

Date Posted: July 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, JUNE 23, 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 p.m.

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Council Representative Huckabee, Commissioners Ciccarelli, Shull, and Schultz. Also Present: Deputy Clerk, Clerk/Treasurer/Finance Director, and the City Attorney.

Excused absence: Commissioner Shull left the meeting at 4:45 p.m.

3. New Business

a. Review and possible action relating to the *minutes of the June 9, 2026 Plan Commission meeting* (Ebbert, Clerk/Treasurer/Finance Director)

Huckabee moved, seconded by Ciccarelli, to approve the minutes of the June 9, 2026 Plan Commission meeting. The motion carried, 6-0.

b. Public Hearing relating to the proposed **Amendment #1 to Tax Incremental District (TID) No. 9 (Houseman, City Manager)**

Chairperson Manager Houseman presented the proposed Amendment #1 to Tax Incremental District (TID) No. 9 which would add 70 parcels totaling about 42 acres in the Koshkonong Estates Subdivision to provide financing for rebuilding, removing, and improving public infrastructure while encouraging future development. Potential projects include infrastructure upgrades, stormwater improvements, land purchases, planning and surveying services, pedestrian and bicycle connections, and entryway signage enhancements. Public notice was provided to taxing jurisdictions and published in June 2026, and the Joint Review Board held its initial review meeting on June 22, 2026.

Public Hearing opened at 4:11 p.m.

Chris Vagasky, 1681 Ilsa Street, expressed concern that the TID provides an 11-year timeline for development projects but no timeline for addressing the needs of existing Koshkonong Estates residents, which could affect his property improvement decisions. He

said the TID plan focuses on roads and new development while failing to address ongoing water issues and wetland encroachment in the Koshkonong Estates Subdivision. He also requested that Commissioner Schultz recuse himself due to a financial interest as a Koshkonong Estates property owner.

After three calls and no comments, the public hearing was closed at 4:13 p.m.

c. ***Public Hearing relating to the creation of Tax Incremental District (TID) No. 11***
(Houseman, City Manager)

Chairperson Manager Houseman presented the proposal to create a new Tax Incremental District (TID) No. 11. TID No. 11 is a proposed mixed-use Tax Increment District that would include undeveloped and underdeveloped land from the former Klement Business Park (TID No. 6) as well as additional property along Janesville Avenue and Hackbarth Road. The district would encompass 27 parcels totaling approximately 250 acres, with an estimated fair market value of \$21.2 million. If created, existing property tax revenues would continue going to the taxing jurisdictions, while taxes generated from future increases in property value would be used to fund development and infrastructure improvements within the district. Planned projects may include road and utility upgrades, corridor and intersection improvements, park and trail enhancements, land acquisitions, development incentives, and signage improvements. Public notice was provided in June 2026, and the Joint Review Board conducted its initial review of the proposal on June 22, 2026.

Public Hearing opened at 4:13 p.m.

Todd Willkomm; owns two properties in Business Park and fully supports the TID, stating it will promote development and help businesses and developers grow that area of town.

After three calls and no comments, the public hearing was closed at 4:15 p.m.

d. ***Review and possible action relating to a Resolution recommending adoption of the Project Plan Territory Additional Amendment No. 1 and Boundaries for Tax Incremental District No. 9, City of Fort Atkinson, Wisconsin***
(Houseman, City Manager)

Huckabee asked a clarifying question in regard to whether establishing the TID is the first step, with planning to follow, and inquired about the overall project timeline. Manager Houseman confirmed that the TID must be established first, followed by re-platting, infrastructure design, and infrastructure construction, but said it was too early to provide a timeline. Huckabee also asked whether the project plan's provision for City land acquisition was common practice. Manager Houseman explained that including potential land acquisition is standard and provides flexibility to pursue future opportunities without requiring amendments to the TID project plan.

Schultz stated that, although he owns a home in Koshkonong Estates, he did not believe recusal was necessary because he is not a stakeholder in the project. He stated he could evaluate the matter fairly and objectively and would vote based on what he believes is in the best interest of the community.

Ciccarelli asked what planning and studies had been completed to date. Manager Houseman stated that wetland studies had been conducted to evaluate developable land, potential roadway configuration changes, and engineering solutions to address water issues. She explained that, if the TID is approved, those studies would be evaluated further and the re-platting process would begin.

Ciccarelli inquired whether a parcel adjacent to the proposed TID that is currently outside the City limits would qualify for the one-half-mile radius for eligible improvements if it were annexed into the City, and whether it would automatically become part of the TID or require an amendment. He noted that the parcel could provide improved connectivity to Rock River Park. The Baird representative, participating via Zoom, stated that she would need to verify the details but believed the parcel would likely qualify within the one-half-mile radius.

Huckabee moved, seconded by Ciccarelli to recommend that the Plan Commission adopt the resolution recommending adoption of the Project Plan Territory Addition Amendment No. 1 and Boundaries for the Tax Incremental District No. 9, City of Fort Atkinson, Wisconsin. Motion carries 6-0

- e. *Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 11, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*

Ciccarelli stated that if the utility easement that runs adjacent and through the TID was considered unbuildable, it could potentially be used for green space.

Huckabee moved, seconded by Schultz to recommend that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 11, City of Fort Atkinson, Jefferson County, Wisconsin. The motion carried, 6-0.

- f. *Review and possible action relating to a **Special Area Design Review** for paint at Hein Law Office located at 101 S., Main St. (Houseman, City Manager) (SADR-2026-03)*

Chairperson Manager Houseman presented a Special Area Design Review - Design Alteration Review for the property located at the corner of South Main Street and South Water Street at 101 S. Main St., which was formerly occupied by Edward Jones Investments and is currently leased by Hein Law. After recently receiving approval for new awning signage, the tenant is now proposing additional improvements to the building's front façade. The property is located within the Downtown Historic Mixed Use zoning district, where design standards are intended to preserve the area's historic character and architectural compatibility. The proposed changes include painting the storefront exterior in two shades of tan to enhance the building's appearance at this prominent downtown corner. The Historic Preservation Commission reviewed the proposal and found the selected colors appropriate, expressing no concerns with the planned improvements.

Ciccarelli motioned, seconded by Shull to approve the Design Alteration Review as

proposed.

- g. *Review and possible action relating to a **Special Area Design Review** for Paddy Shack located at 201 S. Main St. (Houseman, City Manager) (SADR-2026-04)*

Chairperson Manager Houseman presented a Special Area Design Review - Design Alteration Review for the property located at 201 S. Main St. The project includes replacing the existing recessed storefront with a new storefront that aligns with the building façade to accommodate an additional golf simulator while maintaining the appearance of a traditional storefront. The Historic Preservation Commission acknowledged that, although removal of the existing storefront is not ideal, the replacement storefront preserves the building's historic character and allows for future reconfiguration. The Commission discussed the proposed aluminum storefront frame and indicated support for either the proposed aluminum finish or a dark bronze/black finish.

Commissioner Huckabee expressed concerns with the proposed design and stated that she had spoken with the business owner regarding alternative design options. She requested to present those alternatives to the Commission. Manager Houseman stated that the proposal before the Commission was the application submitted for review, and it had received support from the Historic Preservation Commission.

Commissioner Huckabee moved to table the Special Area Design Alteration Review. The motion failed for lack of a second.

Ciccarelli stated that while the brushed aluminum would match the current storefront, he would like to recommend the black/dark bronze.

Commissioner Schultz motioned to approve the proposed design alteration with the following conditions:

- Require the applicant to utilize black/dark bronze window and door frames
- Any other recommendations of City staff and the Plan Commission.

Motion failed due to lack of a second.

- h. *Review and possible action relating to a **Special Area Design Review** for State Farm Insurance located at 103 S. Main St. (Houseman, City Manager) (SADR-2026-05)*

Chairperson Manager Houseman presented the Special Area Design Review - Design Alteration for State Farm Insurance located at 103 S. Main St. The applicant proposes exterior improvements to a property in the Downtown Historic Mixed Use District, including repainting the building, reconfiguring the storefront, removing the existing awning, and installing new lighting and signage. Following review by the Historic Preservation Commission, the applicant revised the plans by replacing the proposed stone veneer with black aluminum panels and providing updated paint colors that better complement the building's historic character. The existing painted brick will remain, as removing the paint and restoring the original brick was determined to be cost-prohibitive. Staff concluded that the revised proposal represents a substantial improvement to the

building and is generally consistent with the intent of the Downtown Historic Mixed Use design standards.

Nate Yahn, the applicant, stated that what is listed as stone veneer on the rendering is not actually stone, but ceramic floor tiles added to the exterior of the vertical jams on the storefront. Through conversations with the Historic Preservation Commission, they have agreed to use aluminum wrap instead.

Ciccarelli moved, seconded by Schultz to recommend approval of the proposed Design Alteration, including the following conditions:

- Require the applicant to provide period-appropriate color swatches for the proposed painting.
- Require the applicant to wrap the storefront with a dark aluminum surrounding the reconfigured storefront.
- Any other recommendations of City staff and the Plan Commission.

The motion carries, 5-0. Commissioner Shull was absent for the vote.

i. Update on previously approved projects (Houseman)

Chairperson Manager Houseman provided the following updates:

- The Certified Survey Map for 312 S. Fourth Street has not yet been approved due to an issue with locating and televising the storm sewer to identify the easement area before it moves forward to City Council. All other Certified Survey Maps from the last plan commission meeting were approved.
- The ground breaking for the Spec Buildings in the Klement Business Park will be on site at 10:00 am on June 30th.

4. Adjournment

Huckabee moved, seconded by Ciccarelli to adjourn. The motion carried 5-0, and the meeting adjourned at 4:49 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk



SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: May 26, 2026

PROPERTY ADDRESS: 827 Banker Road

PARCEL NUMBER: 226-0614-3241-000 and 226-0614-3332-000

OWNER: State of Wisconsin

APPLICANT: Madison College

FILE NUMBER: SPR-2026-06

EXISTING ZONING: I, Institutional

PROPOSED ZONING: I, Institutional

EXISTING LAND USE: Indoor Institutional

REQUESTED USES: Accessory Structure

BACKGROUND

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

REQUEST OVERVIEW

Madison College owns two parcels along Madison Avenue and Banker Road that combine to make up the Fort Atkinson campus. The subject properties are a total of about 10 acres in size and include a main educational building, multiple accessory structures, a surface parking lot, and a small solar field.

The proposed project includes the demolition of a small existing accessory structure (500 sf) and surrounding paved area (5,000 sf) to be replaced with a 2,400 square foot accessory structure to be used for storage. The only other proposed changes include a small, paved connection between the new structure and the existing east-west circulation driveway and returning the previously paved area back to seeded grass.

Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those proposed new features within the disturbance area portion of the site.

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

Requirement	Size	Proposed Development
Minimum Accessory Structure Front Setback	60 feet and 5 feet behind principal structure	270 feet, >5 feet behind principal structure
Minimum Accessory Structure Side Setback	3 feet	186 feet

Minimum Accessory Structure Rear Setback	3 feet	390 feet
Maximum Principal Building Height	18 feet	12 feet (rear façade) 20 feet (front façade)*
Minimum Principal Building Separation	10 feet	>10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Side/Rear: 5 feet ROW: 10 feet	Side: >5 feet Rear: >5 feet ROW: >10 feet
Maximum Impervious Surface Ratio	80%	33%**
Maximum Building Coverage	50%	10%

*The height of a pitched roof is measured as the average height between the eaves and ridge.

**There is approximately a 2,500 sf reduction in impervious surface with the proposed project.

The existing land use on the site continues to be Indoor Institutional, which is a permitted by-right land use in the Institutional Zoning District. The proposed new structure is considered to be a Nonresidential Detached Accessory Building, which is also a permitted by-right accessory land use in the Institutional Zoning District. Land use requirements indicate:

- Three total structures shall be permitted by-right = Met (2 existing, one of which is being replaced)
- The combined floor area of all structures shall not exceed the floor area of the principal building on the parcel, unless a conditional use permit is granted = Met (10%)
- See Article II for accessory structure maximum building heights = Met (see above)
- The proposed new structure does not include any new parking spaces and does not require any new parking spaces because Nonresidential Detached Accessory Buildings do not have minimum parking requirements (used for onsite storage).

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

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

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

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

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

Exterior Lighting Standards (Section 15.06.20)

At the property line, a maximum of 1.0 footcandle is required = Met (unchanged)

The average lighting onsite is required to be a maximum average of 3.0 footcandles = Met

The maximum height of all freestanding light fixtures required is 20 feet = N/A (no change to existing pole-mounted fixtures with this project)

All exterior light fixtures are full cutoff and downward-facing = Met (two new on-building lighting fixtures)

Outdoor Storage and Screening Standards (Section 15.06.21)

Ground and/or roof-mounted equipment is required to be screened = Unknown

Fencing Standards (Section 15.06.40)

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

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 for customizing the planting selection and location to best fit the project and site.

- 81 landscaping points are required for the building foundation = Met (see below note)
- 0 landscaping points are required for the paved surface areas = N/A
- 0 landscaping points are required for the street frontage = N/A
- 48 landscaping points are required for the yards = Met (see below note)

Per Section 15.08.60(2), existing plant material that is preserved can be counted toward meeting the landscaping requirements and worth double the landscaping point value per plant. Three existing large arborvitaes are proposed to be saved and relocated from the disturbance area. Per Figure 15.08.40a, each plant is worth a standard 33 points. Saving three such plants counts for 198 total points (33 points each x double points for saving = 66 points each).

Exterior Building Design Standards (Section 15.07.30)

There are defined exterior building design standards for different types of uses in the Zoning Code.

This project is proposed to be an institutional land use in the Institutional 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 50% Class I materials on the total building facade = **Not Met (north and south façade over 50% metal panels)**
- Rear building elevations not facing a public street or parking lot are exempt = Met (rear façade proposed as all metal panels)
- Class I, II, or III materials permitted, Class IV prohibited = met (brick and metal panels)
- Façade articulation shall be included every 70 feet = N/A (building facades all less than 70 feet)
- Building orientation toward the road and appearance of front façade as entryway = N/A
- Rooftop mechanicals visible from adjacent public rights-of-way shall be screened = Unknown



PUBLIC NOTICE:

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

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Northwest Quadrant Planning Area (see Attachments) and is identified as Major Institution within the Plan. The opportunities indicated on the Plan applicable to this project include community gateway experience.

The subject property is also shown as Community Facilities on the Future Land Use Map. This designation includes larger-scale public buildings, power substations, schools, churches, and similar public and quasi-public uses. The proposed new accessory structure does not change the principal land use of the property (Indoor Institutional). Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

Madison College has been in this location for many years, and this is a relatively small-scale new accessory structure within the context of the overall site. Due to the structure's location, it will be mostly hidden from the roadway, outside of Banker Road through the existing parking lot. This façade (eastside of the structure) is proposed to include the most high-quality materials (brick-clad façade). Additionally, in terms of overall impervious surface on the property, there will be less than today with the removal of the existing paved area and structure in this location.

The existing issue that should be addressed is that the Madison College site is currently divided between two separate parcels, with the existing property line running directly through both the primary college building and the parking lot.

Pursuant to Sections 15.01.06(7), 15.03.03(15), 15.10.42, 15.05.40(2)(b), 15.05.40(6), and 15.02.40(7), the City cannot treat the two parcels as a single development site unless they are formally consolidated. The zoning code requires all required yards, setbacks, open space, access, and pavement setback standards to be satisfied entirely within the boundaries of each individual legal parcel. Although the existing structures may retain blanket conforming status despite crossing the parcel line, the code prohibits additional development or site modifications that increase the degree of nonconformity. Because the existing parking lot and building already span both parcels, future site changes could create conflicts with setback, pavement setback, access, and site design requirements. In addition, the project is subject to Site Plan Review, which requires the site plan to accurately depict all lot lines and demonstrate full compliance with applicable development standards within the subject property boundaries. Consolidating the parcels through a Certified Survey Map would eliminate these inconsistencies and provide a unified site for future development and permitting activities.

Overall, the proposed project represents a relatively small-scale accessory structure that expands the use of the existing property while remaining minimally visible from adjacent public rights-of-way. The City's Management Team reviewed the application and identified several related zoning and site design considerations.

RECOMMENDATION

City staff recommends the Plan Commission approve the site plan for the accessory structure on the Madison College Campus located at 827 Banker Road, subject to the following conditions:

- Require the property owner to combine the two existing parcels (226-0614-3332-000 and 226-0614-3241-000) together into one parcel by Certified Survey Map.
- The application is required to provide an updated Site Plan to include the location of all ground-mounted and/or roof-mounted mechanicals with appropriate screening to be reviewed by City staff.
- Waive the 50% Class I material requirement for the North and South facades, taking into consideration the proposed side setbacks.
- Require the property owner to obtain all necessary permits prior to construction.
- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. 2025-04-15_26011 - Madison College - Fort Atkinson Storage Building Submittal Drawings
2. 2025-04-15_26011 - Madison College - Fort Atkinson Storage Building Submittal Specification
3. 2026-05-01_MC RFB26-022 Fort Atkinson Storage Building Civil CDs
4. 2025-04-15_26011 - Madison College - Fort Atkinson Storage Building Site Plan Deliverables_Redacted
5. Screenshot 2026-05-20 131339
6. Future land use map

FORT ATKINSON STORAGE BUILDING - FORT ATKINSON WI

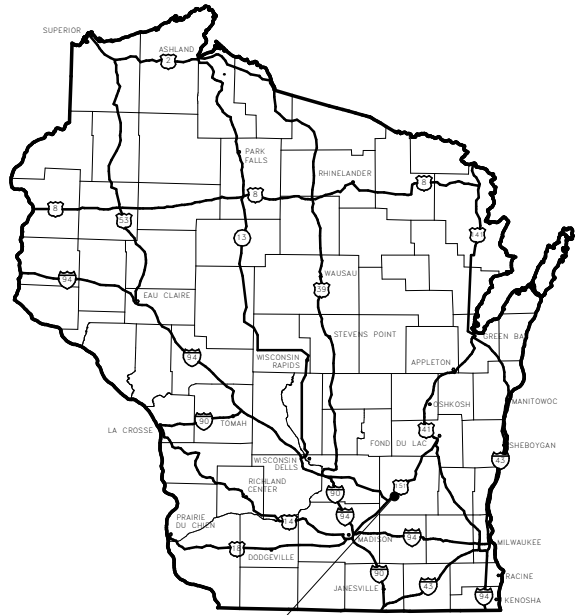
827 BANKER RD, FORT ATKINSON, WI 53538

MADISON COLLEGE PROJECT NO: RFB 26-022



PROJECT RENDERING/PERSPECTIVE/ELEVATION

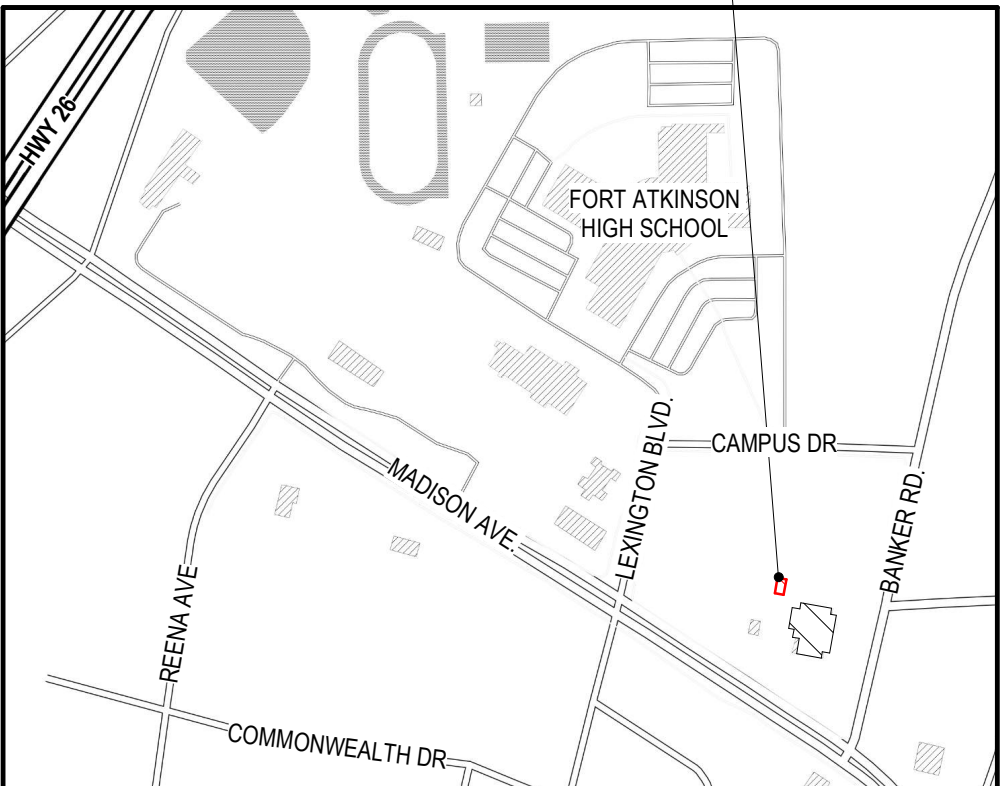
CODE INFORMATION SUMMARY
APPLICABLE CODE 2021 INTERNATIONAL BUILDING CODE WITH WI AMMENDMENTS 2021 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMMENDMENTS 2017 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1
OCCUPANCY CLASSIFICATION - IBC 2021 - CHAPTER 3 S-2 - STORAGE - LOW HAZARD
CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS - IBC 2021 - CHAPTER 6 TYPE-VB - UNPROTECTED WOOD FRAME STRUCTURAL FRAME = 0 HOUR EXTERIOR BEARING WALLS = 0 HOUR INTERIOR BEARING WALLS = 0 HOUR FLOOR ASSEMBLIES = 0 HOUR ROOF ASSEMBLIES = 0 HOUR (WITH EXCEPTIONS, SEE TABLE 601)
FIRE SPRINKLER - IBC 2021 - CHAPTER 9 BUILDING IS NON SPRINKLERED
UNHEATED BUILDING - IECC C402.1.1 THE BUILDING IS NOT HEATED OR COOLED AND IS EXEMPT FROM THE BUILDING THERMAL ENVELOPE PROVISIONS OF SECTION C402.



