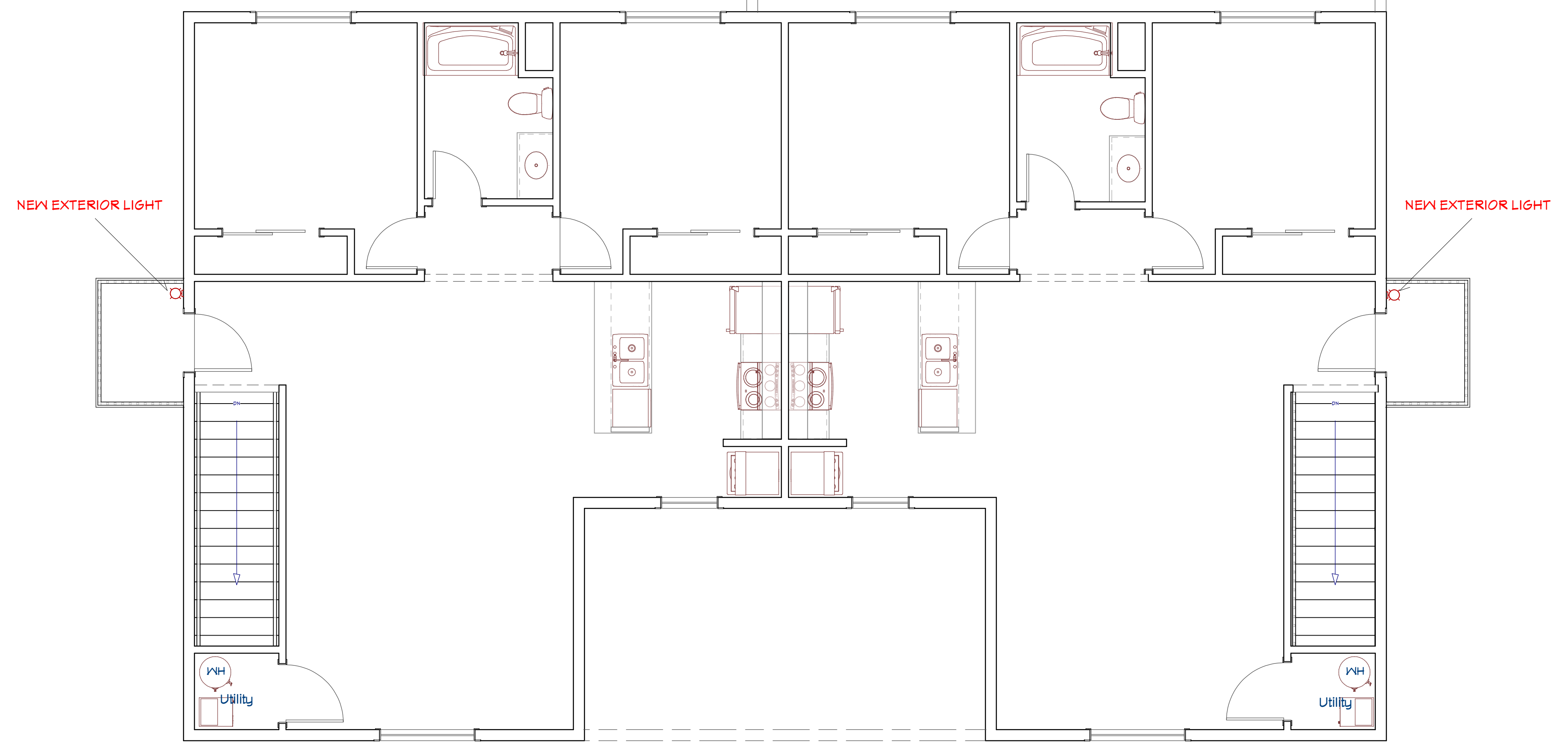
**DATE:**  
1/20/2026

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6



**ELECTRICAL PLAN VIEW**  
1/4 IN = 1 FT

NOTE: LIGHTS ON THE EXISTING COVERED PARKING AREA TO BE REMOVED WITH DEMOLITION OF STRUCTURE



**ELECTRICAL PLAN VIEW**  
1/4 IN = 1 FT

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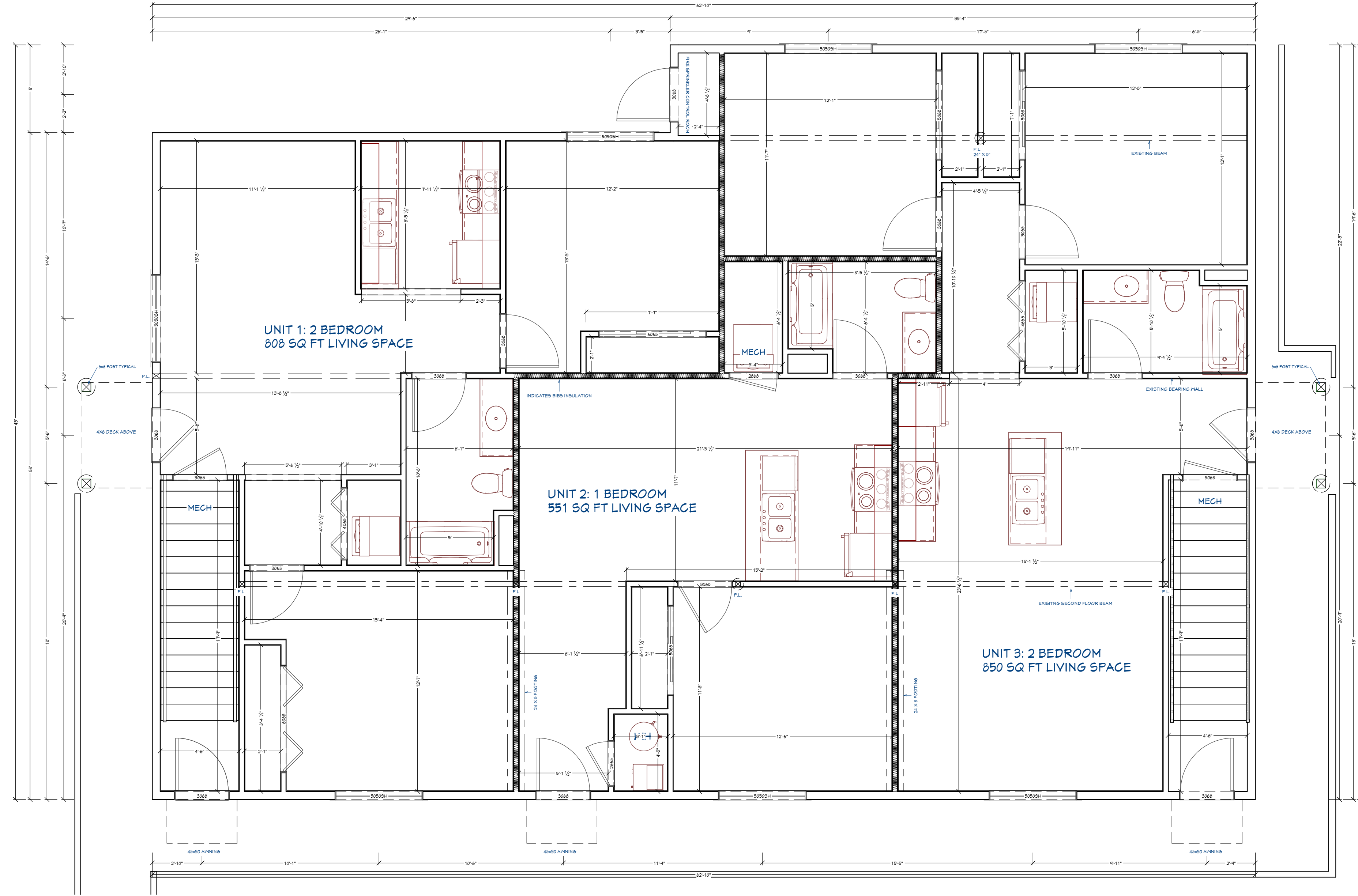
**PROJECT:**  
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hannahdahldesigns@gmail.com  
Stoughton, WI

