



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, APRIL 14, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTU0VnZlZz09>

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 March 24, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- b. Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the properties known as Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)
- c. Review and possible action relating to a Site Plan Review for two Industrial Buildings located on Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)
- d. Review and possible recommendation to the City Council relating to a petition for annexation of a property located at parcel number 226-0514-0434-004 to the City of Fort Atkinson at 744 Jones Ave. (PFA-2026-01) (Draeger, Director of Neighborhood and Building Services)
- e. Review and possible recommendation to the City Council relating to a Certified

Survey Map for the property located at 744 Jones Ave. (CSM-2026-07) (Draeger, Director of Neighborhood and Building Services)

- f. Update on previously approved projects (Houseman)

4. Adjournment

Date Posted: April 10, 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, MARCH 24, 2026 – 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: Chairperson Manager Houseman, Director of Public Works Navin, Council Representative Schultz, Commissioners Ciccarelli and Shull. Also present: Clerk/Treasurer/Finance Director, Deputy Clerk, Director of Neighborhood and Building Services and the City Attorney (via zoom).

Absent: Commissioners Kessenich and Shull.

3. New Business

*a. Review and possible action relating to the **minutes of the March 10, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Ciccarelli moved, seconded by Schultz to approve the minutes of the March 10, 2026 Plan Commission meeting. Motion carried.

b. Review and possible action on a Conditional Use Permit relating to occupancy by a construction company, including indoor business activities and ancillary equipment storage at the property located at 525 Jefferson St. (CUP-2026-02) (Draeger, Director of Neighborhood and Building Services)

Director Draeger stated that the proposed land uses and operations are generally consistent with the property's historic uses. The building and site were originally developed to accommodate commercial and industrial-type businesses, and the current proposal aligns with that established pattern. The applicant represents long-standing Fort Atkinson businesses that have outgrown their current locations and are seeking to remain and expand within the community. The subject property provides increased flexibility and opportunity for long-term operational growth while supporting the retention of established local businesses.

While the precise number of required parking spaces has not been fully determined as part of this analysis, a commonly used benchmark for a business of this type is

approximately one parking space per employee. Based on that general metric, the existing parking area located on the west side of the property, if paved and properly striped, would be capable of accommodating approximately 30 or more parking spaces. This supply would significantly exceed the current number of employees (approximately 10) and would also accommodate the applicant's projected future workforce of approximately 20 employees.

The Conditional Use Permit (CUP) will facilitate additional vehicle and truck traffic to and from the site as part of the expanded operations. While the applicant is proposing limited improvements, including paving one ADA-compliant handicap stall, painting the exterior of the building, and installing landscaping, additional site improvements are necessary to bring the broader property into greater compliance with City standards. These improvements include paving the existing gravel parking area, installing concrete aprons, and constructing sidewalk improvements at both west parking lot approaches to the site. Sidewalk installation is also required along Clarence and Lorman Streets.

The proposed paving will increase the amount of impervious surface on the site, which requires additional landscaping under City regulations. In the opinion of City staff, the landscaping plan proposed by the applicant satisfies these requirements and provides an appropriate level of site enhancement. City staff recommends that the sidewalk requirement along Jefferson Street be deferred at this time. Jefferson Street is anticipated to be reconstructed in the future, and sidewalk installation could be completed more efficiently as part of that coordinated public project.

Future reconstruction of Jefferson Street will likely impact a portion of the existing parking area on the east side of the property, as several of those spaces currently extend into the public right-of-way. When that reconstruction occurs, those spaces will likely be reduced. The additional parking capacity available on the west side of the property will help offset this future loss and ensure that adequate on-site parking remains available.

City staff have discussed these site improvement requirements with the applicant, and the applicant has acknowledged the need to complete them. Given the scope of the required improvements, particularly the sidewalk installations, consideration should be given to allow an extended timeline of up to one (1) year for completion. This approach would reduce the immediate financial burden while still ensuring the improvements are completed within a reasonable and defined timeframe.

It is also important to recognize that the City has placed significant emphasis on revitalizing this area through public investment, planning, and allocation of resources. While the proposed project includes modest building and site improvements, the project represents reinvestment in an existing commercial property and supports continued business activity in the area. The additional required enhancements beyond what is proposed by the applicant will further advance the City's long-term vision for the corridor. Staff acknowledges that several uncertainties identified in the Overview, particularly

related to final parking counts, site circulation, and the extent of required infrastructure improvements, remain at this stage of review. However, staff finds that these unknowns are appropriately addressed through the recommended conditions and required site improvements associated with the project. The paving and striping of the west parking area provide a clear path to achieving minimum parking needs, while required sidewalk installations, access improvements, and landscaping enhancements ensure compliance with City standards. Additionally, the ability to defer certain improvements, such as along Jefferson Street, and allow an extended timeline for completion, provides flexibility. Collectively, these recommendations establish a framework that mitigates current uncertainties and ensures the site can function effectively and in conformance with the City's zoning ordinance as the project moves forward.

Finally, Wisconsin State Statutes (2017 Wisconsin Act 67) limit a municipality's ability to regulate improvements beyond those required by the zoning ordinance through the Conditional Use process. Under state law, denial of a Conditional Use Permit must be supported by substantial evidence demonstrating that the proposal does not meet ordinance standards.

In summary, the proposed development appears capable of meeting applicable City ordinances and is generally consistent with adopted City plans. The proposal supports reinvestment in an existing building and the continued operation and expansion of established local businesses, subject to compliance with the identified site and infrastructure improvements.

Schultz moved, seconded by Ciccarelli, to approve the Conditional Use Permit with the following conditions:

- 1) Those conditions as listed in Section 15.10.32(9) (CUP procedure) shall apply to all Conditional Uses.
- 2) The Conditional Use permit only applies to permitting a Vehicle Service and Repair land use on the subject property for the applicant and their associated business. If any other Conditional Use in the UMU zoning district were to be requested in the future by the applicant or a different entity on the subject property, it shall require the completion of a full new Conditional Use process (Section 15.10.32).
- 3) The Vehicle Service and Repair land use shall be limited to only indoor activities (Section 15.03.10(20)) as proposed by the applicant. If any outdoor activities are requested in the future, an updated Site Plan shall be required to be provided to the Plan Commission for review and approval in accordance with all applicable zoning standards (Section 15.03.10(20)(a)-(c)).
- 4) Outdoor activity shall be limited to only those permitted by right land uses within the UMU zoning district, including, but not limited to, Outdoor Display (Section 15.03.10(4)) and Incidental Outdoor Storage (15.03.28(17)). All applicable land use requirements associated with any outdoor activity shall be met and maintained in compliance with all the requirements of the City of Fort Atkinson Municipal Code.
- 5) Require all parking areas be paved with a hard surface per City Standard (15.06.06(19)).

6. Require a parking/stripping plan be submitted and approved by City Staff, which meets City ordinances.
- 7) Require all approaches be constructed of 6" of concrete per City Standard (15.06.06(19)).
- 8) Require the installation of a public sidewalk along Clarence and Lorman streets within one year of final approval of this CUP.
- 9) Require bicycle parking when Jefferson Street is reconstructed by the City.
- 10) The applicant must obtain all required permits prior to construction.
- 11) Minor changes to this CUP can be approved administratively, but any substantial change to the conditions or use of the property must be approved by the Plan Commission through amending this CUP.
- 12) Any other recommendations of City staff and the Plan Commission.

Ciccarreli stated that the current municipal code does not distinguish between short-term (visitors) and long-term (occupants) bike storage. Suggest that over the next year staff work to change the code to align with the terminology used by other cities.

c. *Presentation to the Plan Commission on **Premier Real Estate Management LLC, Concept Plan** for four 24-unit multifamily buildings located at 550 McMillen St. (Draeger, Director of Neighborhood and Building Services)*

The City has an identified need for additional housing, and the proposed conceptual plan for multifamily 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. Including the recent renovation to the Fort Healthcare Facility, which moved most care options back to the existing main campus. The move created several redevelopment opportunities in the 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 four 24-unit residential buildings. Each unit would include one or two bedrooms, one or two bathrooms, underground and surface parking, with unit sizes ranging from approximately 780 to 1,164 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 an underground parking garage, which provides covered parking while minimizing additional impervious surface area that would otherwise be created by detached garage structures or garage banks.

Overall, City staff find that the proposed concept is compatible with the character and

pattern of surrounding development, would contribute additional high-quality housing options to the City's inventory, and would generate modest employment opportunities. Furthermore, the presence of adjacent properties zoned Institutional (I), which permit residential uses and currently accommodate multifamily senior housing developments, reinforces the appropriateness of the proposed use within this area. 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.

Ciccarelli met with Director Draeger and provided written comments regarding the project. He wanted to highlight some of the ideas for the Plan Commission. The proposed plan has Schumacher Way ending in a cul de sac. He would like to propose extending Handeyside Lane to Schumacher Way and possibly even further to Memorial Drive. Furthermore, if the street plan were to change, the placement of the buildings could align more with the street to provide a more urban feel.

Ciccarelli further questioned whether the proposed plan requires the number of outdoor parking spaces since the site will also have underground parking. There is a berm behind the planned buildings and the existing Wellington Meadows. The berm could potentially shield the view of the parking from Wellington Meadows.

Manager Houseman is pleased with the concept plan moving forward as it's been in the works for several years.

Council Representative Schultz stated that he doesn't think the parking spaces need to be moved to the back of the building. When the parking is in front of the building and close to the street, it is less opportunistic for criminal activity than when hidden from road view.

No action taken.

- d. *Review and possible action relating to a **Site Plan Review** for signage at MBE CPA, 524 Whitewater Ave. (SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)*
- The subject parcel lies within the Central Neighborhoods Planning Area and is identified as Mixed Use within the City's Comprehensive Plan. The opportunities included in this planning area include:
- Urban living experience
 - Single family neighborhood character
 - Historic preservation balanced with modernization
 - Bed & Breakfast Opportunities
 - Schools, parks & downtown as gathering places
 - Neighborhood retail revitalization, along Janesville, Madison & Whitewater Avenues

The subject property is also shown as Neighborhood Commercial on the Future Land Use Map. The Neighborhood Commercial future land use category is intended for small-scale, neighborhood supporting retail, service, and office uses. Neighborhood Commercial uses

are typically smaller in scale and have fewer traffic and other impacts than Community Commercial land uses. City Staff believe the proposed sign is in concert with the City's Comprehensive Plan.

Cicarreli moved, seconded by Schultz to approve the Site Plan Review for signage. Motioned carried.

e. *Review and possible action relating to the **Habitat for Humanity Fort Atkinson Critical Repair Program** guidelines (Houseman, City Manager)*

Manager Houseman stated that resolution set forth by the City Council requires that this committee review and approve the eligibility guidelines for The Habitat for Humanity Fort Atkinson Critical Repair Program guidelines.

Proof of Ownership (deed or title documentation)

- Proof of Homeowner's Insurance (current policy declarations page)
- Verification of Residence – Owner Occupied (applicant must reside in the home as primary residence)
- Current on Property Taxes (no delinquent taxes)
- Minimum property ownership duration of 1 year prior to application date
- Title Search (clear title required; no unresolved liens that would prevent project completion)

To qualify, total gross household income must fall at or below 80% of the Area Median Income (AMI).

Required Income & Financial Documentation

- Credit Report (pulled by Habitat for Humanity representative upon signed authorization)
- Two (2) most recent pay stubs for every household member age 18 or older *
- Two (2) most recent years of federal tax returns (all pages and schedules) *
- Verification of current status on Property Taxes (county tax statement or online printout, dated within 30 days)
- Two (2) most recent bank statements – all accounts, all pages
- Verification of current status on Mortgage Payments (most recent mortgage statement showing payment history)
- ACH Payment Authorization

Habitat will serve as the general contractor; responsible for scope of work, homeowner applications, communication, project management and quality control. We will hire local, licensed and insured subcontractors who specialize in our scope of work needs while supporting Habitat's mission when possible. In some cases, contractors outside of Jefferson County may be required.

- Each project cap is \$20,000
- Primary focus are exterior critical home repairs which include:

- Roofing
- Windows
- Siding
- Soffit/Fascia/Gutters
- Code remediation
- Some accessibility modifications
- At the discretion of Habitat staff scope of work may include:
 - Plumbing
 - Electrical
 - HVAC
 - Foundation repair

Ciccareli questioned if there would be project completion reports. Manager Houseman responded that there will be monthly reports from staff and an annual update from Habitat. We will need to maintain privacy for individual homeowners since the program has income requirements, but there will be before and after pictures as a way to celebrate wins in our community.

Ciccarreli moved, seconded by Schultz to approve the Habitat for Humanity Fort Atkinson Critical Repair Program guidelines.

f. Update on previously approved projects (Houseman)

Chairperson Manager Houseman stated that the City Council did a 1st reading of two zoning amendments and staff are preparing for a 2nd and 3rd/final reading; the zoning map amendment for Mehta Lane and the zoning map amendment PUD for the Premier Bank Parking lot downtown. City Council did a 1st reading and prepared for a 2nd and 3rd/final reading of the zoning text amendments that make the changes to the City's signage code. They will all go back to City Council on April 9, 2026.

No action was taken.

4. Adjournment

Schultz moved, seconded by Ciccarreli to adjourn. Meeting adjourned at 4:36 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk

SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: April 14, 2026

PROPERTY ADDRESS: NA

PARCEL NUMBER: 226-0514-1742-003 and 226-0514-1742-000

OWNER: WI Development Partners, LLC

APPLICANT: WI Development Partners, LLC

FILE NUMBER: SPR-2025-18

EXISTING ZONING: BP, Business Park

PROPOSED ZONING: BP, Business Park

EXISTING LAND USE: Vacant (undeveloped)

REQUESTED USES: Light Industrial

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

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



The proposed development includes the construction of two 45,236 square-foot light industrial buildings located at the corner of Janesville Avenue and Commerce Parkway within the Klement Business Park on the far south side of Fort Atkinson. The project also includes a Certified Survey Map (CSM) to combine two existing parcels together to create one new 10.8-acre parcel.

The property is surrounded by mostly undeveloped properties awaiting future development and borders the existing City municipal boundary to

the south.

Primary access to the site will come from two new curb cuts 1) from Commerce Parkway on the north end of the site and 2) on the east side of the site from Mielke Drive. Right-of-way access to Janesville Avenue is prohibited within this location.

Other proposed site improvements include:

- A parking lot facing Janesville Avenue in front of the two proposed buildings.
- Internal circulation driveways connecting the parking area, rights-of-way, and rear loading dock areas together within the site.
- Sidewalk connection to Commerce Parkway.
- Exterior lighting and landscaping.
- New on-site stormwater management.

CSM REVIEW:

The proposed Certified Survey Map is planned to combine the existing two parcels into one. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the new parcel proposed to be created via the CSM meets the minimum standards for the Business Park zoning districts.

