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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, AUGUST 11, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR

https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by Location
+1 312 626 6799

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

AGENDA

1. **Call meeting to order**

2. **Roll call**

3. **Unfinished Business**
   a. Review and possible action relating to a **Conditional Use Permit** for Phase 1 of a group development of multiple principal buildings on one parcel located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)
   b. Review and possible recommendation to the City Council on a **Certified Survey Map** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)
   c. Review and possible action relating to a **Site Plan Review** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)

4. **New Business**
   a. Review and possible action relating to the **minutes of the July 28, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
   b. Review and possible recommendation to the City Council relating to a **Certified**

Survey Map for the property located at 815 Jefferson St. (226-0614-3432 and 226-0614-3432-004) (CSM-2026-11) (Draeger, Director of Neighborhood and Building Services)

c. **Public Hearing** relating to a **Conditional Use Permit** for a group development to allow multiple buildings on the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)

d. **Public Hearing** relating to a **Conditional Use Permit** for a group development to allow multiple buildings on the property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

e. Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)

f. Review and possible recommendation to the City Council relating to a **Certified Survey Map** for a property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

g. Review and possible action relating to a **Site Plan Review** for the property located on Mehta Lane (parcels 226-0614-3231-000 and 226-0614-3242-001) (ZMA-2026-01) (Draeger, Director of Neighborhood and Building Services)

h. Review and possible action relating to a **Site Plan Review** for a property located at 550 McMillen St. (ZMA-SPR-2026-02) (Draeger, Director of Neighborhood and Building Services)

i. Update on previously approved projects (Houseman)

5. Adjournment

Date Posted: August 7, 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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CONDITIONAL USE, CERTIFIED SURVEY MAP REVIEW AND SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026
PROPERTY ADDRESS: 1911 Janesville Avenue
PARCEL NUMBER: 226-0514-1742-001

OWNER: V&J Investment Properties, LLC

APPLICANT: Pelton Development

FILE NUMBER: SPR-2026-07
EXISTING ZONING: RH-35, Rural Holding
PROPOSED ZONING: MRH-30, Multi-Family Residential
EXISTING LAND USE: Agriculture/Rural Residential
REQUESTED USES: Multi-Family Residential

BACKGROUND

Section 15.10.32 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Conditional Use application and procedure. This requires A Site Plan and a public hearing before the Plan Commission. The public hearing took place at the Plan Commission meeting on July 28, 2026.

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

REQUEST OVERVIEW

The applicant is proposing to split the existing 12-acre parcel into three new parcels via a CSM, rezone the property from RH-35 to MRH-30, and obtain a Conditional Use for a Group Development to accommodate seven multifamily buildings totaling 112 units within two separate phases. This Conditional Use Permit covers Phase 1 of the project. Phase 2 will also require a CUP.

The subject property is located on the far southern edge of Fort Akinson near the Klement Business Park and STH 26 Bypass/Janesville Avenue interchange. It is currently being used for farming and includes one single-family home. The Glacier River Trail borders the property to the west, Klement Towing (in the Town Koshkonong) borders the property to north, and the Klement Business Park is located directly to the east.

The proposed development includes:

- Phase 1:
    - Four 16-unit Multi-Family Buildings (64 units)
    - New access point to Janesville Avenue
    - Stromwater management area

    - Suface parking
    - Internal circulation driveways

- Phase 2:
    - Three 16-unit Multi-Family Buildings (48 units)
    - Suface parking
    - Internal circulation driveways

Each building is proposed to be identical: two stories in height with individual attached garages and entries for each unit. Additional surface parking is provided for each adjacent to the buildings and internal circulation driveways connect each area together.

The existing single-family home on the property is proposed to remain, and a new parcel is proposed to be created to include 0.9-acres surrounding it (Lot 2). The multifamily buildings are proposed to the north, west, and south of the new parcel. Lot 1 (5.24-acres) is proposed to be created on the north end of the site to accommodate Phase 1. Lot 3 (6.10-acres) is proposed to be created on the south end of the site to accommodate Phase 2.

Further, the subject property is identified as Planned Mixed Use within the Comprehensive Plan. This land use designation includes commercial, multifamily, and mixed-use buildings. The proposed Zoning Map Amendment, which was recommended for approval by the Plan Commission, is consistent with this designation.

The following staff report reviews the proposed CSM, the Conditional Use Permit for a Group Development for Phase 1 (multiple principal buildings on the same lot), and the Site Plan Review.

CSM REVIEW:

The proposed Certified Survey Map is planned to separate the existing parcel into three parcels. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the three new parcels proposed to be created via the CSM must meet the minimum standards for the MRH-35 zoning district (proposed zoning).

An existing field road access easement exists to the south of the existing single-family home on the site. This easement provides access to the farm field directly west of the Glacier River Trail. It's proposed to remain on the CSM. There is also a "no access" easement that runs along the southeast side of the property (along a portion of Janesville Avenue) that's proposed to remain.

The City Engineer has reviewed the CSM and provided a series of comments. Those comments have

been included within the Staff memo.

The proposed new Lot 1, 2, and 3 must meet the minimum standards of the MRH-35 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of each district.

If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Lot 1 - New Northern Parcel (MRH-35)

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	228,201 sf
Minimum Lot Width	100 ft	408 ft
Minimum Lot Depth	120 ft	548 ft
Minimum Lot Frontage at ROW	50 ft	556 ft

Lot 2 - New Middle Parcel (MRH-35)

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	41,910 sf
Minimum Lot Width	100 ft	187 ft
Minimum Lot Depth	120 ft	215 ft
Minimum Lot Frontage at ROW	50 ft	187 ft

Lot 3 - New Southern Parcel (MRH-35)

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	265,891 sf
Minimum Lot Width	100 ft	564 ft
Minimum Lot Depth	120 ft	216 ft
Minimum Lot Frontage at ROW	50 ft	143 ft

CONDITIONAL USE PERMIT REVIEW

Under the Group Development section (15.06.02), applicants must demonstrate how the development complements the design and layout of nearby buildings and enhances, rather than detracts from, the desired character of the surrounding area. Additionally, all buildings must be of compatible architectural quality. Finally, building configuration shall allow for the potential future subdivision of the parcel for each individual building.

Group Development Standards:

- Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; and signage requirements. = Met (see above and Site Plan review report)
- The applicant shall demonstrate:
    - Complements the design and layout of nearby buildings and developments. = Met (the design and layout provides the opportunity to create a new consistent land use pattern and layout across the site in an evolving area of the community)
    - Enhances, rather than detracts from, the desired character of the surrounding area. = Met (the area is evolving in terms of land use and development patterns; the proposed project aims to complement future surrounding developments)
- Architectural Quality. All buildings within the group and/or large development shall be compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (see Site Plan review report)
- Development located within a group development shall be located to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired). = Met (future divisibility could be accomplished for the individual buildings within the Group Development)
- Roadway Connections. All nonresidential projects shall have direct access or access through an easement to an arterial or collector level street; or to a local street if no other access is available, as deemed appropriate by the City. = Met (direct access provided to an arterial road)
- Parking. Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces by 25 percent or more shall be allowed according to the regulations of Section 15.06.06(8). = Met (see Site Plan review report)
- Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of 5 feet or by a physical barrier visible to drivers and pedestrians. = N/A (none proposed)
- Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or

storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Outdoor storage uses and areas shall meet the screening requirements of Section 15.06.21. = Met (see Site Plan review report)

- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (see Site Plan review report)
- Lighting. On-site exterior lighting shall meet the standards in Section 15.06.20. = Met (see Site Plan review report)
- Signage. Signage shall meet the standards in Article IX. = Met (see Site Plan review report)

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use meets the following (staff review of each finding is underlined):

- Is in harmony with the Comprehensive Plan. Staff believes this condition is met. The proposed project aligns with the Comprehensive Plan's Planned Mixed Use future land use designation and associated policies.
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting public health, safety, or general welfare. Staff believes this condition is met. The proposed use does not adversely impact nearby properties, will be adequately served by utilities and infrastructure, and does not pose a threat to public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. Staff believes this condition is met. This area contains a mix of uses including rural, residential, and industrial. The proposed use is consistent with the plans for long-term changes to more residential and mixed uses in this area.
- The conditional use is located in an area that will be adequately served by, and will not impost an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. Staff believes this condition is met. The site will be served by new utilities and infrastructure extended into the property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. Staff believes this condition is met. The proposed use provides public benefits in offering new, much-needed housing units in Fort Atkinson.

The Plan Commission may impose conditions on any conditional use permit related to the physical development and operation, vehicles and equipment of the use, roadway impacts, or other conditions as deemed necessary.

SITE PLAN REVIEW:
The proposed exterior changes on the property are required to meet the applicable minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Lot 1 - New Northern Parcel (MRH-35)

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	50 feet
Minimum Side Setback	8 feet	40 feet
Minimum Rear Setback	30 feet	66 feet
Maximum Building Height	45 feet	30 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 10 feet Side: 0 feet* Rear: 45 feet
Minimum Principal Building Separation	10 feet	50 feet
Maximum Impervious Surface Ratio	70%	65%
Minimum Green Space	30%	35%
Maximum Building Coverage	35%	18%
Minimum Dwelling Unit Structure Area	400 sf	X sf
Maximum Density	871 sf/unit	3,565 sf/unit[BR1]

*The previously approved CSM included a cross-access easement between the two properties along the shared property line where the proposed 0’ pavement setback is located.