STATE MAP

PROJECT LOCATION

Madison College - Fort Atkinson
827 Banker Rd,
Fort Atkinson, WI 53538



PROJECT/BUILDING DATA
BUILDING AREAS TOTAL BUILDING AREA = 2,425 SQFT FIRST FLOOR TOTAL AREA= 2,425 SQFT
PARKING: 164 EXISTING PARKING STALLS, INCLUDING 9 ACCESSIBLE STALLS (NO CHANGE)

INTENDED USE SUMMARY
INTENDED USE: SUPPLY STORAGE FOR METAL FABRICATION LAB LOCATED IN MAIN BUILDING FOR MADISON COLLEGE FORT ATKINSON CAMPUS
ZONING DISTRICT: INSTITUTIONAL (I), NO CHANGE
EXISTING LAND USE/OCCUPANCY: ACCESSORY STORAGE USE TO EDUCATIONAL/INSTITUTIONAL
PROPOSED LAND USE/OCCUPANCY: ACCESSORY USE TO EDUCATIONAL/INSTITUTIONAL, STORAGE S-2 LOW HAZARD
PROPOSED # OF RESIDENTS, EMPLOYEES, DAILY CUSTOMERS, MAX OCCUPANCY OF 8 USERS 2-3X/WEEK WALKING OVER FROM THE METAL FABRICATION LAB
PROPOSED NUMBER OF DWELLING UNITS AND DENSITY: NO DWELLING UNITS, 8 OCCUPANT LIMIT PER STORAGE S-2 LOW HAZARD OCCUPANCY (300 GSF/OCC)
CONSISTENCY WITH FORT ATKINSON COMPREHENSIVE PLAN: YES - CONTINUED INVESTMENT IN EXISTING INSTITUTIONAL CAMPUSES, SUPPORTS TECHNICAL EDUCATION FACILITIES AND WORKFORCE DEVELOPMENT, INFILL ON EXISTING CAMPUS, SECONDARY TO PRIMARY CAMPUS BUILDINGS, COHESIVE WITH CAMPUS IDENTITY, MINIMIZE VISIBILITY OF SERVICE AREAS, SAFE PEDESTRIAN MOVEMENT, FUNCTIONAL, CONTROLLED SITE LIGHTING.
COMPLIANCE WITH FORT ATKINSON MUNICIPAL CODE: YES - PERMITTED USE, SUBORDINATE IN HEIGHT IN SIZE AND BEHIND PRINCIPAL BUILDING, WITHIN ALLOWABLE IMPERVIOUS SURFACE LOT REQUIREMENT, AVOIDING TEMPORARY OR INDUSTRIAL ONLY APPEARANCE, AND DOESNT REDUCE REQUIRED PARKING COUNT.

Architecture:

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608-829-4444 www.dimensionivmadison.com

HVAC, Electrical, Plumbing,
& Fire Protection:

Design Engineers
8215 Greenway Blvd, Suite 180, Middleton, WI 53562
p: 608.291.9054 www.designengineers.com

Civil Engineering and
Landscaping:

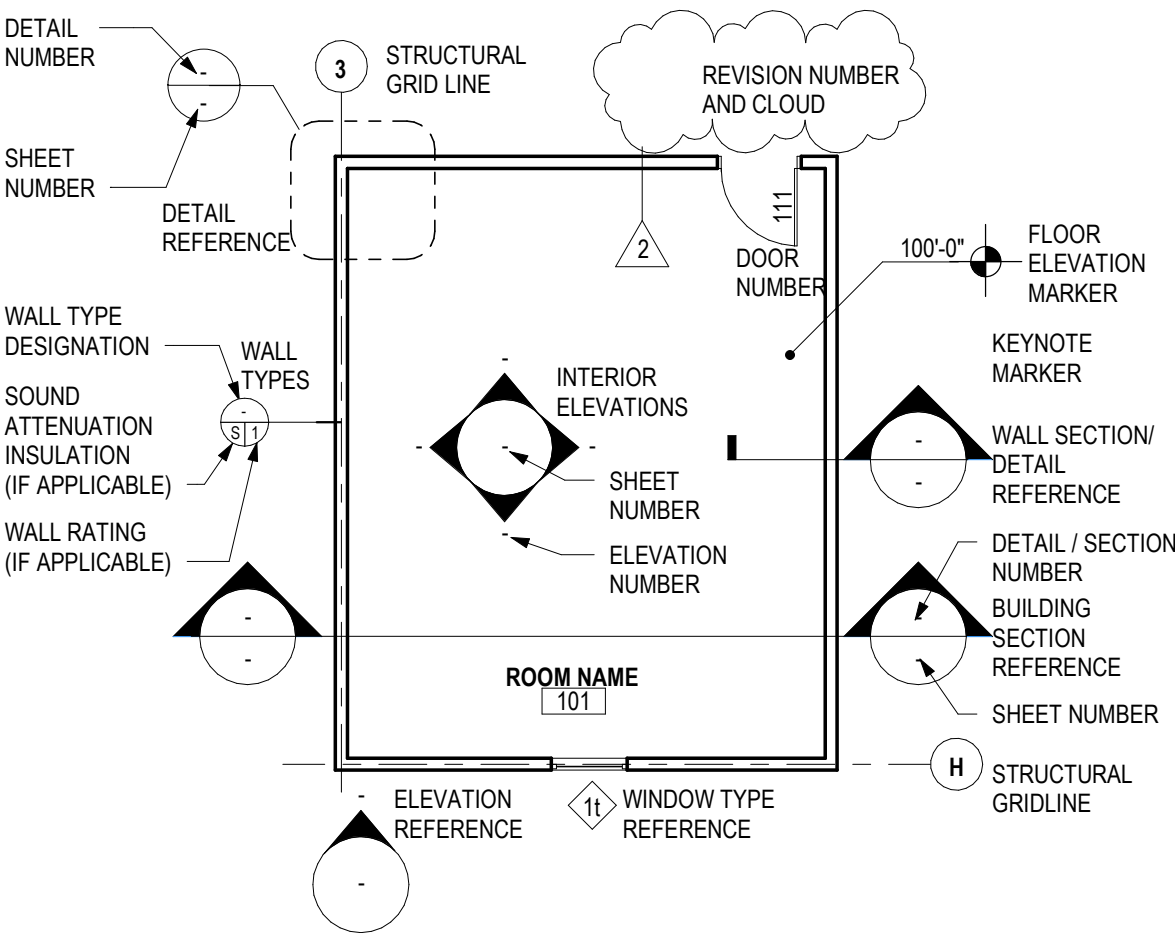
Wyser Engineering
312 East Main Street, Mount Horeb, WI 53572
p:608.437.1980 www.wyserengineering.com

Structural
Engineering:

MP² Structural Engineers
583 D'Onofrio Drive, Suite 201, Madison, WI 53719
p:608.821.4770 www.mpsqrd.com

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
GENERAL	
G001	COVER SHEET
CIVIL	
C001	TOPOGRAPHIC AND UTILITY MAP
C100	STIE DEMOLITION PLAN
C101	OVERALL SITE PLAN
C102	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
ARCHITECTURAL	
A100	FLOOR PLAN, ROOF PLAN AND ELEVATIONS
A105	MATERIAL BOARD & RENDERINGS
ELECTRICAL	
E1.1	ELECTRICAL NEW WORK PLANS



LEGEND - ARCHITECTURAL SYMBOLS

PLAN COMMISSION SUBMITAL

PROJECT #

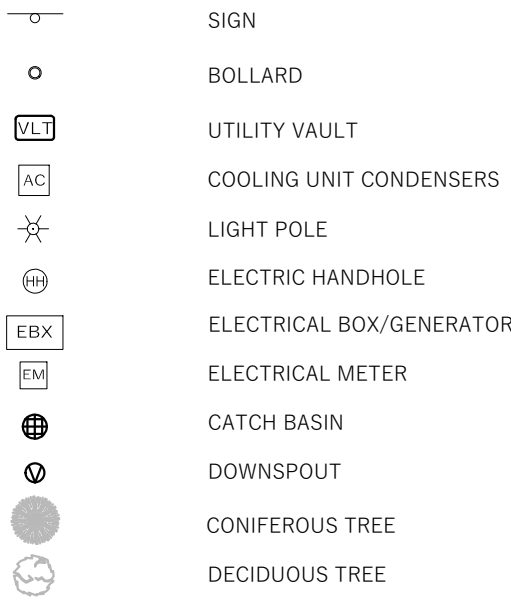
26011

04/15/2026

G001



LEGEND

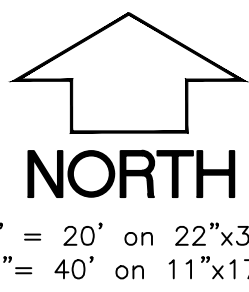


	BUILDING FOOTPRINT
	EDGE OF CONCRETE
	EDGE OF ASPHALT
	FENCE LINE
	WATER MAIN (PER PREVIOUS DESIGN DRAWINGS)
	STORM SEWER
	COMMUNICATION LINE
	ELECTRIC LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONTOUR MAJOR
	CONTOUR MINOR

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 13, 2026.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONS DANE, GRID NORTH.
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

SURVEY CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
112	535194.74	842172.99	TOP OF 3/4" REBAR SOUTHEAST OF SOLAR ARRAY FENCING



WYSER
ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

SURVEYED BY: DOZ
DRAWN BY: AL
REVIEWED BY: AJW
APPROVED BY: ZMR

827 BANKER ROAD
FORT ATKINSON, WI 53538

MADISON COLLEGE - FORT ATKINSON
NEW STORAGE BUILDING PROJECT

FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title: TOPOGRAPHIC & UTILITY MAP

Revisions:

[illegible]

Graphic Scale



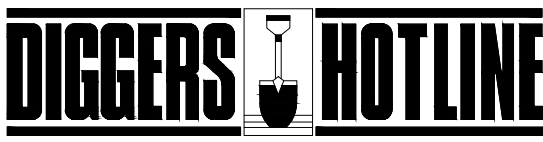
A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 5', 10', 20', and 30' from left to right.

Wyser Number	21-0856
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Set Type	TOPO	UTIL	MAF
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Date Issued	04/15/2026
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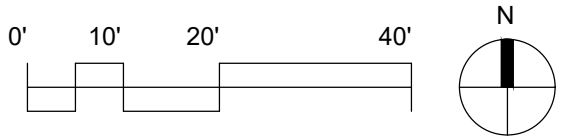
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Hearing Impaired TDD (800) 542-2289
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1 SITE DEMOLITION PLAN

1" = 20'-0"



LEGEND (PROPOSED)

- PROPERTY LINE
- SAWCUT LIMITS
- ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 16, 2021. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- 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.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 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.
- 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.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FORT ATKINSON REQUIREMENTS.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE SALVAGED FOR RELOCATION UNLESS SPECIFICALLY CALLED OUT FOR REMOVAL. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCRATCH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- 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.



FORT ATKINSON
STORAGE BUILDING -
FORT ATKINSON WI

Issue date: 04/15/2026

Project No.: 26011

MC Project No.: RFB26-022

SUBMISSION DATE
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WYSER
ENGINEERING

SHEET NUMBER

C100

**SITE DEMOLITION
PLAN**



LEGEND (PROPOSED)

	PROPERTY BOUNDARY
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON MARCH 13, 2026. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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SITE INFORMATION BLOCK:

SITE ADDRESS: 827 BANKER ROAD
SITE ACREAGE: 9.553 ACRES
USE OF PROPERTY: EDUCATIONAL INSTITUTION
ZONING: INSTITUTIONAL (I)
SETBACKS:
FRONT YARD (USH 12 / MADISON AVENUE): 30 FEET
REAR YARD: 25 FEET
SIDE YARD: 25 FEET

LEGAL DESCRIPTION (AS PROVIDED):

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN, CONTAINING 416,119 SQUARE FEET (9.553 ACRES) DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, S88° 57' 27" E, 368.49 FEET TO THE WEST LINE OF BANKER ROAD; THENCE ALONG SAID WEST LINE S11° 21' 36" W, 120.96 FEET TO THE SOUTH LINE OF CAMPUS DRIVE AS DESCRIBED IN VOLUME 1094 PAGE 446, BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF BANKER ROAD, S11° 21' 36" W, 858.25 FEET TO THE NORTH LINE OF USH 12; THENCE ALONG SAID NORTH LINE, S87° 20' 59" W, 5.92 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, N 57° 45' 55" W, 509.49 FEET TO THE WEST LINE OF LANDS DESCRIBED IN VOLUME 438 PAGE 623; THENCE N00° 04' 37" E, 636.76 FEET TO THE SOUTH LINE OF CAMPUS DRIVE AS DESCRIBED IN VOLUME 1094 PAGE 446; THENCE ALONG SAID SOUTH LINE, S89° 40' 05" E, 260.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S88° 57' 27" E, 257.69 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 55° 15' 15" E, 106.35 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



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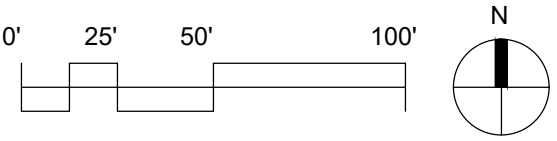
WYSER
ENGINEERING

SHEET NUMBER

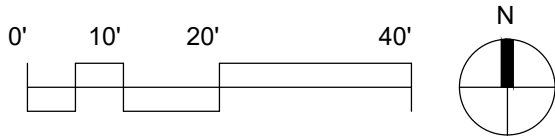
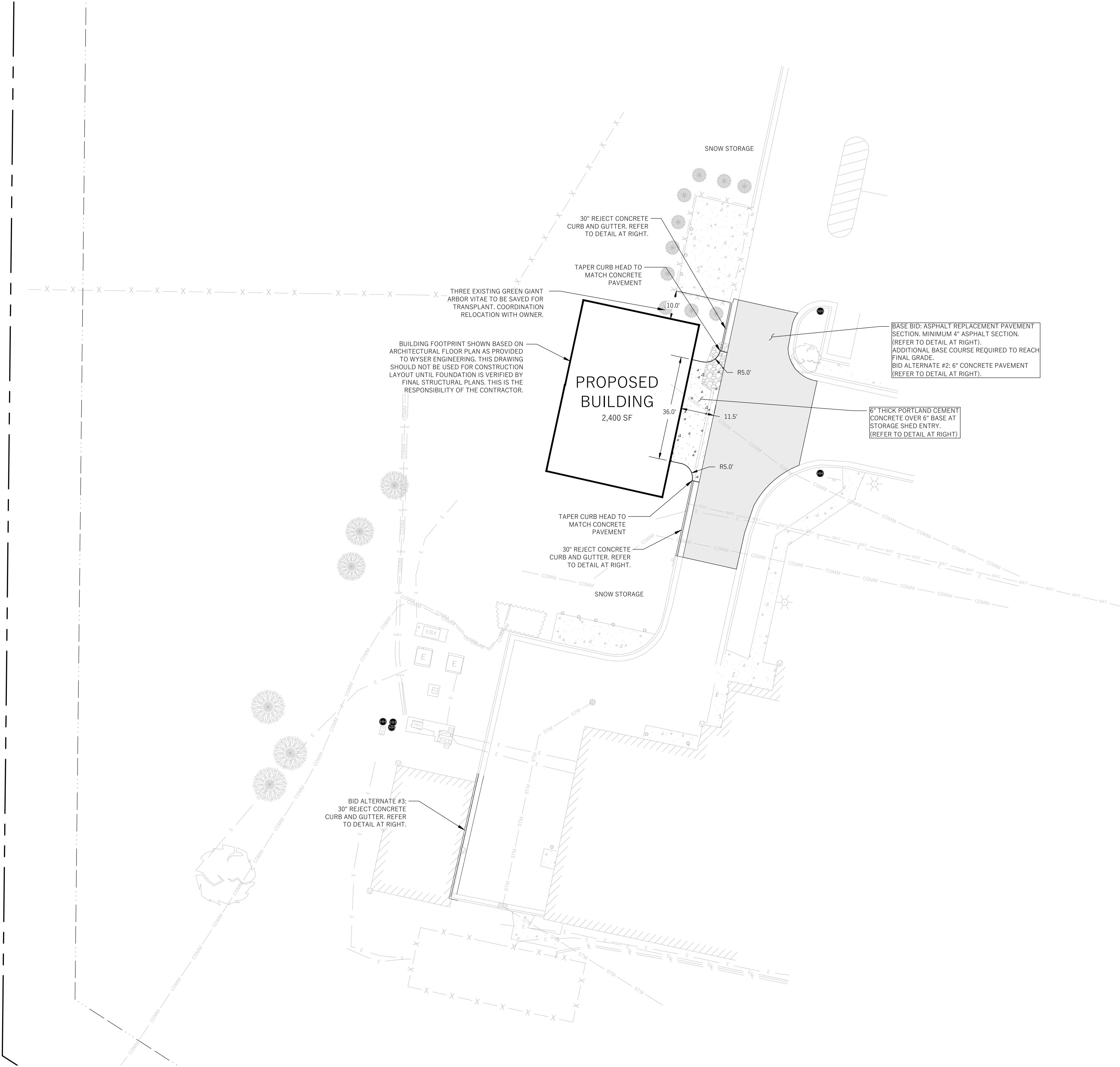
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**OVERALL SITE
PLAN**