**HANNAH DAHL**  
DESIGNS  
KITCHEN | BATH | INTERIOR

**DATE:**  
1/20/2026

**PAGE:**  
5



CONSTRUCTION PLAN VIEW - 1ST FLOOR

1/4" = 1' SCALE

NOTES:
VERIFY ALL BEAM SIZES
BIBS INSULATION FOR ALL UNIT DIVIDING WALLS
FIRE SUPPRESSION SPRINKLER SYSTEM
3/4" GYPCRETE - 2ND FLOOR

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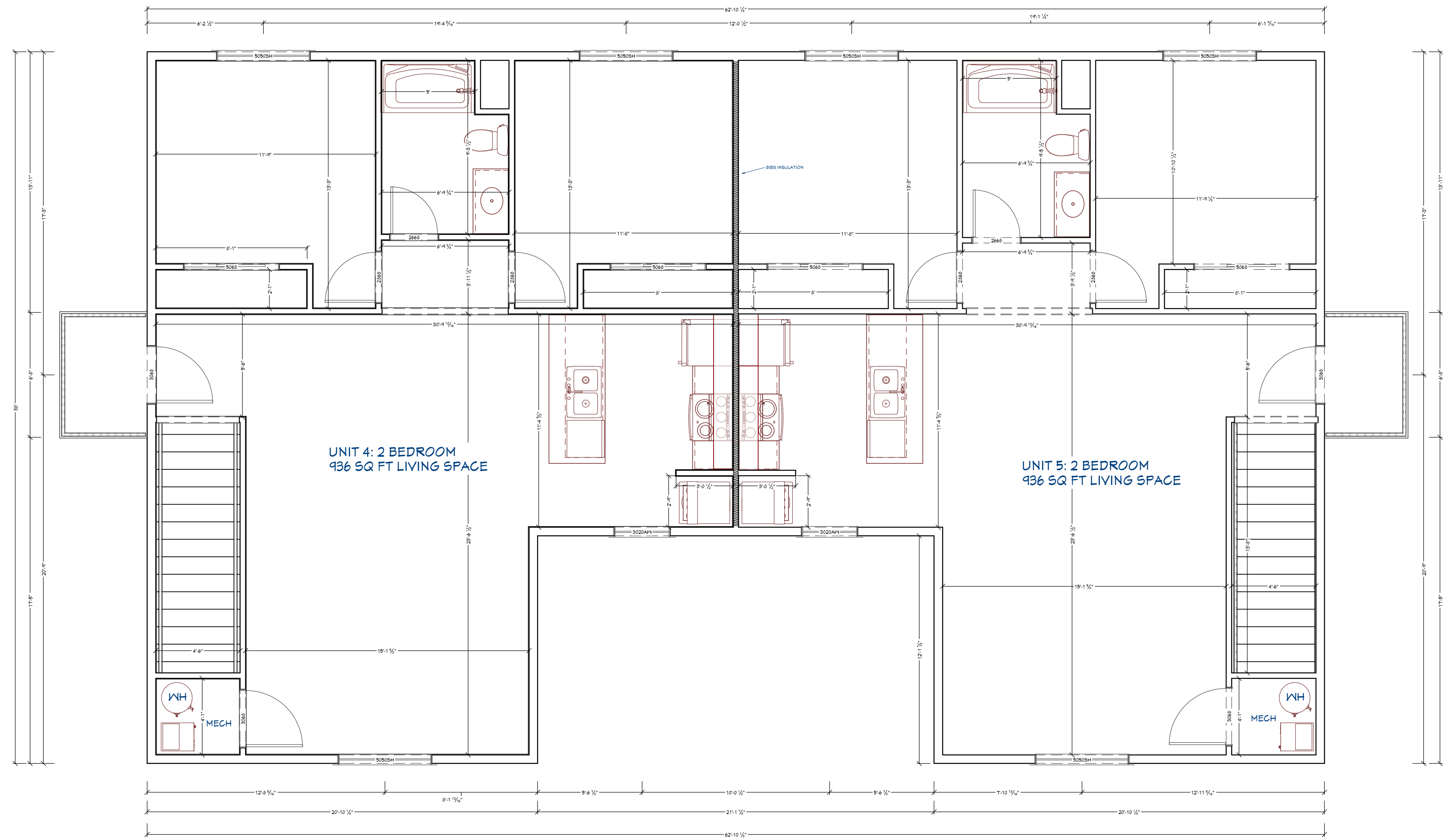
**PROJECT:**  
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**FORT ATKINSON, WI**

**DRAWINGS BY:**  
**Hannah Dahl**  
**Hannah Dahl Designs LLC**  
**hannahdahldesigns@gmail.com**  
**Stoughton, WI**



**DATE:**  
**1/19/2026**

**PAGE:**  
**1**



**CONSTRUCTION PLAN VIEW - 2ND FLOOR**

1/4" = 1' SCALE

NOTES:
VERIFY ALL BEAM SIZES
BIBS INSULATION FOR ALL UNIT DIVIDING WALLS
FIRE SUPPRESSION SPRINKLER SYSTEM
3/4" GYPCRETE - 2ND FLOOR

**Disclaimer:** All dimensions and sizes are subject to verification at jobsite and are subject to adjustments in order to fit job conditions. Unless noted, all dimensions shown are finished dimensions. Design plans are not provided for architectural or engineering use. All images are representations of finished product only; please note that your final product will vary from what is shown in the images.

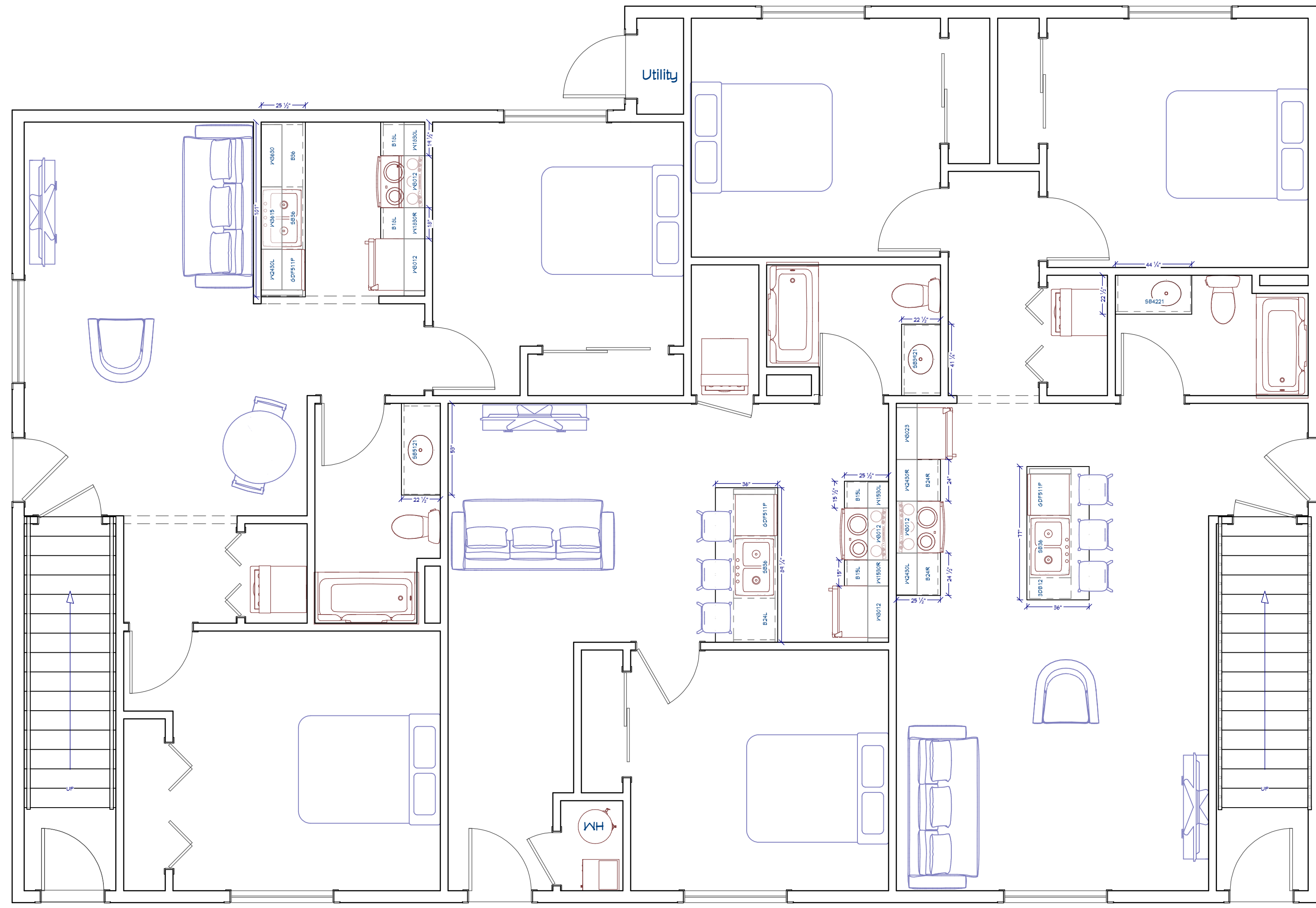
**PROJECT:**  
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**FORT ATKINSON, WI**