Lot 3 - New Southern Parcel (MRH-35)

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	50 feet
Minimum Side Setback	8 feet	23 feet
Minimum Rear Setback	30 feet	57 feet
Maximum Building Height	45 feet	30 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 10 feet Side: 0 feet* Rear: 40 feet
Minimum Principal Building Separation	10 feet	50 feet
Maximum Impervious Surface Ratio	70%	41%
Minimum Green Space	30%	59%
Maximum Building Coverage	35%	11%

Minimum Dwelling Unit Structure Area	400 sf	X sf
Maximum Density	871 sf/unit	5,540 sf/unit

*The previously approved CSM included a cross-access easement between the two properties along the shared property line where the proposed 0' pavement setback is located.

Apartments (13-16 units per building) is a permitted by-right land use in the MRH-30 zoning district. Land use requirements include:

- If units are under separate ownership, covenants shall be recorded addressing common structural elements (walls, roofs, etc.) = N/A
- Group Developments shall meet the standards of Section 15.06.02 = Met (CUP approved)
- Adhere to Section 15.07.20 multifamily design standards = Met (see below)
- Adhere to Section 15.06.03(15) for driveway design standards = Met (see below)
- Minimum required parking: Met (see below)

Section 15.06.06 requires Apartment land uses to provide 1.5 spaces per dwelling unit. There's no maximum parking standard for Apartment land uses. As shown below, parking requirements are met.

	Dwelling Units	**Parking Required**		**Parking Provided**
Phase 1 (Lot 1)	64	96		48 surface + 64 garage = 112
Phase 2 (Lot 3)	48	72		36 surface + 48 garage = 84
Total	112	168		196

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

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

- One access point per site or two if street frontage greater than 200 feet = Met (one per site)
- Driveways on opposite sides of the road shall be directly opposite of each other = Met (aligned with Commerce Parkway)
- Driveways on arterial streets shall be at least 100 feet from intersecting streets = Met (Lot 3 access point is 500' from Commerce Parkway intersection)
- Driveway separation distance shall be a minimum of 275 feet on roads with a speed of 50 mph or

more = Met (driveways are 500’ apart)

- Driveways shall be set back 10 feet from front and side lot lines = Met
- Driveways on corner lots shall be setback 10 feet from rear lot line = Met
- Driveway widths shall be a maximum of 24 feet wide = Met
- At least one ped/bicycle access point to at least one street frontage is required = Met
- Walkways or Marked paths provided for pedestrians through and around off-street parking from street sidewalks and building entrances = **Not Met**
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- A minimum 10-foot green area along all street frontages and interior lot lines between the lot line and the paved surface of the parking lot = Met
- All parking stalls must provide pavement markings = Met
- Curbing is required around all parking areas and internal landscape islands = **Not Met**
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 75 feet = Met (75’)
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = Met
- Minimum parking isle widths are required to be 24 feet wide = Met (26ft)
- Minimum and maximum parking spaces = Met (see above)
- A minimum of 14 on-site bicycle stalls are required = Met (individual unit garages)

Exterior Lighting Standards (Section 15.06.20)

- All off-street parking and traffic circulation areas serving 6 or more cars shall be lit to ensure their safe and efficient use during evening hours = Met
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = Met
- The maximum height of all freestanding light fixtures is 12 feet = Met
- All exterior lighting elements must be shielded and downward facing = Met

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = Met

- All building mechanicals on the exterior of the building are required to be screened = **Unknown**
- Outdoor storage areas must be screened = N/A

Outdoor Recreational Space Requirements (Section 15.06.41)

- Minimum of 200 square feet + 25 square feet per unit of usable outdoor green space = Met

Landscaping Standards (Section 15.08.40)
Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 562 landscaping points are required for the street frontage = Met
- 560 landscaping points are required for the paved surface areas = Met
- 1,200 landscaping points are required for the building foundation = Met
- 800 landscaping points are required for the yards = Met

Exterior Building Design Standards (Section 15.07.01, 15.07.20)
There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multifamily use in the MRH-30 Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- The primary entrance shall be on the front façade facing the street = Met
- The primary entrance shall be covered by a minimum of 3 feet from the door = Met
- Exterior entry doors for interior-accessed units shall be commercial in style = N/A
- Façade lengths shall not to be greater than 25’ without articulation = Met (windows, material, and color changes)
- On facades facing the street, windows and doors shall be required to comprise a minimum of 20% of the total façade = Met
- Building facades shall be clad in Class I, II, or III materials = Met
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = Met

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories, volume (peak runoff), TSS (total suspended solids) and infiltration.

The applicant has submitted a stormwater management plan that generally complies with both State and City stormwater management requirements. The applicant is coordinating with the Director of Public Works and the City Engineer to finalize and record a Stormwater Maintenance Agreement with the City. The agreement must be fully executed and recorded prior to the issuance of any construction permits.

Staff also notes that the developer will be required to obtain a Wisconsin Department of Natural Resources (DNR) Construction Site Storm Water Discharge General Permit before commencing construction activities.

PUBLIC NOTICE:

A public hearing is required for Conditional Use Permit review and action and for a Zoning Map Amendment. All required public hearing notices have been properly posted in compliance with state law, and the public hearings took place at the Plan Commission meeting on July 28th.

No public hearing is required for a Certified Survey Map.

COMPREHENSIVE LAND USE PLAN (2019):

The subject property is located within the Southwest Economic Opportunity District Planning Area (see attachments) and is identified as mixed-use on the plan.

The property is identified in the Comprehensive Plan Future Land Use as Planned Mixed Use. This land use category includes a carefully designed blend of commercial, office, multifamily residential, and/or community facility land uses. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

The proposed CSM, Site Plan Review, and Conditional Use aim to provide additional housing development opportunities on the subject properties. This location is an evolving area with a mix of different land use types. As nearby properties are developed, it is anticipated that other potential multi-family projects may take place. Additionally, with the site's proximity to major transportation corridors, new residents will be able to access recreation (trail), job centers, daily shopping needs, and more within proximity.

Overall, the proposed project meets the requirements of the City's ordinances, is in alignment with adopted City plans, and will provide new tax base and housing units through a future

multifamily development.

RECOMMENDATION

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

1. All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
2. An access easement is shown over the 6-foot wide trail access over the proposed Lot 3.
3. Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Conditional Use Permit for Phase 1, subject to the following conditions:.

1. City Council approval of a Certified Survey Map
2. Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Site Plan Review for Phase 1, subject to the following conditions:

1. Provide interior pathways to connect each building using sidewalks or marked paths for pedestrian safety
2. Install curbing in all locations where parking and interior landscaping is present
3. Screen all building mechanicals, subject to review by the Zoning Administrator
4. Approval of a Certified Survey Map creating three parcels
5. Approval of a Conditional Use Permit for multiple principal buildings on one parcel for Phase 1
6. Any other recommendations from City staff and the Plan Commission

ATTACHMENTS

1. Conditional Use Permit Narrative
2. CUP_Public Notice_ 1911 Janesville Ave
3. 2026 CUP application- SIGNED 5.27.26_Redacted
4. Application_Redacted
5. 8.6.26 Site Plan Review
6. 8.6.26 CSM Update
7. CSM Application Redacted
8. Koshkonong Board opinion letter

Conditional Use Permit: Narrative

Written Description of Proposed Conditional Use:

Pelton Builders is requesting that a conditional use of the property for a group development with multiple principal structures be granted for our proposed development at 1911 Janesville Ave. The development is proposed to be constructed in two phases. Phase I will have 4 principal buildings, and Phase II will have 3 principal buildings.

Each building will have 12 attached garage units, totaling 48 garage units in Phase I, and 36 in Phase II. In addition to garage units, there will be 84 parking stalls and 14 handicap park stalls throughout the development. This brings the total number of spaces to 182 total spaces provided, exceeding the 168 parking space minimum requirement. Subject to change when the site concept is finalized after results from the pending wetland delineation are completed.

As this is a multifamily development, there are no hours of normal operation.

Written Justification for Proposed Conditional Use:

In the City's amended 2023 Comprehensive Plan, the site at 1911 Janesville Ave was slated for future development as a "Planned Mixed Use" zoning. Planned Mixed Use is further defined by that 2023 Comprehensive Plan as the following:

> "A carefully designed blend of commercial, office, multi-family residential, and/or community facility land uses, usually as part of a Planned Unit Development. Mixed-use areas are intended to be vibrant urban places that also function as community gathering spots"

Utilizing this definition as the guide for the City's future vision, we believe our development accomplishes that multifamily desire of Planned Mixed Use.

Written Description of Anticipated Daily Traffic, etc:

Traffic study can be initiated upon request if required by the City.

Hazardous, Toxic, or Explosive Materials Stored on Site, and Any Spill Containment, Safety, or Pollution Prevention Measures Taken:

N/A

City of Fort Atkinson
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101 N. Main Street
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June 1, 2026

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review a request for a Conditional Use Permit for group development of multiple principal buildings on one parcel located at 1911 Janesville Avenue (parcel 226-0514-1742-001).