1 OVERALL SITE PLAN
1" = 50'-0"



1 SITE PLAN
1" = 20'-0"

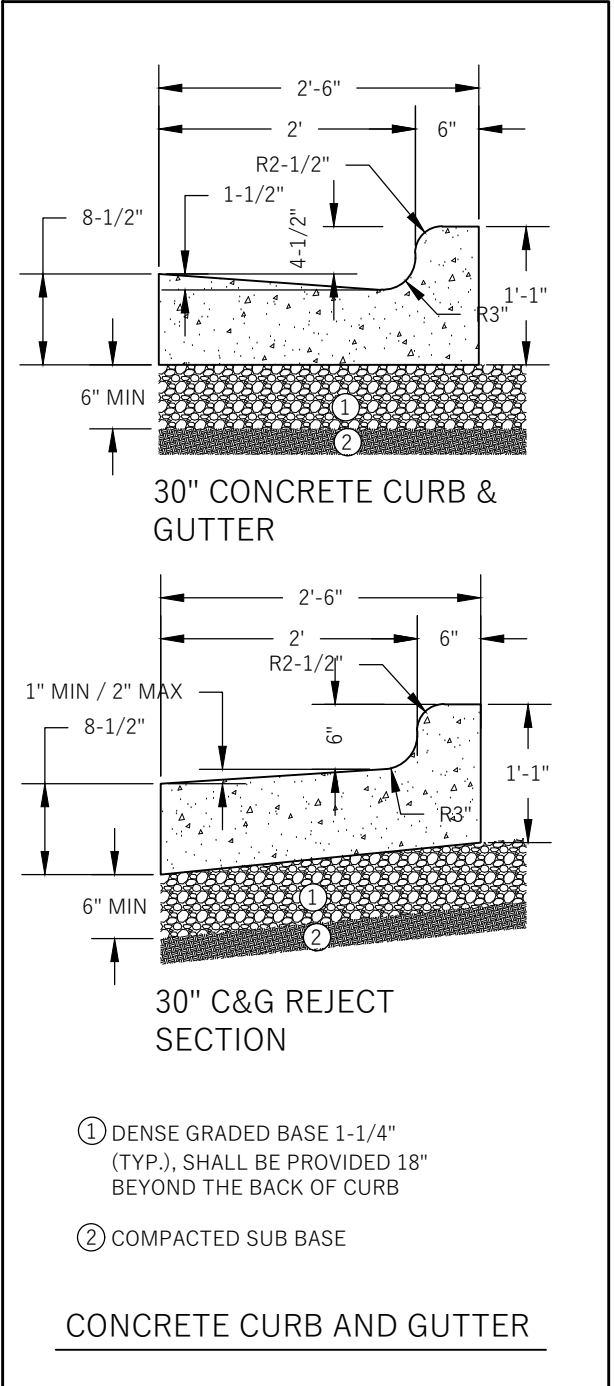


LEGEND (PROPOSED)

	PROPERTY BOUNDARY
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

GENERAL NOTES

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MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 12.5 MM
TOTAL THICKNESS	4.0"	
1. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.		
2. REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS AND WISCONSIN ASPHALT PAVEMENT ASSOCIATION 2020 ASPHALT PAVEMENT DESIGN GUIDE.		
3. MIXTURE TYPE LT 58-28 S BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.		
MATERIAL	THICKNESS	SPECIFICATION
CONCRETE SLAB LAYER	6.0"*	SECTION 501, GRADE A, CLASS I
DENSE GRADED BASE	6.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	12.0"	
* REINFORCEMENT TO INCLUDE #4 REBAR 12" O.C. BOTH WAYS OR EQUIVALENT		
PAVEMENT SECTIONS		



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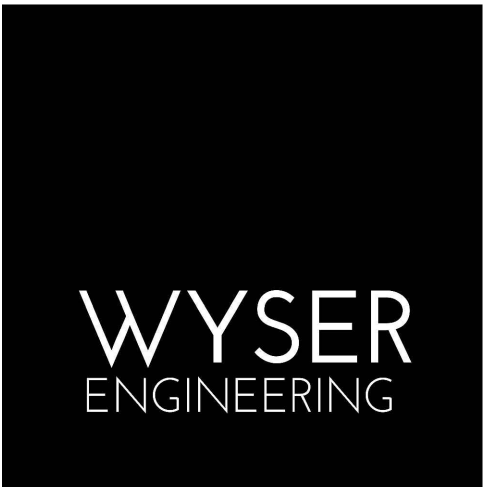
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SHEET NUMBER

C102

SITE PLAN

1 GRADING & EROSION CONTROL PLAN
1" = 20'-0"



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 830 MAJOR CONTOUR
- 828 MINOR CONTOUR
- SILT FENCE
- 826.00 EP SPOT GRADE
- 1.0% DRAINAGE ARROW

GENERAL NOTES

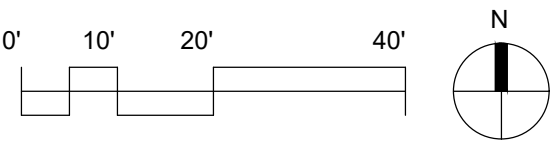
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF FORT ATKINSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
4. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE 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.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. 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.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
10. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
11. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
13. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1066. 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.
14. 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 WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
15. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
16. 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.
17. 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.
18. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
19. 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.
20. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
21. 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.
22. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL 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 BERMS).
23. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
24. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
25. 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.
26. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www.epa.gov/rapid/crubs/construction-land-use>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

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. 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)
5. 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.
6. 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.



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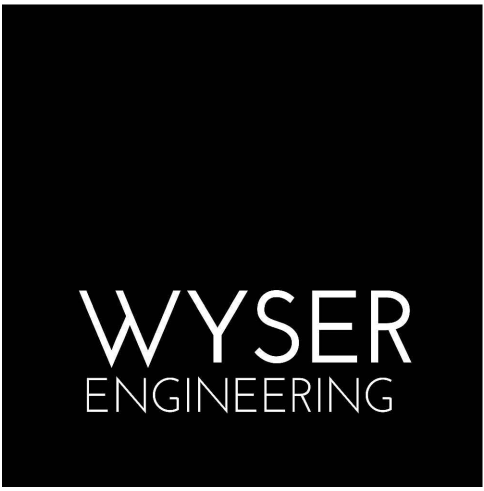
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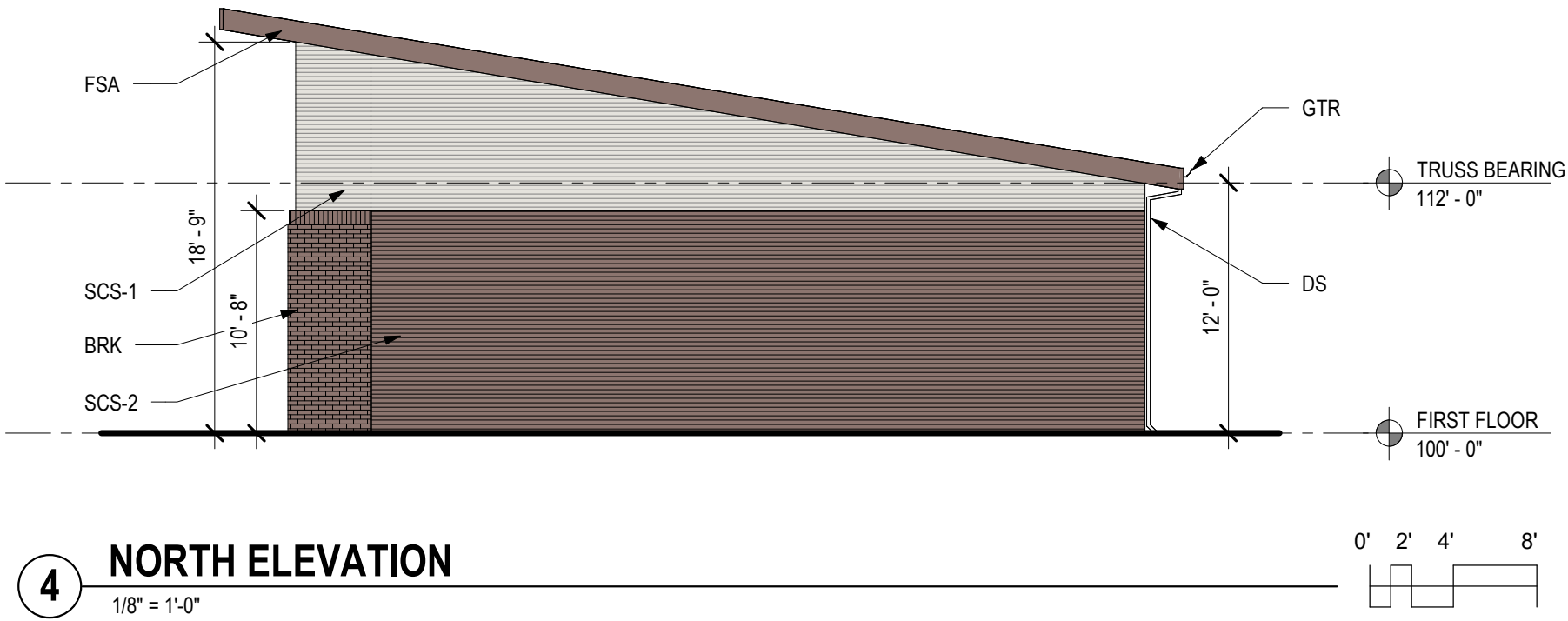
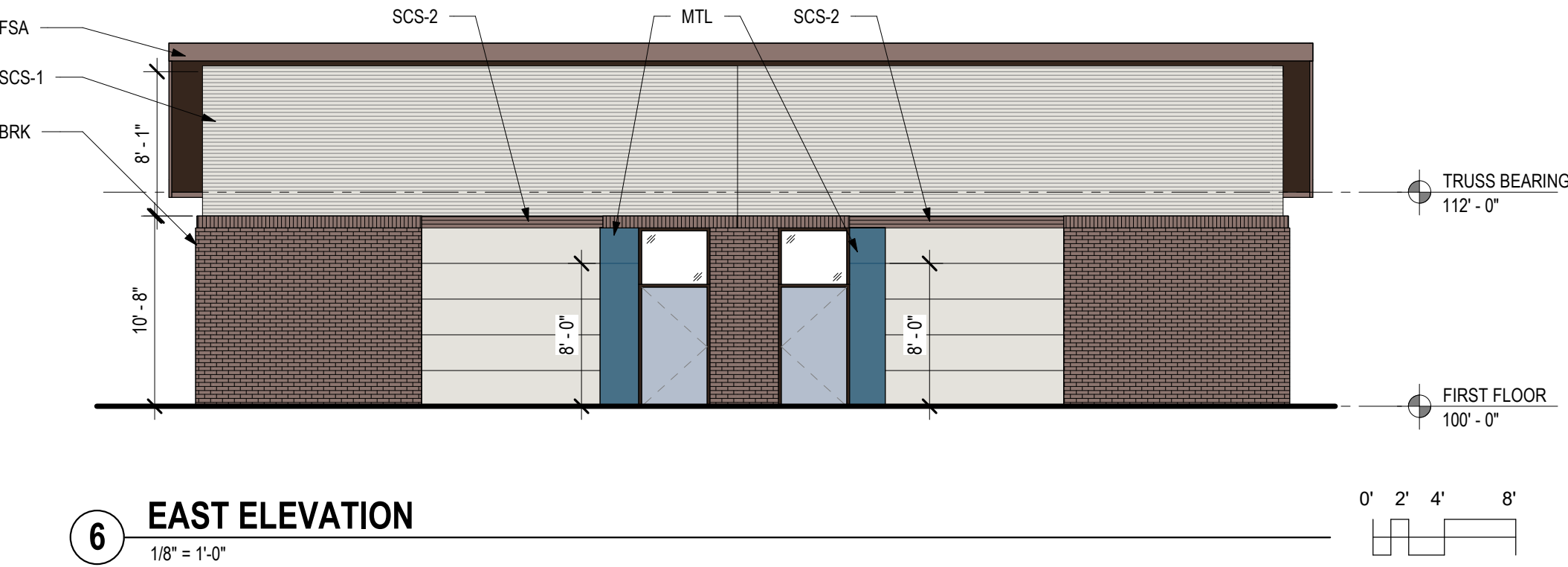
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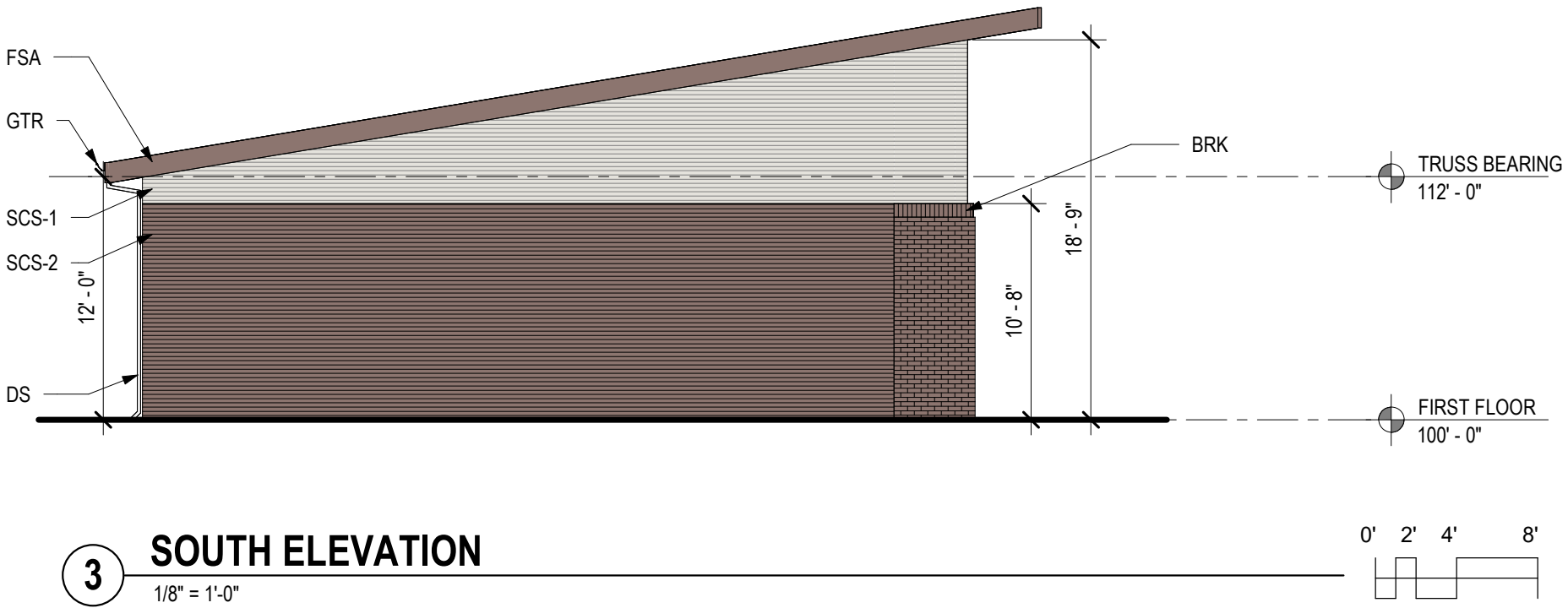
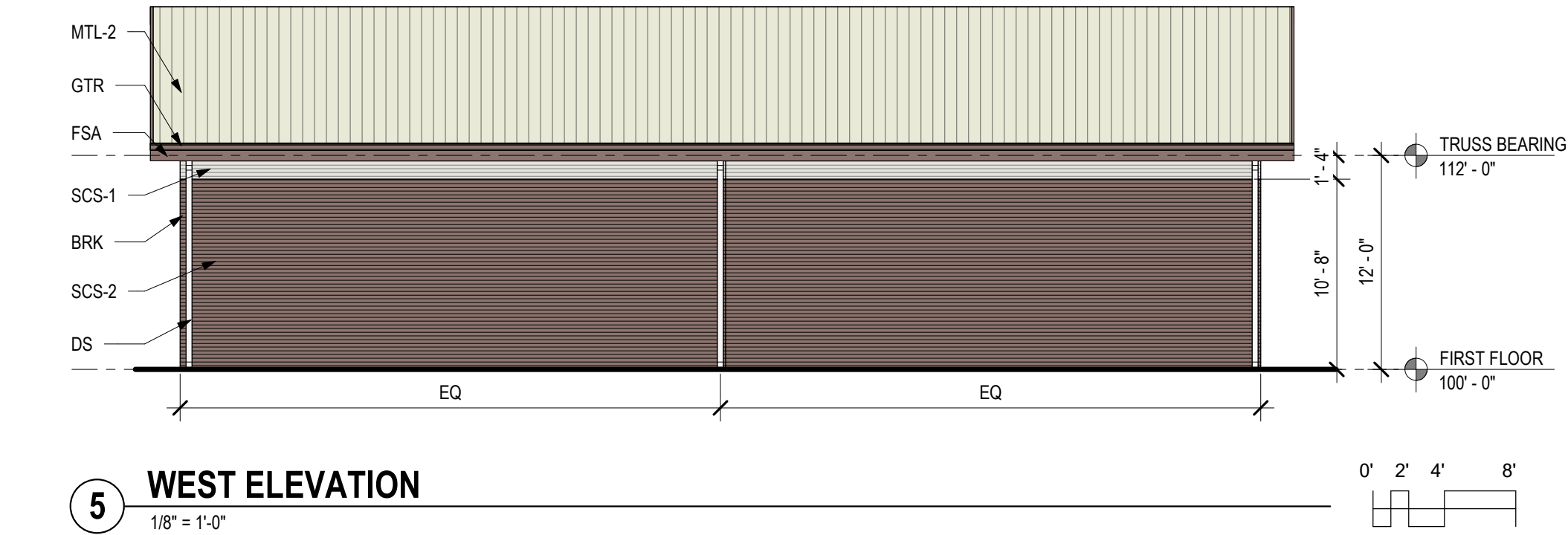
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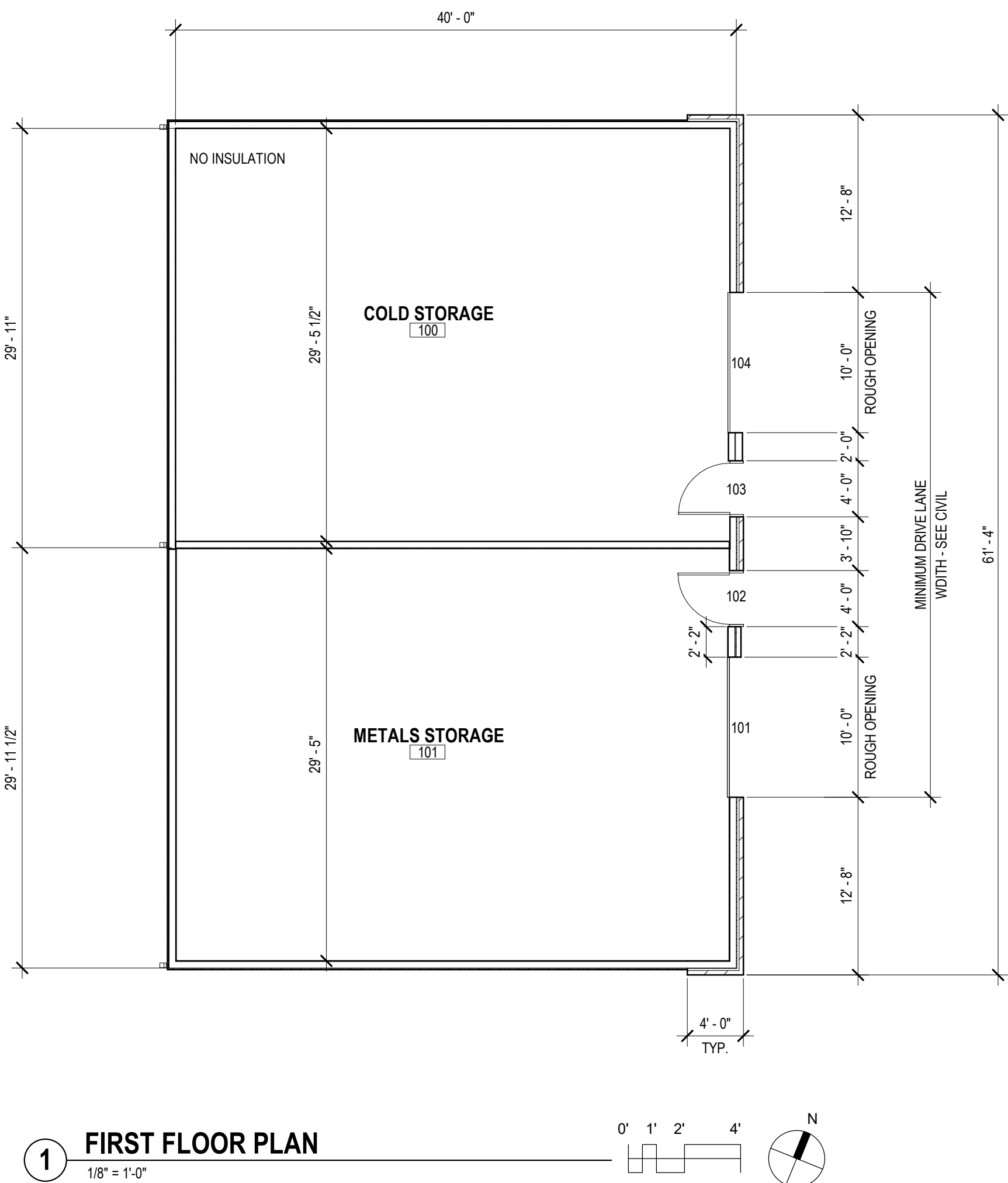
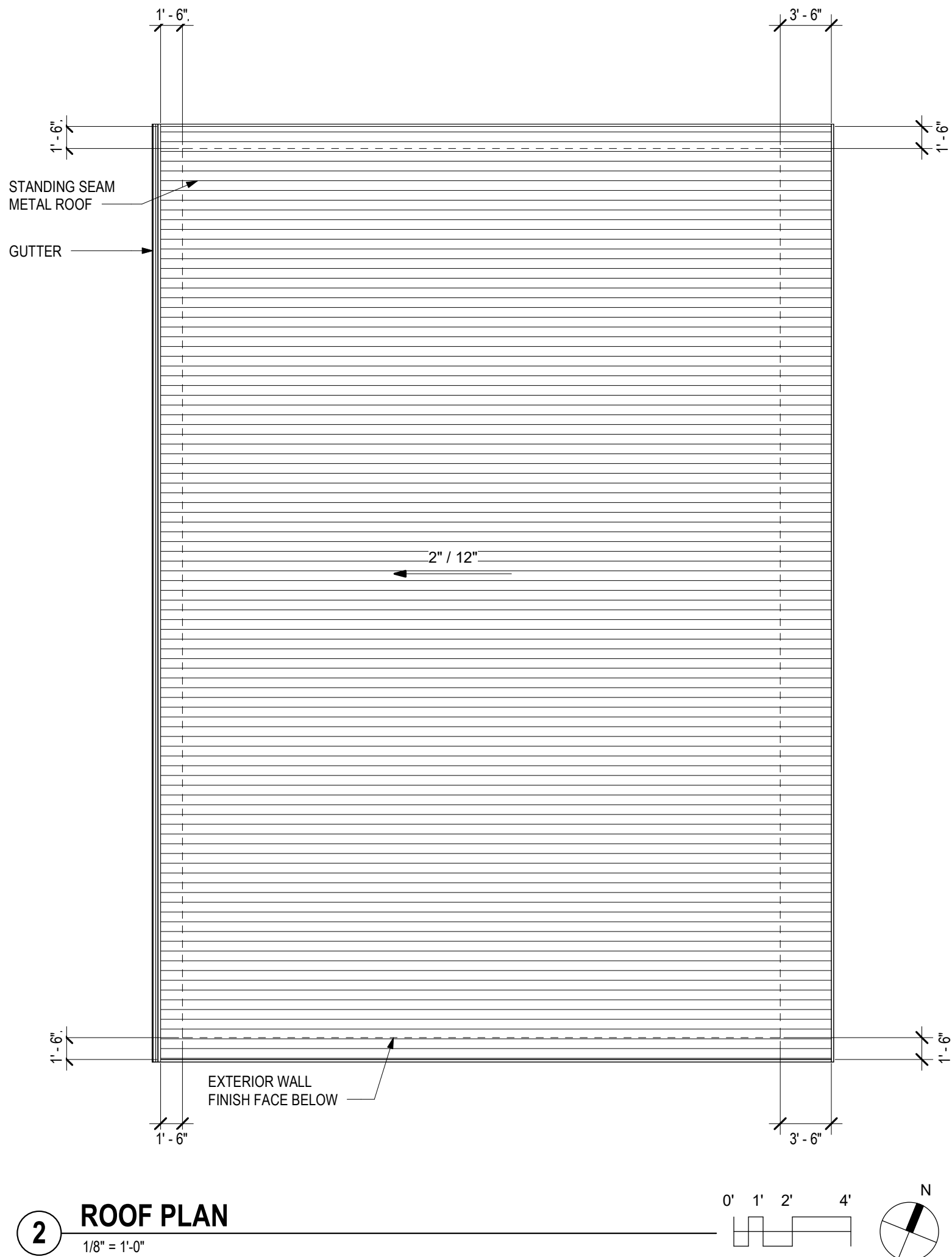
GRADING & EROSION
CONTROL PLAN