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**Hannah Dahl**  
**Hannah Dahl Designs LLC**  
 hannahdahldesigns@gmail.com  
 Stoughton, WI

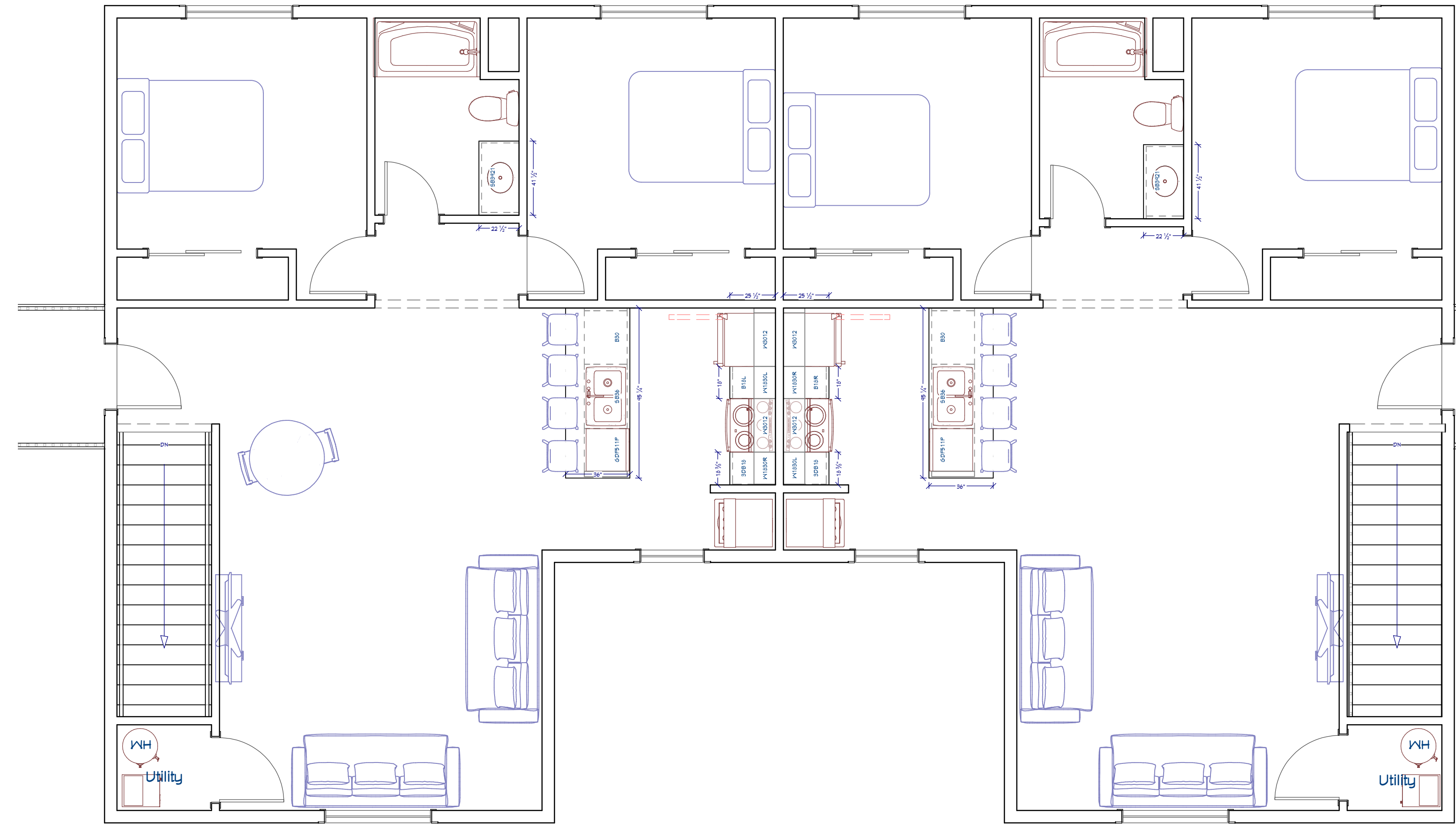
**HANNAH DAHL**  
**DESIGNS**  
 KITCHEN | BATH | INTERIOR

**DATE:**  
 1/19/2026

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 2



FLOOR PLAN VIEW - FIRST FLOOR



FLOOR PLAN VIEW - SECOND FLOOR

1/4" = 1' SCALE

**Disclaimer:** All dimensions and sizes are subject to verification at jobsite and are subject to adjustments in order to fit job conditions. Unless noted, all dimensions shown are finished dimensions. Design plans are not provided for architectural or engineering use. All images are representations of finished product only; please note that your final product will vary from what is shown in the images.