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, July 28, 2026, at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the link below or dial in for audio access.

https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by your location
+1 312 626 6799

The Plan Commission may make a final decision on the Conditional Use Permit at its meeting on August 11, 2026. The Plan Commission is seeking input from the public. For more information, please contact Director of Neighborhood and Building Services Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts to Jedidiah Draeger.

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

Jedidiah Draeger
Director of Neighborhood and Building Services

Publish: July 14 and 21, 2026

City of Fort Atkinson
City Manager's Office
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Fort Atkinson, WI 53538

City of Fort Atkinson Procedural Checklist for Conditional Use Permits Requirements per Section 15.10.32

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

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

_____

_____

Phone number:[redacted] Email:[redacted]

Property address for proposed conditional use:_____

_____

Brief description of proposed conditional use: _____

_____

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 for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.
  - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
  - ☐ All lot dimensions of the subject property.
  - ☐ A graphic scale and a north arrow.
- ❑ Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations, as well as the number of employees and the hours of operation.
- ❑ A site plan of the subject property if proposed for development conforming to all requirements of Section 15.10.42 of the Fort Atkinson Zoning Code. If the proposed conditional use is a group or large development (per Section 15.06.02), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required per Section 15.10.42.
- ❑ Written justification for the proposed conditional use, including evidence that the application is consistent with the Comprehensive Plan and meets any additional standards required in the applicable zoning district. See Section 15.10.32(8) for review criteria.
- ❑ Written descriptions of anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the City Engineer.
- ❑ A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.

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101 N. Main Street
Fort Atkinson, WI 53538

To apply for a conditional use to operate a Community Living Arrangement (See Section 15.03.6(13) of the Fort Atkinson Zoning Code), the following additional application materials are required. To note, a Community Living Arrangement Occupancy Permit is also required prior to the start of operation. See the Fort Atkinson Zoning Code Section 15.10.33 for details.

- ❑ Provide to the City Clerk a copy of the Adult Care license issued by the Wisconsin Department of Health Services or Certificate provided from funder when such License/Certificate is granted. Applicant also agrees to notify the City if operations at this address cease.
- ❑ File a scope of business outline with the City Clerk of which shall identify the following:
  - ❑ The legally registered name of the owner or operator of the facility, the address, telephone number, and the type of license number of any state or federal license required to operate the community living arrangement facility, and the date when operation of the facility is anticipated to commence;
  - ❑ Total number of residents;
  - ❑ Scope of clients to be served (i.e. Advanced Age, Developmentally Disabled, Physically Disabled, Emotionally Disturbed/Mental Illness, Irreversible Dementia/Alzheimer's, Traumatic Brain Injury, etc.);
  - ❑ Expected staffing to serve these residents;
  - ❑ Hours of operation;
  - ❑ Facility floor plan;
  - ❑ Safety Plan and Emergency Procedures;
  - ❑ Continuation of Operations plan for patients in the event that the home is unable to continue operations, for any reason;
  - ❑ A Crisis Relocation Plan for residents that are in crisis, including any MCO options for crisis beds or other alternatives, if any exist at the time of application.
- ❑ Meet with City Police and Fire Departments to review the scope of business.

II Criteria Used to Evaluate the Proposed Conditional Use

The Zoning Administrator, City Engineer, and Department Heads shall review the complete application and evaluate whether the proposed conditional use:

1. Is in harmony with the recommendations of the Comprehensive Plan.
2. Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

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

III Process Checklist

- ❑ Staff-Applicant meeting (if applicable) Date: _____
- ❑ Application fee of $250 received by City Treasurer Date: SW
- ❑ Reimbursement of professional consultant costs agreement executed. Date: _____
- ❑ Receipt of complete application packet by Zoning Administrator Date: _____
- ❑ City Staff input Date: _____
- ❑ Class 2 legal notice sent to official newspaper by City Clerk Date: _____
- ❑ Class 2 legal notice published on _____ Date: _____
- ❑ Notification of neighboring property owners within 100 feet of the petition Date: _____
- ❑ Notification of clerks of municipalities within 1,000 feet of the petition Date: _____
- ❑ Notification of airports within 1 mile of the petition Date: _____
- ❑ Plan Commission Public Hearing, review and recommendation Date: _____
- ❑ City Council review and action Date: _____

Dated this_____day of_____, 20 ____ 2026-05-27

Respectfully submitted,

_____

(Signature of Applicant)

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): Neil Pfaff, Vierbicher
Client: Pelton Builders

Phone number: [redacted] Email: [redacted]

OWNER Name, company, and client (if applicable): Joe Esther, V & J Investments LLC

Phone number: [redacted] Email [redacted]

Postal address for proposed CSM: 1911 Janesville Ave, Fort Atkinson, Wisconsin

Parcel Identification Numbers Involved: 226-0514-1742-001

Brief description of proposed division or combination and purpose: Parcel No. 226-0514-1742-001 to be divided into 2 Lots. Lot 1 will include 5.24 acres. Lot 2 will be 0.96 acres and will include the existing residential single-family home along Janesville Ave.

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) whichmaintains 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: 6/26
- ❑ 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 26 day of June, 20 26

Respectfully submitted,

_____ _____
(Signature of ~~Applicant~~)

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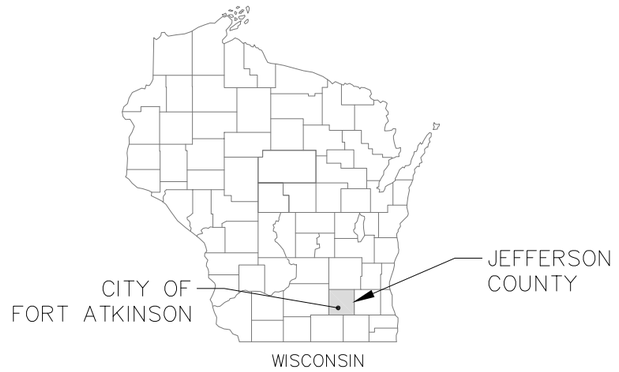
RIVER TRAIL FLATS

PELTON BUILDERS

CITY OF FORT ATKINSON, JEFFERSON COUNTY







SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	SITE PLAN – PHASE 1
6	UTILITY PLAN – WATER & SANITARY SEWER – PHASE 1
7	UTILITY PLAN – STORM SEWER – PHASE 1
7.1–7.4	UTILITY PLAN – STORM PLAN & PROFILE
8–9	UTILITY PLAN – WATER & SANITARY PLAN & PROFILE
10	GRADING & EROSION CONTROL – PHASE 1
11–12	STORM BASIN DETALS
13–18	DETAILS
19–21	LANDSCAPE PLANS
22	TRAFFIC CONTROL PLAN
23	WISDOT TRAFFIC DETAIL
24	LIGHTING PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SITE BENCHMARKS

1. PK NAIL
NORTHING: 518514.085
EASTING: 840379.711
ELEV = 816.133

2. PK NAIL
NORTHING: 518806.318
EASTING: 840510.294
ELEV = 810.971

3. PK NAIL
NORTHING: 518949.682
EASTING: 839940.666
ELEV = 800.567

4. PK NAIL
NORTHING: 518276.378
EASTING: 839537.101
ELEV = 806.366

5. PK NAIL
NORTHING: 518110.998
EASTING: 840086.076
ELEV = 820.846

6. TOP NUT HYDRANT
NORTHING: 518553.765
EASTING: 840453.215
ELEV = 817.922

7. TOP NUT HYDRANT
NORTHING: 518854.643
EASTING: 840597.663
ELEV = 811.068

4. PK NAIL
NORTHING: 517798.987
EASTING: 839840.456
ELEV = 819.808

NOT FOR CONSTRUCTION

ISSUED DATE: 08/05/2026

vierbicher
advisors / engineers / surveyors

TITLE SHEET
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 1 OF 24

05 Aug 2026 - 3:58p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Title and Details.dwg by: klen

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND ___" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND ___" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR (820)
- EXISTING MINOR CONTOUR (818)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS (WETL / WTLM)
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRADING LEGEND

- EXISTING MAJOR CONTOURS (820)
- EXISTING MINOR CONTOURS (818)
- PROPOSED MAJOR CONTOURS (820)
- PROPOSED MINOR CONTOURS (818)
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS (2.92%)
- EXISTING SPOT ELEVATIONS (1048.61)
- PROPOSED SPOT ELEVATIONS (1048.61)
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

GENERAL NOTES:

INSTALL A 50'L x 20'W x 1.5'D ANTI TRACKING PAD AT THE ENTRANCE TO THE PROJECT. ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION. NO CONSTRUCTION TRAFFIC ON EXISTING PARKING LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING LOT RESULTING FROM CONSTRUCTION TRAFFIC.

ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER WEEKLY.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.

COST OF COORDINATION SHALL BE INCIDENTAL TO CONSTRUCTION, INCLUDING ANY SCHEDULING CONFLICTS CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF MAUSTON, WDNR, WIDOT AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS A LUMP SUM

CONTRACTOR SHALL FURNISH A MEANS OF FLUSHING AND TESTING WATER LATERAL, INCIDENTAL TO WATERMAIN PRICING.