The CSM does require some minor alterations as listed below:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:

s. 236.20(2)(i) Bearing Basis: Should the North Reference in Note 2. Be changed from “Dane” to “Jefferson” County

s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:

s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

s. 70.06.01(1)(d) Inset Map. An inset map of the area showing the general location of the proposed subdivision in relation to U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways. The inset map shall be oriented on the sheet in the same direction as the main drawing. An inset map shall be added to the final CSM. In Note 1. verify the field work completion date. It is shown as August 12th and 14th, 2026. In line 2 remove the phrase “in accordance with the information provided” in lines 3 and 4.

SITE PLAN REVIEW:

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

Requirement	Size	Proposed Development
Minimum Lot Area	1 acre	10.8 acres
Minimum Lot Width	100 feet	717 feet
Minimum Lot Depth	120 feet	480 feet
Minimum Lot Frontage at ROW	50 feet	480 feet
Minimum Front Setback	50 feet	114 feet
Minimum Street Side Setback (on corner lots)	50 feet	94 feet
Minimum Side Setback	25 feet	>100 feet
Minimum Rear Setback	50 feet	163 feet
Maximum Principal Building Height	65 feet	38 feet
Minimum Principal Building Separation*	10 feet	50 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet (side and rear) 10 feet (street ROW)	>5 feet (side) >5 feet (rear) 10 feet (street ROW)
Maximum Impervious Surface Ratio	75%	53%
Maximum Building Coverage	60%	20%

*To note, multiple principal buildings are permitted on the same lot within the Business Park zoning district.

The proposed use of the property is Light Industrial, which is a permitted-by-right principal land use in the BP Zoning District. The land use requirements associated with this use include:

All activities, except loading and unloading, shall be conducted entirely within the confines of a building = met

Minimum required parking: 1 space per employee on the largest work shift = met (50 employees per building)

There are a total of 125 off-street surface parking spaces proposed. An expected employee count of 50 per building has been provided. The number of parking spaces allowed is permitted to exceed the number of expected employees by 25%.

The proposed project has submitted all required elements of the Site Plan review that are included within the attachments. 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 = met (2 proposed)

No access is permitted within 50 feet of an intersection = met

Maximum driveway size is 24 feet wide, unless greater is needed for fire access = not met (40' and 24' proposed)

At least one ped/bicycle access point to at least one street frontage is required = met

All structures must be located outside of vision triangle at intersections = met

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 = 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) = met

Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = met

Minimum parking isles widths are required to be 24 feet wide = met

Minimum and maximum off-street parking stalls requirements = met

A minimum of 10 on-site bicycle stalls is required = met

Loading areas shall not be located within the front yard, within 50 feet of residential zoned property, or be located within 25 feet of an intersection = met

Loading areas shall be a minimum of 10 feet wide and 50 feet long = 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 30 feet = unknown

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

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.

2,562 landscaping points are required for the street frontage = met (2,600)

782 landscaping points are required for the paved surface areas = met (976)

1,498 landscaping points are required for the building foundation = met (933) borrowing from overages on other required points.

1,809 landscaping points are required for the yards = met (2,180)

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 Light Industrial land use in the Business Park Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), Class II (block, EIFS, stucco), Class III (siding, wood, decorative metal panels), or Class IV (nondecorative metal panels or concrete panels).

Minimum 15% Class I materials along all facades facing a public street = **met (western façade facing Janesville Avenue), not met (eastern façade facing Mielke Drive), not met (northern façade facing Commerce Parkway)***

Class I, II, or III materials, some Class IV permitted = met (siding and glass)

Building orientation toward the road and appearance of the front facade as an entryway = met

*The proposed North building features three street-facing façades along Janesville Avenue, Commerce Parkway, and Mielke Drive, each presenting unique design conditions.

The Janesville Avenue façade exceeds expectations, incorporating Class I materials (windows) across approximately 25% of its surface, well above the minimum 15% requirement. In contrast, the northern façade of the North building along Commerce Parkway includes Class I materials on only about 7–8% of its area. The eastern facades of both buildings along Mielke Drive currently propose no Class I materials.

Given these variations, staff recommends that the Plan Commission evaluate the buildings holistically. When averaged, the Class I material coverage across the west (Janesville Avenue) and north (Commerce Parkway) façade meets the 15% requirement for each frontage. However, the east façade remains noncompliant.

To address this, staff recommends requiring enhancements to the Mielke Drive façades through the addition of transom windows on both buildings, either functional or decorative, to be consistent with those proposed on the north façades. Staff further recommends waiving the remaining Class I material requirement for the east façades, in recognition of the building's operational constraints and the inherent design challenges associated with a property featuring three street-facing sides.

PUBLIC NOTICE

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

DISCUSSION

This type of project is consistent with adopted plans and the intended purpose of the BP zoning district. The project works well within the confines of the existing property and surrounding land uses to offer new light industrial space within Fort Atkinson.

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

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Southwest Economic Opportunity District Planning Area (see Attachments) and is identified as a Mixed-Use and Employment area on the Plan. The opportunities indicated on the Plan include supporting industrial development, employment-focused development, and community character preservation through design standards.

The subject property is also shown as Light Industrial/Business Park on the Future Land Use Map. This designation includes high-quality indoor manufacturing, warehousing and distribution, and office uses. Staff believe the proposal is in concert with the Comprehensive Plan.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map, subject to the following conditions:

- Make all corrections noted in the Staff memo under CSM Review

City staff recommends the Plan Commission approve the Site Plan, subject to the following conditions:

- Waive the requirement to reduce the driveway access point to Mielke Drive and permit the 40-foot requested width.
- Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:
 1. Photometrics plan and lighting fixture cut sheets.
 2. Mechanical locations and proposed screening.
 3. Location, materials, and height of the dumpster enclosure, if applicable.
- Waive the required 15% Class I material requirement and follow the percentage approach described in the Staff memo.
- Require curbing along the East parking lot and approach along Mielke Dr. while allowing for storm water sheet draining to the North and South.
- All utility connection designs are to be approved by the Director of Public Works.
- Any other recommendations from City staff and the Plan Commission.

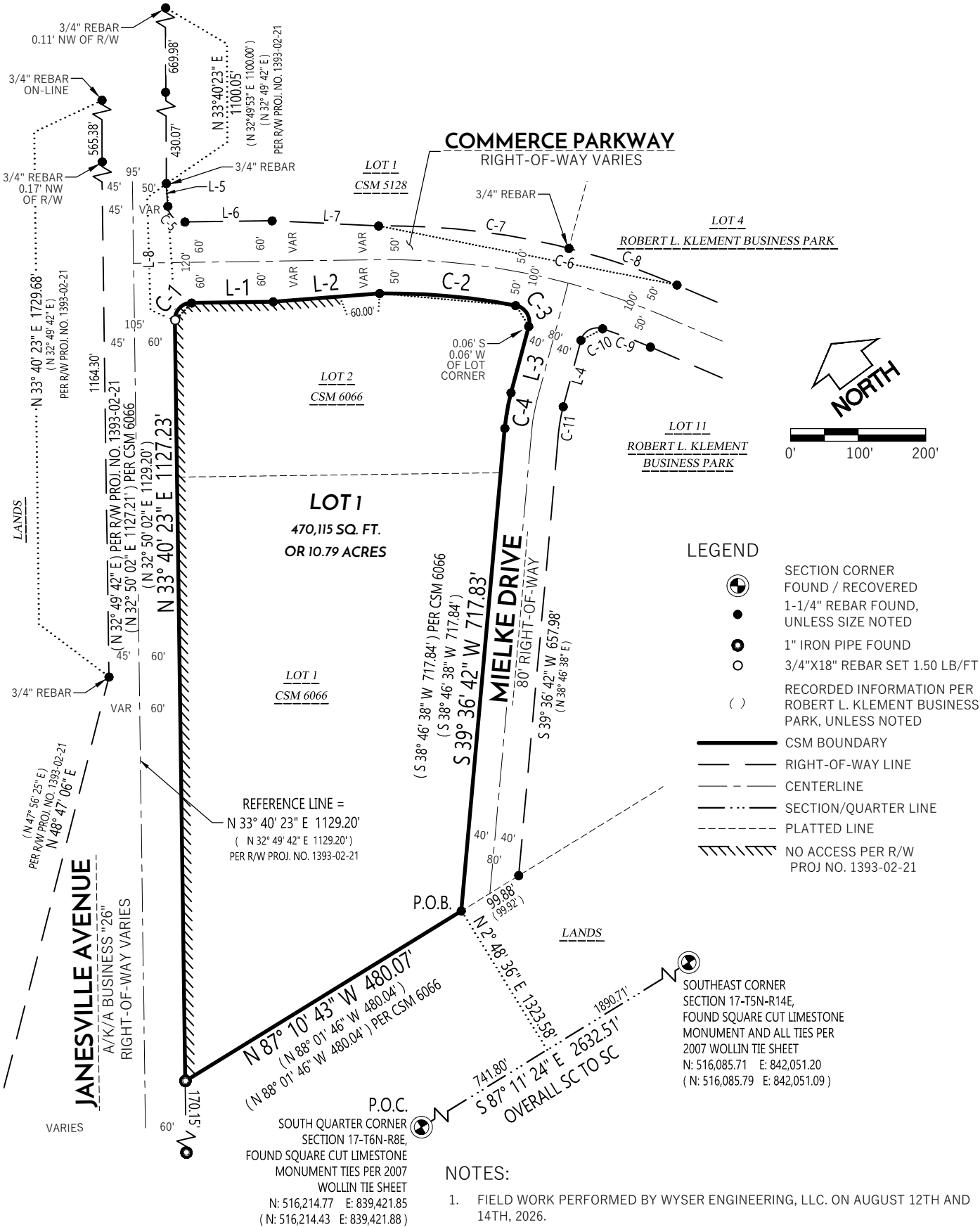
ATTACHMENTS

1. 24-1369_CSM (03242026)
2. 250409_Fotr Atkinson Industrial_SD Set_Option 2 (1)
3. 2026 Site Plan Review Application_Redacted
4. Civil Design_4.10.26
5. Southwest Economic Opportunity District Planning Area

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM 1 OF 5 User: shearn Plotted: Mar 24, 2026 - 4:52pm

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUSINESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



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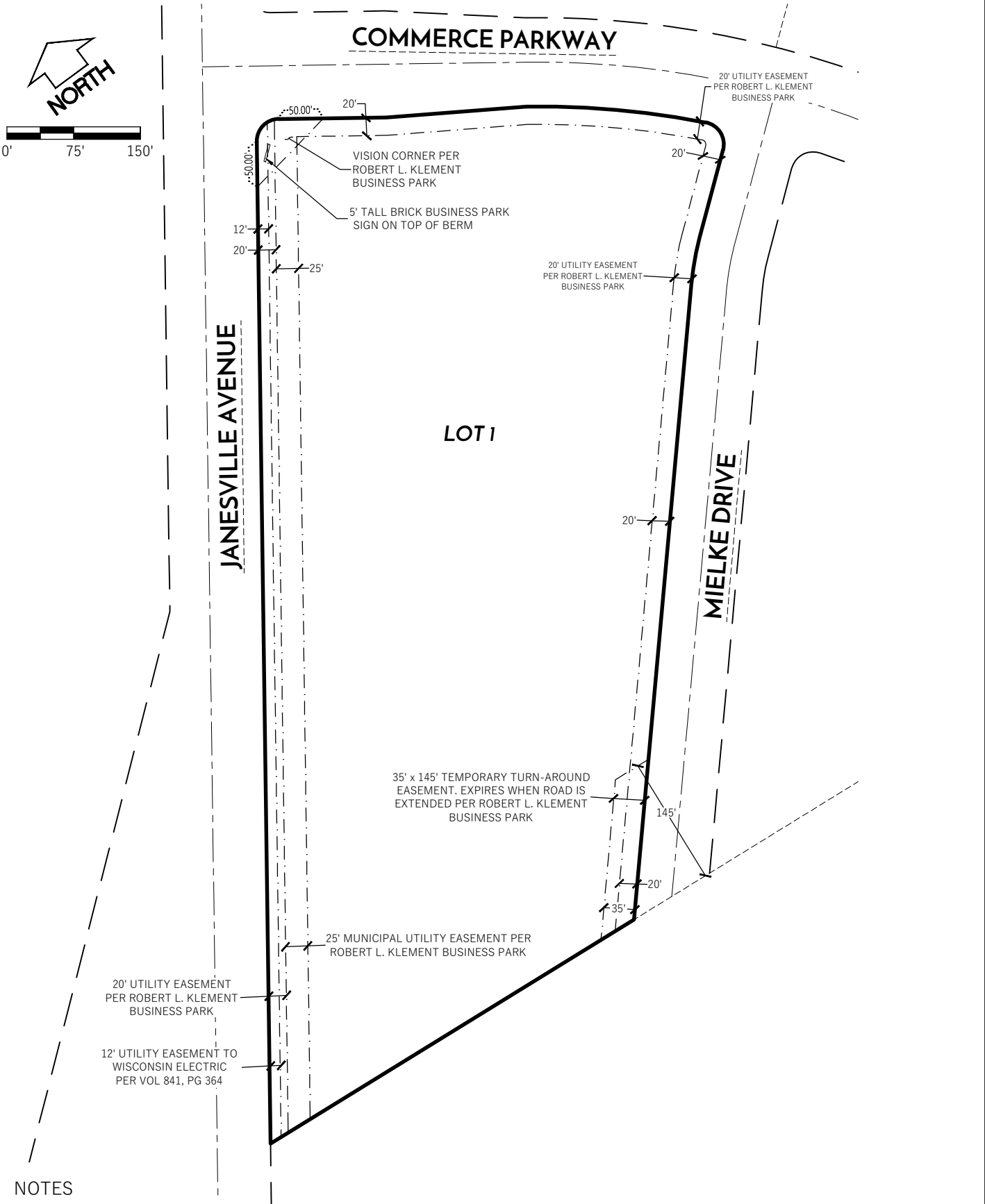
SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 1 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



NOTES

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. THE NORTHERLY END OF THE 25 FOOT MUNICIPAL EASEMENT IS AMBIGUOUS WHERE THE 25 FOOT MUNICIPAL EASEMENT ENDS AND THE 20 FOOT UTILITY EASEMENT BEGINS.