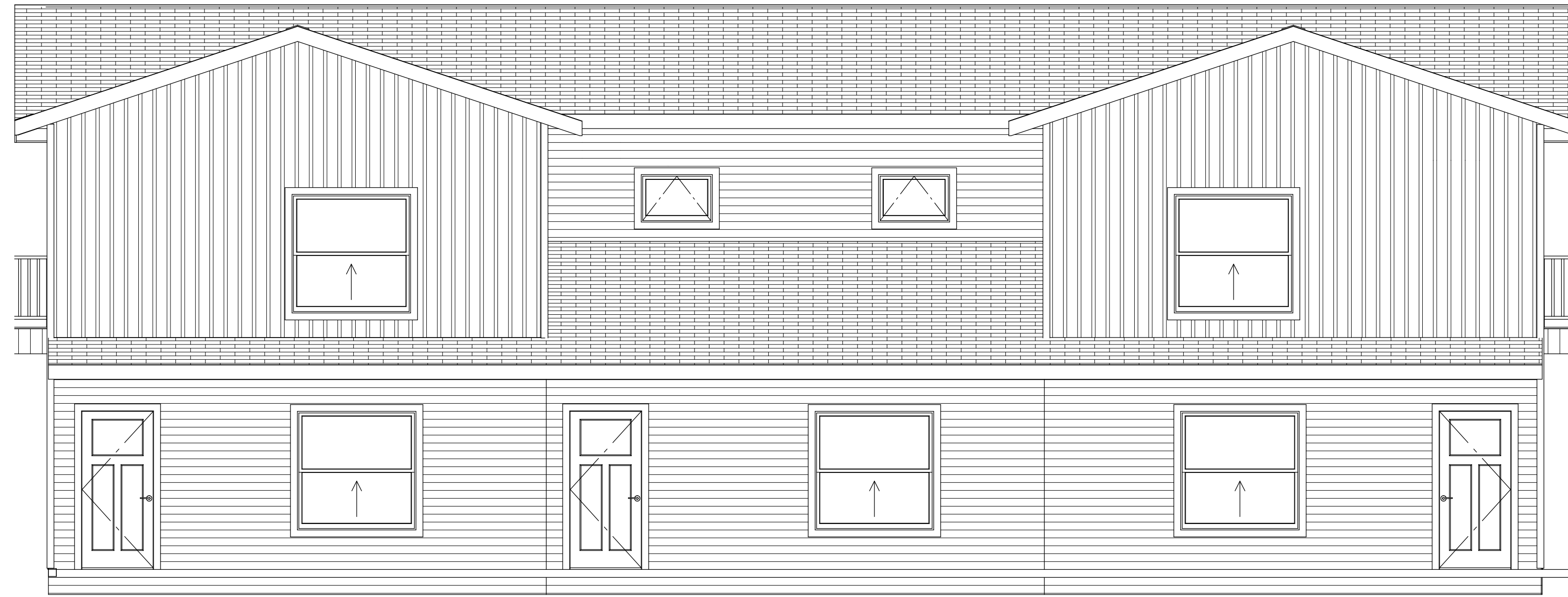
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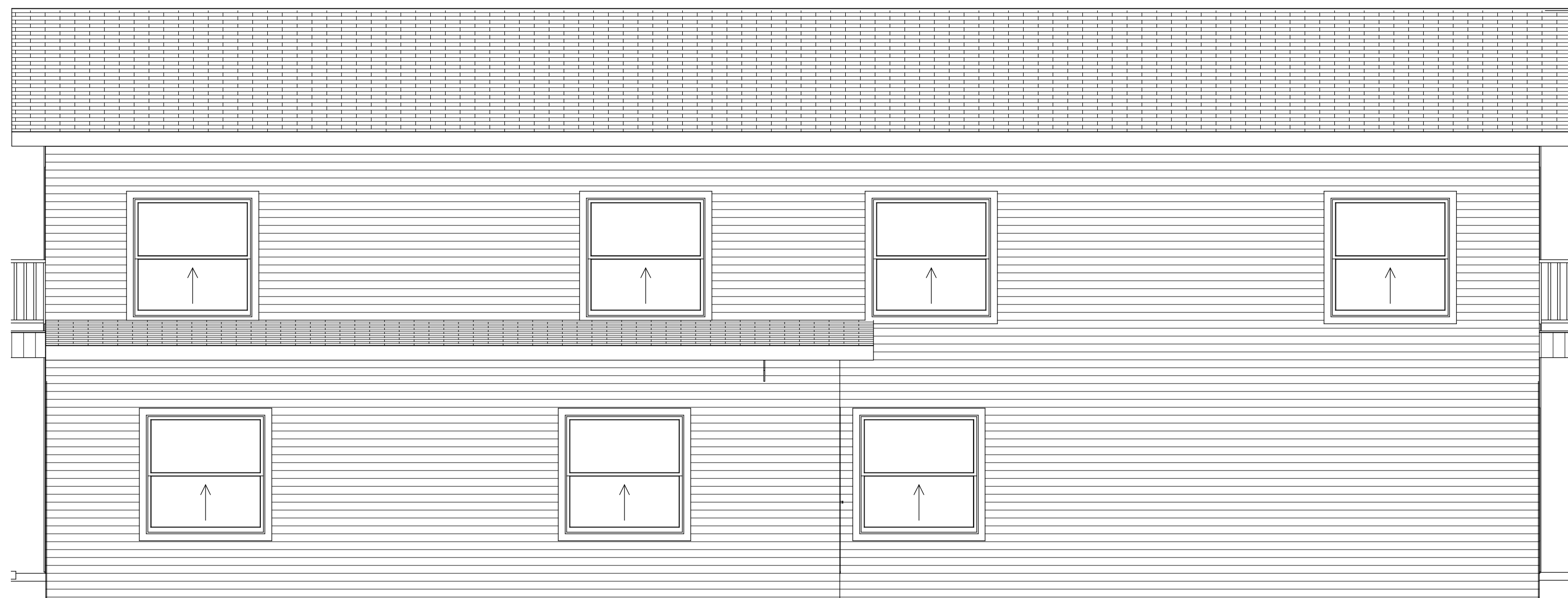
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 3



**E1 ELEVATION 1**  
1/4 IN = 1 FT



**E2 ELEVATION 2**  
1/4 IN = 1 FT



**E3 ELEVATION 3**  
1/4 IN = 1 FT



**E4 ELEVATION 4**  
1/4 IN = 1 FT

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**HANNAH DAHL**  
DESIGNS  
KITCHEN | BATH | INTERIOR

**DATE:**  
1/19/2026

**PAGE:**  
4



## CONCEPT PLAN REVIEW REPORT TO THE PLAN COMMISSION

**DATE:** February 10, 2026  
**PROPERTY ADDRESS:** N/A

**PARCEL NUMBER:** 226-0614-3242-001, 226-0614-3231-000

**OWNER:** CBF Investments CO LLC

**APPLICANT:** Premier Real Estate Management LLC

**FILE NUMBER:** Concept Plan only

**EXISTING ZONING:** Suburban Mixed Use (SMU)

**PROPOSED ZONING:** Multi-Family Residential-8 (MRL-8)

**EXISTING LAND USE:** Vacant

**REQUESTED USES:** Multi-Family Housing

---

### BACKGROUND

This request is for Plan Commission review of a Group Development Concept Plan. While this review is not a formal requirement of the Zoning Map Amendment, Group Development, or Certified Survey Map (CSM) processes, it is commonly offered as a courtesy to applicants to obtain early, constructive feedback from the Plan Commission during the planning and design phase of a proposed project.

Section 15.06.02 of the City of Fort Atkinson Zoning Ordinance provides the purpose and intent of Group and Large Development Standards. The purpose of this Section is to establish standards that ensure group developments and large developments are properly located and are compatible with the surrounding area and the overall community character of the City. A Group Development approval process follows the same approvals as Section 15.10.32 Conditional Use Permit Procedures.

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance provides the purpose and intent of Zoning Map Amendments. The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed amendments to provisions of the Official Zoning Map (rezonings).

Section 70.01.04 of the City of Fort Atkinson Land Division and Development Ordinances provides the purpose and intent of Certified Survey Map review. The purpose of the Ordinance is to regulate and control all land divisions and condominiums within the City of Fort Atkinson's geographic jurisdictional limits in order to promote and protect public health, safety, prosperity, aesthetics, and general welfare of the community. The regulations are intended to encourage the most appropriate use of land, to provide the best possible environment for human habitation, and to conserve the value of buildings placed upon the land.

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### REQUEST OVERVIEW

Premier Real Estate Management, LLC, is proposing a Group Development that will require a Zoning Map Amendment, Certified Survey Map review and a Conditional Use Permit due to the presence of multiple principal structures. City staff and the applicant are presenting the Plan Commission with a conceptual development proposal located on Mehta Lane, encompassing parcel numbers 226-0641-3231-000 and 226-0614-3242-001.

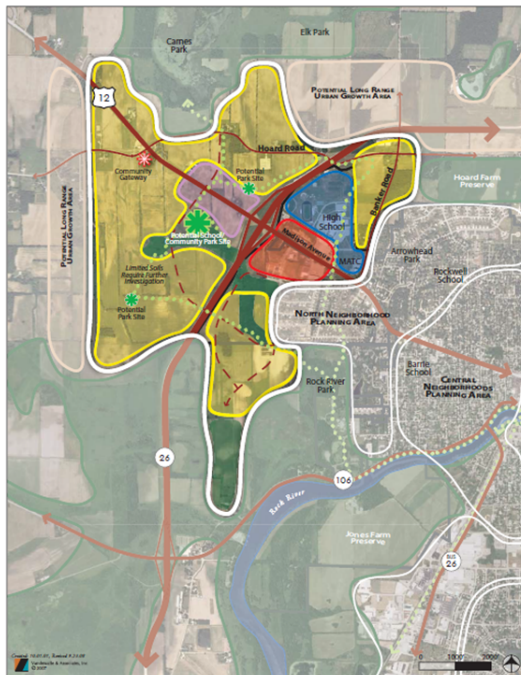
Both parcels are currently zoned Suburban Mixed Use (SMU), which does not permit standalone multi-family residential buildings without an accompanying commercial component. As such, a zoning map amendment would be required for this project. The applicant is proposing rezoning the property to Multi-Residential-8 (MRL-8), which allows up to eight dwelling units per acre and is consistent with the proposed project density. The adjacent property is already zoned MRL-8.

**PUBLIC NOTICE:**

No public notice is required for the review of a Concept Plan. Public notice will be required for additional steps in the process.

**COMPREHENSIVE LAND USE PLAN (2019):**

The subject parcels are located within the Northwest Quadrant Planning Area. Opportunities are noted in the figure below for this area. This area represents a significant growth opportunity for both commercial and residential options within the City Limits.