ELEVATION LEGEND & NOTES		
MASONRY	COLOR	MORTAR
BRK	BRICK VENEER	BROWN
MTL-2	BRICK VENEER	BROWN
PRE-FINISHED METAL		
MANUFACTURER (COATED METALS GROUP)		
SCS-1	STEEL CORRUGATED SIDING	BEIGE
SCS-2	STEEL CORRUGATED SIDING	BROWN
MTL	METAL ACCENT	BLUE
MTL-2	STANDING SEAM METAL ROOF	BEIGE
DS	DOWNSPOUT	DARK BRONZE
GTR	GUTTER	BEIGE
FSA	FASCIA	DARK BRONZE
SFT	SOFFIT	DARK BRONZE
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



FLOOR PLAN GENERAL NOTES	
A.	PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
B.	VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
C.	GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
D.	VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
E.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



ROOF PLAN GENERAL NOTES	
A.	ROOFING - REFER TO ROOF TYPE R51 AND R52.
B.	PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
C.	PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
D.	COORDINATE DOWNSPOUT CONNECTIONS TO SEWER WITH CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.



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STORAGE BUILDING -
FORT ATKINSON WI

Issue date: 04/15/2026

Project No.: 26011

MC Project No.: RFB26-022

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SHEET NUMBER

A100

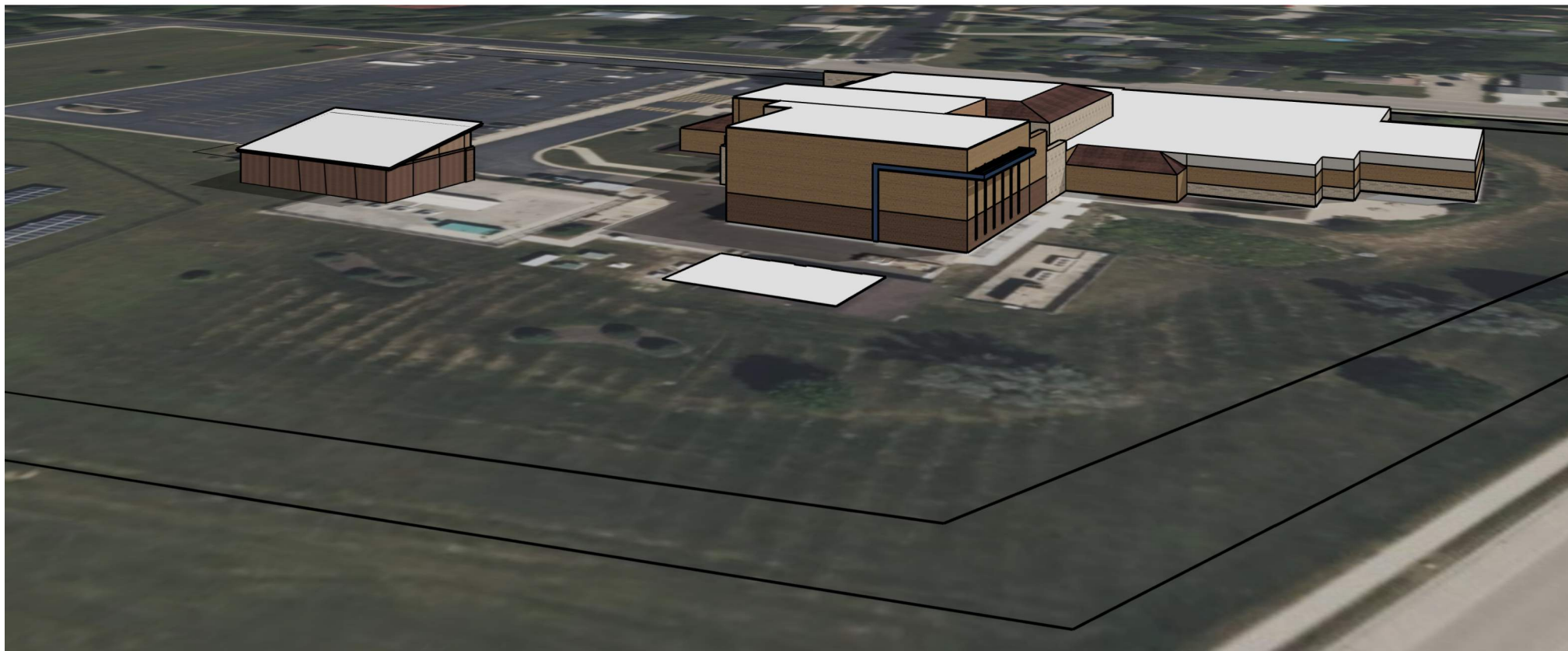
FLOOR PLAN, ROOF
PLAN AND
ELEVATIONS



IMAGE 1
EXISTING BUILDING - NORTH FACADE, METAL FABRICATION LAB ENTRY



RENDERING
BIRD'S-EYE VIEW FACING SOUTH



RENDERING
BIRD'S-EYE VIEW FACING SOUTHWEST



BR-1
CLOUD CERAMICS BRICK - IRONSPOT MODULAR VELOUR



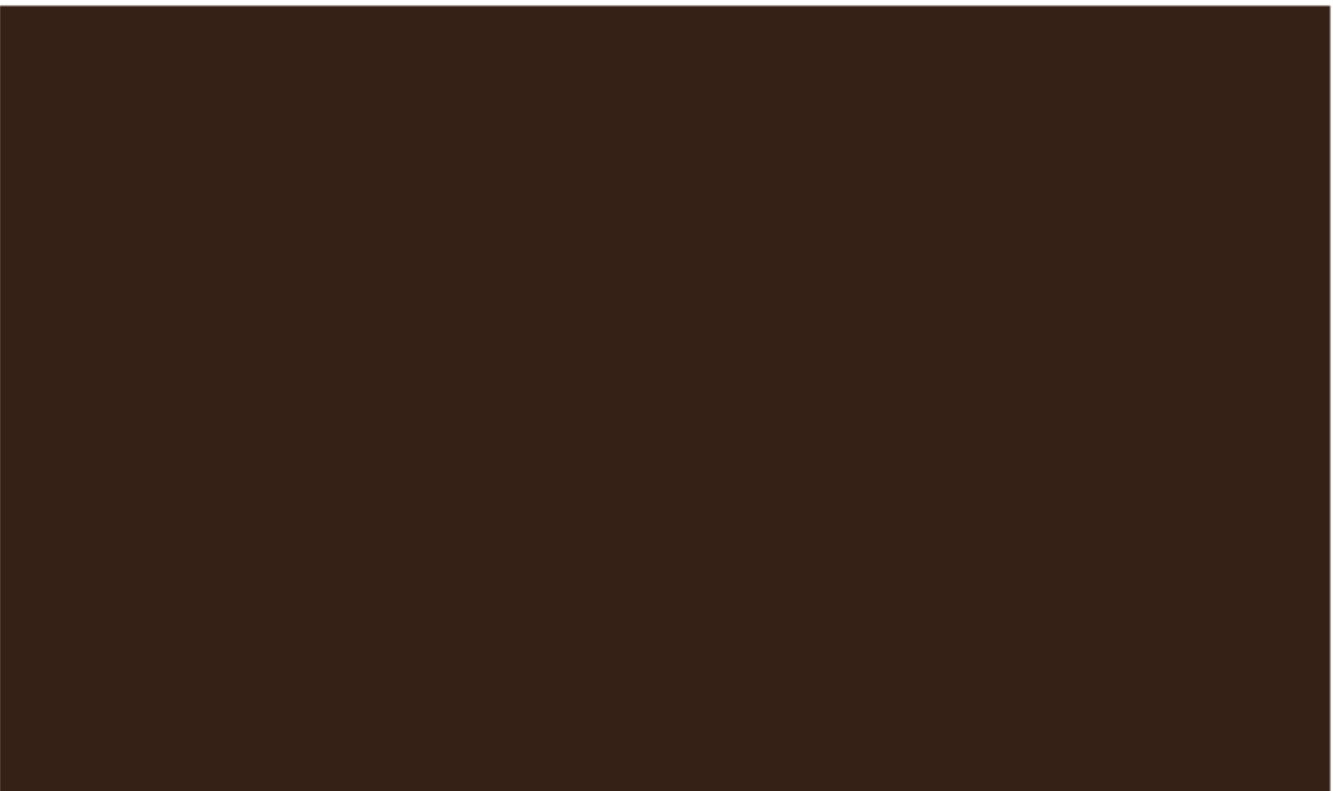
HM DOOR FRAME, ROOF FASCIA - DARK BRONZE
ANODIZED EQUIVALENT PAINT COLOR



MTL
PAC-CLAD FLUSH METAL WALL PANELS, 24 GAUGE
STEEL - SLATE (PACIFIC) BLUE



SCS-2
PAC-CLAD FORMED METAL WALL PANELS - PENCIL RIB
PROFILE, 24 GAUGE STEEL - SIERRA TAN



SCS-1
PAC-CLAD FORMED METAL WALL PANELS - PENCIL RIB
PROFILE, 24 GAUGE STEEL - MANSARD BROWN



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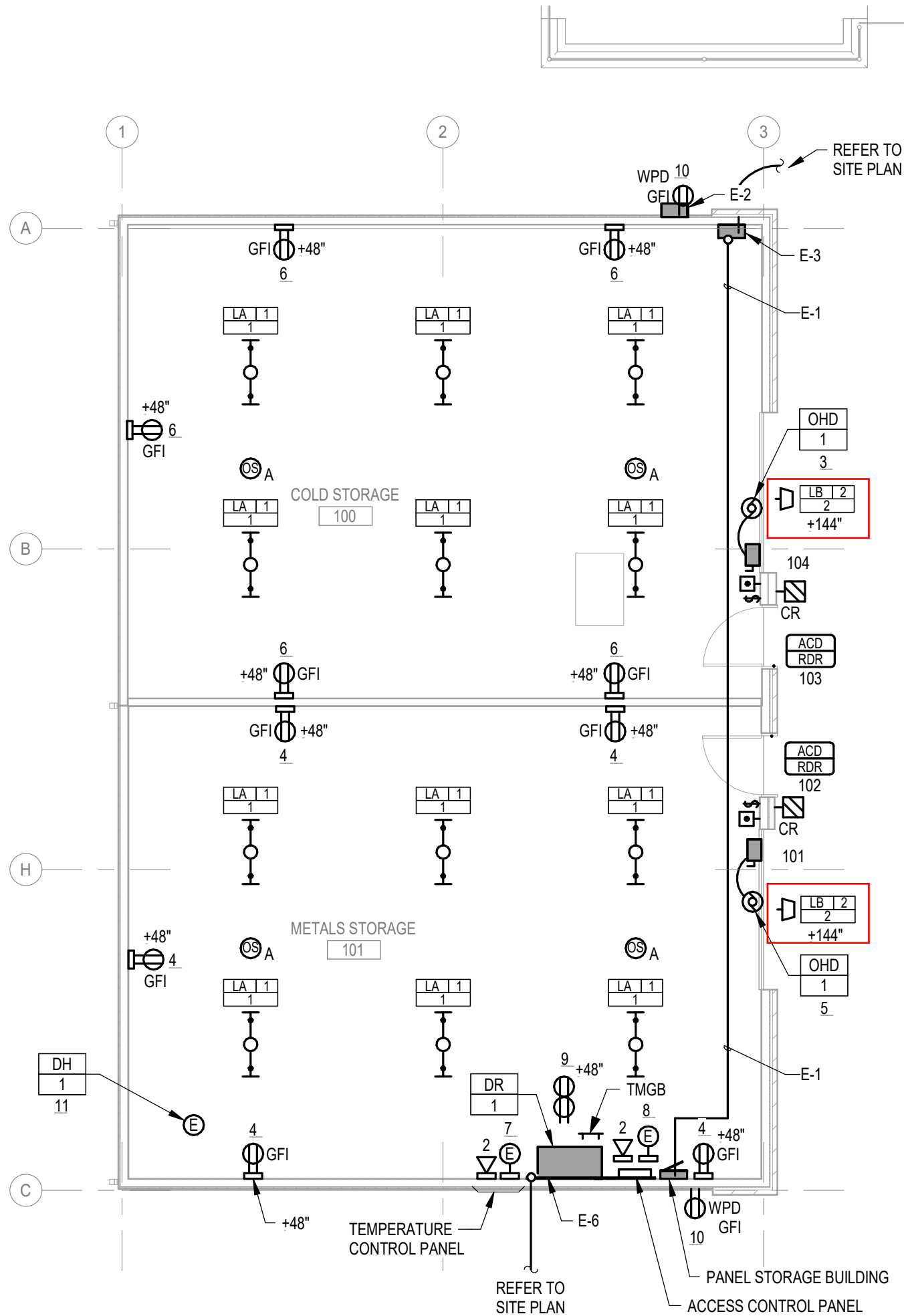
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SHEET NUMBER

A105

**MATERIAL BOARD &
RENDERINGS**

2 ELECTRICAL FIRST FLOOR PLAN
1/8" = 1'-0"



1 ELECTRICAL SITE PLAN
1" = 30'-0"



KEYED NOTES	
E-1	ROUTE STORAGE BUILDING PANEL FEEDER OVERHEAD IN JOIST SPACE FROM EXTERIOR WALL TO PANEL LOCATION. PROVIDE READILY ACCESSIBLE PULL BOXES AS REQUIRED.
E-2	14"x12"x6" EXTERIOR NEMA 4X ALUMINUM PULL BOX AT TRANSITION FROM UNDERGROUND TO ABOVE GROUND. EXPOSED EXTERIOR CONDUIT SHALL BE GRMC. PENETRATE INTO BUILDING FROM BACK OF PULL BOX TO INTERIOR PULL BOX. BOTTOM OF PULL BOXES AT 24" ABOVE FINISHED GRADE.
E-3	18"x18"x6" INTERIOR NEMA 1 SHEET METAL PULL BOX. BOTTOM OF BOX AT 24" ABOVE FINISHED EXTERIOR GRADE. ROUTE FEEDER EXPOSED FROM TOP OF PULL BOX, VERTICALLY ON WALL, TO BOTTOM OF ROOF JOIST AND CONTINUE TO PANELBOARD LOCATION. EXPOSED INTERIOR CONDUIT IS PERMITTED TO BE EMT.
E-4	EXTEND EXISTING 1" PVC UNDERGROUND TO NEW WALL MOUNTED PULL BOX FOR STORAGE BUILDING FEEDER. EXPOSED CONDUIT ABOVE GRADE SHALL BE GRMC.
E-5	ONE 2" PVC CONDUIT UNDERGROUND FROM EXISTING HAND HOLE TO INTERIOR OF STORAGE BUILDING. COORDINATE ROUTING WITH CONCRETE WALL / FOOTING TO ALLOW FOR GRMC CONDUIT ELBOW TO TURN UP NEAR EXTERIOR WALL.
E-6	48"x96"x3/4" AC PLYWOOD MOUNTED TO WALL FOR TELECOM EQUIPMENT. BOTTOM OF PLYWOOD AT 36" ABOVE FINISHED FLOOR. FINISHED SIDE FACING OUT.