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT LINE



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 2 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM 3 OF 5 User: shearn Plotted: Mar 23, 2026 - 4:23pm

CERTIFIED SURVEY MAP NO. _____

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.25'	25.00'	89° 57' 03"	N 78° 38' 54" E	35.34'	N 33° 40' 23" E	S 56° 22' 34" E
(*)			89° 57' 12"	N 77° 48' 38" E			
C-2	202.71'	982.00'	11° 49' 38"	S 50° 27' 45" E	202.35'	S 56° 22' 34" E	S 44° 32' 56" E
(*)	202.36'		11° 49' 42"	S 51° 17' 55" E	202.36'		
C-3	40.98'	25.00'	93° 55' 33"	S 2° 24' 50" W	36.55'	S 44° 32' 56" E	S 49° 22' 36" W
(*)	40.97'		93° 53' 40"	S 1° 33' 46" W	36.55'		
C-4	53.50'	315.00'	9° 43' 50"	S 44° 26' 15" W	53.43'	S 39° 34' 19" W	S 49° 18' 10" W
(*)	53.44'		9° 43' 58"	S 43° 38' 37" W	53.44'		
C-5	38.05'	25.00'	87° 12' 50"	N 12° 46' 09" W	34.49'	N 30° 50' 16" E	N 56° 22' 34" W
(*)			87° 10' 52"	N 13° 37' 20" W	34.47'		
C-6	454.01'	1082.00'	24° 02' 29"	N 44° 21' 20" W	450.68'	N 32° 20' 05" W	N 56° 22' 34" W
(*)	454.19'		24° 03' 04"	N 45° 11' 14" W	450.87'		
C-7	284.85'	1082.00'	15° 05' 01"	N 48° 50' 04" W	284.02'	N 56° 22' 34" W	N 41° 17' 33" W
(**)	284.91'		15° 05' 14"	S 49° 40' 09" E	284.09'		
C-8	169.16'	1082.00'	8° 57' 28"	N 36° 48' 49" W	168.99'	N 41° 17' 33" W	N 32° 20' 05" W
C-9	75.84'	982.00'	4° 25' 29"	N 34° 32' 50" W	75.82'	N 32° 20' 05" W	N 36° 45' 35" W
(*)	75.99'		4° 26' 02"	S 35° 22' 43" E	75.97'		
C-10	40.96'	25.00'	93° 51' 49"	N 83° 41' 29" W	36.53'	N 36° 45' 35" W	S 49° 22' 36" W
(*)	40.97'		93° 53' 40"	S 84° 32' 34" E	36.54'		
C-11	40.05'	235.00'	9° 45' 54"	S 44° 29' 39" W	40.00'	S 49° 22' 36" W	S 39° 36' 42" W
(*)	39.87'		9° 43' 58"	N 43° 38' 37" E	39.87'		

(*) PER ROBERT L. KLEMENT BUSINESS PARK
(**) PER CSM 5128

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 56° 22' 34" E	120.93'
(*)	S 57° 12' 46" E	120.89'
L-2	S 60° 00' 11" E	158.08'
(*)	S 60° 50' 27" E	158.03'
L-3	S 49° 22' 36" W	101.68'
(*)	S 48° 30' 36" W	101.58'
L-4	S 49° 22' 36" W	101.72'
(*)	N 48° 30' 36" E	101.72'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-5	N 30° 50' 16" E	33.20'
(*)	N 29° 58' 06" E	33.25'
L-6	N 56° 22' 34" W	129.13'
(*)	N 57° 12' 46" W	129.16'
L-7	N 52° 44' 57" W	158.08'
(*)	N 53° 35' 05" W	158.03'
L-8	N 30° 50' 16" E	202.16'
(*)	N 29° 58' 06" E	202.23'
(***)	N 29° 57' 58" E	

(*) PER ROBERT L. KLEMENT BUSINESS PARK
(***) PER R/W PROJ. NO. 1393-02-21



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 3 of 5

VOL. _____ PAGE _____
DOC. NO. _____
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File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM 4 of 5 User: shearn Plotted: Mar 23, 2026 - 4:30pm

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6066, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 210, AS DOCUMENT NO. 1423726, BEING LOT 12, ROBERT L KLEMENT BUISNESS PARK, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 470,115 SQUARE FEET OR 10.79 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF TYLER MARKS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FORT ATKINSON AND JEFFERSON COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

WI DEVELOPMENT PARTNERS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF FORT ATKINSON FOR APPROVAL.

BY: _____
MANAGING MEMBER
WI DEVELOPMENT PARTNERS LLC

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED

MANAGING MEMBER FOR WI DEVELOPMENT PARTNERS LLC, _____ TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 4 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241369_FGC - Klement Business Park Lots 1-2, Ft Atkinson\DWG\24-1369_CSM.dwg Layout: CSM last Sheet User: shearn Plotted: Mar 23, 2026 -- 4:38pm

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CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE
NAMED BANKING ASSOCIATION , ONE COMMUNITY BANK AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FORT ATKINSON APPROVAL

THE CITY OF FORT ATKINSON HAS APPROVED THIS CERTIFIED SURVEY MAP.

MICHELLE EBBERT
CITY CLERK DATE _____



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WI DEVELOPMENT
PARTNERS, LLC
3351 DAIRY DRIVE
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241369
SHEET NO: 5 of 5

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

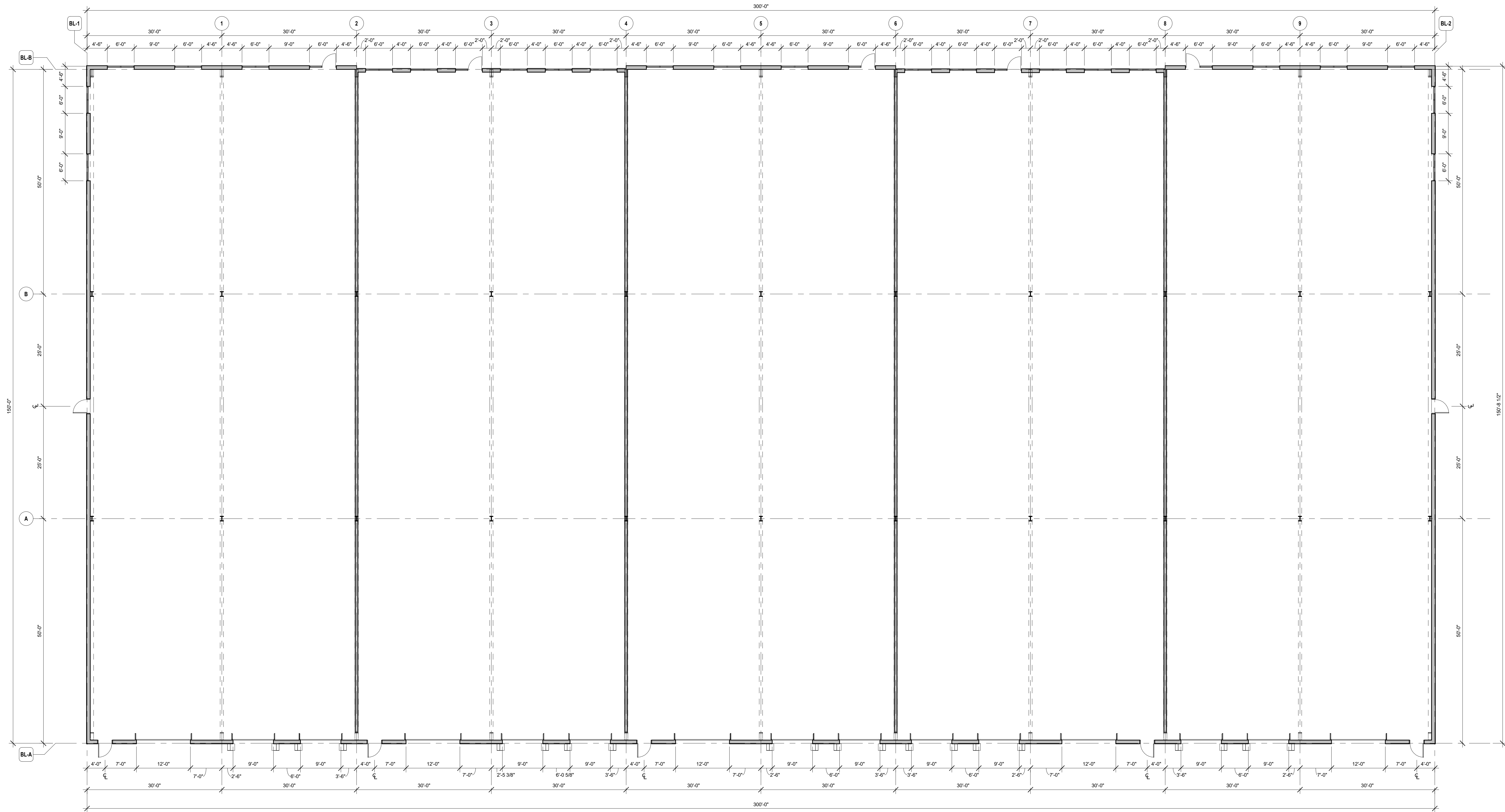
20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

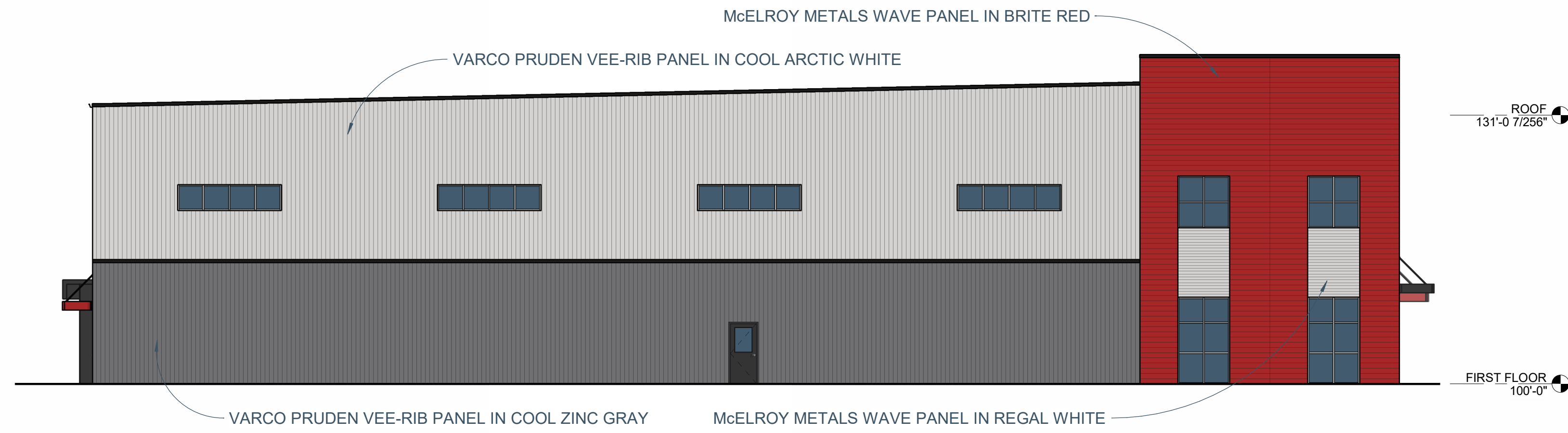
MAPS ON PAGE(S) _____.

STACI HOFFMAN, REGISTER OF DEEDS

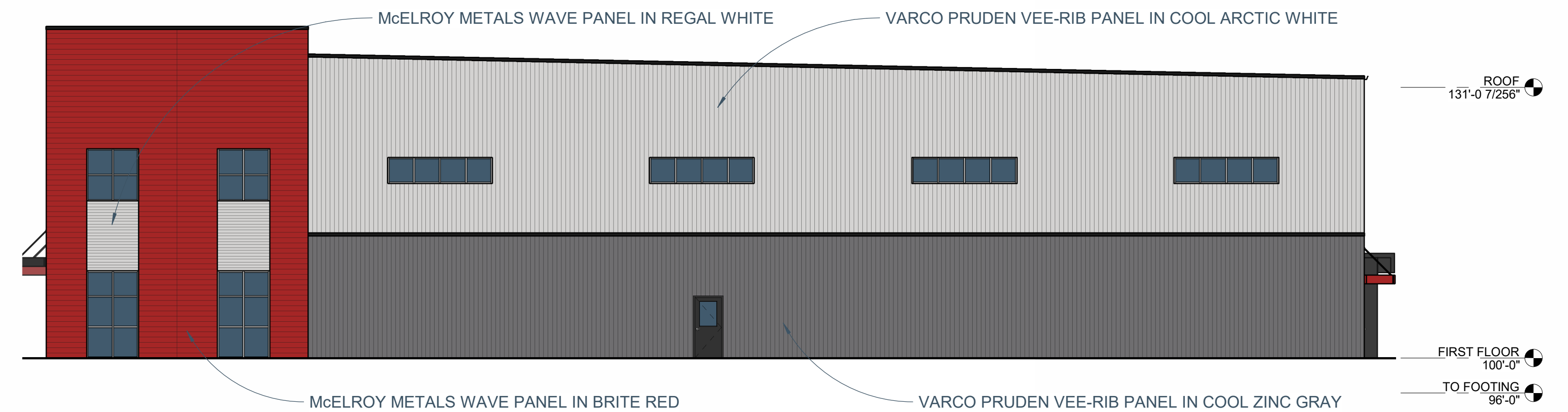


FORT ATKINSON INDUSTRIAL BUILDING

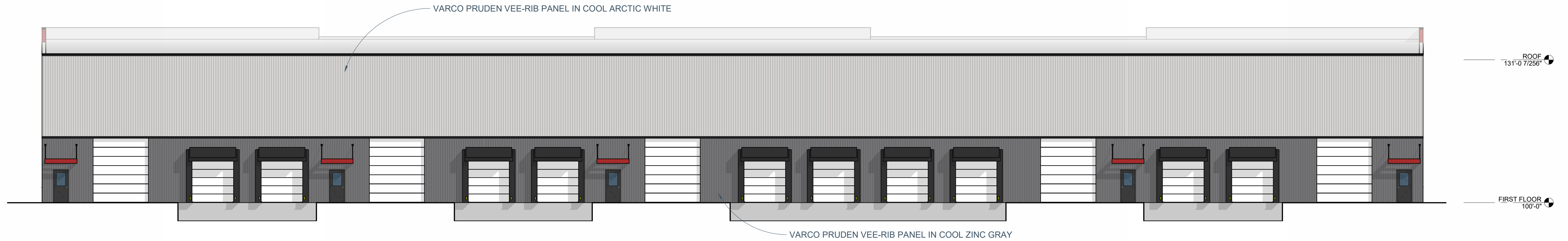
FLOOR PLAN



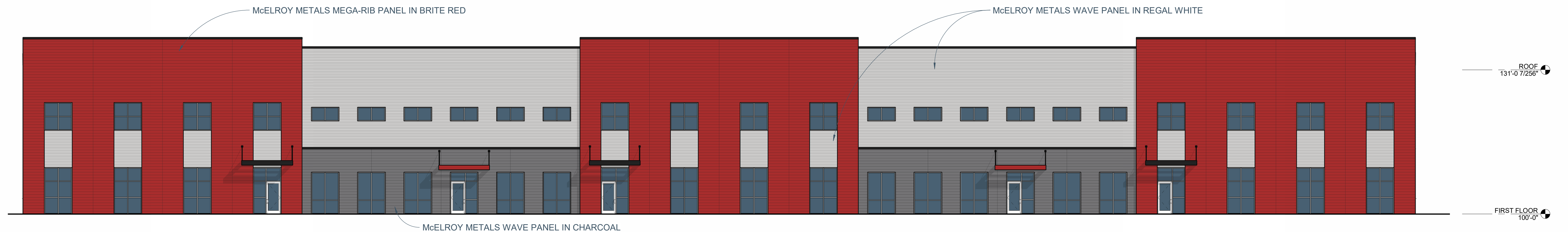
NORTH - ELEVATION - COLOR



SOUTH ELEVATION - COLOR



EAST ELEVATION - COLOR



WEST ELEVATION - COLOR

FORT ATKINSON INDUSTRIAL BUILDING

ELEVATIONS



FRONT ELEVATION



LOADING DOCKS

FORT ATKINSON INDUSTRIAL BUILDING

EXTERIOR PERSPECTIVES

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): Ian Luecht, Sketchworks architecture
Tyler marks, Wisconsin Development Partners