- | Opportunities   | Conceptual Land Uses   |
|---|--|
| <ul style="list-style-type: none"> <li>■ Proximity to Madison enhances marketability</li> <li>■ Community gateway experience</li> <li>■ Traditional neighborhood &amp; sustainable design</li> <li>■ Neighborhoods connected across Highway 26</li> <li>■ Capitalize on existing businesses &amp; schools</li> <li>■ Urban mixed use development &amp; redevelopment opportunities</li> </ul> | <ul style="list-style-type: none"> <li>■ Community Commercial</li> <li>■ Downtown</li> <li>■ Major Institutions</li> <li>■ Mixed-Use</li> <li>■ Neighborhood</li> <li>■ Employment</li> <li>■ Environmental Corridors</li> <li>■ Agriculture</li> <li>— Existing Major Roads</li> <li>— Potential Future Roads</li> <li>— Main Trails &amp; Easings &amp; Easements</li> </ul> |
- Note: This map is just 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.

The two parcels are also shown on the Comprehensive Plans Future Land Use Map as Planned Mixed Use which allows for a mixture of commercial and residential uses. Staff believes the proposal is in concert with the Comprehensive Plan.

## DISCUSSION

The City has an identified need for additional housing, and the proposed conceptual plan for multi-family development would contribute additional dwelling units within the City. Future development of this parcel would be consistent with and complementary to ongoing development patterns in the surrounding area.

A Group Development permits multiple principal structures on a site while requiring compliance with all applicable density, intensity, and bulk regulations. This type of development is reviewed through the Conditional Use Permit process and allows for multiple buildings on a single site. The proposed project would consist of up to six 12-unit residential buildings. Each unit would include two bedrooms, two bathrooms, an attached garage, and a private entrance, with unit sizes ranging from approximately 1,050 to 1,150 square feet. The development would

also include office space and a centralized mail pickup area.

The project would generate limited employment opportunities within the City, including one full-time property management position and up to two part-time positions for maintenance and housekeeping. The applicant has experience constructing similar developments in other communities, including the City of Reedsburg and the City of Portage. The building design incorporates attached garages, which provide covered parking while minimizing additional impervious surface area that would otherwise be created by detached garage structures or garage banks.

Overall, City staff believe the proposed concept is compatible with the existing development in the surrounding area, would add quality housing stock to the City, and would provide modest employment opportunities. Additionally, an adjacent property is already zoned Multi-Residential-8 (MRL-8) and contains a similar development, reducing concerns related to spot zoning.

Note that, due to the preliminary nature of this concept plan, City staff has not vetted this project relating to emergency access, utilities, traffic, or other items. A thorough review will be conducted during the next phases of the project.

---

**RECOMMENDATION**

Plan Commission takes no action on the Concept Proposal stage. Formal action is taken during the CUP, ZMA, and CSM review and approval processes. City Staff support this proposal as a concept plan and recommends that the Plan Commission provide feedback to staff and the applicant for incorporation into the next phases of the project.

---

**ATTACHMENTS**

1. Combined Zoning and Site Plan - Fort Atkinson\_Redacted



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

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

Name, company, and client (if applicable): Premier Real Estate Management LLC.  
Emily McFarland

(owner) (Engineer) Phone number: [redacted] Email: [redacted]  
Property address for site plan: 0 USH 26, City of Fort Atkinson

#### I Applicability *Conceptual Site Plan*

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

#### II Application Requirements

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

- Written description of the intended use describing in reasonable detail the following:
  - Existing zoning district(s) and proposed zoning district(s), if different.
  - Existing and proposed land uses.
  - Projected number of residents, employees, and/or daily customers.
  - Proposed number of dwelling units and density.
  - Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
  - Demonstration of consistency with the Comprehensive Plan.
  - N/A*  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



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

### III Process Checklist

- |   |             |
|---|-------------|
| <input type="checkbox"/> Pre-Application conference with Staff (recommended)                | Date: _____ |
| <input type="checkbox"/> Application fee of \$300.00 received by City Clerk                 | Date: _____ |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| <input type="checkbox"/> Receipt of final application packet by Engineering                 | Date: _____ |
| <input type="checkbox"/> City Staff input   | Date: _____ |
| <input type="checkbox"/> Review and action by Engineering and Zoning Administrator          | Date: _____ |

**City of Fort Atkinson Procedural Checklist for Zoning Map Amendments  
 (Rezoning)  
 Requirements per Section 15.10.31**

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.

Name, company, and client (if applicable): Premier Real Estate Management LLC.  
Emily McFarland

(Engineer) Brad Truml - [REDACTED]

(owner) Phone number: [REDACTED] Email: [REDACTED]

Property address of requested zoning change: 0 USH 26 City of Fort  
Atkinson

Zoning change request from SMU to MBL-8

**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

- |  |             |
|--|-------------|
| <input type="checkbox"/> Staff-Applicant meeting (if applicable)                                     | Date: _____ |
| <input type="checkbox"/> Application fee of \$300.00 received by City Clerk                          | Date: _____ |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed.          | Date: _____ |
| <input type="checkbox"/> Receipt of complete application packet by Zoning Administrator              | Date: _____ |
| <input type="checkbox"/> City Staff input  | Date: _____ |
| <input type="checkbox"/> Class 2 legal notice sent to official newspaper by City Clerk               | Date: _____ |
| <input type="checkbox"/> Class 2 legal notice published on _____ and _____                           | Date: _____ |
| <input type="checkbox"/> Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| <input type="checkbox"/> Notification of clerks of municipalities within 1,000 feet of the petition  | Date: _____ |
| <input type="checkbox"/> Notification of airports within 1 mile of the petition                      | Date: _____ |
| <input type="checkbox"/> Plan Commission Public Hearing, review and recommendation                   | Date: _____ |
| <input type="checkbox"/> City Council review and action  | Date: _____ |

City of Fort Atkinson

Written Description for Site Plan

Parcels 226-0641-3231-000 and 226-0614-3242-001

Parcel **226-0614-3231-000**

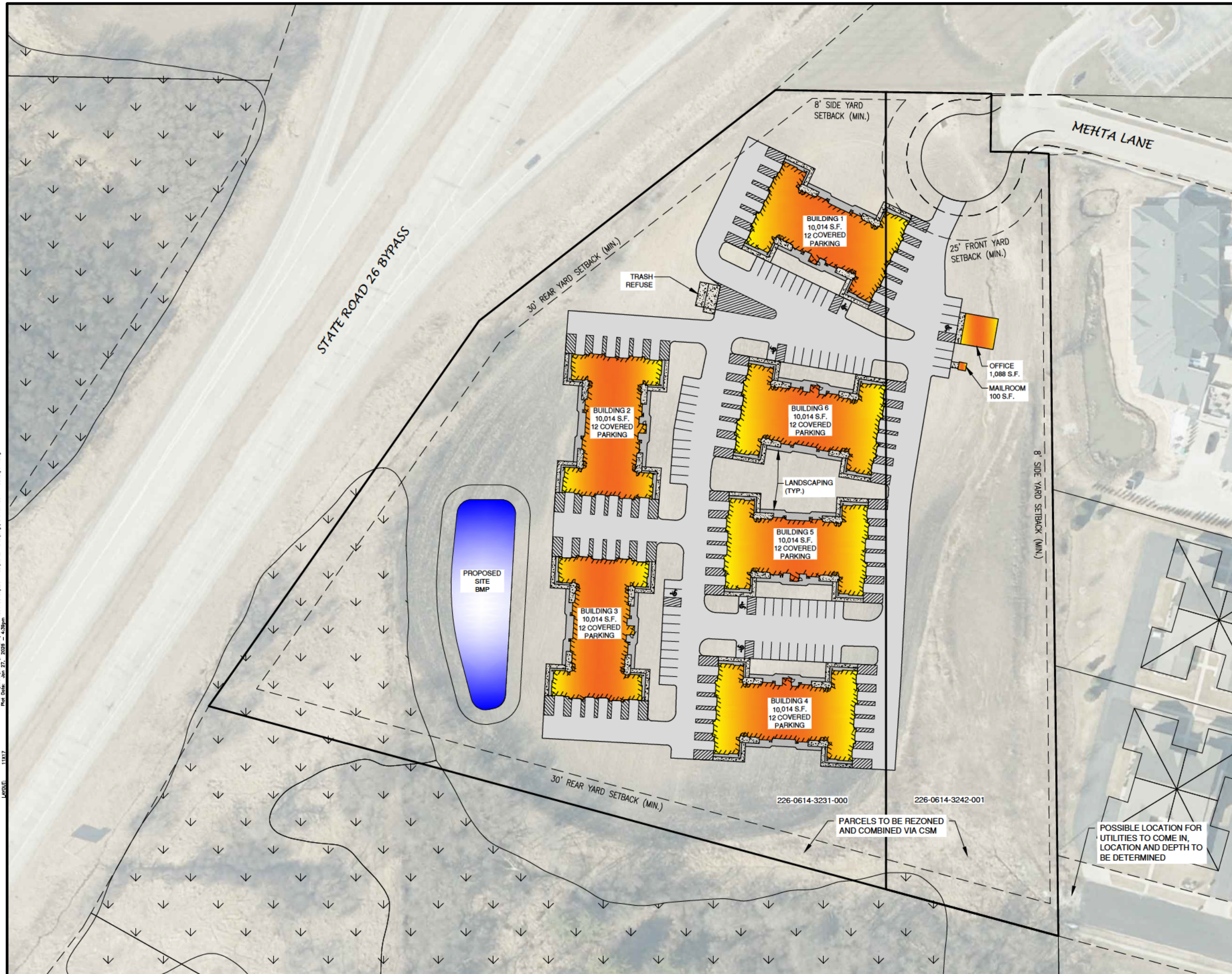
NE1/4 SW1/4. EX PT NW OF STH 26. EX 9.8A IN STH 26 IN DOC 910339. EX PT LYG S OF SD L: COM S1/4/C, S89DG43'E 164.99 FT, N01DG30'W 1780.23FT, N75 DG42'W 904.79FT TO ELY L STH 26 BYPASS.