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BUILDING SYSTEMS CONSULTANTS
Cedar Rapids, IA 319.841.1944 Des Moines, IA 515.207.8676 Madison, WI 608.424.8815

SHEET NUMBER

E1.1

ELECTRICAL NEW
WORK PLANS

LIGHTING/SWITCHING KEY	
LIGHTING	
FIXTURE TYPE - PER SCHEDULE	LIGHTING CONTROLS OPERATION SEQUENCE (0,1,2,...) PER DETAILS SHEETS
XXXX##X	SWITCHING ZONE (a.b.c.)
	CIRCUIT DATA: PANEL NAME- CIRCUIT NUMBER (XXXX-###) OR CIRCUIT NOTE (E-#)
EM: EMERGENCY FIXTURE LS: LIFE SAFETY CR: CRITICAL NL: NIGHT LIGHT	
COORDINATE CEILING MOUNTED DEVICES WITH ARCHITECTURAL REFLECTED CEILING PLAN	
SWITCHING	
#X(x,x) - LIGHTING CONTROL STATION	
#X - INDICATES SWITCH CONTROLS. REFER TO LIGHTING CONTROL STATION CONFIGURATION DETAIL (x,x) - INDICATES SWITCHING ZONE(S) ## - DIMENSION INDICATES HEIGHT TO CENTER OF SWITCH ABOVE FINISH FLOOR (+48" TO CENTER IF NOT SHOWN)	

NEW WORK KEY	
	EXISTING
	NEW / REVISED
	EXISTING EQUIPMENT
	NEW / REVISED EQUIPMENT



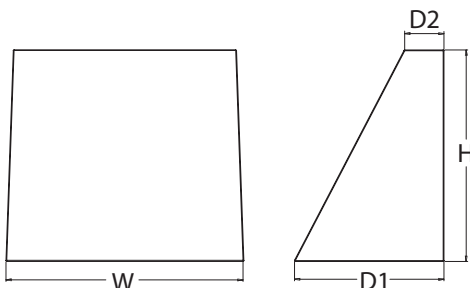
WDGE1 LED

Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
 *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide	347 ²	
	P2	35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ⁵	DDBXD Dark bronze
PE Photocell, Button Type ⁶	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)	
CCE Coastal Construction ⁴	
	DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
 Rev. 04/02/25

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 1 50K not available in 90CRI.
- 2 347V not available with E4WH, DS, DSLE or PE.
- 3 Not qualified for DLC. Not available with E4WH.
- 4 For PBBW and AWS with CCE option, require an RFA.
- 5 E4WH not available with PE or DS.
- 6 PE not available with DS.
- 7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

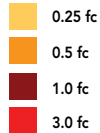
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WDGE1 LED
Rev. 04/02/25

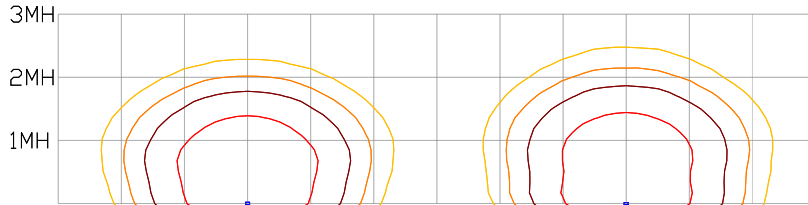
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

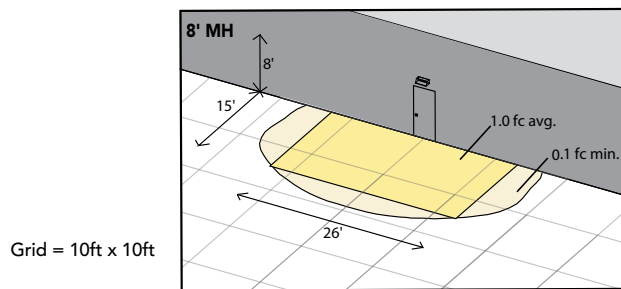
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

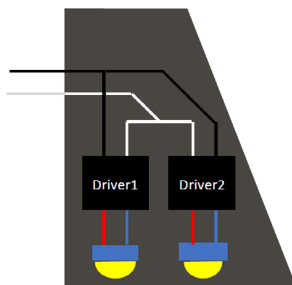


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

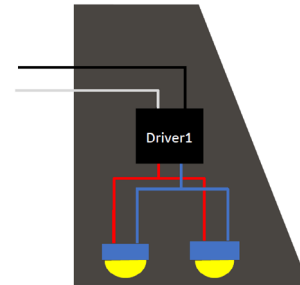
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

File: W:\2021\210856_Madison College - Fort Atkinson Parking Lot\DWG\2026\210856_BaseMap.dwg Layout: Survey 22x34 User: awatkins Plotted: Apr 10, 2026 - 10:59am



LEGEND

- SIGN
- BOLLARD
- UTILITY VAULT
- COOLING UNIT CONDENSERS
- LIGHT POLE
- ELECTRIC HANDHOLE
- ELECTRICAL BOX/GENERATOR
- ELECTRICAL METER
- CATCH BASIN
- DOWNSPOUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- FENCE LINE
- WAT WATER MAIN (PER PREVIOUS DESIGN DRAWINGS)
- STM STORM SEWER
- COMM COMMUNICATION LINE
- E ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1240 CONTOUR MAJOR
- 1241 CONTOUR MINOR

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 13, 2026.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH.
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

SURVEY CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
112	535194.74	842172.99	TOP OF 3/4" REBAR SOUTHEAST OF SOLAR ARRAY FENCING

DIGGERSHOTLINE

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

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PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

SURVEYED BY: DOZ
DRAWN BY: AL
REVIEWED BY: AWM
APPROVED BY: ZMR

MADISON COLLEGE - FORT ATKINSON
NEW STORAGE BUILDING PROJECT

FORT ATKINSON, JEFFERSON COUNTY, WI

Sheet Title:
TOPOGRAPHIC & UTILITY MAP

827 BANKER ROAD
FORT ATKINSON, WI 53538

Revisions:

No.	Date:	Description:

Graphic Scale
0' 5' 10' 20' 30'

Wyser Number
21-0856

Set Type
TOPO UTIL MAP

Date Issued
04/15/2026

Sheet Number
C001

Page 27 of 65

1 SITE DEMOLITION PLAN
1" = 20'-0"



LEGEND (PROPOSED)	
	PROPERTY LINE
	SAWCUT LIMITS
	ASPHALT REMOVAL AREA
	CONCRETE REMOVAL AREA
	CURB AND GUTTER REMOVAL

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 16, 2021. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS 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 OF FORT ATKINSON REQUIREMENTS.

- DEMOLITION NOTES**
1. THIS PLAN INDICATES ITEMS ON THE SITE, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
 4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
 5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE SALVAGED FOR RELOCATION UNLESS SPECIFICALLY CALLED OUT FOR REMOVAL. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
 6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCRATCH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
 7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
 9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
 10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
 11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
 12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
 13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
 14. 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.



FORT ATKINSON
STORAGE BUILDING -
FORT ATKINSON WI

Issue date: 04/21/2026
Project No.: 26011
MC Project No.: RFB26-022

SUBMISSION	DATE

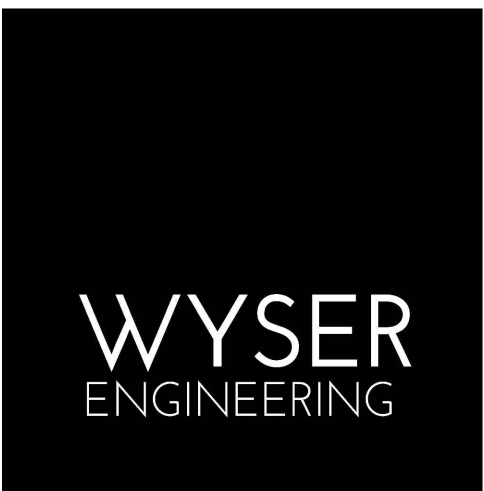


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SHEET NUMBER

C100

SITE DEMOLITION
PLAN

CAMPUS DRIVE



LEGEND (PROPOSED)

 PROPERTY BOUNDARY
 BUILDING FOOTPRINT
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON MARCH 13, 2026. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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SITE INFORMATION BLOCK:

SITE ADDRESS: 827 BANKER ROAD
SITE ACREAGE: 9.553 ACRES
USE OF PROPERTY: EDUCATIONAL INSTITUTION
ZONING: INSTITUTIONAL (I)

SETBACKS:
FRONT YARD (USH 12 / MADISON AVENUE): 30 FEET
REAR YARD: 25 FEET
SIDE YARD: 25 FEET

LEGAL DESCRIPTION (AS PROVIDED):

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN, CONTAINING 416.119 SQUARE FEET (9.553 ACRES) DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33, THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, S88° 57' 27" E, 388.49 FEET TO THE WEST LINE OF BAKER ROAD; THENCE ALONG SAID WEST LINE S11° 21'36" W, 109.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33, S88° 57' 27" E, 394.44 FEET, PAGE 446, BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF BAKER ROAD, S11° 21'36" W, 888.25 FEET TO THE NORTH LINE OF USH 12; THENCE ALONG SAID NORTH LINE, S88° 57' 27" E, 109.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33, S88° 57' 27" E, 394.44 FEET, PAGE 446, BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, N 57° 45'55" W, 509.49 FEET TO THE WEST LINE OF LANDS DESCRIBED IN UGHS 438 PAGE 621; THENCE N00° 04'37" E, 636.76 FEET TO THE SOUTH LINE OF CAUSEWAY 12; THENCE S88° 57' 27" E, 109.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33, S88° 57' 27" E, 394.44 FEET, PAGE 446, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S88° 57' 27" E, 259.69 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 57' 27" E, 109.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



FORT ATKINSON
STORAGE BUILDING -
FORT ATKINSON WI

Issue date: 04/21/2026

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MC Project No.: RFB26-022

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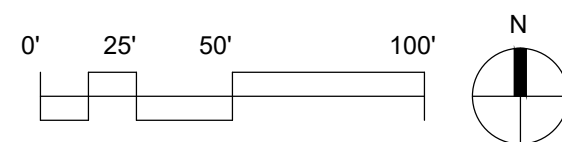


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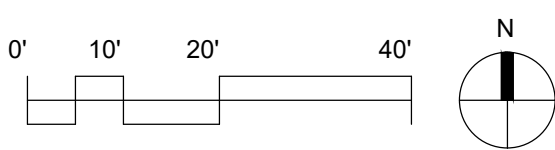
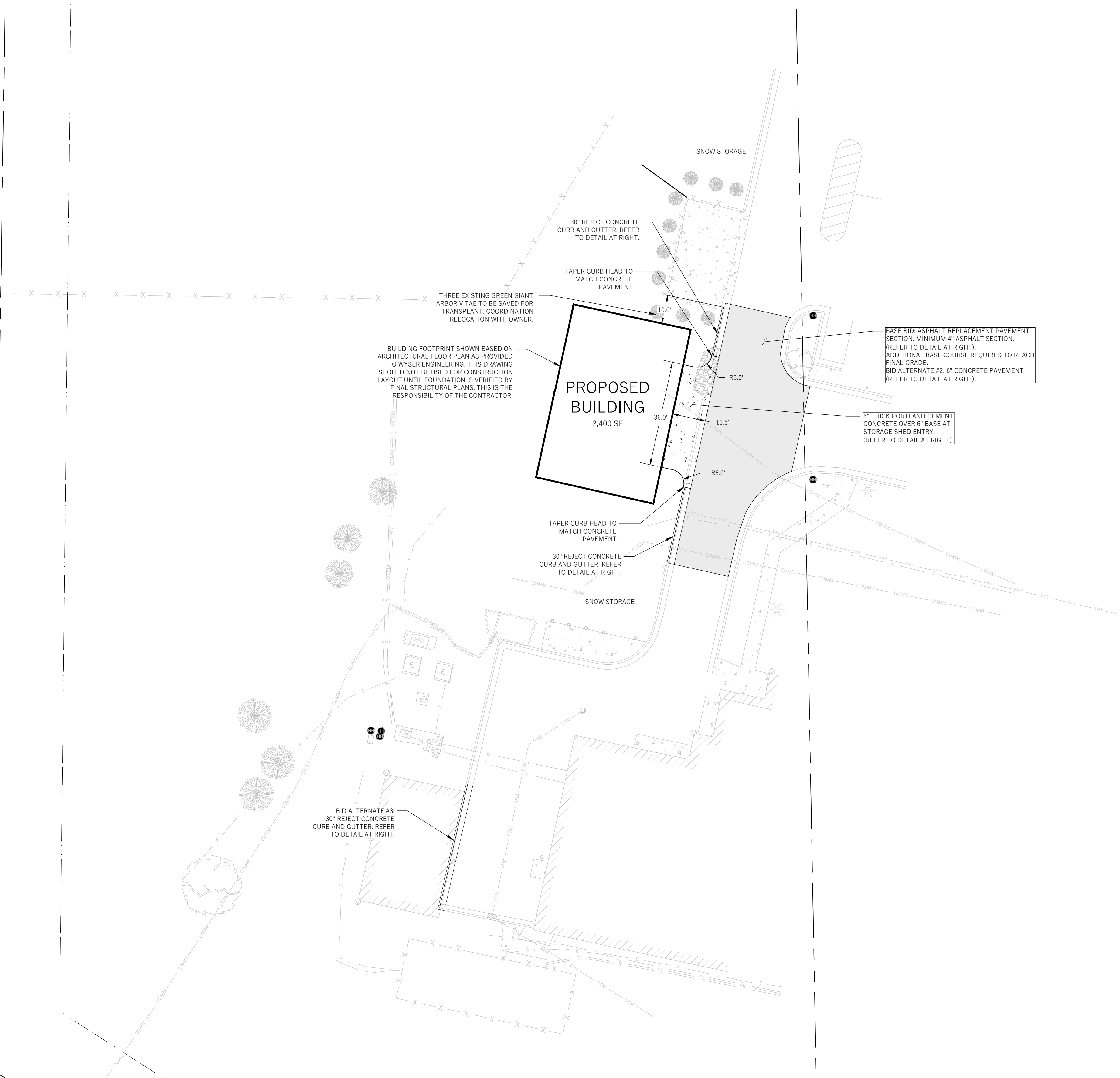
C101

OVERALL SITE PLAN

1 OVERALL SITE PLAN
1" = 50'-0"



1 SITE PLAN
1" = 20'-0"

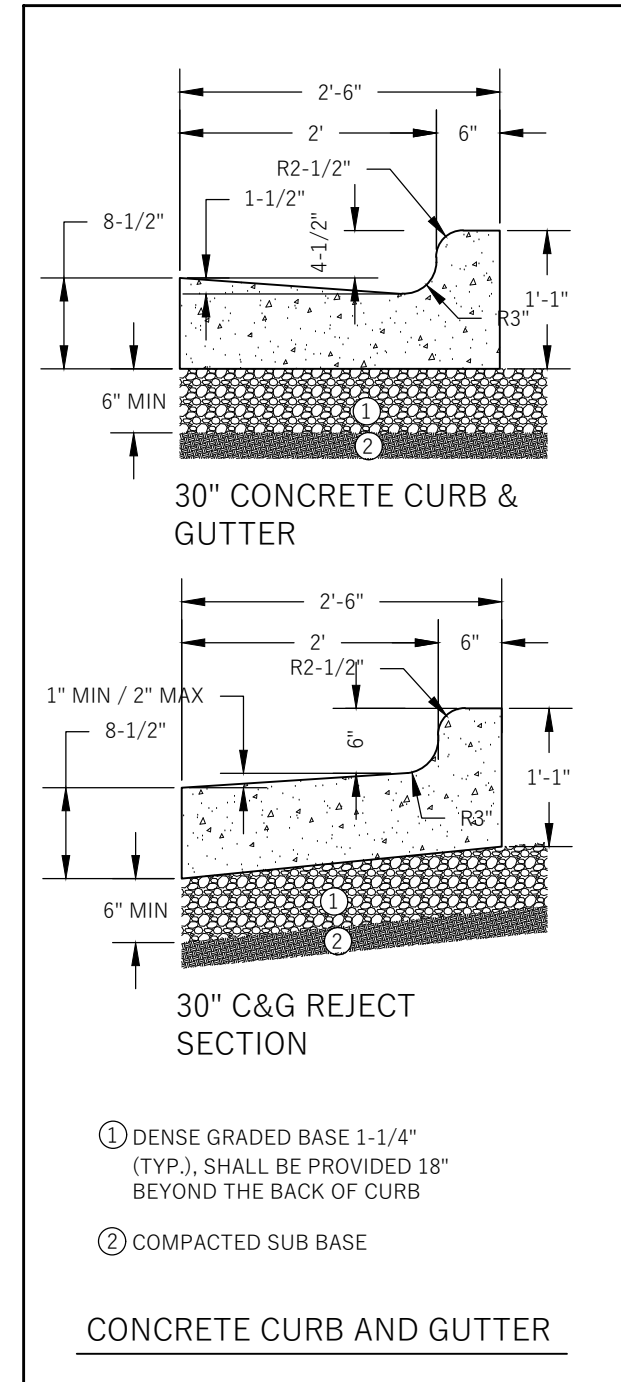


LEGEND (PROPOSED)

	PROPERTY BOUNDARY
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

GENERAL NOTES

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MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 12.5 MM
TOTAL THICKNESS	4.0"	
1. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS. 2. REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS AND WISCONSIN ASPHALT PAVEMENT ASSOCIATION 2020 ASPHALT PAVEMENT DESIGN GUIDE. 3. MIXTURE TYPE LT 58-28 S BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.		
MATERIAL	THICKNESS	SPECIFICATION
CONCRETE SLAB LAYER	6.0"*	SECTION 501, GRADE A, CLASS I
DENSE GRADED BASE	6.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	12.0"	
* REINFORCEMENT TO INCLUDE #4 REBAR 12" O.C. BOTH WAYS OR EQUIVALENT		
PAVEMENT SECTIONS		



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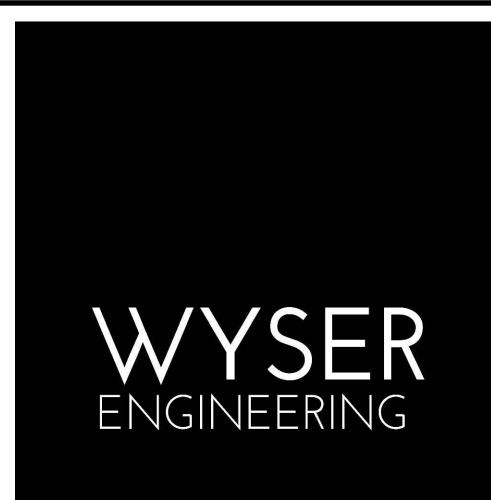
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SHEET NUMBER

C102

SITE PLAN

1 GRADING & EROSION CONTROL PLAN
1" = 20'-0"



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- SPOT GRADE
- DRAINAGE ARROW

GENERAL NOTES

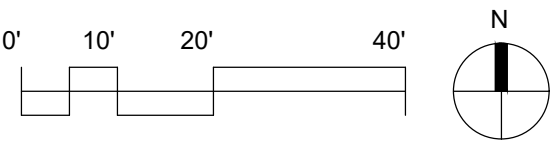
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF FORT ATKINSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE 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.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- REFER TO THE WDNr STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNr TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNr TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNr TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNr TECHNICAL STANDARD DE-WATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDNr TECHNICAL STANDARD SILT FENCE #1066. 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.
- 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 WDNr TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNr TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 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.
- 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.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNr TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- 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.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL 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 BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNr TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNr TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- 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.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/rapid/cdbs/concretestandards.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH CLASS I TYPE B EROSION MATTING.
- 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.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.