Phone number: Email:

Property address for site plan:

Parcel Number: 226-0514-1742-000

I Applicability

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

II Application Requirements

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

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

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



F O R T • A T K I N S O N

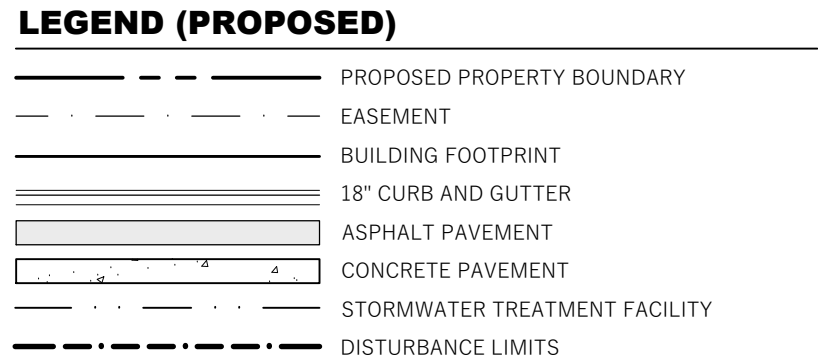
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

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

III Process Checklist

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

UNLESS NOTED: • ALL STALLS ARE 9-FEET WIDE X 18-FEET LONG • DRIVEWAYS ARE 24-FEET WIDE • RADII AT DRIVEWAY INTERSECTIONS ARE 10-FEET • RADII INTO PARKING AREAS ARE 2.5-FEET • SIDEWALKS ARE 6-FOOT WIDE ADJACENT TO PARKING FOR BUMPER OVERHANG



WYSER
ENGINEERING

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF AUGUST 12, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ELEVATIONS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

SITE INFORMATION BLOCK:

SITE ADDRESS: MIELKE DRIVE
SITE ACREAGE: 470,115 SQ.FT. (10.79 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: BUSINESS PARK (BP)

SETBACKS:
FRONT YARD: 50-FEET
REAR YARD: 50-FEET
SIDE YARD: 25-FEET
PAVEMENT:
RIGHT-OF-WAY: 10-FEET
SIDE AND REAR YARD: 5-FEET

ROOF HEIGHT: 31'1"
TOP OF HIGHEST FACADE: 38'2"

TOTAL NUMBER OF PARKING STALLS: 125
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 5

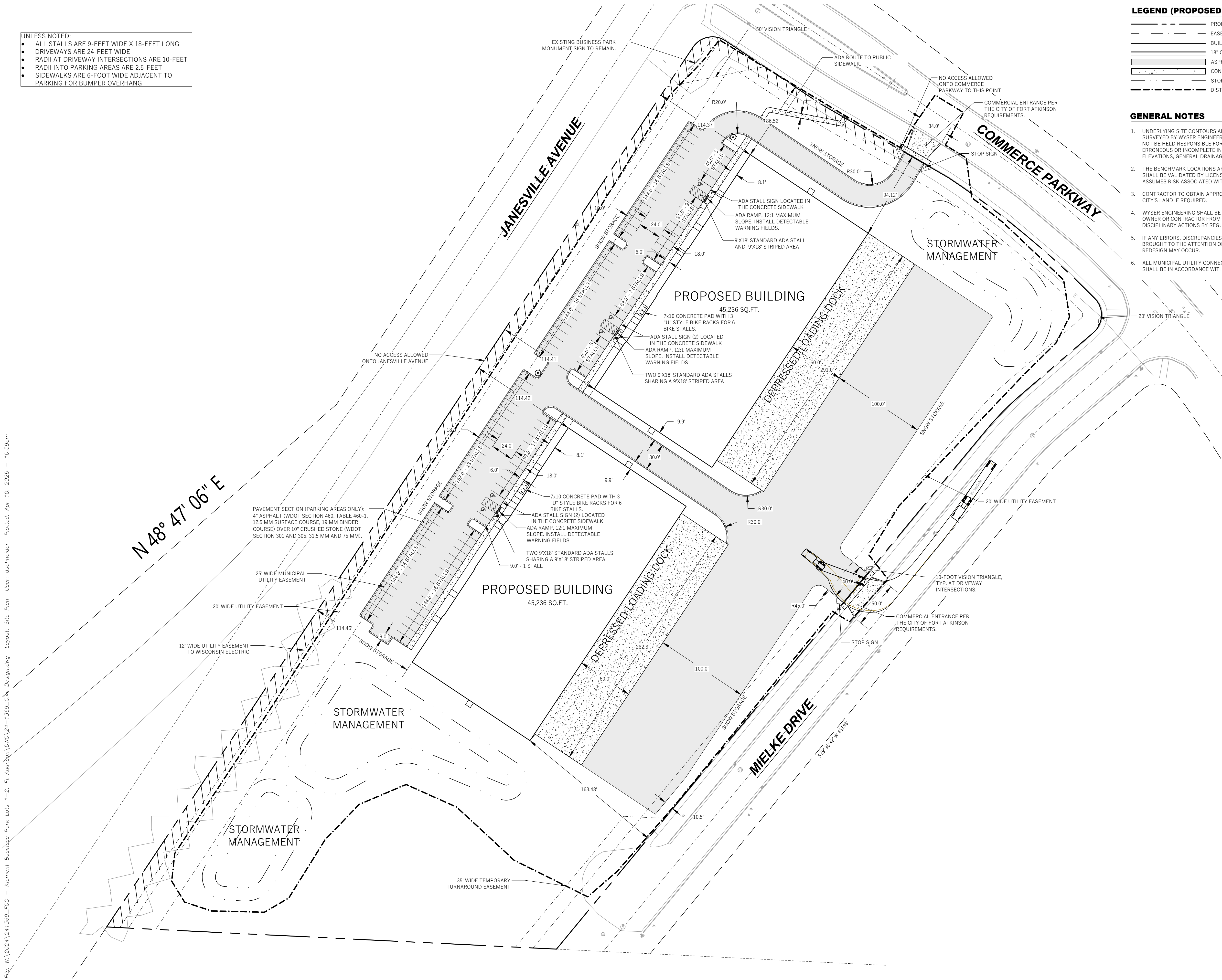
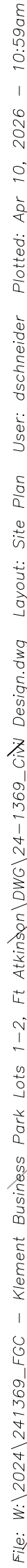
BIKE STALLS PROVIDED: 12 (6 FOR EACH BUILDING)

NEW IMPERVIOUS SURFACE AREA: 246,600 SQ.FT.

PAVED: 156,128 SQ.FT.

MAXIMUM IMPERVIOUS SURFACE: 75% (352,531 SQ.FT.)
 IMPERVIOUS SURFACE AREA ON THE LOT: 246,600 SQ.FT.
 PERCENT IMPERVIOUS WITHIN THE LOT: 52.5%
 FLOOR AREA RATIO: 19.2%

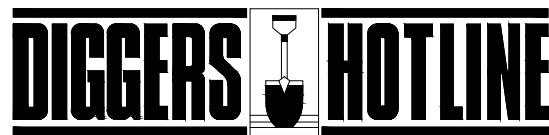
DISTURBANCE LIMITS: 409,000 SQ. FT.



FORT ATKINSON INDUSTRIAL
BUILDING

MIELKE DRIVE
FORT ATKINSON, WI 53538

Sheet Title:
SITE PLAN

[illegible]

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

1. POST WDRN CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL WORK IS COMPLETED. ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF FORT ATKINSON / WDRN HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF FORT ATKINSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.htm.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND LAND COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DOWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DOWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 75 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DOWATERING. PERFORM DOWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL. TYPE OCTOBER 15 THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX. AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE. DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION, SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISRUPTION LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS 1 TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION CONTROL #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botw/>.
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/npdes/gubs/concretewashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

The diagram illustrates a cross-section of a proposed storm sewer installation. From top to bottom, the layers and features are:

- PROPERTY BOUNDARY**: Indicated by a dashed line at the top.
- EASEMENT**: A narrow strip below the property boundary.
- BUILDING FOOTPRINT**: A rectangular area below the easement.
- 18" CURB AND GUTTER**: A layer below the building footprint.
- ASPHALT PAVEMENT**: A thick layer below the curb and gutter.
- CONCRETE PAVEMENT**: A layer below the asphalt pavement.
- PROPOSED MAJOR CONTOUR**: A dashed line at an elevation of 1180.
- PROPOSED MINOR CONTOUR**: A dashed line at an elevation of 1181.
- STM**: A green line representing the storm sewer main.
- PROPOSED STORM SEWER**: A rectangular structure below the STM.
- SILT FENCE**: Two small squares on either side of the storm sewer.
- INLET PROTECTION**: A rectangular structure at the entrance of the storm sewer.
- CLASS II, TYPE B EROSION MATTING**: A layer with a red cross-hatch pattern below the inlet protection.
- CLASS III, TYPE B EROSION MATTING**: A layer with a purple cross-hatch pattern below the Class II matting.
- DISTURBANCE LIMITS**: Indicated by a dashed line at the bottom.

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2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
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WYSER
ENGINEERING

MIELKE DRIVE
FORT ATKINSON, WI 53538

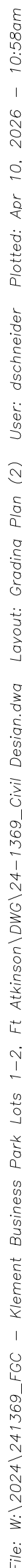
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BUILDING

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	24-1369	
Set Type	REVIEW	
Date Issued	04/10/2026	
Sheet Number	C200	

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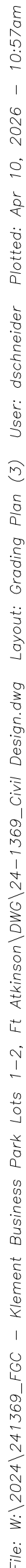
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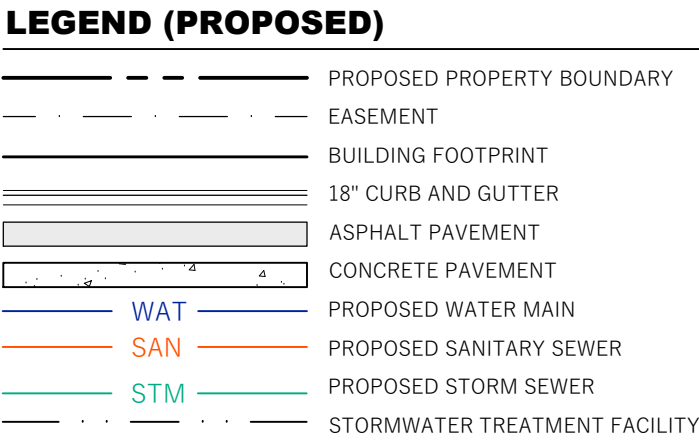
NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF
WALL (NOT FOOTING)

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1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FORT ATKINSON STANDARDS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE IN ACCORDANCE WITH SPS 382.30(1)(h) AND SPS 382.36(7)(d). TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)(b) AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(B).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE TOP OF THE CASTING. ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

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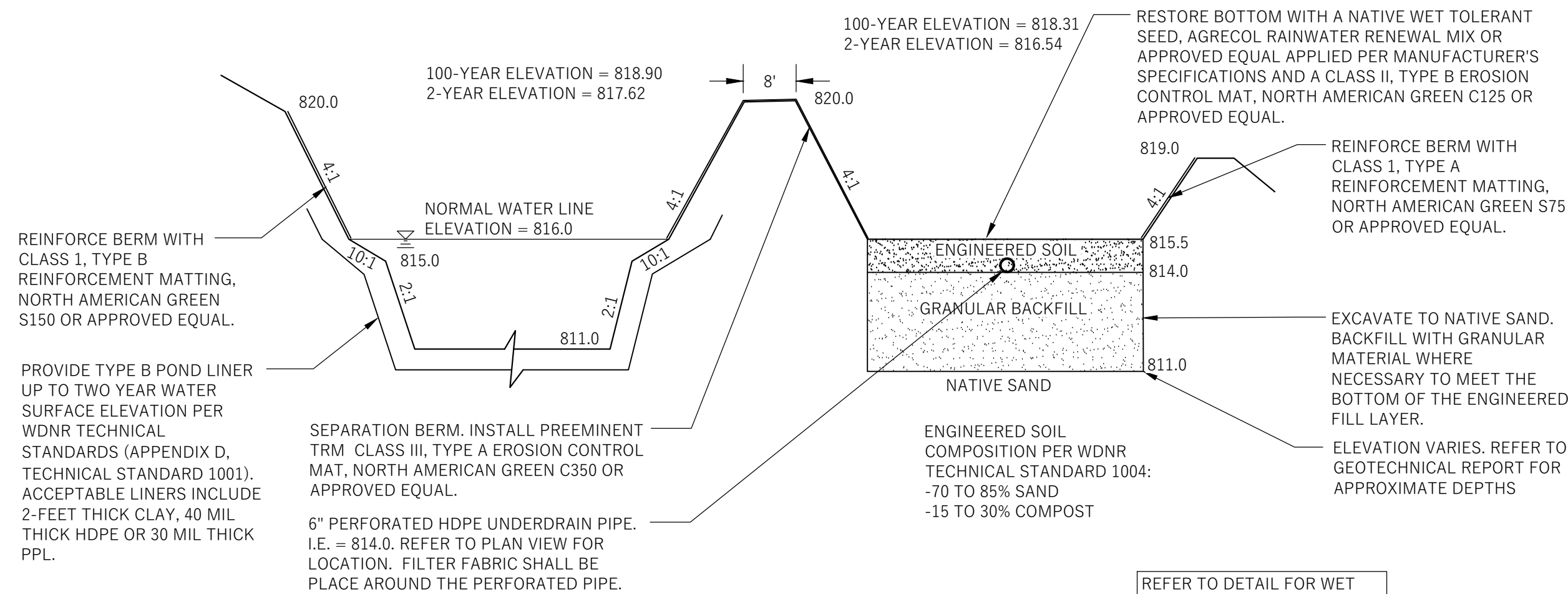


PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 2	814.00	817.50	3.50	36" MANHOLE	HAALA CG36TM, CONE GRATE TRASHRACK
STM INL NO. 4	815.90	817.75	1.85	48" MANHOLE	HAALA CG48TM, CONE GRATE TRASHRACK
STM INL NO. 6	816.55	820.78	4.23	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 7	817.63	821.18	3.55	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 8	818.23	821.49	3.26	60" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 8.1	819.27	821.81	2.54	2'X3" BOX	R-3067, TYPE R GRATE
STM INL NO. 9	819.18	822.08	2.90	2'X3" BOX	R-3067, TYPE R GRATE
STM INL NO. 10	819.50	822.03	2.53	2'X3" BOX	R-3067, TYPE R GRATE
STM INL NO. 12	816.80	820.27	3.47	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 13	817.74	820.27	2.53	48" MANHOLE	R-2050, TYPE A GRATE
STM MH NO. 15	814.42	821.50	7.08	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 16	814.62	818.85	4.23	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 17	814.92	818.85	3.93	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 18	815.48	818.85	3.37	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 19	815.73	818.85	3.12	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 20	816.04	818.85	2.81	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 30	813.00	816.50	3.50	36" MANHOLE	HAALA CG36TM, CONE GRATE TRASHRACK
STM INL NO. 32	815.91	818.56	2.65	2'X3" BOX	R-3067, TYPE L GRATE
STM INL NO. 34	815.47	819.29	3.82	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 35	816.05	819.29	3.24	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 36	817.33	820.33	3.00	2'X3" BOX	R-3067, TYPE R GRATE
STM MH NO. 38	815.25	819.50	4.25	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 39	815.48	819.85	4.37	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 40	815.78	819.85	4.07	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 41	816.28	819.85	3.57	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 42	816.58	819.85	3.27	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 43	816.88	819.85	2.97	48" MANHOLE	R-2050, TYPE A GRATE
STM MH NO. 101	814.82	821.50	6.68	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 103	815.24	819.50	4.26	48" MANHOLE	R-1550, SOLID LID

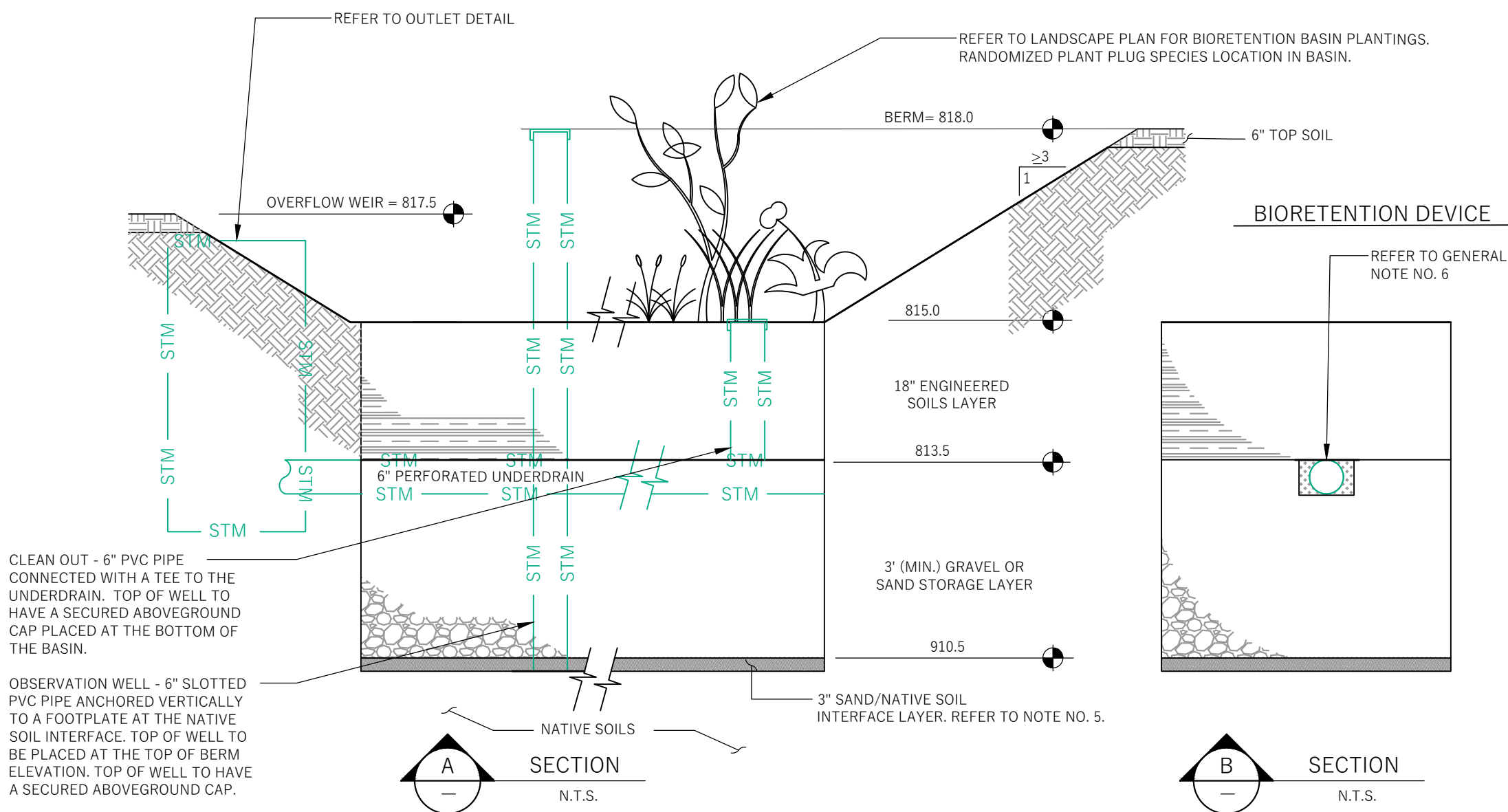
*NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44 FEET TO GET TO BACK OF CURB

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE										
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM INL NO. 2	AES NO. 1	154	814.00	813.69	0.20%	12" HDPE	0.012	655.29	774.73
P - 2	STM INL NO. 4	AES NO. 3	40	815.90	815.50	1.00%	15" HDPE	0.012	2549.36	3140.97
P - 3	STM INL NO. 6	AES NO. 5	69	816.55	816.00	0.80%	18" HDPE	0.012	4434.81	4568.34
P - 4	STM INL NO. 7	STM INL NO. 6	216	817.63	816.55	0.50%	18" HDPE	0.012	3350.92	3611.59
P - 5	STM INL NO. 8	STM INL NO. 7	120	818.23	817.63	0.50%	18" HDPE	0.012	2239.60	3611.59
P - 5.1	STM INL NO. 8.1	STM INL NO. 8	107	819.27	818.73	0.50%	12" HDPE	0.012	365.20	1224.96
P - 6	STM INL NO. 9	STM INL NO. 8	139	819.18	818.48	0.50%	15" HDPE	0.012	1416.01	2221.00
P - 7	STM INL NO. 10	STM INL NO. 9	14	819.50	819.43	0.50%	12" HDPE	0.012	766.48	1224.96
P - 8	STM INL NO. 12	AES NO. 11	156	816.78	816.00	0.50%	15" HDPE	0.012	1753.51	2221.00
P - 9	STM INL NO. 13	STM INL NO. 12	125	817.65	817.03	0.50%	12" HDPE	0.012	883.27	1224.96
P - 10	STM MH NO. 15	AES NO. 14	84	814.42	814.00	0.50%	15" HDPE	0.012	1782.68	2221.00
P - 11	STM INL NO. 16	STM MH NO. 15	41	814.62	814.42	0.50%	15" HDPE	0.012	1782.68	2221.00
P - 12	STM INL NO. 17	STM INL NO. 16	60	814.92	814.62	0.50%	15" HDPE	0.012	1434.08	2221.00
P - 13	STM INL NO. 18	STM INL NO. 17	61	815.48	815.17	0.50%	12" HDPE	0.012	1060.55	1224.96
P - 14	STM INL NO. 19	STM INL NO. 18	51	815.73	815.48	0.50%	12" HDPE	0.012	710.37	1224.96
P - 15	STM INL NO. 20	STM INL NO. 19	61	816.04	815.73	0.50%	12" HDPE	0.012	360.18	1224.96
P - 20	STM INL NO. 30	EX INL	65	813.00	812.60	0.62%	10" HDPE	0.012	837.78	837.78
P - 21	STM INL NO. 32	AES NO. 31	91	815.91	815.00	1.00%	12" HDPE	0.012	776.83	1732.36
P - 22	STM INL NO. 34	AES NO. 33	94	815.47	815.00	0.50%	18" HDPE	0.012	3106.70	3611.59
P - 23	STM INL NO. 35	STM INL NO. 34	146	816.05	815.47	0.40%	18" HDPE	0.012	2082.67	3230.31
P - 24	STM INL NO. 36	STM INL NO. 35	122	817.33	816.72	0.50%	10" HDPE	0.012	523.76	753.31
P - 25	STM MH NO. 38	AES NO. 37	49	815.25	815.00	0.50%	15" HDPE	0.012	1839.12	2221.00
P - 26	STM INL NO. 39	STM MH NO. 38	47	815.48	815.25	0.50%	15" HDPE	0.012	1839.12	2221.00
P - 27	STM INL NO. 40	STM INL NO. 39	60	815.78	815.48	0.50%	15" HDPE	0.012	1426.68	2221.00
P - 28	STM INL NO. 41	STM INL NO. 40	50	816.28	816.03	0.50%	12" HDPE	0.012	1087.91	1224.96
P - 29	STM INL NO. 42	STM INL NO. 41	60	816.58	816.28	0.50%	12" HDPE	0.012	743.95	1224.96
P - 30	STM INL NO. 43	STM INL NO. 42	60	816.88	816.58	0.50%	12" HDPE	0.012	369.38	1224.96
RD - 100	STM MH NO. 101	AES NO. 100	81	814.82	814.50	0.40%	18" HDPE	0.012	3017.07	3230.31
RD - 101	CLEANOUT	STM MH NO. 101	311	816.07	814.82	0.40%	18" HDPE	0.012	3017.07	3230.31
RD - 102	STM MH NO. 103	AES NO. 102	48	815.24	815.00	0.50%	18" HDPE	0.012	3017.07	3611.59
RD - 103	CLEANOUT	STM MH NO. 103	306	816.77	815.24	0.50%	18" HDPE	0.012	3017.07	3611.59

Page 32 of 60



WET POND AND INFILTRATION BASIN STORMWATER TREATMENT

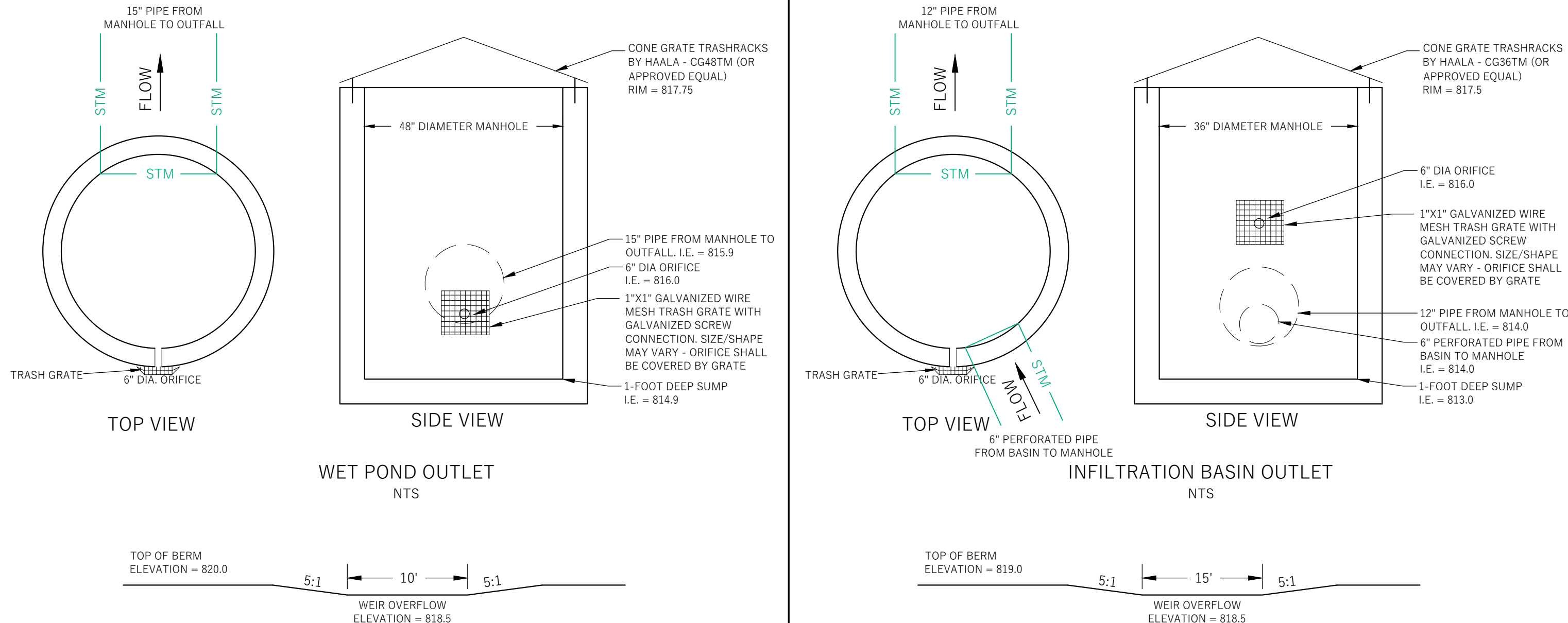


GENERAL NOTES:

- | | | | | | |
|----|---|----|--|-----|---|
| 1. | ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WORK TECHNICAL STANDARD 1004 - BIOTRETION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIOTRETION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN. | 4. | CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT. | 7. | MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN. |
| 2. | CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER. | 5. | SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES. | 8. | RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES. |
| 3. | CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING | 6. | FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE. | 9. | ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER. |
| | | | | 10. | REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS |

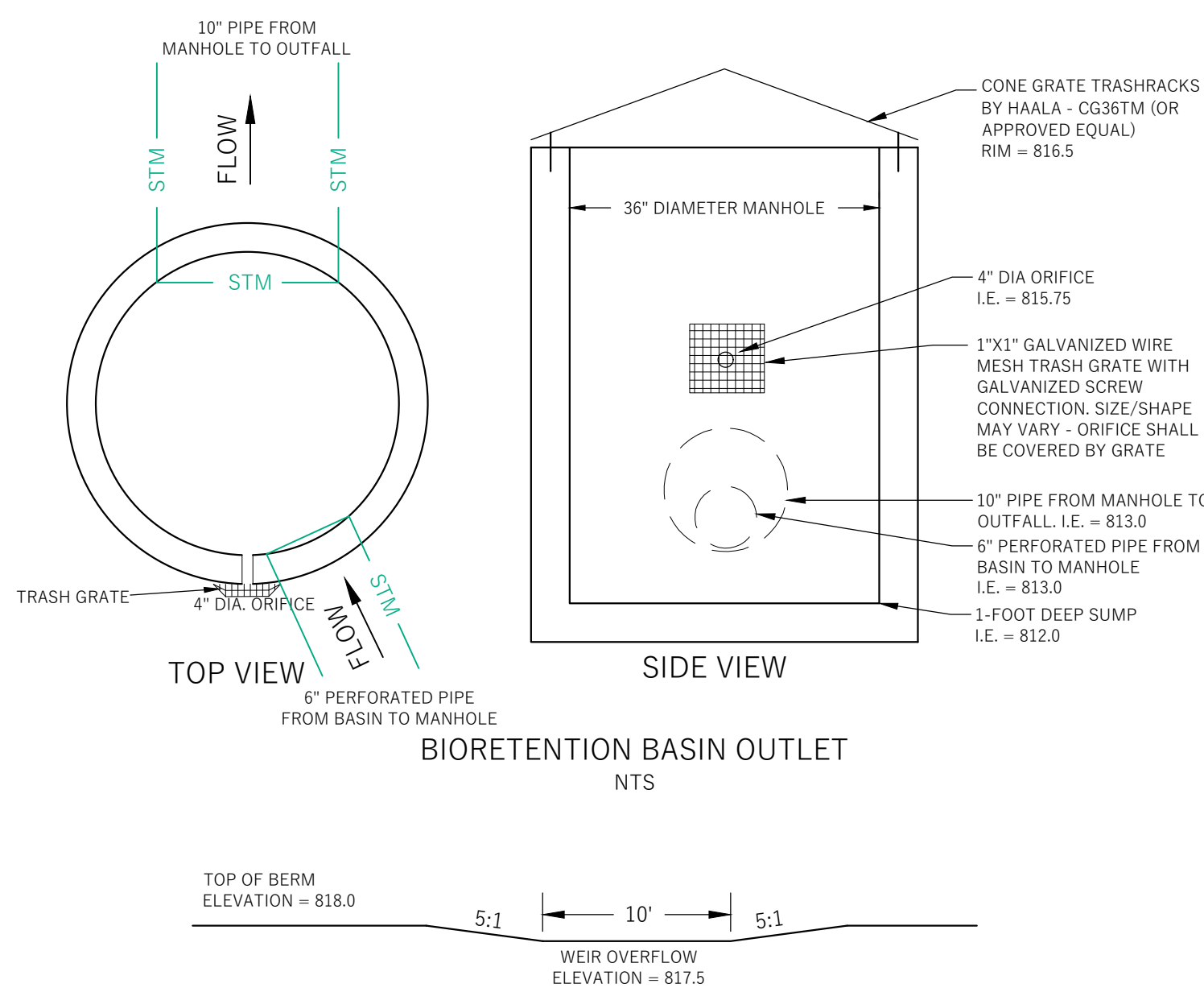
INfiltration DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g., RAIN GARDENS, INFILTRATION BASINS, BIOTRETION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIOTRETION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



WET POND
OVERFLOW WEIR
NTS

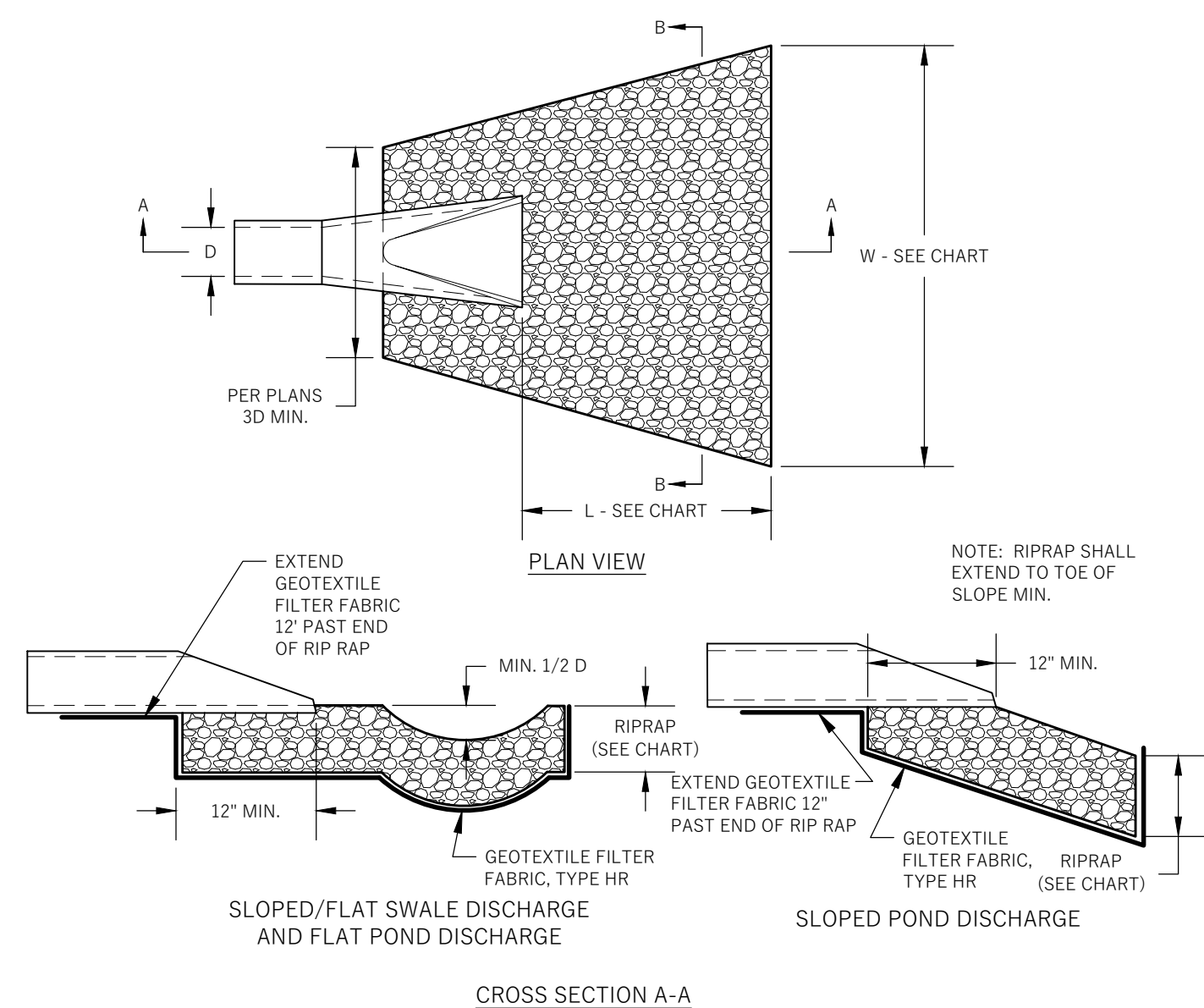
INFILTRATION BASIN
OVERFLOW WEIR
NTS



BIORETENTION BASIN
OVERFLOW WEIR
NTS

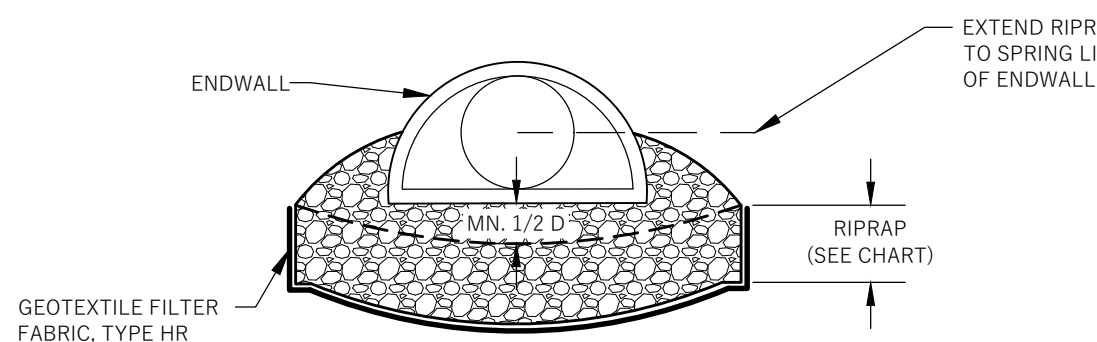


TURF REINFORCEMENT INSTALLATION DETAIL



CROSS SECTION A-A

1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL



CROSS SECTION B-B

STRUCTURE	W	L	DEPTH	TYPE
STM AE NO. 1	5.7	4.0'	1.5'	LIGHT RIPRAP
STM AE NO. 3	7.1	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 5	8.5	6.0'	1.7'	LIGHT RIPRAP
STM AE NO. 11	7.1	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 14	7.1	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 31	5.7	4.0'	1.5'	LIGHT RIPRAP
STM AE NO. 33	8.5	6.0'	1.5'	LIGHT RIPRAP
STM AE NO. 37	7.1	5.0'	1.5'	LIGHT RIPRAP
STM AE NO. 100	8.5	6.0'	1.5'	LIGHT RIPRAP
STM AE NO. 102	8.5	6.0'	1.5'	LIGHT RIPRAP

* IF NECESSARY, EXTEND RIP RAP BEYOND LENGTH "L" AND WIDTH "W" TO THE BOTTOM OF THE BASIN

RIP RAP AND ENDWALL

[illegible]

[illegible]

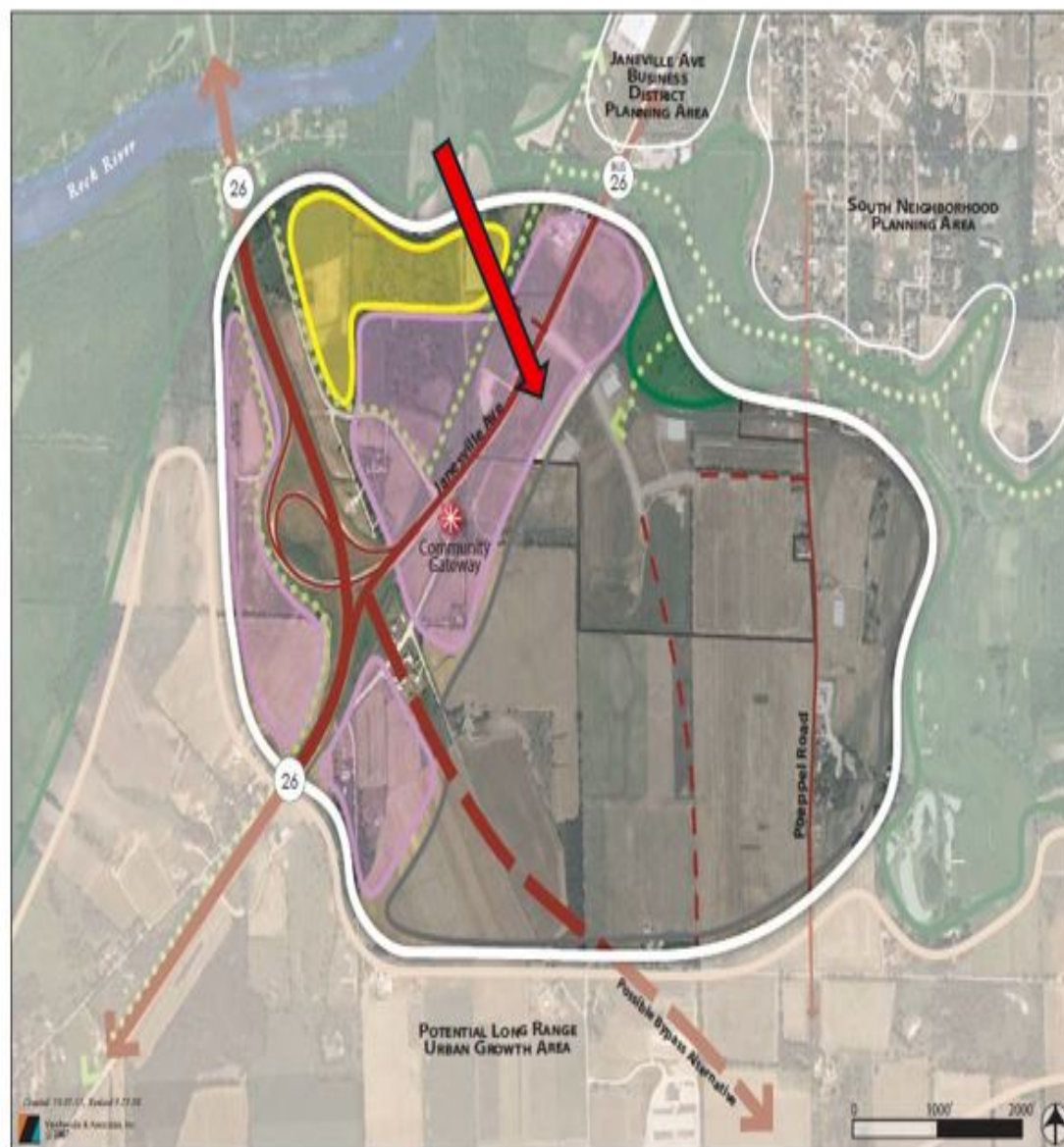
Sheet Title:
FOUNDATION LANDSCAPING PLAN

[illegible]

SOUTHWEST ECONOMIC OPPORTUNITY DISTRICT PLANNING AREA

FIGURE: 2.21

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



Opportunities

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

Conceptual Land Uses

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

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



ANNEXATION REPORT TO THE PLAN COMMISSION

DATE: April 14, 2026

PROPERTY ADDRESS: 744 Jones Ave.

PARCEL NUMBER: 016-0514-0434-000

OWNER: Jones Dairy Farm

APPLICANT: Ryan Robinson

FILE NUMBER: PFA-2026-01

EXISTING ZONING: County Zoning

PROPOSED ZONING: Heavy Industrial

EXISTING LAND USE: Vacant

REQUESTED USES: Industrial

BACKGROUND

Annexations in Wisconsin are governed by Wisconsin State Statute 66.0217, which establishes the legal procedures and requirements for incorporating territory from a town into a city or village. The statute outlines the methods of annexation, petition requirements, notice and public hearing procedures, and review by the Wisconsin Department of Administration. It also requires a determination that the annexation is in the public interest and ensures that statutory standards related to contiguity, boundary regularity, and service provision are met prior to approval.

REQUEST OVERVIEW

The subject parcel is located within the Janesville Avenue Business District Planning Area and is designated as an Employment Area. The portion of the property currently within the City is zoned Heavy Industrial (HI) and will retain this designation. The area proposed for annexation, currently in the Town of Koshkonong will be incorporated under the same zoning classification, which is consistent with the City's Comprehensive Plan.

Annexation by Unanimous Consent does not require a public notice.

DISCUSSION

The subject parcel is currently located in the Town of Koshkonong, and the applicants are requesting annexation into the City. A zoning amendment is not required, as the area proposed for annexation will be combined with an existing parcel already zoned Industrial. Upon approval of the annexation, the two land areas will be consolidated into a single parcel through a Certified Survey Map (CSM), which appears later on the agenda.

The Petition to Annex was submitted to the Wisconsin Department of Administration in accordance with state statute, and the proposed annexation was determined to be in the public interest. Jones Dairy is seeking to annex land it owns within the Town of Koshkonong to

facilitate the construction of a wastewater treatment facility.

The proposed annexation, and the associated expansion of the facility, reflects a significant investment by a long-standing community employer and demonstrates a commitment to continued growth within the City.

RECOMMENDATION

City staff recommends the Plan Commission recommend the City Council perform three readings and adopt an ordinance annexing the territory as depicted on the attached Boundary Exhibit and assign a zoning classification of Heavy Industrial.