Parcel **226-0614-3242-001**

W5A OF NW1/4 SE1/4. EX PT LYG S OF SD L: COM S1/4/C, S89DG43'E 164.99FT, N01DG30' W 1780.23FT, N75DG42'W 904. 79FT TO ELY L STH 26 BYPASS. EX COM W1/4/C, S89DG48'E 2613.44FT, S89DG58'E 107.43 FT TO POB, S89DG58'E 58.27FT S01DG28'E 59.08FT, S75DG05'E 27.77FT, N82DG49'W 49.69FT, N89DG58'W 37.36FT, N00DG01'E 60FT TO POB.

Both properties are currently zoned Suburban Mixed Use (SMU), which does not permit standalone multi-family residential buildings without a commercial component. As a result, rezoning will be required. We would like to rezone the property to Multi-Residential-8 (MRL-8). This district allows up to eight dwelling units per acre, which aligns with our proposed density. Additionally, an adjacent property already zoned MRL-8. The City's Comprehensive Plan also supports the MRL-8 Zoning as well. The attached site plan shows our typical 12-unit buildings, with each unit including two bedrooms, two bathrooms, an attached garage, and a private entrance. Depending upon the unit, each is roughly between 1,050, and 1,150 square feet. There is also an office space and a mail pickup location for the tenants as well. For employees, there will be 1 full time (property manager) and possibly 2 part time employees for maintenance and housekeeping.

File: R:\Users\jlee\OneDrive\Fort Atkinson Conceptual Plan\Mehta Lane\Map\Port Atkinson - Concept 1.dwg  
 Plot Date: Jan 27, 2025 - 8:38am  
 11x17  
 LAYOUT



**SITE DATA**

PARCEL 226-0641-3231-000 = 8.02 ACRES, 349,278 S.F.  
 PARCEL 226-0614-3242-001 = 3.24 ACRES, 141,165 S.F.  
 TOTAL AREA = 11.26 ACRES, 490,443 S.F.  
 BUILDING AREA = 1.41 ACRES, 61,272 S.F. (12.5%)  
 SIDEWALK/PARKING LOT AREA = 2.64 ACRES, 115,122 S.F. (23.4%)  
 GREEN SPACE = 7.21 ACRES, 314,049 S.F. (64.1%)

**ZONING**

CURRENT- SMU = SUBURBAN MIXED USE  
 PROPOSED- MRL-8 = MULTI-RESIDENTIAL-8

**PARCEL NO.**

226-0641-3231-000 AND 226-0614-3242-001  
 TO BE COMBINED VIA CSM.

**BRIEF LEGAL DESCRIPTION**

Parcel 226-0614-3231-000  
 NE1/4 SW1/4. EX PT NW OF STH 26. EX 9.8A IN STH 26 IN DOC 910339.  
 EX PT LYG S OF SD L: COM S1/4/C, S89DG43°E 164.99 FT, N01DG30°W 1780.23FT, N75 DG42°W 904.79FT TO ELY L STH 26 BYPASS.

Parcel 226-0614-3242-001

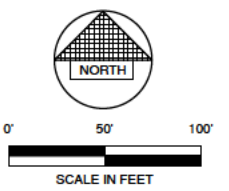
W5A OF NW1/4 SE1/4. EX PT LYG S OF SD L: COM S1/4/C, S89DG43°E 164.99FT, N01DG30° W 1780.23FT, N75DG42°W 904.79FT TO ELY L STH 26 BYPASS. EX COM W1/4/C, S89DG48°E 2613.44FT, S89DG58°E 107.43 FT TO POB, S89DG58°E 58.27FT S01DG28°E 59.08FT, S75DG05°E 27.77FT, N82DG49°W 49.69FT, N89DG58°W 37.36FT, N00DG01°E 60FT TO POB.

**PARKING DATA**

TOTAL PARKING STALLS PROVIDED = 147  
 SURFACE PARKING STALLS = 75  
 ATTACHED COVER STALLS = 72

**BUILDING COUNT**

6 - 12 UNIT BUILDINGS - 72 TOTAL UNITS  
 72/ 11.26 = 6.39 UNITS PER ACRE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN  
 CHECKED  
 DESIGNED

RESIDENTIAL DEVELOPMENT  
 MEHTA LANE  
 CITY OF FORT ATKINSON  
 JEFFERSON COUNTY, WISCONSIN

DATE  
 01/29/25  
 FILE  
 FORT ATKINSON - CONCEPT 1  
 JOB NO.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.  
 1



**SITE DATA**  
 TOTAL AREA = 11.26 ACRES, 490,443 S.F.  
 PARCEL 226-0614-3231-000 = 8.02 ACRES, 349,278 S.F.  
 PARCEL 226-0614-3242-001 = 3.24 ACRES, 141,165 S.F.

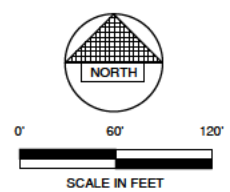
**ZONING**  
 CURRENT- SMU = SUBURBAN MIXED USE  
 PROPOSED- MRL-8 = MULTI-RESIDENTIAL-8

**PARCEL NO.**  
 226-0614-3231-000 AND 226-0614-3242-001  
 TO BE COMBINED VIA CSM.

**BRIEF LEGAL DESCRIPTION**  
 Parcel 226-0614-3231-000  
 NE1/4 SW1/4. EX PT NW OF STH 26. EX 9.8A IN STH 26 IN DOC 910339.  
 EX PT LYG S OF SD L: COM S1/4/C, S89DG43'E 164.99 FT, N01DG30'W 1780.23FT, N75 DG42'W 904.79FT TO ELY L STH 26 BYPASS.

Parcel 226-0614-3242-001  
 W5A OF NW1/4 SE1/4. EX PT LYG S OF SD L: COM S1/4/C, S89DG43'E 164.99FT, N01DG30' W 1780.23FT, N75DG42'W 904.79FT TO ELY L STH 26 BYPASS. EX COM W1/4/C, S89DG48'E 2613.44FT, S89DG58'E 107.43 FT TO POB, S89DG58'E 58.27FT S01DG28'E 59.08FT, S75DG05'E 27.77FT, N82DG49'W 49.69FT, N89DG58'W 37.36FT, N00DG01'E 60FT TO POB.