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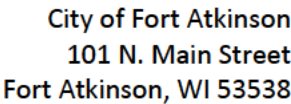
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WYSER
ENGINEERING

SHEET NUMBER

C200

GRADING & EROSION
CONTROL PLAN



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

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

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

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

- ## 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



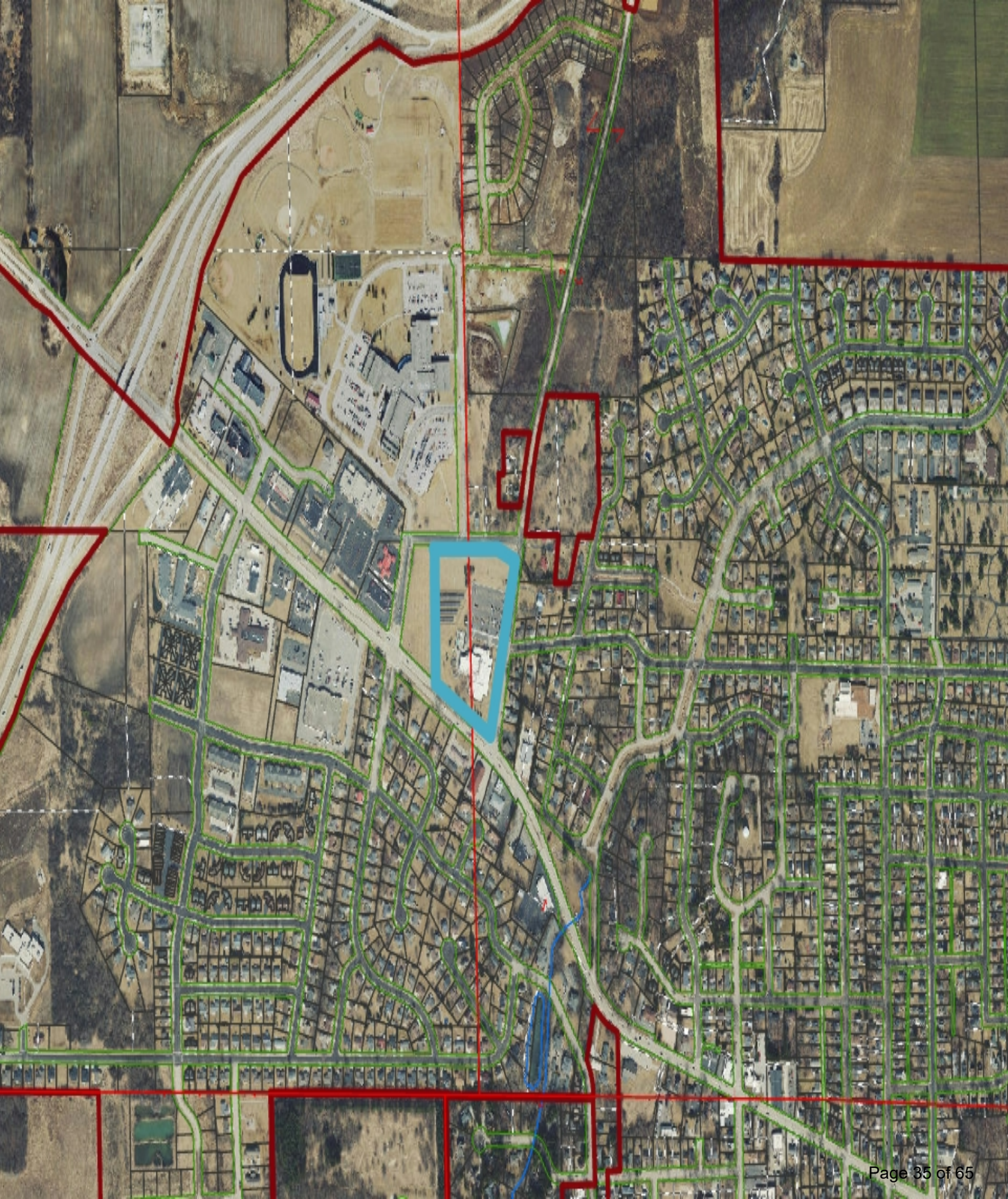
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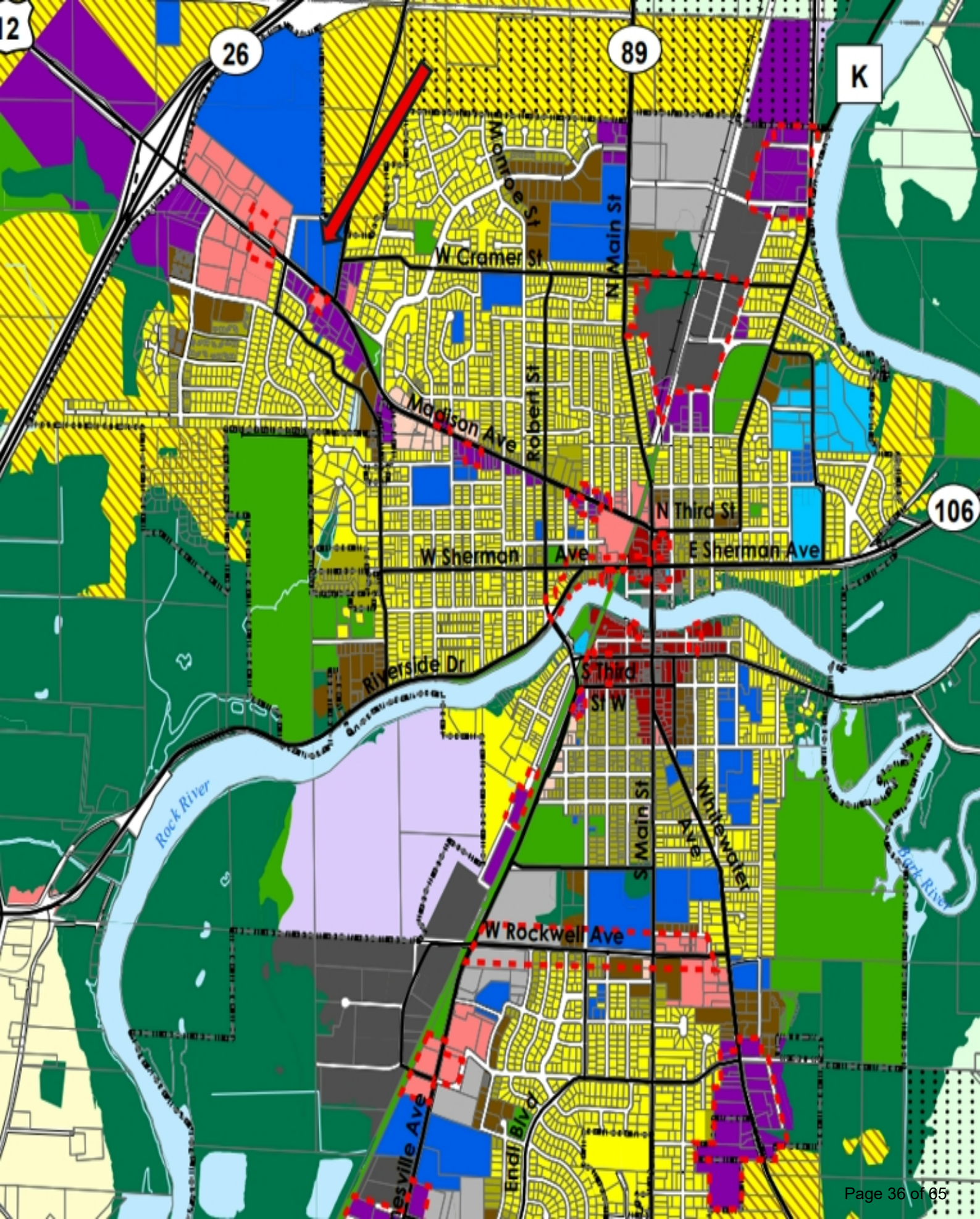
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

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

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$300.00 received by City Clerk | Date: _____ |
| ☐ 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: _____ |







Preliminary CSM Review REPORT TO THE PLAN COMMISSION

DATE: July 14, 2026

PROPERTY ADDRESS: 827 Banker Road

PARCEL NUMBER: 226-0614-3332-000, 226-0614-3241-000

OWNER: Area Board of Vocational Technical & Adult Education

APPLICANT: Wyser Engineering

FILE NUMBER: SPR-2026-08

EXISTING ZONING: Institutional

PROPOSED ZONING: No Change

EXISTING LAND USE: Education

REQUESTED USES: No change requested

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 Maps (CSMs) that create new lots or dedicate public right of way to ensure conformance with all ordinances and plans.

REQUEST OVERVIEW

The property owner Area Board of Vocational, Technical and Adult Education (MATC) has submitted a request for approval of a Certified Survey Map (CSM) for the property located at 827 Banker Road. The purpose of the CSM is to combine the two existing parcels into a single parcel to facilitate the construction of a new accessory building, as proposed under the associated Site Plan Review application.

The two existing parcels, containing approximately 5.6 acres and 5.04 acres respectively, will be combined to create one parcel.

The preliminary Certified Survey Map identifies all existing easements and structures located on the property. Notes are included indicating whether each structure will remain or be removed as part of the proposed site redevelopment associated with the Site Plan Review.

The proposed CSM also addresses a mapping discrepancy associated with the existing parcel boundaries. The existing legal description includes a portion of Madison Avenue; however, based on existing survey monuments and previously recorded Certified Survey Maps, the revised lot lines remove this area from the property. This adjustment appears to resolve a historical mapping discrepancy and more accurately reflects the established property boundaries.

The subject property is currently zoned Institutional (I). To qualify for approval, the proposed

lot created by the Certified Survey Map must comply with the applicable dimensional standards of the Institutional zoning district. Staff has reviewed the proposed lot configuration and determined that it meets the minimum lot area and dimensional requirements of the zoning ordinance.

Lot 1

Bulk Regulation	Institutional Standard	Proposed Parcel Dimensions
Minimum Lot Area	10,000 sf	416,721 sf (9.57 acres)
Minimum Lot Width	60 feet	859 feet
Minimum Lot Depth	120 feet	659 feet
Minimum Lot Frontage at ROW	30 feet	343 feet

Comprehensive Plan Review:

The current parcel is in the Northwest Quadrant Planning Area. The City of Fort Atkinson Comprehensive Plan's Future Land Use Map shows this area to remain Institutional.

City Staff believe the proposed combining of the existing parcels is in concert with the City's Comprehensive Plan.

Public Notice is not required.

DISCUSSION

The property owner has submitted a request to combine the two existing parcels located at 827 Banker Road into a single parcel to facilitate the construction of a new accessory building. Because the property is currently divided into two separate tax parcels, approval of the Certified Survey Map (CSM) is necessary before additional site development can occur.

The preliminary CSM combines the existing parcels, identifies existing easements and structures, and clarifies the adjacent public rights-of-way based on current survey information and existing records. The CSM also dedicates a 32.75' wide section along Banker Road to the Public which attempts to set the Public Right of Way to the 66' width that is established on several Plats of Survey and the adjacent WisDOT R/W plat. During staff review, several mapping discrepancies and technical revisions were identified that should be incorporated into the final CSM prior to recording. These revisions will ensure the survey accurately reflects the property's legal boundaries, existing conditions, and applicable City requirements.

As conditions of approval, the following revisions should be incorporated into the final Certified

Survey Map:

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

- s. 236.20(2)(b) The legend for metal monuments shall indicate the kind of metal, the outside diameter, length, and weight per lineal foot of the monuments. *The length of the "Set ¾" rebar" must be shown.*
- s. 236.20(2)(c) The length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets, and alleys, and all lot lines. *Add the 979.92' total length along the westerly line of Banker Road.*
- s. 236.34(1m)(d) *Surveyor's Certificate: Change lines 3-4 to "...dedicated the lands described hereon and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify..."*

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 professional land surveyor or engineer preparing the plat.*
- s. 70.06.01(d) *Inset Map. An inset map of the area concerned 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.*
- s. 70.06.01(2)(e) *Adjacent land. Locations and names of any adjoining subdivisions, unplatted lands, etc., shall be included. Show the status of the abutting land west of Lot 1.*
- s. 70.06.02(2)(c) *Length and bearing of the centerline of all streets. The lengths shall be given to the nearest 0.01 foot and bearings to the nearest one second of arc. The arc, chord, and radius lengths and the chord bearings, tangent bearings, together with the bearings of the radii at the ends of the arcs and chords, shall be given for all curved streets. Street width shall be shown along the line of any obliquely intersecting street to the nearest 0.01 foot.*

Road Dedication

- Adjust road dedication width on the proposed CSM to 33' to avoid creating a .25' wide street discontinuation.

Preparation of the preliminary CSM has been a collaborative effort between the property

owner, the applicant, the project surveyor, and City staff. Throughout the review process, all parties have worked cooperatively to review historical records, verify existing conditions, identify necessary revisions, and ensure the final CSM will accurately represent the property while complying with applicable City requirements. This collaborative approach has resulted in a survey that, with the required revisions incorporated, will support the proposed development and provide a more accurate and reliable record of the property.

Overall, the proposed CSM meets the requirements of the City's Land Division and Development Ordinance and the Dimensional Standards of the City's Zoning Ordinance.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map, subject to the following conditions:

- Subject to the corrections outlined in the Staff report.

ATTACHMENTS

1. 2026 Certified Survey Map Application_Redacted
2. 210856_CSM (06-18-26)
3. Future land use map
4. 2000-06-01_State R-W Project Number 3575-01-24



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): Wyser Engineering (Attn: Adam Watkins)

Phone number: [REDACTED]

Email: [REDACTED]

OWNER Name, company, and client (if applicable): Madison Area Technical College, FKA Area Board of Vocational, Technical & Adult Education District No. 4 (Attn: Fred Brechlin); 1701 Wright Street Madison, WI 53704

Phone number: [REDACTED]

Email: [REDACTED]

Postal address for proposed CSM: 827 Banker Road

Parcel Identification Numbers Involved: 226-0614-3332-000, 226-0614-3241-000

Brief description of proposed division or combination and purpose: Combining two tax parcels owned by the same entity into one to allow further development of a currently nonconforming site (existing structures and pavement straddling property line).

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: <u>SW</u> |
| ☐ 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 ____ day of _____, 20 ____

Respectfully submitted,

(Signature of Applicant)

JEFFERSON COUNTY
CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWN 6 NORTH,
RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

LEGAL DESCRIPTION

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWN 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 33; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION 33, NORTH 01 DEGREE 02 MINUTES 57 SECONDS WEST, 1769.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF
UNITED STATES HIGHWAY "12" AND THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 56 DEGREES 53 MINUTES 09 SECONDS WEST, 343.49 FEET; THENCE, NORTH 00
DEGREES 55 MINUTES 07 SECONDS EAST, 636.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CAMPUS DRIVE; THENCE, ALONG
SAID SOUTH RIGHT-OF-WAY, SOUTH 88 DEGREES 49 MINUTES 16 SECONDS EAST, 260.16 FEET; THENCE, CONTINUING ALONG SAID SOUTH
RIGHT-OF-WAY, SOUTH 88 DEGREES 06 MINUTES 42 SECONDS EAST, 257.60 FEET; THENCE, CONTINUING ALONG SAID SOUTH
RIGHT-OF-WAY, SOUTH 54 DEGREES 26 MINUTES 55 SECONDS EAST, 106.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF
BANKER ROAD; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 12 DEGREES 07 MINUTES 35 SECONDS EAST, 120.87 FEET TO A
POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 33; THENCE, ALONG SAID NORTH LINE, SOUTH 88
DEGREES 06 MINUTES 42 SECONDS EAST, 33.28 FEET TO THE CENTERLINE OF BANKER ROAD; THENCE, ALONG SAID CENTERLINE, SOUTH
12 DEGREES 07 MINUTES 35 SECONDS WEST, 1005.48 TO A POINT ON THE NORTHERLY LINE OF UNITED STATES HIGHWAY "12"; THENCE,
ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 46 DEGREES 55 MINUTES 33 SECONDS WEST, 38.19 FEET TO THE INTERSECTION WITH
THE WESTERLY RIGHT-OF-WAY OF BANKER ROAD; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 88 DEGREES 13
MINUTES 45 SECONDS WEST, 5.94 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 56 DEGREES 53 MINUTES
09 SECONDS WEST, 167.39 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 449,232 SQUARE FEET OR 10.31 ACRES INCLUDING THE PUBLIC RIGHT-OF-WAY.
SAID PARCEL CONTAINS 416,721 SQUARE FEET OR 9.57 ACRES EXCLUDING THE PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT
BY DIRECTION OF FRED BRECHLIN AND MADISON COLLEGE, I HAVE SURVEYED, DIVIDED, MAPPED AND
DEDICATED 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 _____