ATTACHMENTS

1. Janesville Ave Business District Planning Area
2. 14835_20260318_DOA-MBR_review_letter
3. 24066-Boundary-Exhibit-3-20-26
4. 24066-CSM-2-19-26
5. Site Plan Review Application_Redacted
6. CSM App Redacted

JANESVILLE AVE BUSINESS DISTRICT PLANNING AREA

FIGURE: 2.18

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



Opportunities

- Regional Entertainment Center ("2nd Night")
- Community-serving retail & dining redevelopment
- Some industrial relocation to modern business parks
- Fireside Theater helps support other uses (e.g. gifts, high-end hospitality)
- Development design standards & access control
- Landscaping, street & utility enhancements

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

Conceptual Land Uses

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



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 18, 2026

PETITION FILE NO. 14835

MICHELLE EBBERT, CLERK
CITY OF FORT ATKINSON
101 N MAIN STREET
FORT ATKINSON, WI 53538-1861

CAITLIN KINCANNON, CLERK
TOWN OF KOSHKONONG
W5609 STAR SCHOOL ROAD
FORT ATKINSON, WI 53538

Subject: JONES DAIRY ANNEXATION

The proposed annexation submitted to our office on February 27, 2026, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF FORT ATKINSON**, which is able to provide needed municipal services.

Note: The bearing of the 1121.32' course of the metes and bounds description should be shown as N **30**deg 02min 57sec W to agree with that shown on the scale map and close the description.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14835 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2910>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bradley T. Vowels-Katter". The signature is fluid and cursive, with the first name "Bradley" being more prominent.

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

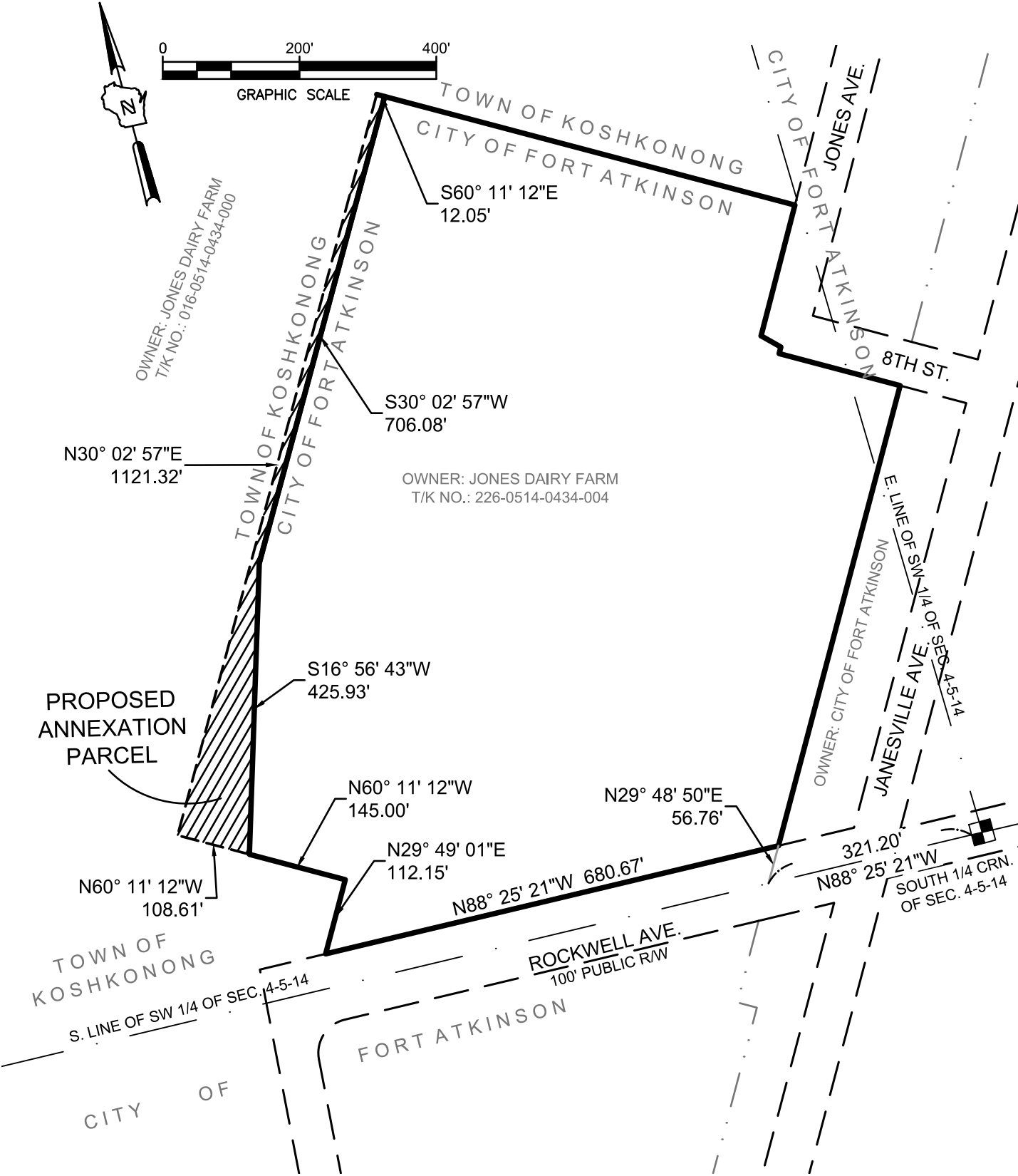
bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

ANNEXATION EXHIBIT

TO THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



Legal Description of Proposed Annexation Parcel:

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 5 North, Range 14 East, Town of Koshkonong, Jefferson County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave., thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 145.00 feet to a point in the boundary line of the City of Fort Atkinson and the Town of Koshkonong and the point of beginning; thence continuing N60°11'12"W, 108.61 feet; thence N30°02'57"W, 1121.32 feet; S 60°11'12" E, 12.05 feet; thence S 30°02'57" W, 706.08 feet; thence S16°56'43"W, 425.93 feet to the point of beginning.

Said parcel containing 33,556 square feet/0.77034 acres of land more or less.



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

LEGEND:

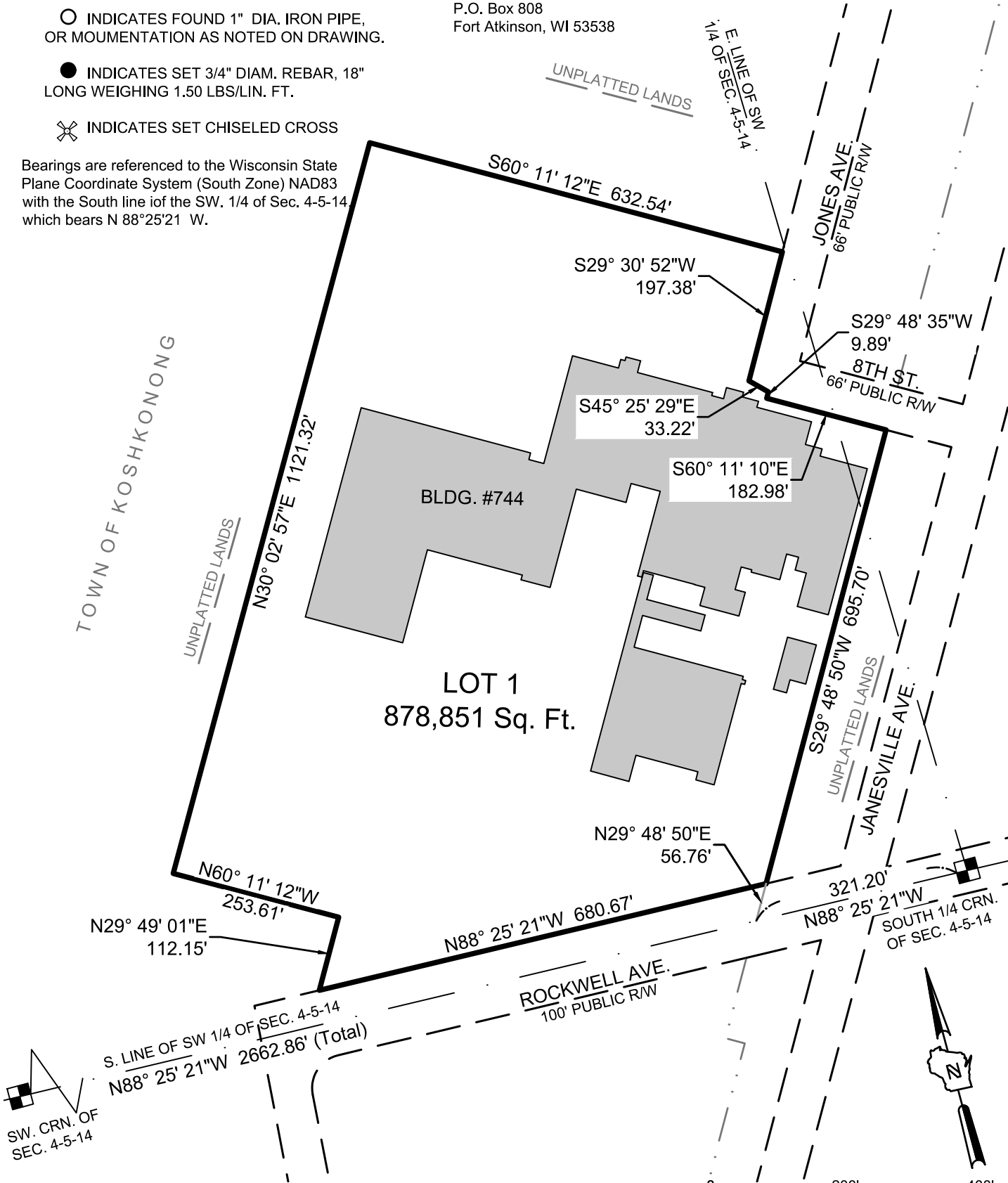
○ INDICATES FOUND 1" DIA. IRON PIPE, OR MOUMENTATION AS NOTED ON DRAWING.

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

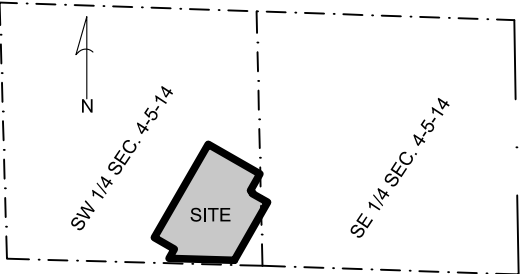
✕ INDICATES SET CHISELED CROSS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 with the South line iof the SW. 1/4 of Sec. 4-5-14 which bears N 88°25'21" W.

Owner:
Jones Dairy Farm
P.O. Box 808
Fort Atkinson, WI 53538



Location Map
Scale 1" = 2000'



GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT
PROJECT #24066 DRAFTED BY JMB

CERTIFIED SURVEY MAP NO.

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the following parcel of land:

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave. and the point of beginning; thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 253.61 feet; thence N30°02'57"E, 1121.32 feet; thence S60°11'12"E, 632.54 feet to a point in the West line of Jones Avenue; thence S29°30'52"W along said West line, 197.38 feet to a point in the South line of 8th Street; thence S29°30'52"W along said South line, 197.38 feet; thence S29°48'35"W along said South line, 9.89 feet; thence S60°11'10"E along said south line, 182.98 feet; thence S29°48'50"W, 695.70 feet to the point of beginning.

Said lands containing 878,851 square feet or 20.17564 acres of land, more or less.

That I have made such survey, land division, dedication and plat at the direction of the Jones Dairy Farm, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance for the City of Fort Atkinson in the surveying and mapping the same.

Kevin A. Slottke S-2503



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT

PROJECT #24066 DRAFTED BY JMB

Sheet 2 of X



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

Apply Online instead to start immediate review:
<https://appengine.egov.com/apps/wi/dir/annexation>

PETITION FOR ANNEXATION TO THE CITY OF FORT ATKINSON

Address(es) of Property: 800 Jones Ave.

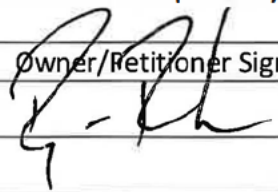
Parcel Number(s): 226-0514-0434-004

The current population or territory to be annexed and/or attached is 0 persons.

We, the undersigned, constituting all of the owners of the real property in Jefferson County, Wisconsin, lying contiguous to the City of Fort Atkinson, respectfully petition the City Council of the City of Fort Atkinson to annex the territory described and shown on the attached scale map to the City of Fort Atkinson, Jefferson County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

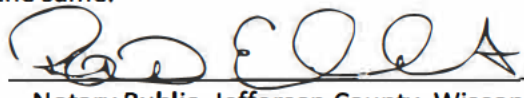
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned HI- Heavy Industrial.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	RYAN ROBINSON	800 JONES AVE	1-19-26

Personally came before me this 19 day of Jan, 2026 the above
named, (day) (month) (year)

Ryan Robinson to me known to be the persons who executed the
foregoing instrument and acknowledged the same.


Notary Public, Jefferson County, Wisconsin (SEAL)



My Commission is permanent or expires on: 11/4/2028



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

CITY OF FORT ATKINSON
COST RECOVERY AGREEMENT

The City of Fort Atkinson may retain the services of **professional consultants** (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and/or other experts) to assist in the City's review of a development proposal that may be scheduled for review and action by the Plan Commission and/or City Council. The submittal of a development proposal or land use application by an Applicant shall be construed as an **agreement to pay for such professional services** applicable to the proposal or application. The City may apply reasonable charges for these services to the Applicant through invoices. The City may delay acceptance of the proposal or application as complete, or may delay final approval of the proposal, until the Applicant pays such fees. In the event invoices become delinquent, finance charges will accrue at 1% per month, 30 days after the due date. Review fees invoiced to the Applicant, which are not paid in a timely manner, may be assigned by the City as a special assessment to the subject property. The Applicant hereby waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. The City will provide notice to the applicant of the need to hire a professional consultant.

The Applicant is required to provide the City with an executed copy of this Cost Recovery Agreement as part of the land use application process. Applications are not considered complete and will not be considered by the Plan Commission without this executed Agreement.

*Application fees are non-refundable. Fees cover the costs associated with mailing public notices, postage, copies and staff review. Applicants must agree to pay all additional expenses the City may incur on their behalf for contracted services (attorney, planner, engineer and required studies.

Applicant Name: Russell Raposa AIA
Project Address: 800 Jones Road

Project Name: Jones Dairy Farm Wastewater Facility
Parcel Number: 226-0514-0434-004

Dated this 19th day of January 2026.

Agreement signed and entered into by:

The City of Fort Atkinson

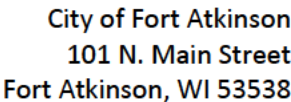
Property Owner Information:

Owner Name: Ryan Robinson
Owner Signature: [Signature]
[Redacted] Rd, Fort Atkinson WI 53538
Phone Number: [Redacted]
[Redacted]

City Manager

Applicant Information (if different):

Applicant Name: _____
Applicant Signature: Russell J Raposa AIA
Address: [Redacted]
Phone Number: [Redacted]
Email Address: [Redacted]



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): Joe Duschene / ESI Group USA / Jones Dairy Farm

Phone number: _____ Email: _____

Property address for site plan: [REDACTED]

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.