**LOCATION MAP**



FILE: R:\LAWSON\PARIS\10102020\ZONING MAP.dwg  
 PLOT DATE: 3/20/2025 - 12:50pm  
 LAYOUT: ZONING MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN	
CHECKED	
DESIGNED	

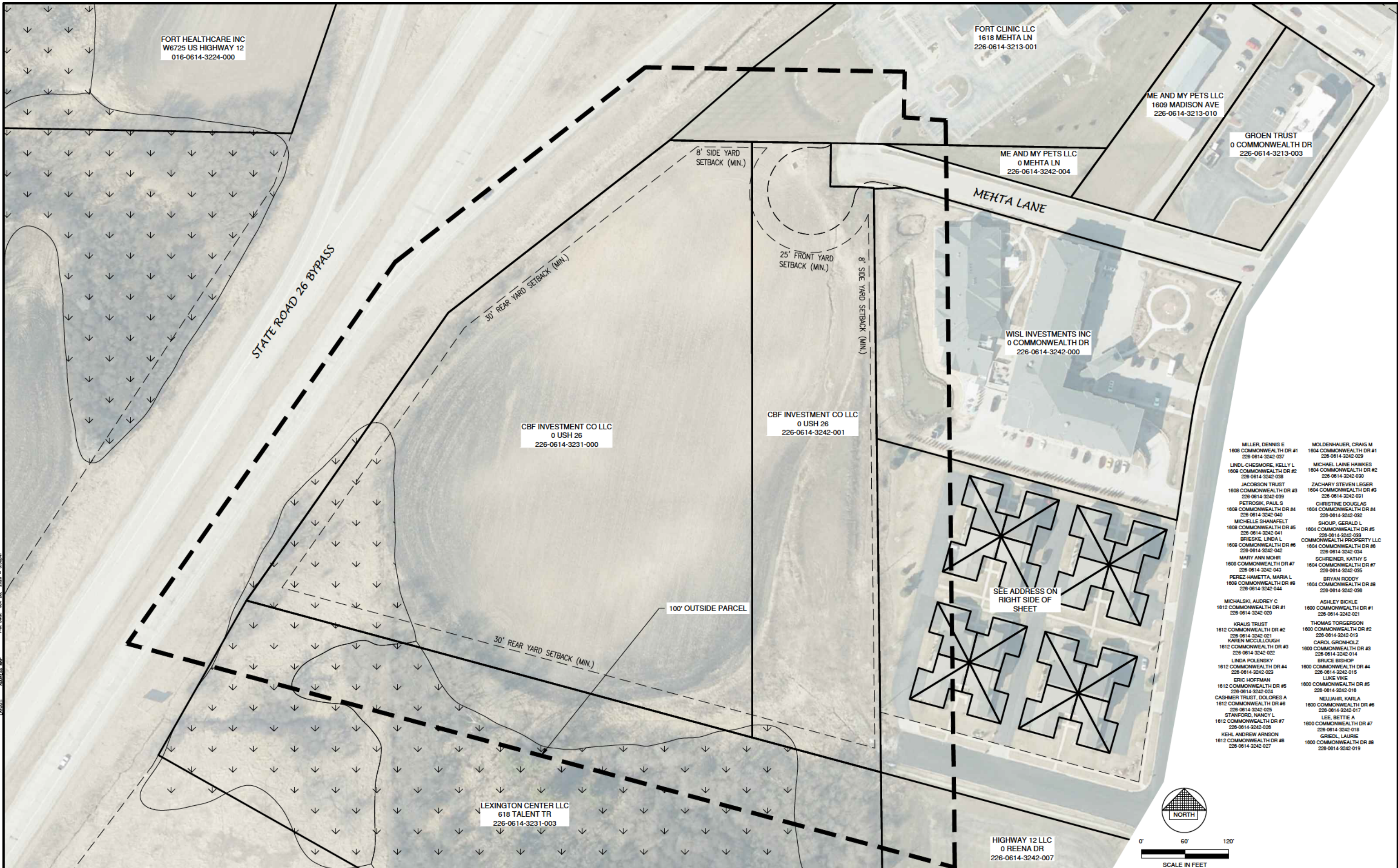
RESIDENTIAL DEVELOPMENT  
 MEHTA LANE  
 CITY OF FORT ATKINSON  
 JEFFERSON COUNTY, WISCONSIN

ZONING MAP

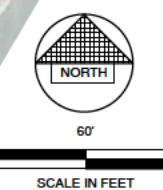
DATE  
01/20/2025  
 FILE  
ZONING MAP  
 JOB NO.

**REL Robert E. Lee & Associates, Inc.**  
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.  
1



- MILLER, DENNIS E  
1808 COMMONWEALTH DR #1  
228-0614-3242-037
- LINDL, CHESMORE, KELLY L  
1808 COMMONWEALTH DR #2  
228-0614-3242-038
- JACOBSON TRUST  
1808 COMMONWEALTH DR #3  
228-0614-3242-039
- PETROSIK, PAUL S  
1808 COMMONWEALTH DR #4  
228-0614-3242-040
- MICHELLE SHANAFELT  
1808 COMMONWEALTH DR #5  
228-0614-3242-041
- BRIESKE, LINDA L  
1808 COMMONWEALTH DR #6  
228-0614-3242-042
- MARY ANN MOHR  
1808 COMMONWEALTH DR #7  
228-0614-3242-043
- PEREZ-HAMETTA, MARIA L  
1808 COMMONWEALTH DR #8  
228-0614-3242-044
- MICHALSKI, AUDREY C  
1812 COMMONWEALTH DR #1  
228-0614-3242-020
- KRAUS TRUST  
1812 COMMONWEALTH DR #2  
228-0614-3242-021
- KAREN MCCULLOUGH  
1812 COMMONWEALTH DR #3  
228-0614-3242-022
- LINDA POLENSKY  
1812 COMMONWEALTH DR #4  
228-0614-3242-023
- ERIC HOFFMAN  
1812 COMMONWEALTH DR #5  
228-0614-3242-024
- CASHMER TRUST, DOLORES A  
1812 COMMONWEALTH DR #6  
228-0614-3242-025
- STANFORD, NANCY L  
1812 COMMONWEALTH DR #7  
228-0614-3242-026
- KEHL, ANDREW ARNISON  
1812 COMMONWEALTH DR #8  
228-0614-3242-027
- MOLDENHAUER, CRAIG M  
1804 COMMONWEALTH DR #1  
228-0614-3242-029
- MICHAEL LAINE HAWKES  
1804 COMMONWEALTH DR #2  
228-0614-3242-030
- ZACHARY STEVEN LEGER  
1804 COMMONWEALTH DR #3  
228-0614-3242-031
- CHRISTINE DOUGLAS  
1804 COMMONWEALTH DR #4  
228-0614-3242-032
- SHOUP, GERALD L  
1804 COMMONWEALTH DR #5  
228-0614-3242-033
- COMMONWEALTH PROPERTY LLC  
1804 COMMONWEALTH DR #6  
228-0614-3242-034
- SCHREINER, KATHY S  
1804 COMMONWEALTH DR #7  
228-0614-3242-035
- BRYAN RODDY  
1804 COMMONWEALTH DR #8  
228-0614-3242-036
- ASHLEY BICKLE  
1800 COMMONWEALTH DR #1  
228-0614-3242-021
- THOMAS TORGERSOHN  
1800 COMMONWEALTH DR #2  
228-0614-3242-013
- CAROL GRONHOLZ  
1800 COMMONWEALTH DR #3  
228-0614-3242-014
- BRUCE BISHOP  
1800 COMMONWEALTH DR #4  
228-0614-3242-015
- LUKE VIKE  
1800 COMMONWEALTH DR #5  
228-0614-3242-016
- NEUJAHN, KARLA  
1800 COMMONWEALTH DR #6  
228-0614-3242-017
- LEE, BETTIE A  
1800 COMMONWEALTH DR #7  
228-0614-3242-018
- GRIEDL, LAURIE  
1800 COMMONWEALTH DR #8  
228-0614-3242-019



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

RESIDENTIAL DEVELOPMENT  
MEHTA LANE  
CITY OF FORT ATKINSON  
JEFFERSON COUNTY, WISCONSIN

ADDRESS MAP

DATE  
01/20/28  
FILE  
ZONING MAP  
JOB NO.

SHEET NO.  
1



# Community Minded **Development**



**PRE / 3**™  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**Bob Murray**  
414.899.0214  
bob@pre-3.com

**Josh Kenitzer**  
414.322.2301  
joshua@pre-3.com

**Emily McFarland**  
920.988.5874  
emily.mcfarland@pre-3.com

# Company Summary

Founded in 1978, with over 45 years of experience, **PRE/3** has grown into a trusted leader in multifamily development, ownership, and management. With a focus on small to mid-sized communities, our team combines decades of expertise with a deep understanding of what makes neighborhoods thrive. Over the years, **PRE/3** has developed more than 10,000 apartment homes across Wisconsin and now proudly manages over 18,000 units in 16 states. **PRE/3** is dedicated to creating high-quality, low-density housing in underserved markets — communities where thoughtful investment makes a significant difference.