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

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

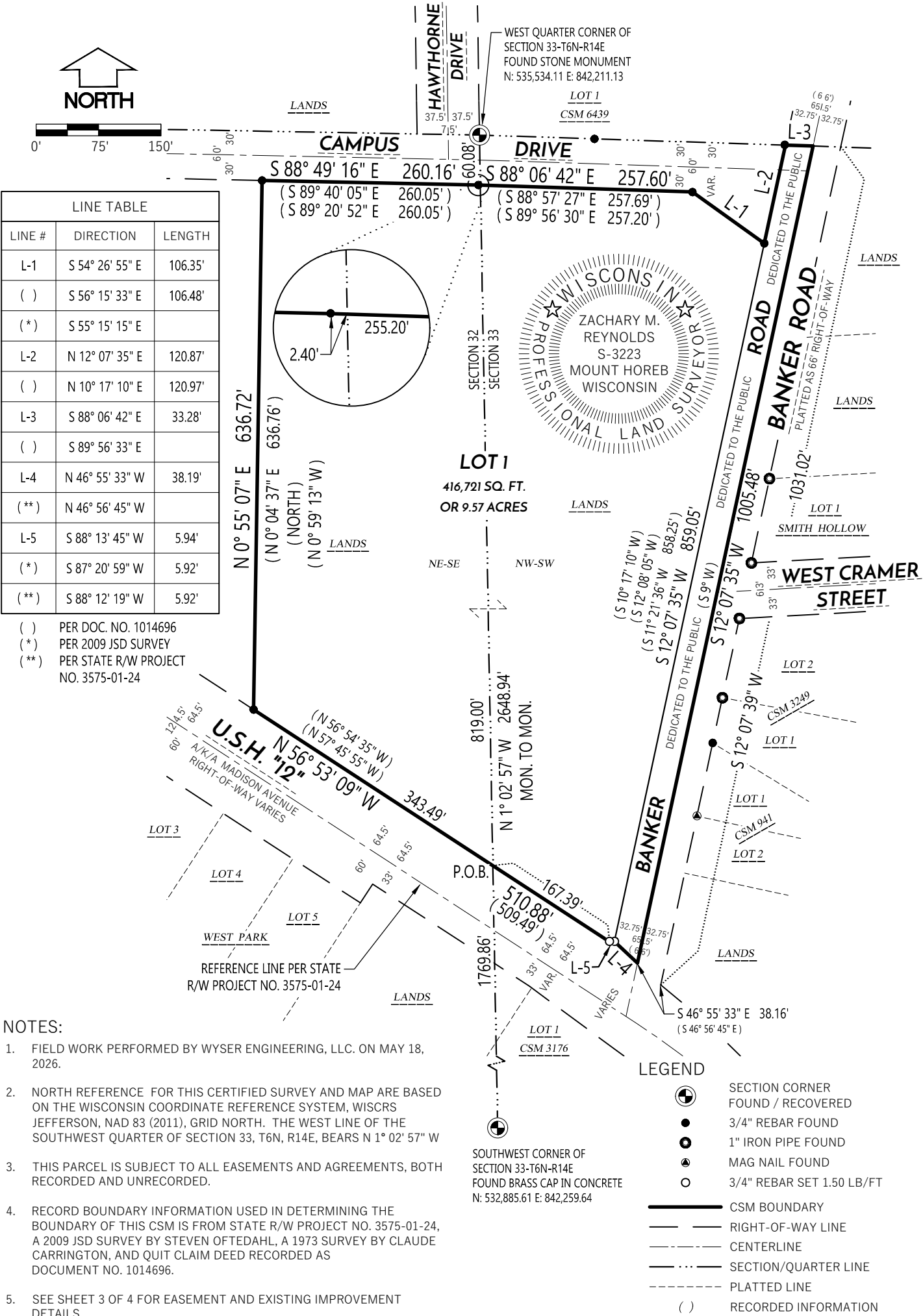
SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: WPW
APPROVED BY: ZMR

PROJECT NO: 210856
SHEET NO: 1 of 4

DOC. NO. _____
C.S.M. NO. _____

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWN 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



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

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

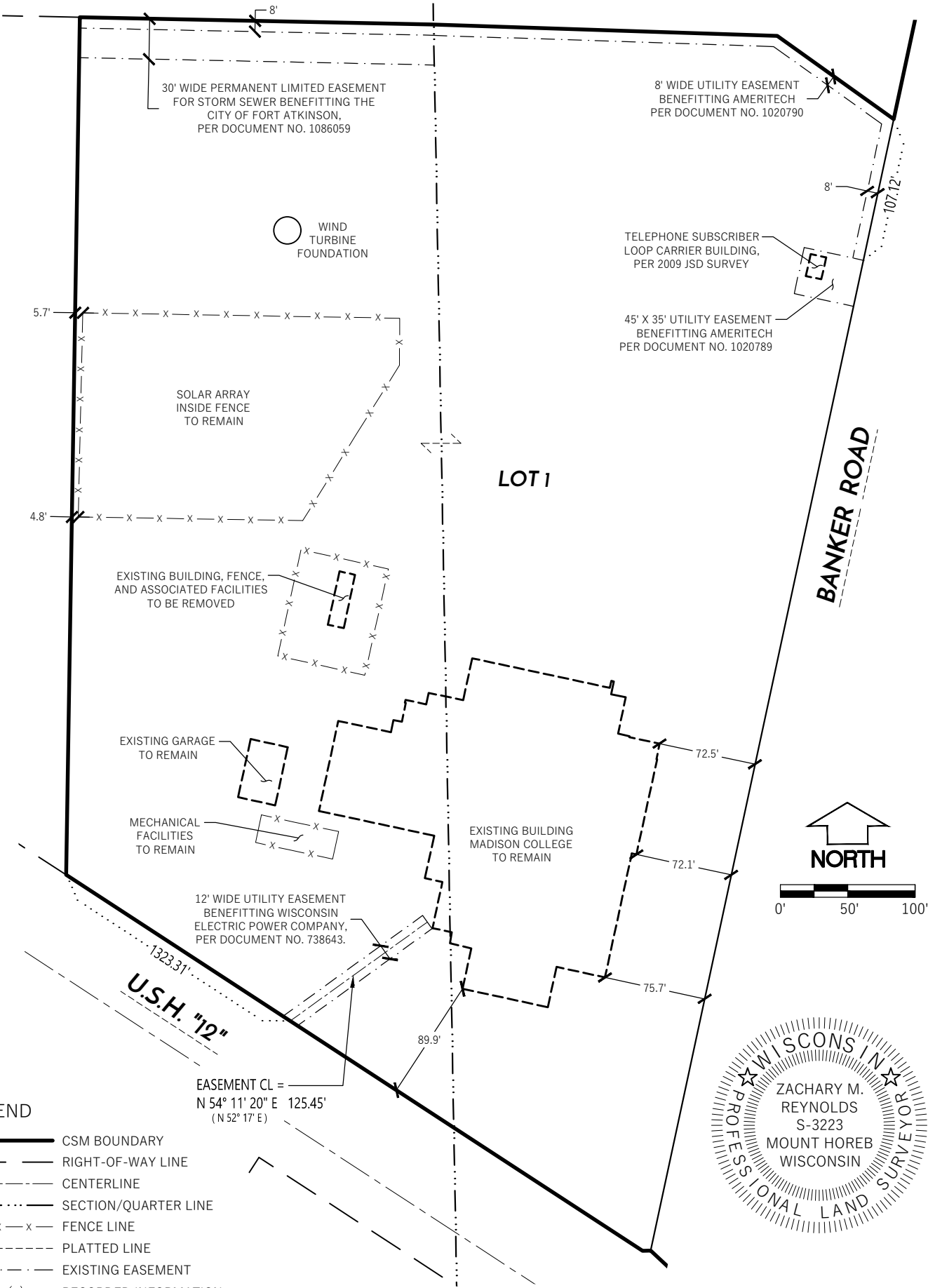
SURVEYED BY: MAL
DRAWN BY: ZMR
CHECKED BY: WPW
APPROVED BY: ZMR

PROJECT NO: 210856
SHEET NO: 2 of 4

DOC. NO. _____
C.S.M. NO. _____

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWN 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- FENCE LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION



File: W:\2021\210856_Madison College - Fort Atkinson Parking Lot\DWG\2026\210856_CSM.dwg Layout: CSM 3 OF 4 User: zreyolds Plotted: Jun 18, 2026 -- 11:59am

	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: MADISON COLLEGE 1701 WRIGHT STREET MADISON, WI 53704	SURVEYED BY: MAL DRAWN BY: ZMR CHECKED BY: WPW APPROVED BY: ZMR	PROJECT NO: 210856 SHEET NO: 3 of 4	DOC. NO. _____ C.S.M. NO. _____
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File: W:\2021\210856_Madison College - Fort Atkinson Parking Lot\DWG\2026\210856_CSM.dwg Layout: CSM 4 OF 4 User: zreyrncds Plotted: Jun 18, 2026 - 11:59am

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWN 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

MADISON AREA TECHNICAL COLLEGE, FORMERLY KNOWN AS AREA BOARD OF VOCATIONAL, TECHNICAL & ADULT EDUCATION DISTRICT NO. 4 (STATE OF WISCONSIN), AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF FORT ATKINSON FOR APPROVAL.

BY: _____
AUTHORIZED MEMBER
MADISON AREA TECHNICAL COLLEGE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026,

THE ABOVE NAMED AUTHORIZED MEMBER OF MADISON AREA TECHNICAL COLLEGE, _____,
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 CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY COUNCIL.

DATE: _____ APPROVED _____
KYLE JAECKEL, COUNCIL PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF FORT ATKINSON.

DATE: _____ SIGNED _____
MICHELLE EBBERT, CITY CLERK



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

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

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

PROJECT NO: 210856
SHEET NO: 4 of 4

REGISTER OF DEEDS CERTIFICATE

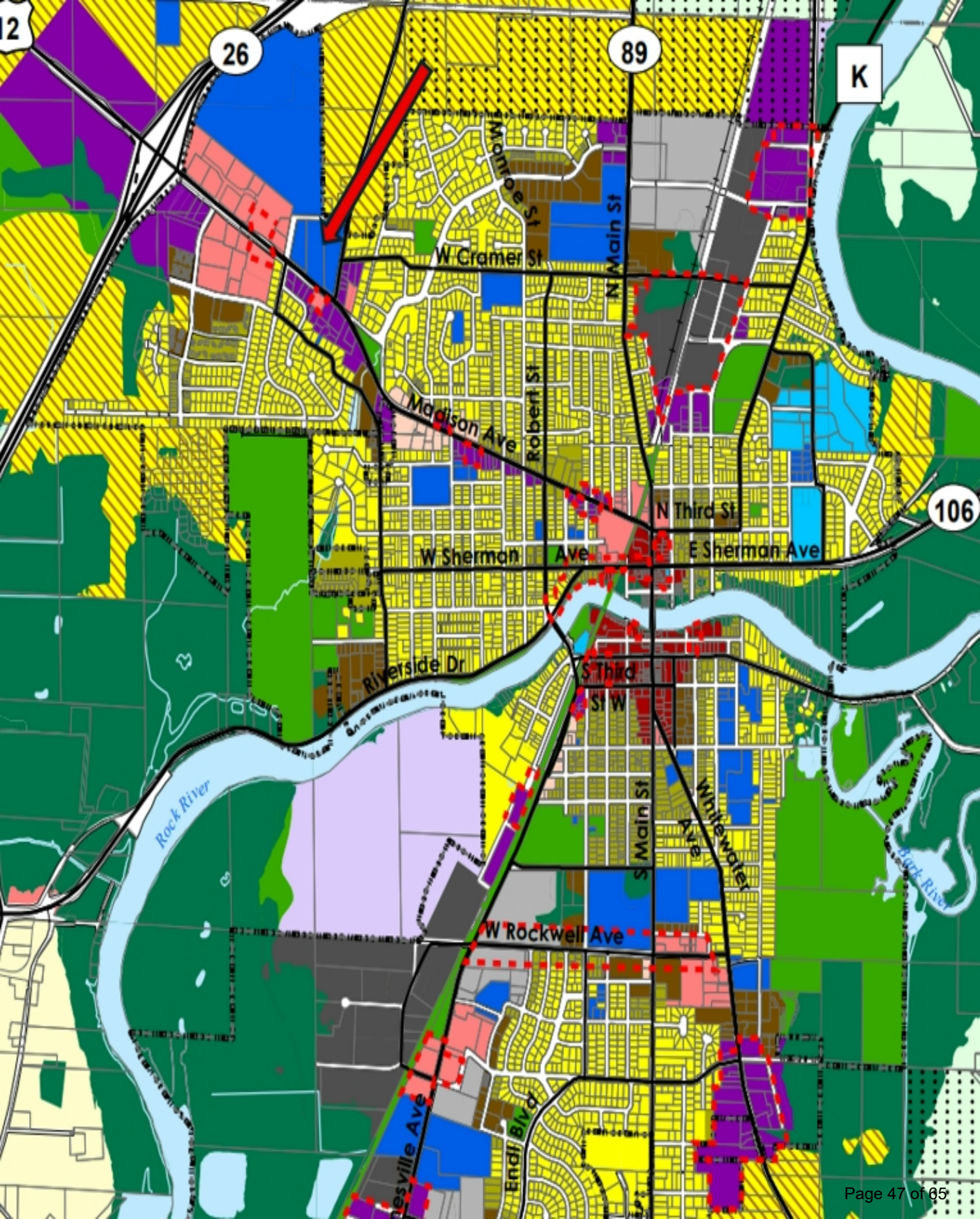
RECEIVED FOR RECORD _____,

THIS ____ DAY OF _____,

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____.

STACI M. HOFFMANN, JEFFERSON COUNTY
REGISTER OF DEEDS





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

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

DATE: July 14, 2026

PROPERTY ADDRESS: N2682 Kunz Road

PARCEL NUMBERS: 016-0614-3123-001

OWNER: Matt Armstrong and Dominique Armstrong

FILE NUMBER: CSM-2026-09

EXISTING ZONING: A3

PROPOSED ZONING: A3

EXISTING LAND USE: Residential

APPLICANT: Dan Higgs, PLS - Combs & Associates,

REQUESTED USES: Create a 1.15-acre A3 lot to build a house and a 1-acre A2 zone to build a building for business

BACKGROUND

Sections 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines 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.

The proposed Certified Survey Map (CSM) is located within the City's Extraterritorial Review boundary and lies within 1.5 miles of the City limits. As a result, the CSM is subject to review and recommendation by the Plan Commission, with final approval granted by the City Council.

For Certified Survey Maps located beyond the 1.5-mile review area but still within the City's 3-mile Extraterritorial Review boundary, review and approval authority is delegated to City staff.

REQUEST OVERVIEW

The City's Future Land Use Map designates the subject property as Agricultural/Rural. This designation is intended to preserve agricultural uses, farmsteads, and rural residential development at low densities consistent with Jefferson County's farmland preservation policies. The property is located in the City's Long-Range Urban Growth Area but is not anticipated to be developed in the foreseeable future.

The applicant is requesting approval of a Certified Survey Map (CSM) to create a 1.15-acre A3 lot, including right-of-way to build a house, and a 1-acre A2 lot, including right-of-way to build a building for their HVAC business. The subject property is located within the Town of Koshkonong. The remaining property will stay A1.

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

DISCUSSION

The subject property is located inside the City's designated Long-Range Urban Growth Area. Applicants Matt Armstrong and Dominique Armstrong are requesting approval of a Certified Survey Map (CSM) to create a 1.15-acre A3 lot, including right-of-way to build a house, and a 1-acre A2 zoning, including right-of-way to build a building to house their HVAC business. Staff does not anticipate that the proposed land split will adversely affect the City's long-range growth plans or planning objectives.

City staff has identified a few minor revisions that must be addressed on the final Certified Survey Map (CSM) prior to execution and recording.

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

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

General Notes:

- 1) *In the Notes on Sheet 1 reference is made to any and all easements recorded and unrecorded. All recorded easements must be shown on the CSM.*
- 2) *The document number for CSM No. 3490 abutting this CSM to the south should be 976183, per Jefferson County GIS.*

City staff have identified that the public right-of-way has not been formally dedicated on the Certified Survey Map (CSM). While the City's Land Division and Development Ordinance requires public road dedications, Jefferson County does not require such dedications unless a future public need has been identified.

In this case, the roadway has long functioned as a public road. Under Wis. Stat. § 82.31, an unrecorded highway that has been worked as a public highway for 10 years or more is recognized as a public highway. Accordingly, a formal dedication on the CSM is not necessary to establish the public status of the existing roadway. Staff recommends that the Plan Commission recommend the City Council waive the right-of-way dedication requirement for this Certified Survey Map.

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

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve the Extraterritorial Certified Survey Map for the property located at N2682 Kunz Road subject to the following conditions:

- The corrections outlined in the staff report.

- Waive the requirement to dedicate the Public Right of Way
- Any other conditions set by the Plan Commission

ATTACHMENTS

1. 2026-07-01 Updated DRAFT 126-100 ARMSTRONG CSM
2. Kunz Road CSM_Redacted
3. Area Map_Armstrong

CERTIFIED SURVEY MAP NO. _____

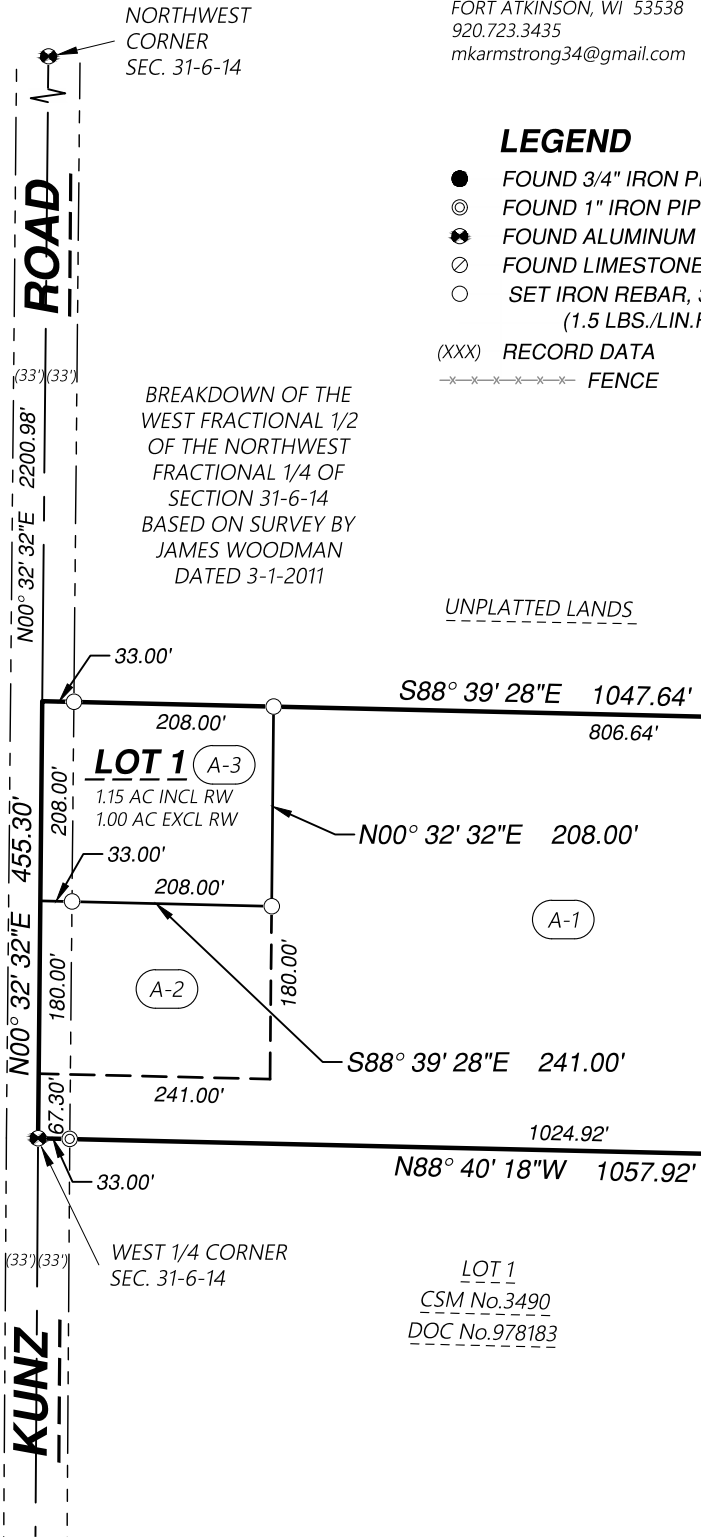
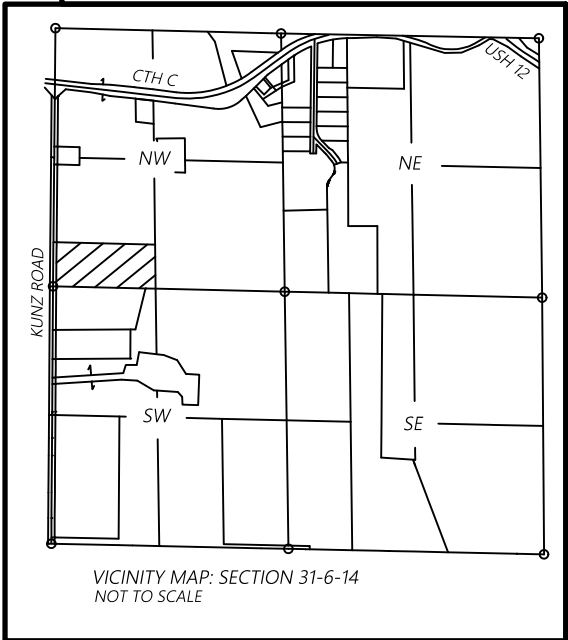
OF THE SOUTH 11 ACRES OF THE WEST FRACTIONAL 1/2 OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION 31, T.6N., R.14E., OF THE 4TH
PM, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

OWNER OF RECORD/DEVELOPER:
MATTHEW AND DOMINIQUE ARMSTRONG
W7063 CTH C
FORT ATKINSON, WI 53538
920.723.3435
mkarmstrong34@gmail.com

LEGEND

- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT
- ⊘ FOUND LIMESTONE MONUMENT
- SET IRON REBAR, 3/4"x 24",
(1.5 LBS./LIN.FT.)