- ## Site Plan

- ☐ 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

- | | |
|---|-----------------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: <u>11/12/25</u> |
| ☐ Application fee of \$300.00 received by City Clerk | Date: <u>SW</u> |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: <u>SW</u> |
| ☐ Receipt of final application packet by Engineering | Date: <u> </u> |
| ☐ City Staff input | Date: <u> </u> |
| ☐ Review and action by Engineering and Zoning Administrator | Date: <u> </u> |

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

LEGEND:

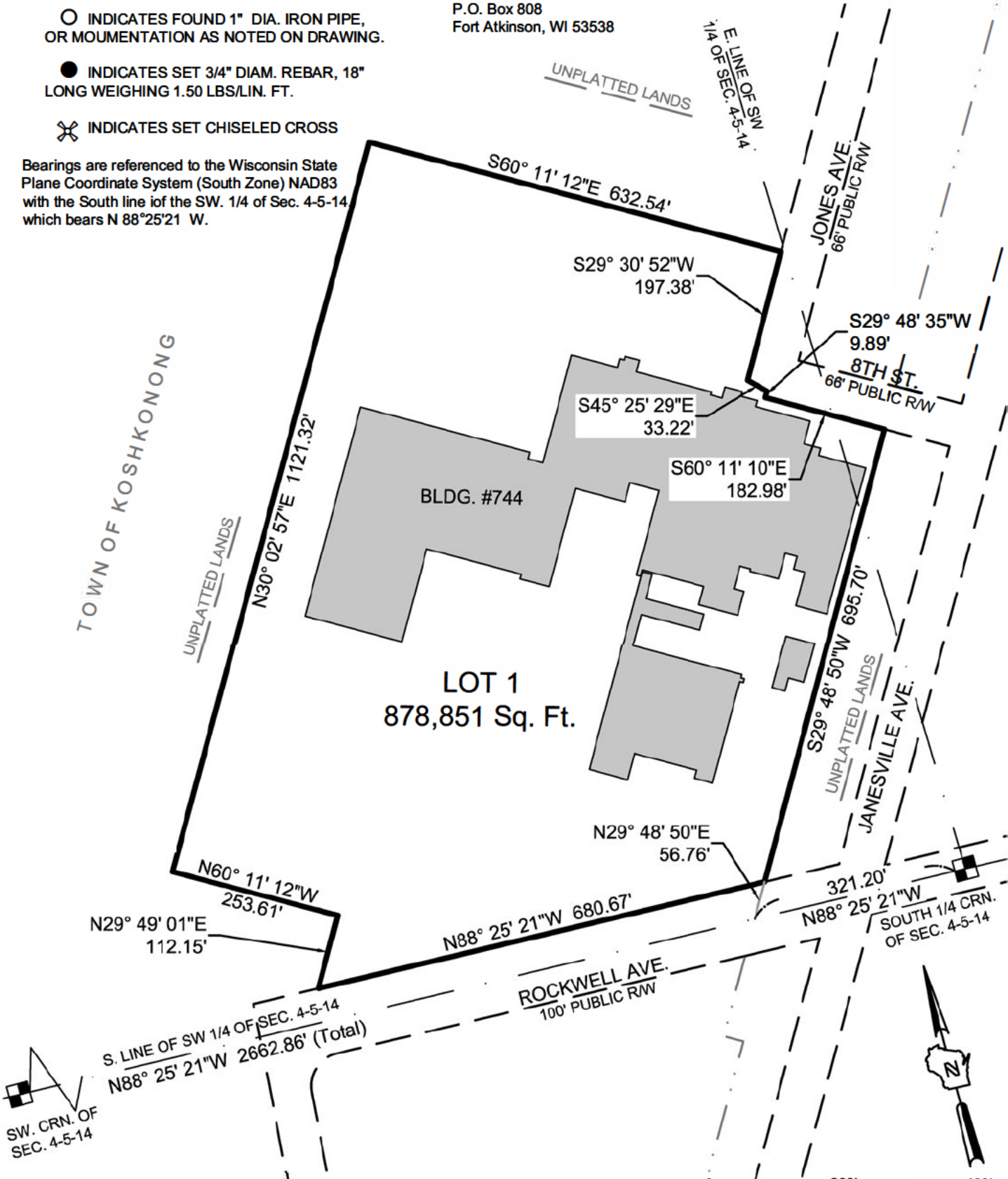
○ INDICATES FOUND 1" DIA. IRON PIPE, OR MOUMENTATION AS NOTED ON DRAWING.

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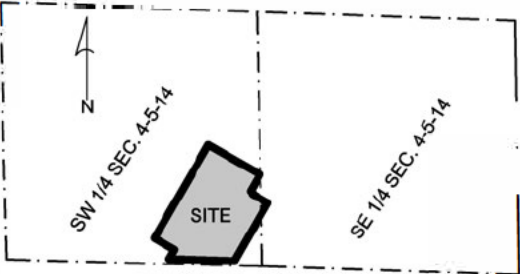
✕ INDICATES SET CHISELED CROSS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 with the South line of the SW. 1/4 of Sec. 4-5-14 which bears N 88°25'21" W.

Owner:
Jones Dairy Farm
P.O. Box 808
Fort Atkinson, WI 53538



Location Map
Scale 1" = 2000'



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT
PROJECT #24066 DRAFTED BY JMB

Sheet 1 of X

CERTIFIED SURVEY MAP NO.

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the following parcel of land:

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave. and the point of beginning; thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 253.61 feet; thence N30°02'57"E, 1121.32 feet; thence S60°11'12"E, 632.54 feet to a point in the West line of Jones Avenue; thence S29°30'52"W along said West line, 197.38 feet to a point in the South line of 8th Street; thence S29°30'52"W along said South line, 197.38 feet; thence S29°48'35"W along said South line, 9.89 feet; thence S60°11'10"E along said south line, 182.98 feet; thence S29°48'50"W, 695.70 feet to the point of beginning.

Said lands containing 878,851 square feet or 20.17564 acres of land, more or less.

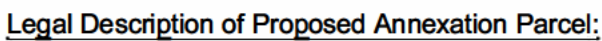
That I have made such survey, land division, dedication and plat at the direction of the Jones Dairy Farm, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance for the City of Fort Atkinson in the surveying and mapping the same.

Kevin A. Slottke S-2503

TO THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



Said parcel containing 33,556 square feet/0.77034 acres of land more or less.



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): _____

Russell J Raposa AIA, ESI Design Services, Jones Dairy Farm

Phone number: _____ Email: _____

OWNER Name, company, and client (if applicable): _____

Ryan Robinson, Jones Dairy Farm

Phone number: _____ Email: _____

Postal address for proposed CSM: _____

800 Jones Ave.

Parcel Identification Numbers Involved: _____

226-0514-0434-004

Brief description of proposed division or combination and purpose: _____

Adding farmland from Jones Dairy Farm Parcel To Jones Dairy Farm Industrial Facility 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)



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

II Process Checklist

- | | |
|--|-------------|
| ☐ Application fee of \$100 plus \$10 per additional lot received by City Treasurer
(Maximum \$150) | Date: SW |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff Review | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

Dated this 19th day of January, 20 26

Respectfully submitted,

Russell J Raposa AIA
(Signature of Applicant)

Digitally signed by Russell J Raposa AIA
DN: cn=US, email=Raposa@cityofatkinson.com, cn=Russell J Raposa AIA
c=US, o=City of Fort Atkinson, ou=City of Fort Atkinson
serial=2026.01.19.09:02:33-0500



CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

DATE: April 14, 2026
PROPERTY ADDRESS: 744 Jones Ave.
PARCEL NUMBER: 226-0514-0434-004
OWNER: Jones Dairy Farm
APPLICANT: Ryan Robinson

FILE NUMBER: PFA-2026-01
EXISTING ZONING: Heavy Industrial
PROPOSED ZONING: No change
EXISTING LAND USE: Industrial
REQUESTED USES: Industrial

BACKGROUND

Sections 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outline the requirements for the Plan Commission and City Council to review and approve the Certified Survey Map (CSM) to ensure conformance with all ordinances and plans.

REQUEST OVERVIEW

Jones Dairy Farm owns the subject properties, which are partially located in the Town of Koshkonong, with the majority of the land within the proposed Certified Survey Map (CSM) situated in the City. Jones Dairy Farm is petitioning to annex the portion of its campus currently in the Town into the City in order to construct a wastewater treatment facility.

A public notice is not required for a Certified Survey Map.

DISCUSSION

The applicant is proposing a Certified Survey Map (CSM) to combine a portion of land currently located in the Town of Koshkonong with an existing parcel in the City. The applicant has also petitioned for annexation of the Town property. The Wisconsin Department of Administration has reviewed the petition and determined that the proposed annexation is in the public interest.

Following approval of the annexation, the two land areas identified in the annexation exhibit will remain separate parcels until formally combined. The proposed CSM will serve as the legal mechanism to consolidate these areas into a single parcel, which is necessary to accommodate the planned wastewater treatment facility serving the Jones Dairy industrial building.

City staff find that the proposed Certified Survey Map (CSM), overall, is consistent with the City's Land Division and Development Ordinance and is in conformance with the City's Comprehensive Plan. A few minor mapping adjustments are required to achieve full

compliance. The applicant has acknowledged these revisions and has agreed to incorporate them into the final CSM.

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:

s. 236.15(1) Monuments: *On the final CSM, show set/found corners at each of the lot corners.*

s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

s. 236.20(3)(b) The monuments at the ends of the boundary tie line shall be described.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:

s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. *Add the underlined information to the final CSM.*

General Notes:

- 1) Some of the text is cut off near the top of Sheet 1 on the quarter section line.*
- 2) Show the total sheet numbers on the final CSM.*
- 3) The bearing on the 56.76' long tie line is different in the Surveyor's Certificate than on the map.*
- 4) The bearing in the Surveyor's Certificate that goes with the 112.15' length is missing an "E."*
- 5) Towards the end of the Surveyor's Certificate, the course with the 197.38' length is repeated and the 33.22' long course is missing.*
- 6) Add the Owner's Certificate and City of Fort Atkinson Approval Certificate on the final CSM.*

RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the Certified Survey Map with the following conditions:

- All corrections identified in the staff memo shall be incorporated into the final Certified Survey Map, subject to verification by City staff.

ATTACHMENTS

1. 24066-CSM-2-19-26

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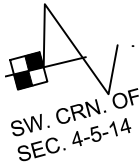
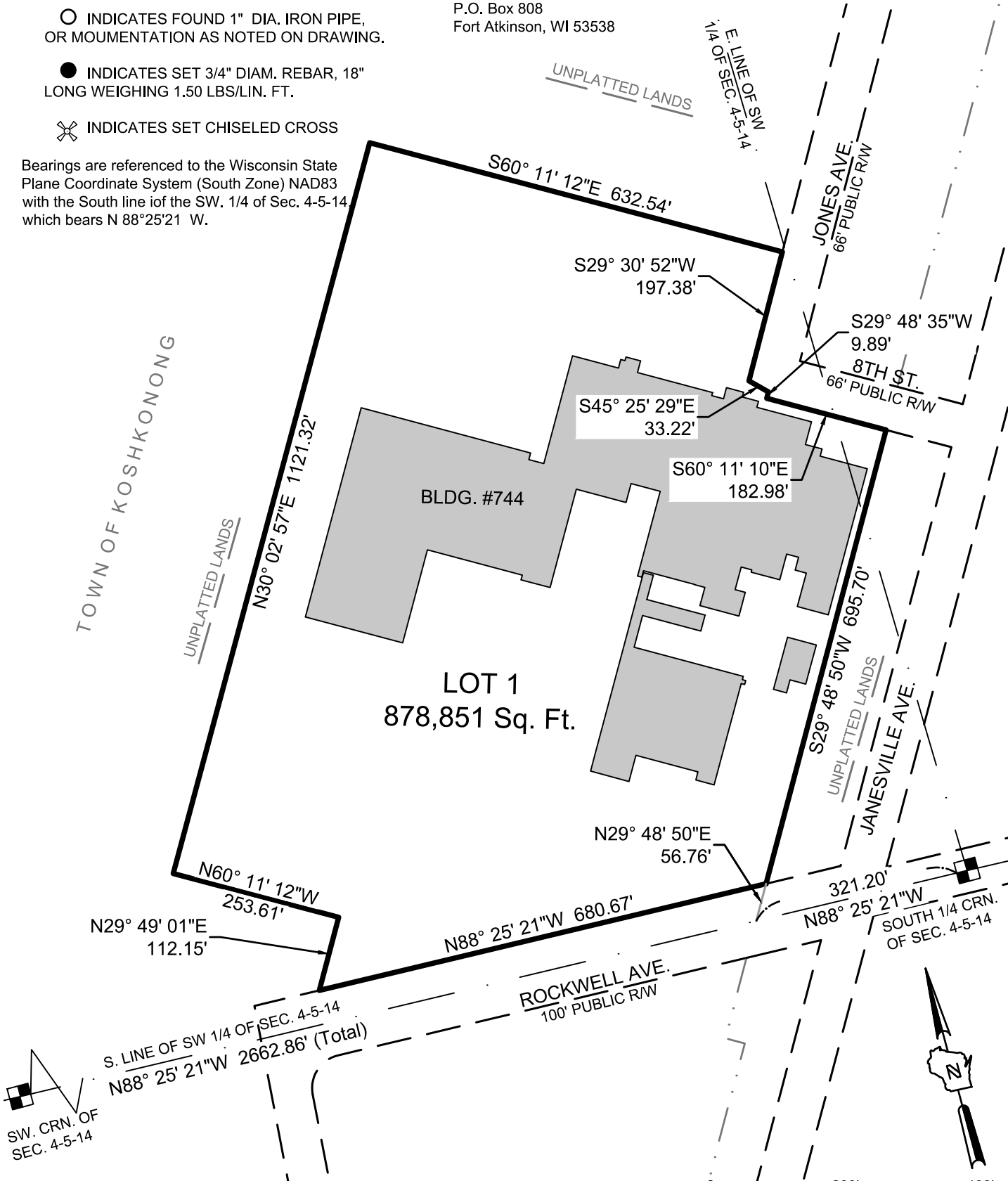
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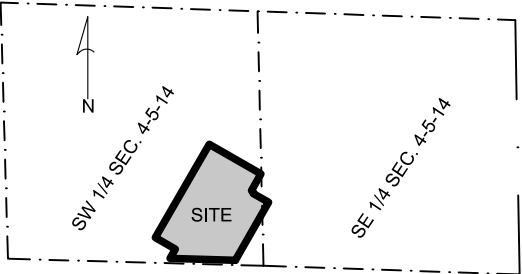
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Owner:
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Location Map
Scale 1" = 2000'



GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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Sheet 2 of X