DEVELOPER:

NAME: DEVIN COYLE (PELTON BUILDERS)
ADDRESS: S1930 GLEN VALLEY DRIVE
REEDSBURG, WI 53959
PHONE: 608-445-6715
EMAIL: DEVIN@PELTONBUILDERS.COM

ENGINEER:

NAME: NEIL PFAFF, PE (VIERBICHER)
ADDRESS: 201 E MAIN ST., SUITE 100
REEDSBURG, WI 53959
PHONE: 608-524-6468
EMAIL: NPFA@VIERBICHER.COM

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF FORT ATKINSON FIRE DEPARTMENT
124 W. MILWAUKEE AVENUE
FORT ATKINSON, WI 53538
(920) 397-9908 (NON-EMERGENCY)

CITY OF FORT ATKINSON POLICE DEPARTMENT
101 S. WATER STREET
FORT ATKINSON, WI 53538
(920) 397-9905 (NON-EMERGENCY)

UTILITIES:

CITY OF FORT ATKINSON PUBLIC WORKS
101 N. MAIN STREET
FORT ATKINSON, WI 53538
(920) 397-9909

CITY OF FORT ATKINSON WATER UTILITY
JEFF ARMSTRONG WATER UTILITY SUPERINTENDENT
37 N. WATER STREET
FORT ATKINSON, WI 53538
(920) 397-9916

CITY OF FORT ATKINSON STORM UTILITY
101 N. MAIN STREET
FORT ATKINSON, WI 53538
(920) 397-9901

CITY OF FORT ATKINSON WASTEWATER UTILITY
ERIN SWEENEY – WASTEWATER UTILITY SUPERINTENDENT
1600 FARMCO LANE
FORT ATKINSON, WI 53538
(920) 397-9917

vierbicher
advisors / engineers / surveyors

GENERAL NOTES

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 2 OF 24

05 Aug 2026 - 3:58p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Title and Details.dwg by: kfen

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8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

P/L
S09°31'24"W
414.41'

N48°46'28"E
162.18'

WETLAND DELINEATION BY TAYLOR CONSERVATION

50' WETLAND SETBACK

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

ACCESS RESTRICTED

N48°37'25"E
572.80'

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

30' REAR SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

66' WIDE ACCESS EASEMENT

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-T AG

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-T AG

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

S03°33'26"W
973.26'
P/L

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

DIRT FARM ROAD

EXISTING SHED TO BE RELOCATED

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

IE=816.91
EX 18" EW

IE=817.64
EX 18" EW

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

HOUSE

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

STATE ROAD 26

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

RELOCATE SIGN AS NEEDED COORDINATE WITH OWNER

SAWCUT PAVEMENT REPLACE IN KIND

N33°39'43"E
890.55'

N87°10'32"W
548.34'

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

EX 48" CONC STMH
RIM=814.94
IE=-2.07 NE
IE=-2.07 SE
IE=812.40 SW

12' UTILITY EASEMENT AS PER DOC. #905526

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

P/L

IE=813.39
EX 24" EW

IE=802.69

EX 2' x 3' CI
TC=815.32
IE=811.26 NE

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

EX 48" CONC STMH
RIM=815.26
IE=811.05 NW
IE=811.08 SW
IE=811.09 NE
IE=811.05 SE

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

COMMERCE PARKWAY

EX 2' x 3' CI
TC=815.31
IE=811.61 SW

IE=809.37
EX 24" EW

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

GRAPHIC SCALE, FEET
0 30 60 120

vierbicher
advisors / engineers / surveyors

EXISTING CONDITIONS

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026-08-05

DRAFTER
KFEN

CHECKED
NPFA

PROJECT NO.
260249

SHEET
3 OF 24

05 Aug 2026 - 3:38p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Existing Conditions.dwg by: kfen

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8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

P/L

WETLAND DELINEATION BY TAYLOR CONSERVATION

50' WETLAND SETBACK

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

ACCESS RESTRICTED

STORMWATER MANAGEMENT

PROPOSED 45' ACCESS EASEMENT

PHASE 2

286.7'

TRAIL ACCESS

66' WIDE ACCESS EASEMENT

30' REAR SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-1 AG

6' WIDE PATH TO BE INSTALLED DURING PHASE 1. CONNECT TO EXISTING GLACIER RIVER TRAIL

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-1 AG

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

408.8'

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

GRAPHIC SCALE, FEET
0 30 60 120

PROPOSED PROPERTY LINE

150.5'

30.0'

56.8'

STORMWATER MANAGEMENT

MAILBOX LOCATION

187.6'

DUMPSTER ENCLOSURE

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

215.4'

5' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

PROPOSED PROPERTY LINE

30' FRONT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

8' SIDE SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

DUMPSTER ENCLOSURE

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

548.3'

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

STATE ROAD 26

30' ROW SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

12' UTILITY EASEMENT AS PER DOC. #905526

STORMWATER MANAGEMENT

10' PAVEMENT SETBACK PER CITY OF FORT ATKINSON SECTION 15.02.24:(7) MRH-30

APARTMENT SIGN

562.9'

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

COMMERCE PARKWAY

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

ZONING:
CURRENT ZONING: RH-35 - RURAL HOLDING (AG)
PROPOSED ZONING: MRH-30 (MULTI-FAMILY RESIDENTIAL-30)

DENSITY, INTENSITY, AND BULK REGULATIONS: SECTION 15.02.24:(7) MRH-30

PHASE 1 TOTAL LOT AREA: 228,201 SQ. FT. (MIN. LOT AREA 20,000 SQ. FT.)
PHASE 1 IMPERVIOUS AREA: 146,108 SQ. FT.
PHASE 1 IMPERVIOUS SURFACE RATIO: 64.20% (MAX. 70%)
PHASE 1 GREEN SPACE RATIO: 35.80% (MIN. GREEN SPACE 30%)

PARKING STALL REQUIREMENTS:

PER CITY OF FORT ATKINSON ZONING ORDINANCE FIGURE 15.06.06a
1.5 STALLS ARE REQUIRED PER DWELLING UNIT FOR MULTIPLEX/APARTMENTS.

4 - 16 UNITS = 96 STALLS
96 TOTAL STALLS REQUIRED

48 TOTAL GARAGE PARKING STALLS ARE PROVIDED

48 SURFACE STALLS ARE PROVIDED
8 SURFACE HANDICAP STALLS ARE PROVIDED

104 TOTAL STALLS PROVIDED

PARKING ISLAND REQUIREMENT:

PARKING ISLANDS ARE REQUIRED EVERY 180' AND AT RIGHT ANGLES.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING

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OVERALL SITE PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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GRAPHIC SCALE, FEET
0 30 60

SITE PLAN LEGEND
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

SNOW REMOVAL
DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR SCREENING
6" CONCRETE PAD SEE DETAIL 2/14
ASPHALT PAVEMENT SEE DETAIL 1/15
STORMWATER MANAGEMENT
INTEGRAL CURB SIDEWALK SEE DETAIL 5/14
4" CONCRETE SIDEWALK SEE DETAIL 1/14
4" CONCRETE SIDEWALK SEE DETAIL 4/14
BUILDING #3 PROPOSED 16-UNIT APARTMENT 12 GARAGE PARKING STALLS
BUILDING #1 PROPOSED 16-UNIT APARTMENT 12 GARAGE PARKING STALLS
5' CURB TERMINATION SEE DETAIL 8/14
18" CONCRETE CURB & GUTTER SEE DETAIL 7/14
ADA PARKING SEE DETAIL 3/14
HANDICAP SIGN SEE DETAIL 6/14
6.0' WIDE PATH
ASPHALT PAVEMENT SEE DETAIL 6/18
APARTMENT SIGN BY OTHERS
VISION TRIANGLE
3' CURB TERMINATION SEE DETAIL 8/14
6" CONCRETE PAD SEE DETAIL 2/15
CONCRETE FLUME SEE DETAIL 5/18
LAUNCH PIT
MATCH IN KIND
20.0' WIDE WATERMAIN EASEMENT
RECEIVING PIT
RETAINING WALL BY OTHERS
6" CONCRETE PAD FOR MAILBOXES SEE DETAIL 2/14
DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR SCREENING
ASPHALT PAVEMENT SEE DETAIL 1/14
STATE ROAD 26
COMMERCE PARKWAY
P/L

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

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SITE PLAN - PHASE 1
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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GRAPHIC SCALE, FEET
0 30 60

FIRE DEPARTMENT CONNECTION (FDC)

81 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

52 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

INSULATE WATER MAIN
SEE DETAIL 1/16

42 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

1– HYDRANT
HYDRANT BURY = 810.70
1– 6" GATE VALVE
W/ VALVE BOX
11 LF OF 6" C900 HYD LEAD
SEE DETAILS 1/15, 2/15, & 3/15

78 LF OF 8" WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

60 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 806.13
SEE DETAIL 2/17

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

46 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.43
AEE DETAIL 2/17

INSULATE WATER MAIN
SEE DETAIL 1/16

BUILDING #3
PROPOSED 6-UNIT APARTMENT
12 GARAGE PARKING STALLS

1– 6"x8" TEE

41 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

S2: 48" CONC SMH
RIM=810.80
IE=804.85 SE
IE=804.95 SW
IE=804.95 NW

2– 48" BENDS
SEE DETAIL 4/15

2– 48" BENDS
SEE DETAIL 4/15

68 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

66 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.27
SEE DETAIL 2/17

BUILDING #4
PROPOSED 6-UNIT APARTMENT
12 GARAGE PARKING STALLS

FIRE DEPARTMENT CONNECTION (FDC)