**By blending smart design, lasting construction, and strong management, we aim to build more than housing — we build places where residents feel connected, supported, and proud to call home.**

We believe this approach is what truly builds communities, and we are proud to deliver both the stability of scale and the personal attention that ensures our communities stand out from the rest.



**PRE / 3**™  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**FOUNDED IN 1978**

# Relevant Developments

**PRE/3** has been a driving force in Wisconsin's housing market for decades, developing thousands of apartment homes across the state, including more than 2,000 units in just the past five years.

Our communities are intentionally low-density, designed to feel more like a neighborhood than a complex. With features such as attached garages, private entrances, and single-family home-like layouts, residents enjoy both comfort and privacy. This thoughtful, low-impact approach attracts longer-term tenants who take pride in their homes and communities. **Below are a few of our recent developments that reflect this scale and vision:**

## Recent Developments

### **HILLCREST ESTATES** (2025)

60-unit Market Rate  
Nicolet Construction  
[hillcreststatesapartments.com](http://hillcreststatesapartments.com)



### **HEATHER VALLEY** (2024)

72-unit Market Rate  
701 K Street, Reedsburg, WI 53959  
Nicolet Construction  
[heathervalleyapartments.com](http://heathervalleyapartments.com)



### **PRAIRIE VIEW ESTATES** (2024)

96-unit Market Rate  
1456 Pleasant Drive, Plover, WI 54467  
Nicolet Construction  
[www.prairieviewestatesliving.com](http://www.prairieviewestatesliving.com)



### **CLAYTON CROSSING** (2023)

96-unit Market Rate  
9117 Clayton Avenue, Neenah, WI 54956  
Nicolet Construction  
[claytoncrossingapartments.com](http://claytoncrossingapartments.com)



## Under Construction

### **FOX LAKE, WI**

72-unit Market Rate  
Nicolet Construction

### **PORTAGE, WI**

60-unit Market Rate  
Nicolet Construction

### **BERLIN, WI**

48-unit Market Rate  
Nicolet Construction

**PRE / 3**™

INVESTMENT | DEVELOPMENT | MANAGEMENT

[PRE-3.COM](http://PRE-3.COM)

# Floor Plans

At **PRE/3**, we take great care to partner with communities that align with our long-term vision of creating thriving communities. While each development is thoughtfully tailored to its setting, we consistently rely on proven floor plans that deliver on our goals: providing residents with comfortable, high-quality living spaces and offering communities durable, attractive housing that adds long-term value. **Below are examples of the floor plans we typically use to achieve these results.**

## LOWER UNIT

2 bedroom, 2 bathroom  
1,067 square feet

## UPPER UNIT

2 bedroom, 2 bathroom  
1,144 square feet



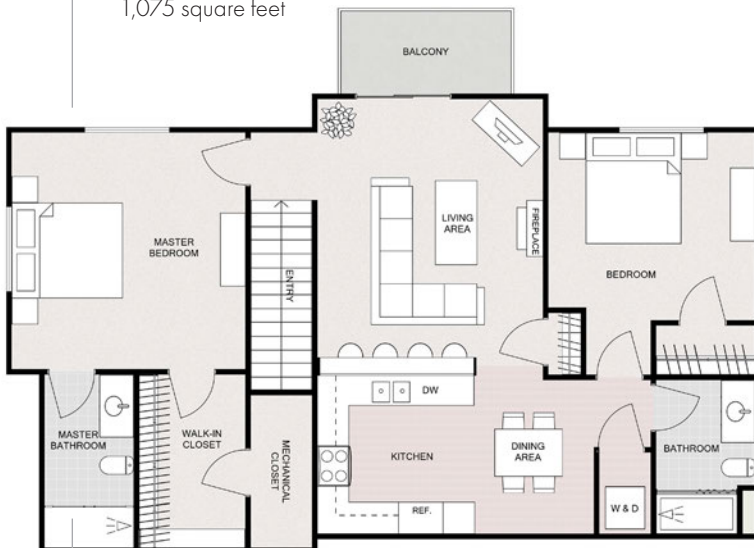
# Floor Plans<sub>cont.</sub>

**In addition to utilizing our proven floor plans, PRE/3 is committed to using materials and finishes that are durable, attractive, and thoughtfully matched to each community.**

Inside our homes, residents enjoy high-quality features such as maple shaker cabinets with crown molding, high-definition laminate countertops, stainless steel appliances, vinyl plank flooring, plush carpet, and ceiling fans in dining rooms and bedrooms. On the exterior, we prioritize lasting construction with 2x6 walls, Atlas Pinnacle shingles, high-quality vinyl siding with brick or stone accents, composite balconies, and fiberglass entry doors. While finishes may vary slightly by community and material availability, each choice is made with the same goal in mind—to provide lasting quality and a welcoming place to call home.

## UPPER SPLIT BEDROOM

2 bedroom, 2 bathroom  
1,075 square feet



**PRE / 3**<sup>TM</sup>  
INVESTMENT | DEVELOPMENT | MANAGEMENT

FOUNDED IN 1978

# References

We encourage you to reach out to our references and hear directly from those who know our work best. At **PRE/3**, we truly believe in the quality of what we do—from thoughtful design to responsible management—and we want you to share that same confidence. Our track record speaks through the communities we’ve built and the partners we’ve worked with, and we welcome the opportunity for you to see that firsthand.

## **THE VILLAGE OF WATERFORD, WI**

Zeke Jackson, Village Administrator  
123 N. River Street, Waterford, WI 53185  
262.534.3980  
zjackson@waterfordwi.org

## **THE VILLAGE OF SAUKVILLE, WI**

Dawn Wagner, Village Administrator  
639 E. Green Bay Avenue, Saukville, WI 53080  
262.235.9016  
dwagner@village.saukville.wi.us

## **THE VILLAGE OF PLOVER, WI**

Steve Kunst, Village Administrator  
2400 Post Road, Plover, WI 54467  
715.345.5250  
skunst@ploverwi.gov

## **CITY OF REEDSBURG, WI**

Brian Duvalle, Planner/Bldg Inspector  
134 S. Locust Street, Reedsburg, WI 53959  
608.768.3354

## **CITY OF PORTAGE, WI**

Justin Schoenemann, City Administrator  
115 W. Pleasant Street, Portage, WI 53901  
608.742.2176  
justin.schoenemann@portagewi.gov

# Example Properties

Here are samples of a few of our properties, but we invite you to visit [pre-3.com](http://pre-3.com) for additional photos, virtual tours, and a closer look at communities we've developed.



### EXTERIOR VIEWS

a **PRE/3** apartment community showing brick and vinyl siding, landscaped grounds, and private balconies.



**INTERIOR VIEWS : LIVING ROOM**

Vinyl plank flooring with space for a couch, chair, coffee table and two end tables; access to the first floor patio is also shown



**INTERIOR VIEWS : KITCHEN AND HALLWAY**

high-definition laminate countertops, stainless steel appliances, white shaker-style cabinets, and vinyl plank flooring



**INTERIOR VIEWS : BATHROOM**

vinyl plank flooring, white trim, high-definition laminate countertops, brushed nickel fixtures, and a shower



**INTERIOR VIEWS : BEDROOM/OFFICE**

plush carpet, white trim, and room for a desk, guest chair and side table



**INTERIOR VIEWS : MASTER BEDROOM AND EN SUITE BATHROOM AND LAUNDRY**

A large bed and dresser are shown with access to the en suite bathroom in addition to a full-size washer and dryer



**INTERIOR VIEWS : BEDROOM**

plush carpet, white trim, a large bed, a chair, and side tables



*Thank you!*

Put your trust in the professionals who've led the way in multifamily real estate for more than 45 years. Every community deserves high-quality development that adds lasting value to the community. With our proven expertise and commitment to excellence, we deliver projects that meet today's needs while building long-term value for years to come.



**PRE / 3**<sup>TM</sup>  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**For more information, contact us**

**PRE-3.COM**

262.790.4560

3120 Gateway Road  
Brookfield, WI 53045















950