(XXX) RECORD DATA
- - - - - FENCE



NOTES:
FIELDWORK COMPLETED MARCH 12, 2025.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, JEFFERSON COUNTY. THE WEST LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 31-6-14 BEARS N00°32'32"E.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 126 - 100
For: ARMSTRONG

SHEET 1 OF 4



109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534

CERTIFIED SURVEY MAP NO. _____

OF THE SOUTH 11 ACRES OF THE WEST FRACTIONAL 1/2 OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION 31, T.6N., R.14E., OF THE 4TH
PM, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED,
AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE
SUBMITTED TO THE FOLLOWING FOR APPROVAL: JEFFERSON COUNTY, TOWN OF KOSHKONONG, AND CITY OF FORT ATKINSON.

X _____
MATTHEW ARMSTRONG

X _____
DOMINIQUE ARMSTRONG

STATE OF WISCONSIN
COUNTY OF JEFFERSON SS.

PERSONALLY, CAME BEFORE ME THIS _____ DAY OF _____, 20____,
TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE OWNERS' CERTIFICATE
HEREON SHOWN AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN X _____

MY COMMISSION _____

TOWN OF KOSHKONONG APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP HAS BEEN DULY PRESENTED TO THE TOWN PLANNING COMMISSION AND
TOWN BOARD AND HAS BEEN APPROVED FOR RECORDING.

AUTHORIZED SIGNATURE X _____

JEFFERSON COUNTY APPROVAL

APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY THIS _____ DAY OF
_____, 20____.

X _____

MATTHEW ZANGL, DIRECTOR
JEFFERSON COUNTY ZONING DEPARTMENT

Project No. 126 - 100
For: ARMSTRONG



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
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CERTIFIED SURVEY MAP NO. _____

OF THE SOUTH 11 ACRES OF THE WEST FRACTIONAL 1/2 OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION 31, T.6N., R.14E., OF THE 4TH
PM, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

PREMIER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE HEREON DESCRIBED LAND, DOES HEREBY CONSENT TO SURVEYING, MAPPING AND DIVIDING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE CERTIFICATE OF MATTHEW ARMSTRONG AND DOMINIQUE ARMSTRONG.

WITNESS THE HAND AND SEAL OF

X _____
(SIGNATURE) (TITLE) (DATE)

STATE OF WISCONSIN
COUNTY OF _____ SS. PERSONALLY CAME BEFORE ME THIS _____ DAY OF
_____, 20____, _____ TO ME

WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE MORTGAGE CERTIFICATE HEREON SHOWN AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN X _____

MY COMMISSION _____

CITY OF FORT ATKINSON EXTRATERRITORIAL ZONING APPROVAL

APPROVED FOR RECORDING PER CITY OF FORT ATKINSON PLAN COMMISSION ACTION OF THE _____ DAY OF _____,
20____ AND CITY OF FORT ATKINSON COMMON COUNCIL ACTION OF THE _____ DAY OF _____, 20____.

AUTHORIZED SIGNATURE X _____



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534

CERTIFIED SURVEY MAP

OF THE SOUTH 11 ACRES OF THE WEST FRACTIONAL 1/2 OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION 31, T.6N., R.14E., OF THE 4TH
PM, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF ROCK } SS. I, RYAN M. COMBS, PROFESSIONAL LAND SURVEYOR NO.2677, DO HEREBY CERTIFY THAT I HAVE
SURVEYED, DIVIDED AND MAPPED:

THE SOUTH 11 ACRES OF THE WEST FRACTIONAL 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 31, T.6N., R.14E., OF THE
4TH P.M., TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 ALSO BEING THE POINT OF BEGINNING FOR THE LANDS TO BE
HEREIN DESCRIBED; THENCE N00°32'32"E ALONG THE WEST LINE OF SAID WEST FRACTIONAL 1/2 OF THE NORTHWEST FRACTIONAL
1/4 455.30 FEET; THENCE S88°39'28"E, 1047.64 FEET TO THE EAST LINE OF SAID WEST FRACTIONAL 1/2; THENCE S00°45'07"E ALONG
SAID EAST LINE 455.30 FEET TO THE SOUTHEAST CORNER OF SAID WEST FRACTIONAL 1/2; THENCE N88°40'18"W ALONG THE SOUTH
LINE OF SAID WEST FRACTIONAL 1/2 1057.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.00 ACRES, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF
THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF MATTHEW ARMSTRONG AND DOMINIQUE
ARMSTRONG AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES,
CHAPTER 16 OF JEFFERSON COUNTY ORDINANCES, TOWN OF KOSHKONONG ORDINANCES, AND CITY OF FORT ATKINSON
ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS XXTH DAY OF JULY, 2025 AT JANESVILLE, WISCONSIN.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
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tel: 608-752-0575
fax: 608-752-0534



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): _____

Dan Higgs, PLS - Combs & Associates, Inc. - c/o Matt Armstrong and Dominique Armstrong

Phone number: _____ Email: _____

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

Matt Armstrong and Dominique Armstrong

Phone number: _____ Email: _____

Postal address for proposed CSM: No postal address at this time

Address of adjacent parcel to the south: N2682 Kunz Road, Fort Atkinson, WI 53538

Parcel Identification Numbers Involved: 016-0614-3123-001

Brief description of proposed division or combination and purpose: _____

The Armstrongs recently purchased this 11-acre parcel.

They wish to create a 1.15-acre A3 lot (including RW) to build a house and a 1.00-acre

A2 zone (including RW) to build a building to house their HVAC business.

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 | Date: <u> \$50 </u> |
| (Maximum \$500) | Date: <u> </u> |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: <u> </u> |
| ☐ City Staff Review | Date: <u> </u> |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: <u> </u> |
| ☐ City Council review and action | Date: <u> </u> |

Dated this day of , 20

Respectfully submitted,

Paul R. Higgs *Matt Anthony*
(Signature of Applicant)



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: Dan Higgs, PLS - Combs & Assoc.
Project Address: Adjacent to N2682 Kunz Rd

Project Name: Armstrong CSM
Parcel Number: 016-0614-3123-001

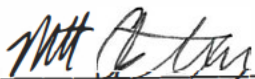
Dated this _____ day of _____, 20____.

Agreement signed and entered into by:

The City of Fort Atkinson

Property Owner Information:

Owner Name: Matthew and Dominique Armstrong

Owner Signature: 

Address: W7063 CTH C, Fort Atkinson, WI 53538

Phone Number: [REDACTED]

[REDACTED]

Applicant Information (if different):

Applicant Name: Dan Higgs, PLS - Combs & Assoc.

Applicant Signature: 

Address: 109 W Milwaukee St, Janesville, WI 53548

Phone Number: [REDACTED]

[REDACTED]



JEFFERSON COUNTY
PLANNING AND ZONING COMMITTEE
DECISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

Phone: 9 [REDACTED]
[REDACTED]

Petition Number: R4683A-26
Petitioner(s): Matt Armstrong
Property Owner: William & Susan Stroupe Trust
Township: Koshkonong
Parcel(s): 016-0614-3123-001
Site Address: north of N2682 Kunz Road
Request Summary: Rezone 1.0-acre from A-1 to A-3 to create a residential lot

Conclusion:

Based on the Staff Report, complete application and file, substantial evidence provided, site inspection, public hearing, Jefferson County Zoning Ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee finds that the proposed Official Zoning Map Amendment **complies** with the Jefferson County Zoning Ordinance, Comprehensive Plan and Farmland Preservation Plan and recommends **approval** of this rezoning request to the County Board of Supervisors.

The Planning and Zoning Committee finds this amendment meets the standards of Wisconsin State Statutes 91.48 and Sec. 22-56(b) of the Jefferson County Zoning Ordinance as set forth below:

Wis. Stats. 91.48:

- The land is better suited for a use not allowed in the A-1 zoning district.
 - The proposed lot is clustered near existing property lines, other like development, and the road.
- The rezoning is consistent with the applicable town and County comprehensive plan.
 - The County considers its Comprehensive Plan which incorporates its Agricultural Preservation & Land Use Plan and references the Town's Comprehensive Plan.
 - Consistent the applicable plans, the proposed rezone allows for the orderly growth and development of land such that the form and density of the land use is consistent with the surrounding land.
- The rezoning is substantially consistent with the County certified farmland preservation plan.
 - The rezone follows the A-3 policies found within the farmland preservation plan.



JEFFERSON COUNTY
PLANNING AND ZONING COMMITTEE
DECISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

- The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - The rezoning does not impair, or limit agricultural uses of the surrounding cropland.

Jefferson County Zoning Ordinance Sec. 22-56(b):

- There will be adequate public facilities to serve the proposed and potential land use changes that would be enabled by the rezoning and the burdens on local government to provide the needed services for the proposed land use are reasonable.
 - There are adequate public facilities pre and post creation of this lot.
- The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on valued natural areas.
 - No pollution, soil erosion or adverse effect on natural areas is expected as a result of this development.
- The soil productivity rating has been considered in the location of the area proposed for rezoning.
 - The Committee reviews the soil rating of the soil.
- The remaining A-1 parcel shall front on a public road for a minimum distance of at least sixty-six (66) feet. Access to the lot shall be provided within this frontage.
 - The remaining parcel has access onto a public road for at least 66'.

The Petition is Approved for the Following Reasons:

The proposed amendment is located a designated Farmland Preservation Area and complies with the standards and policies of the farmland preservation area:

- The proposed lot is clustered with existing lots lines, other like development, and the road.
- The proposed lot does not impact the surrounding agricultural land.

Order and Determination:

Based on the Staff Report, the conclusions set forth above, and the record herein, the Committee recommends to the Jefferson County Board of Supervisors that the amendment be: **APPROVED**

Motion by: Poulson

Seconded by: Jaeckel

Motion passed by a voice vote, 5-0.



JEFFERSON COUNTY
PLANNING AND ZONING COMMITTEE
DECISION

Room C1040
311 S Center Ave
Jefferson, WI 53538



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

- ☒ ACCESS APPROVAL BY MAINTAINING AUTHORITY
- ☒ RECEIPT OF SUITABLE SOIL TEST
- ☒ RECEIPT OF AND RECORDING OF THE FINAL CSM
- ☒ EXTRATERRITORIAL PLAT REVIEW
- ☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
- ☐ OTHER _____

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

County Board Action:

Based on the Planning and Zoning Committee recommendation, the County Board of Supervisors approves of the proposed amendment. See the County Board Report and Ordinance for County Board action.

Date: 6-10-20

Signature: [Signature]

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SW 1/4, NW 1/4 of Section 31, Town 6 N, Range 14 E, Town of Keshena Jefferson County, Wisconsin, on Parcel Number(s) 016-0614-3123-001

Date Submitted: _____

Revised: _____

Owner: WILLIAM + SUSAN STROUPE TRUST c/o MATT ARMSTRONG
 Address: W7462 CTH C
 City, ST Zip: FOOT ATKINSON, WI 53538
 Phone: [REDACTED] (MR. ARMSTRONG)
 Email: [REDACTED] (MR. ARMSTRONG)

Note to be placed on final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Planning and Zoning Department.

Surveyor: DAN HIGGS, PLS
 Address: 109 W MELWAUKEE ST
 City, ST Zip: JANESVILLE, WI 53548
 Email: [REDACTED]

In addition to the info required by Section 236.34 of State Statutes, Chapter 16 – Article 2 of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

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

☒ Rezoning

☐ Allowed Division within an Existing Zoning District

☒ Survey of Existing Parcel

Intent and Description of Parcel to be divided:

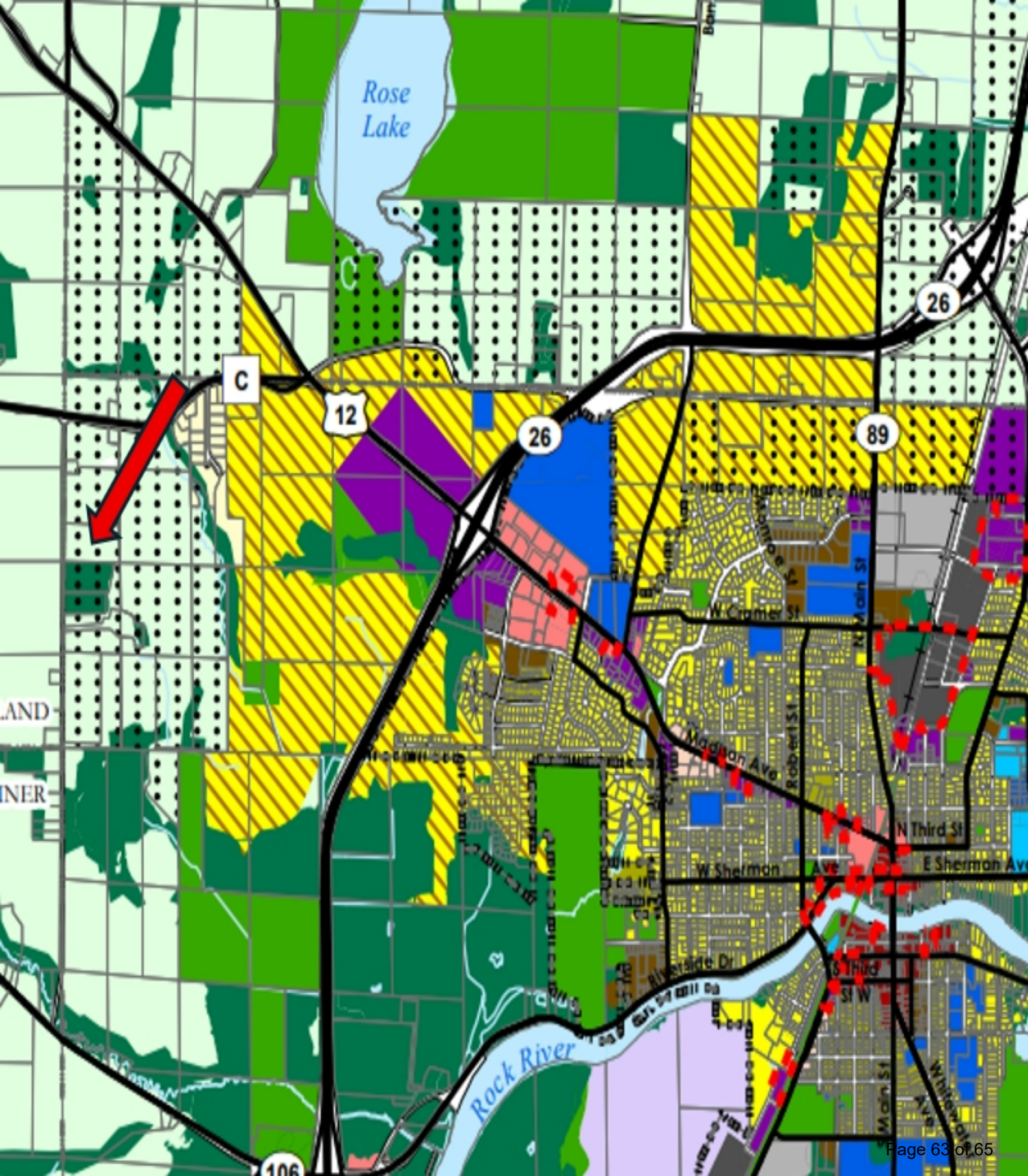
MR + MRS STROUPE TRUST IS CONVEYING PARCEL 016-0614-3123-001 TO MR ARMSTRONG. PARCEL IS ZONED A-1 AND IS 11-ACRES.

MR ARMSTRONG WISHES TO REZONE 1-ACRE TO A-3 AND THE REST TO A-2 SO HE CAN BUILD A HOUSE AND A SHOP FOR HIS HVAC BUSINESS.

Remaining stays A-1

Town Board Approval in file Date _____
 (Includes Access approval if applicable)
 County Highway Approval _____ Date _____
 (If applicable)
 Extraterritorial Approval check w/ Fort Date _____
 (If applicable)
 County Surveyor Approval [Signature] Date 4-16-26
 Zoning Office Approval [Signature] Date 10-10-26

Please submit to: Jefferson County Planning & Development - Zoning, 311 S Center Ave. Room C1040, Jefferson, WI 53549





REPORT TO THE PLAN COMMISSION

BACKGROUND

During a review of the City's ordinances, staff identified that Certified Survey Maps (CSMs) **that do not create a new lot** require only City staff review and approval, rather than Plan Commission and City Council approval.

This authority is established in the Land Division and Development Ordinance, Section 70.02.03, *Exemptions Applicable to Land Divisions*, which states:

(3) Sale or exchange of parcels of land between owners of adjoining property, subject to City review and approval to ensure compliance with the requirements of this Ordinance and the City zoning ordinance, if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes, or otherwise create nonconforming lots or structures, required by this Ordinance, the zoning ordinance, or other applicable laws or ordinances.

Under this provision, land divisions that do not create an additional lot remain subject to City staff review to ensure compliance with applicable land division and zoning requirements. However, they are exempt from the approval process required for plats or CSMs that create new parcels.

This review process is also reflected in Chapter 15 of the Zoning Ordinance. Figure 15.10.20a, *Review and Approval Activities and Bodies*, identifies both Land Interest Transfers and Land Division CSMs that do not create a new lot as activities reviewed and approved by City staff.

Allowing City staff to approve these types of CSMs and land interest transfers streamlines the review process by eliminating the need for Plan Commission and City Council action when no new lots are being created. Because these requests are typically limited to boundary adjustments or transfers of land between adjacent property owners, staff-level approval reduces the overall review timeline while maintaining compliance with the City's land division and zoning ordinances. This more efficient process benefits both property owners and the City by facilitating routine land transactions without reducing the level of technical review.

Certified Survey Maps that create new lots, as well as subdivision plats, will continue to be reviewed by the Plan Commission and forwarded to the City Council for final approval in accordance with the City's established review process.

REQUEST OVERVIEW

DISCUSSION

RECOMMENDATION

No action is necessary on this item. Staff desires to document this change in process through this memorandum and communication with the Plan Commission.

ATTACHMENTS

None