32 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

1– 6"x8" TEE

FIRE DEPARTMENT CONNECTION (FDC)

1– 6"x8" TEE

53 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

7 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

2– 48" BENDS
SEE DETAIL 4/15

P/L

167 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

375'–10" PVC SAN @ 0.28%

INSULATE WATER MAIN
SEE DETAIL 1/16

1– 8"x6" TEE
1– 8" MJ PLUG

20.0' WIDE
WATERMAIN
EASEMENT

1– HYDRANT
HYDRANT BURY = 812.20
1– 6" GATE VALVE
W/ VALVE BOX
37 LF OF 6" C900 HYD. LEAD
SEE DETAILS 1/15, 2/15 & 3/15

S3: 48" CONC SMH
RIM=812.45
IE=806.00 NE
IE=806.10 SW

17 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

120 LF OF 8" C900 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

GENERAL UTILITY NOTES:

1. ALL UTILITY CONNECTIONS INTO THE BUILDINGS SHALL BE COORDINATED WITH BUILDING CONTRACTOR.
2. A MEANS OF FLUSHING AND TESTING SHALL BE PROVIDED FOR WATER SERVICES BY UTILITY CONTRACTOR.
3. ANYWHERE SANITARY DEPTH IS UNDER 5' TO TOP OF PIPE, IT MUST BE INSULATED. REFER TO DETAIL 1/16
4. CONTRACTOR TO ADD HEAT TAPE TO SANITARY SEWER FROM S2 TO S3 AND LATERAL TO BUILDING #4. CONTRACTOR TO SUBMIT PRODUCT TO ENGINEER FOR APPROVAL.

226'–10" PVC SAN @ 0.28%

FIRE DEPARTMENT CONNECTION (FDC)

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

139 LF OF 6" WATER SERVICE
MIN. COVER OF 7'
SEE DETAIL 6/16

6" SANITARY SEWER CLEAN OUT
SEE DETAIL 4/17

141 LF OF 6" SDR SANITARY SEWER
LATERAL @ 1.04% SLOPE (MIN.)
IE @ BUILDING = 805.79
SEE DETAIL 2/17

S8: 48" CONC SMH
RIM=814.66
IE=804.12 SE
IE=804.22 NW

133'–8" PVC SAN @ 1.00%

CONNECT TO EXISTING
WATER MAIN CONTRACTOR
TO VERIFY SIZE,
LOCATION AND ELEVATION

100 LF 20" STEEL CASING PIPE
WITH SPACERS AND END SEALS
SEE DETAIL 5/16

1– HYDRANT
HYDRANT BURY = 811.25
1– 6" GATE VALVE
W/ VALVE BOX
26 LF OF 6" C900 HYD. LEAD
SEE DETAILS 1/15, 2/15 & 3/15

INSULATE WATER MAIN
SEE DETAIL 1/16

WATERMAIN
EASEMENT

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

LAUNCH
PIT

RECEIVING
PIT

IE=802.69 NE

RELOCATE SIGN AS NEEDED
COORDINATE WITH OWNER

IE=813.39
EX 24" EW

RECEIVING
PIT

60 LF 16" STEEL CASING PIPE
WITH SPACERS AND END SEALS
SEE DETAIL 5/16

131 LF OF 16" C905 WATER MAIN
STANDARD WATER MAIN TRENCH
CLASS 'C' BEDDING
MIN. COVER OF 7'
SEE DETAILS 2/16 & 3/16

133'–8" PVC SAN @ 1.00%

1– 8"X16" TEE
1– 8" GATE VALVE
1– PLUG
SEE DETAILS 1/15 & 2/15

S1: 48" CONC SMH
RIM=820.02
IE=802.79 NW
IE=802.79 SW

STATE ROAD 26

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- G — G — GAS MAIN
- UE — UE — ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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UTILITY PLAN - WATER & SANITARY SEWER - PHASE 1
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

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PROJECT NO. 260249
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74'–18" HDPE STORM @ 0.40%

IE=800.50
18" CMP EW

IE=803.25
18" CMP EW

36'–18" HDPE STORM @ 1.37%

OUTLET STRUCTURE
SEE DETAIL 1/15

28'–6" HDPE PERFORATED STORM @ 0.00%

144'–6" HDPE PERFORATED STORM @ 0.00%

IE=803.25
18" CMP EW

182'–6" HDPE PERFORATED STORM @ 0.00%

IE=804.00
18" CMP EW

170'–24" HDPE STORM @ 0.50%

96'–18" HDPE STORM @ 0.50%

59'–18" HDPE STORM @ 0.40%

138'–18" HDPE STORM @ 0.40%

S42: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=809.83
IE=803.54 W
IE=803.64 SE

S12: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=809.75
IE=804.60 SW

81'–15" HDPE STORM @ 0.50%

S11: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=810.60
IE=804.10 NW
IE=804.20 NE
IE=804.20 SW

PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS
BUILDING #3

S40: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.76
IE=804.24 N
IE=804.34 SE

S29: 2' x 3' CI
R–3067 FRAME
TYPE L GRATE
TC=808.52
IE=804.68 NE

S15: 2' x 3' CI
R–3067 FRAME
TYPE L GRATE
TC=810.23
IE=804.89 NW

189'–15" HDPE STORM @ 0.43%

PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS
BUILDING #2

PROPOSED GAS
COORDINATE W/ UTILITY

115'–18" HDPE STORM @ 0.40%

STANDARD ENDWALL, TYP.
SEE DETAIL 3/18

IE=807.00
12" CMP EW

24'–12" HDPE STORM @ 1.06%

OUTLET STRUCTURE
SEE DETAIL 1/16

S43: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.78
IE=804.11 NW
IE=804.20 SW

67'–18" HDPE STORM @ 0.40%

S13: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=810.22
IE=804.57 SW
IE=804.47 NE

48'–15" HDPE STORM @ 0.40%

S31: 48" CONC STMH
R–1550 FRAME
TYPE B LID
RIM=810.57
IE=804.77 NE
IE=804.87 SE

S14: 48" CONC FI
R–1550 FRAME
TYPE D GRATE
RIM=809.52
IE=805.68 NW

EX 60" SMH
RIM=815.34
IE=801.84 NE
IE=802.24 SW
IE=801.94 SE

IE=802.69 NE

IE=813.39
EX 24" EW

COMMERCE PARKWAY

STATE ROAD 26

P/L

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

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GRAPHIC SCALE, FEET
0 30 60

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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UTILITY PLAN - STORM SEWER - PHASE 1

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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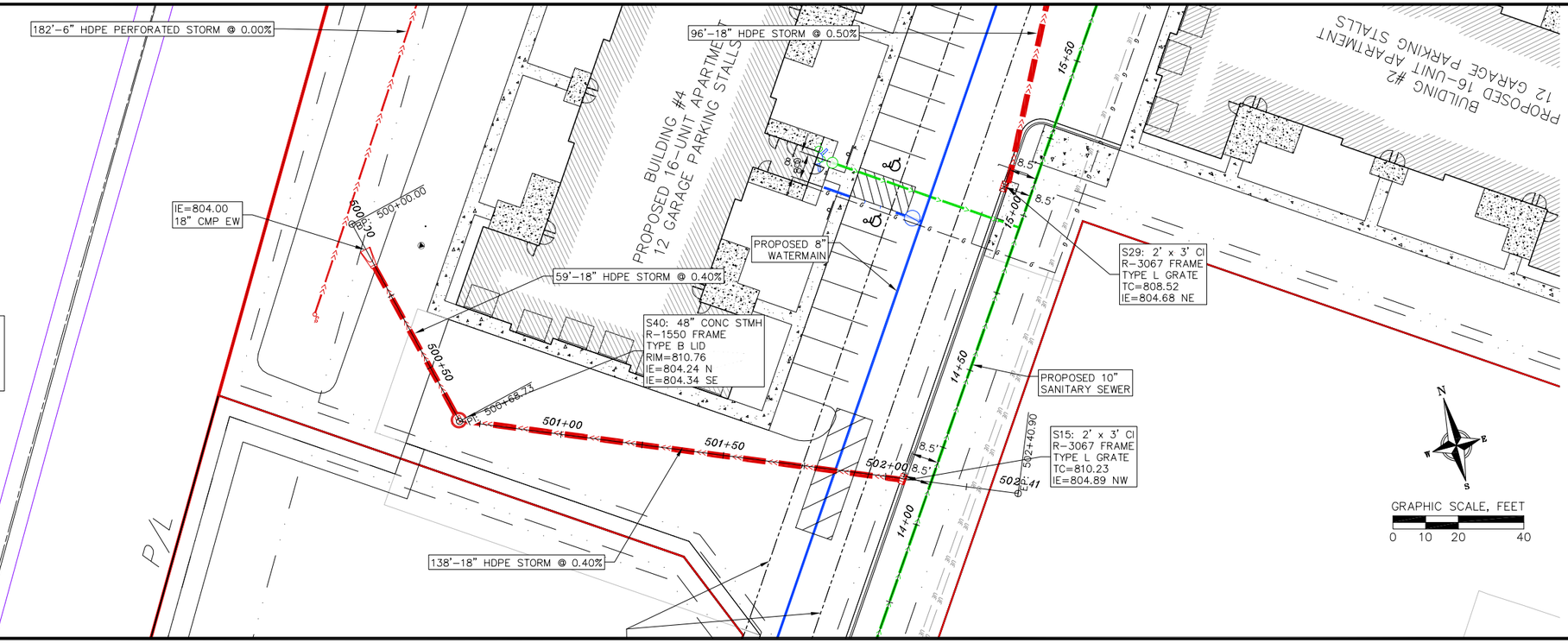
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PROPOSED UTILITY LEGEND

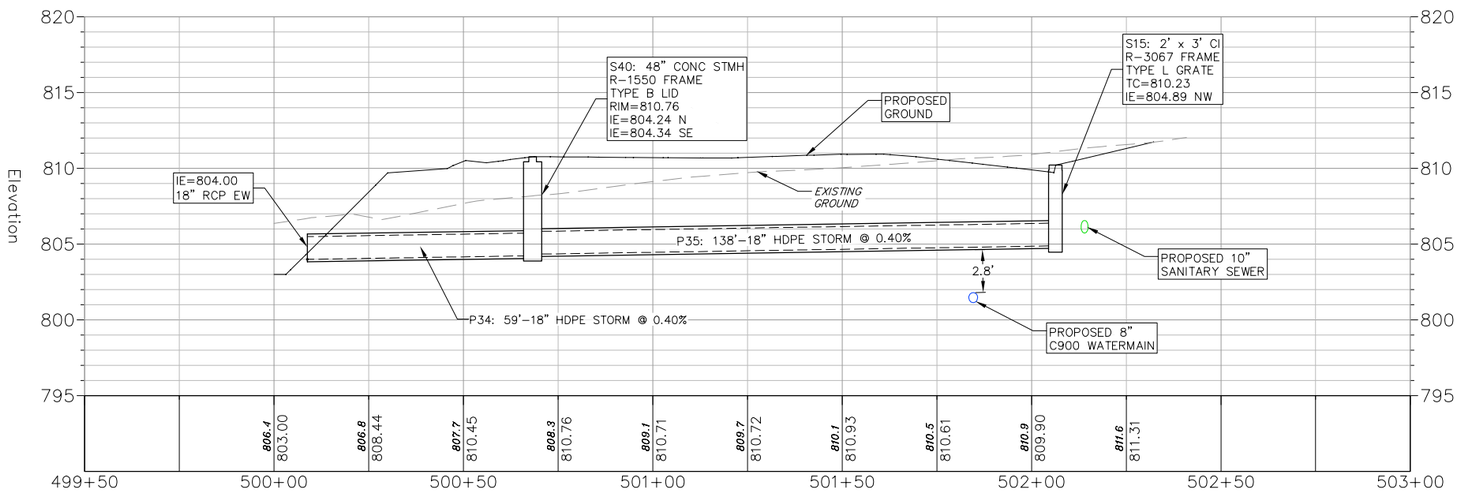
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- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
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UTILITY PLAN - STORM PLAN & PROFILE
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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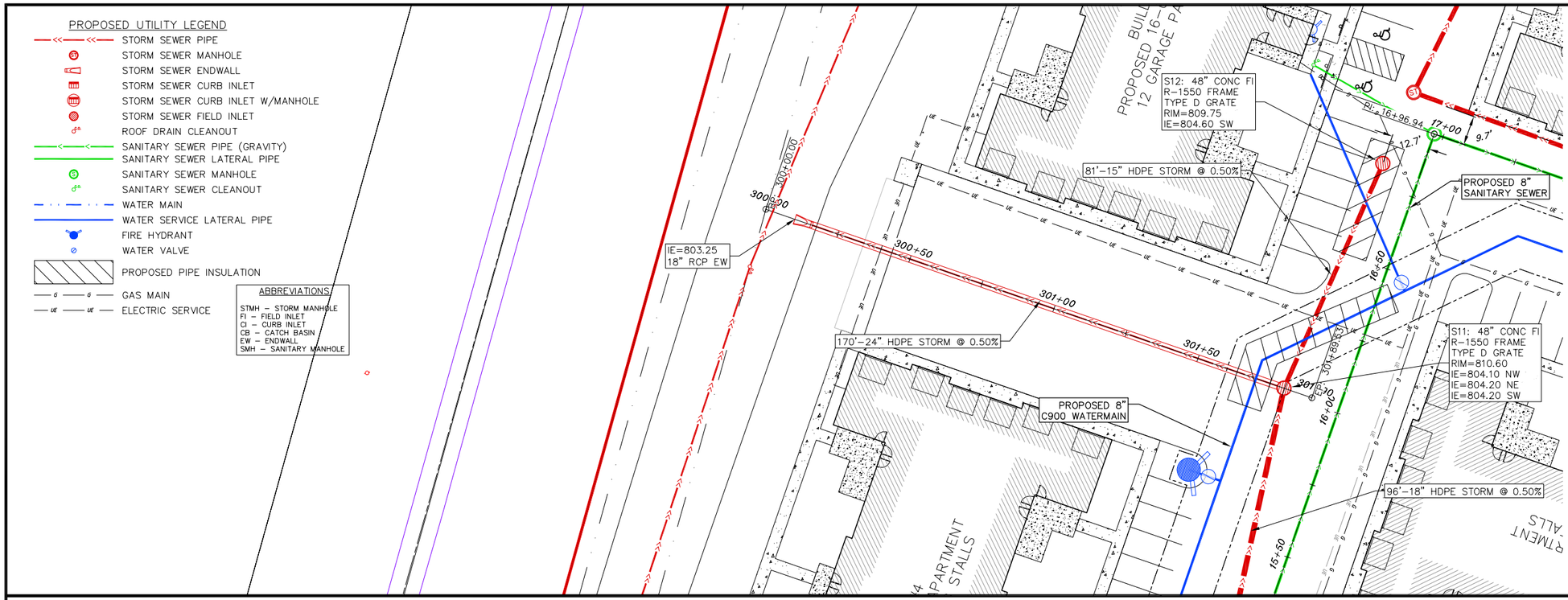
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PROPOSED UTILITY LEGEND

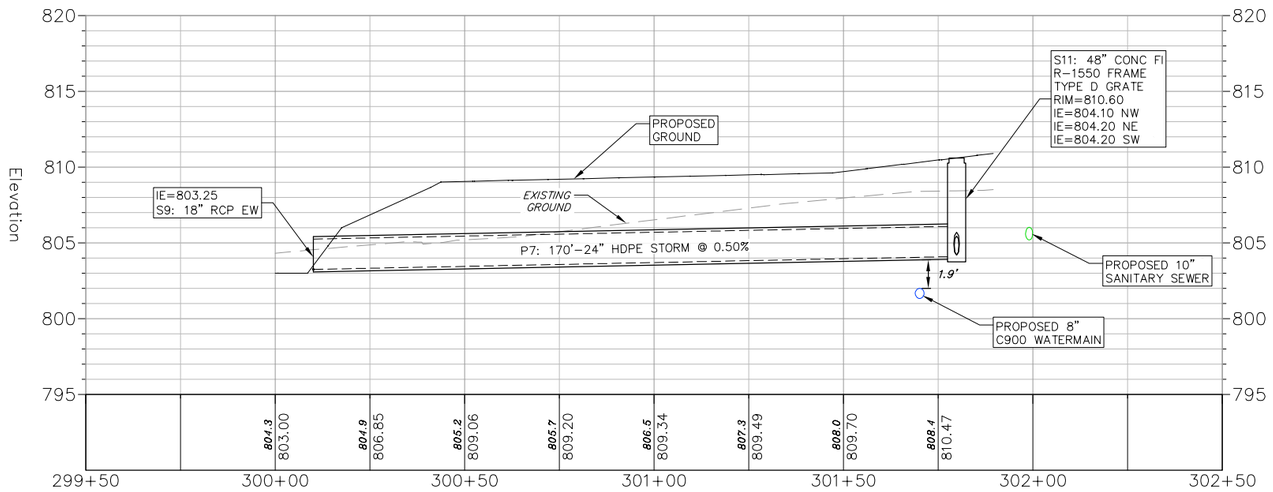
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
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- GAS MAIN
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UTILITY PLAN - STORM PLAN & PROFILE
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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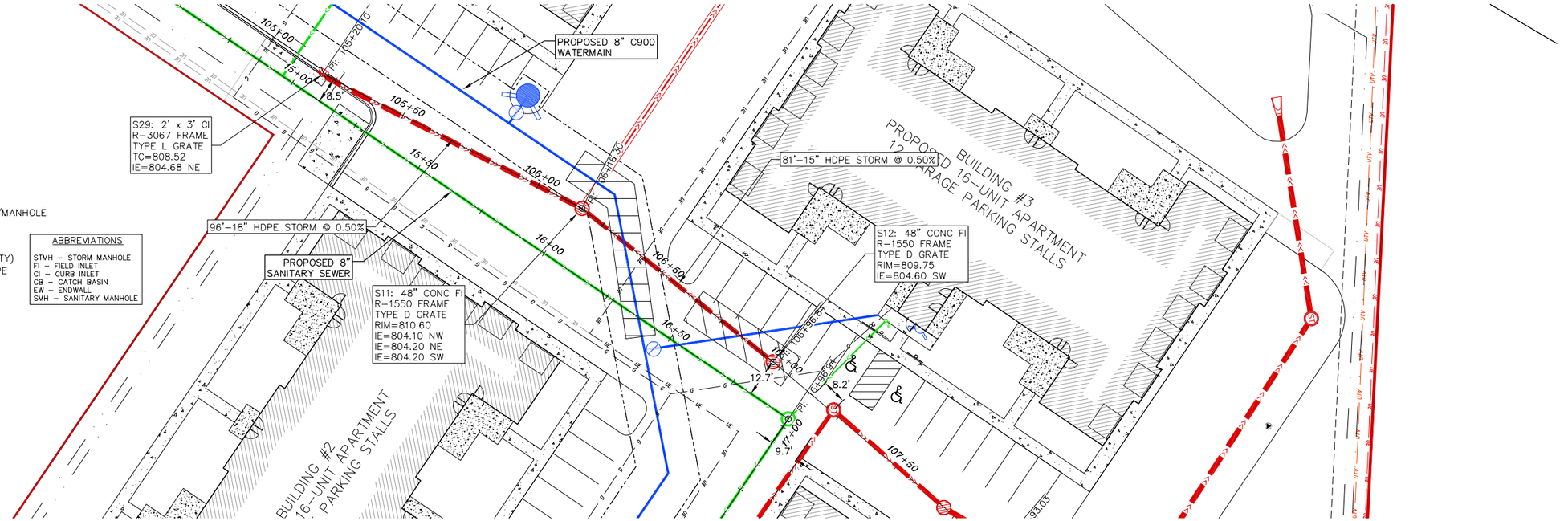
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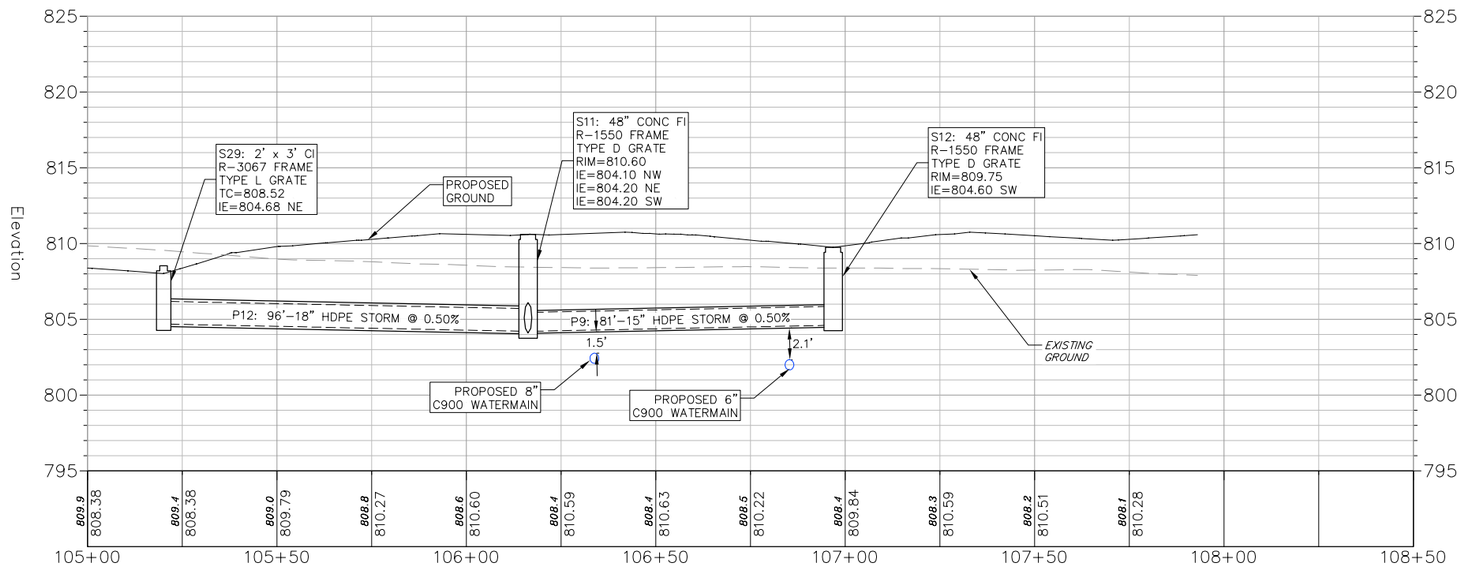
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PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS
STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE



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UTILITY PLAN - STORM PLAN & PROFILE
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

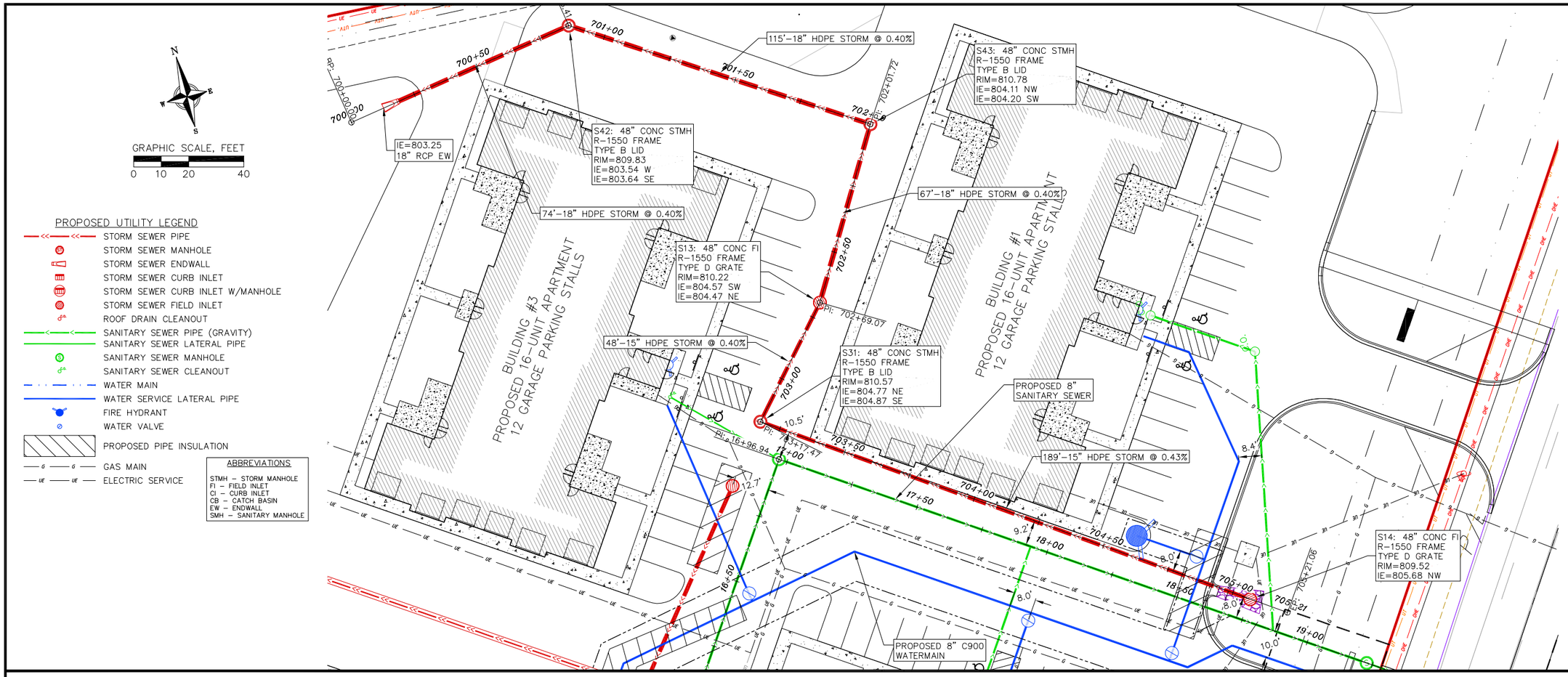
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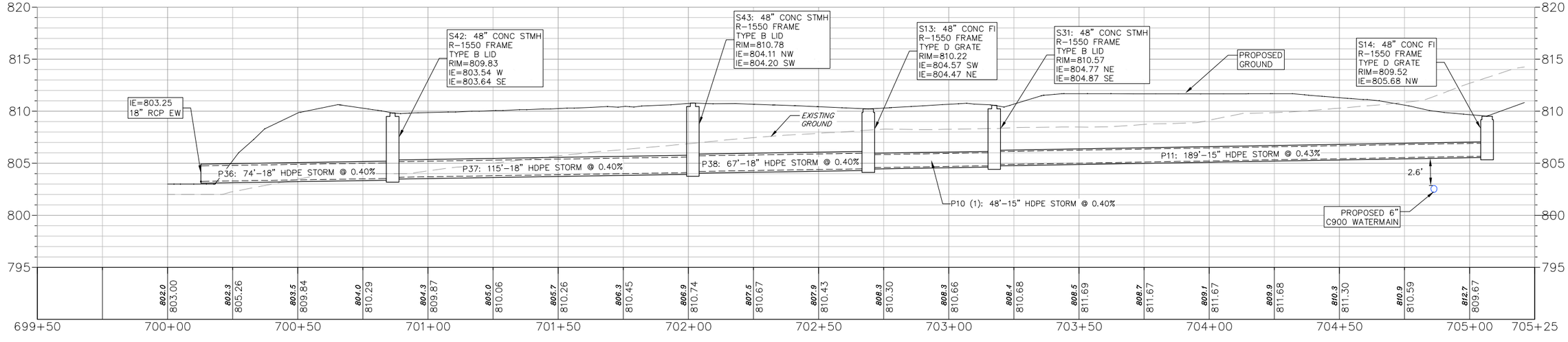
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
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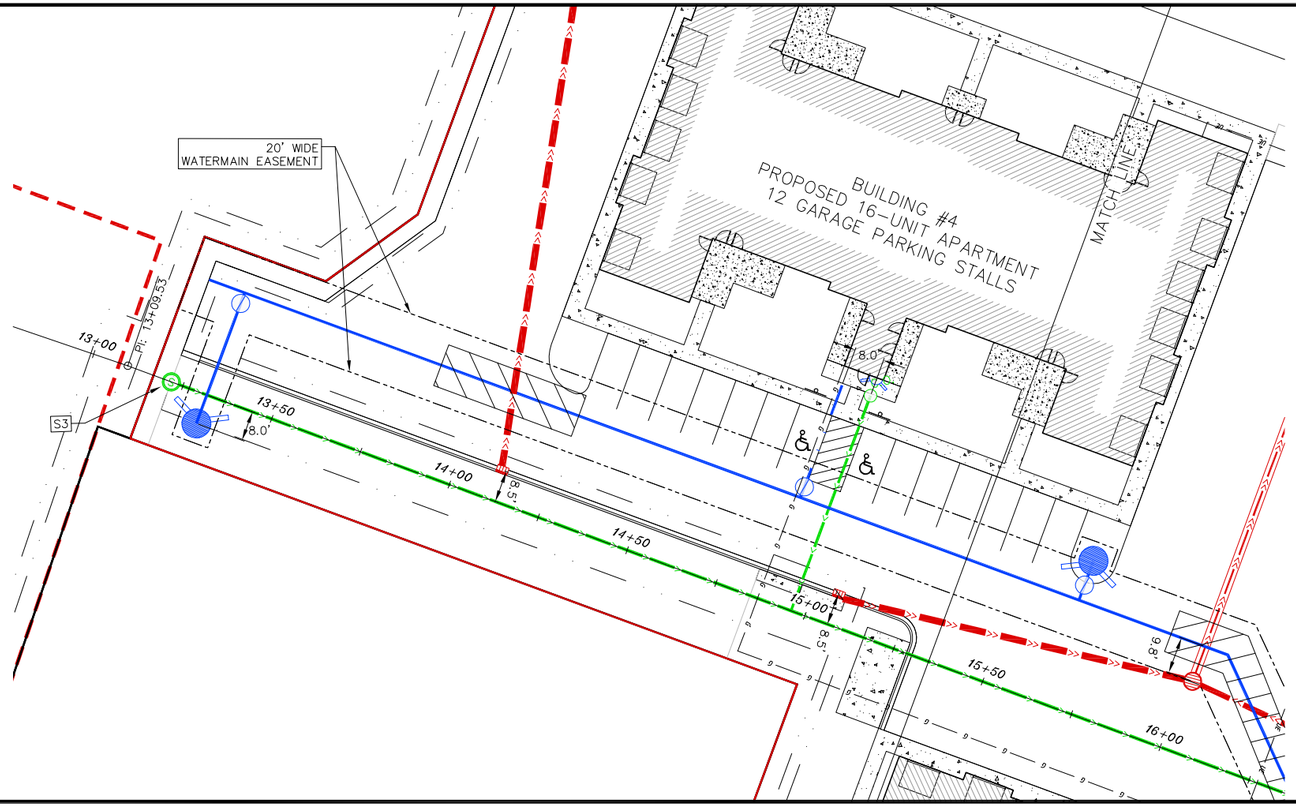
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PROPOSED UTILITY LEGEND

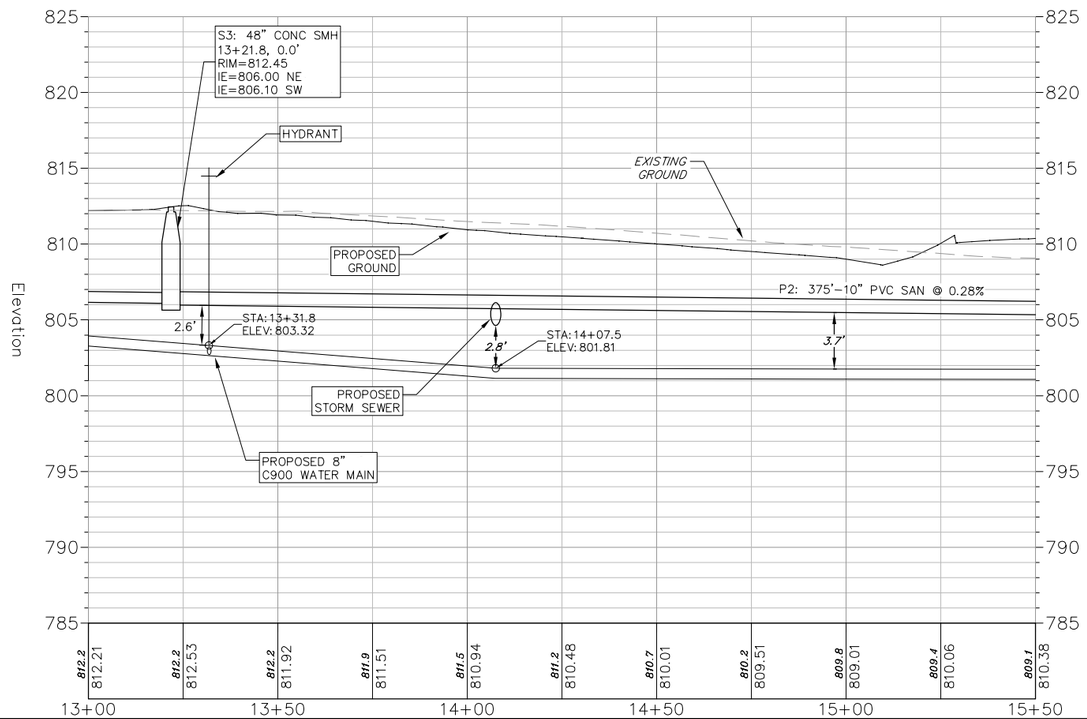
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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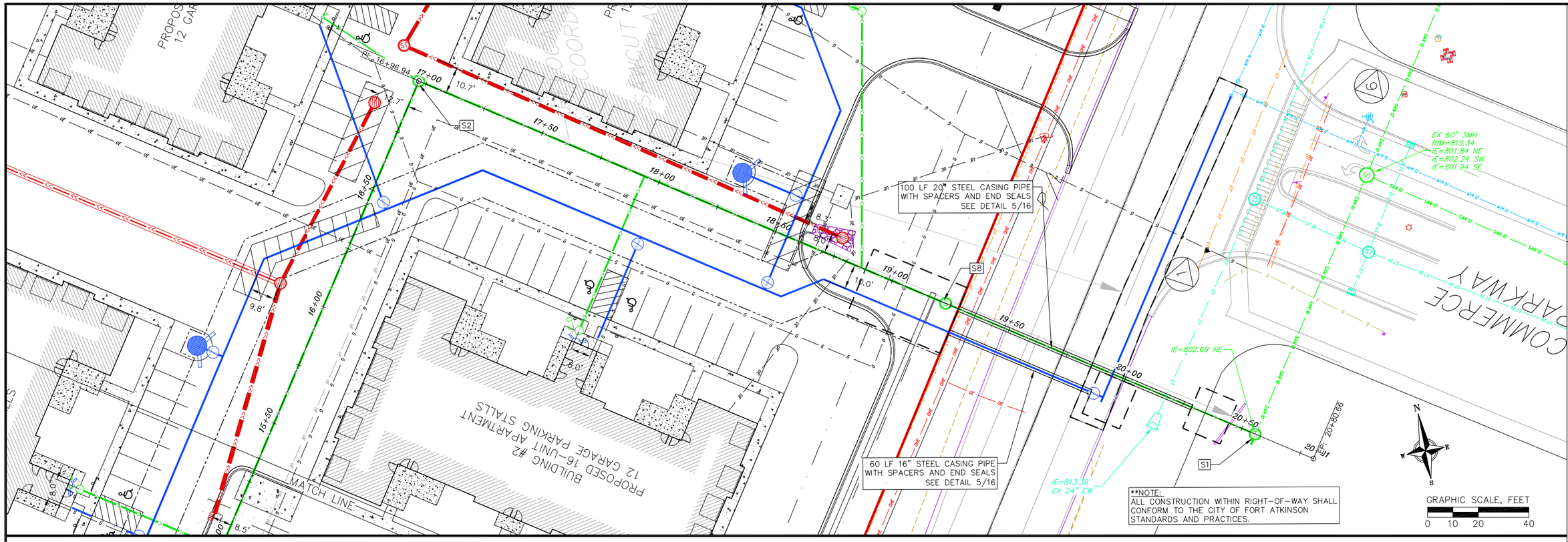
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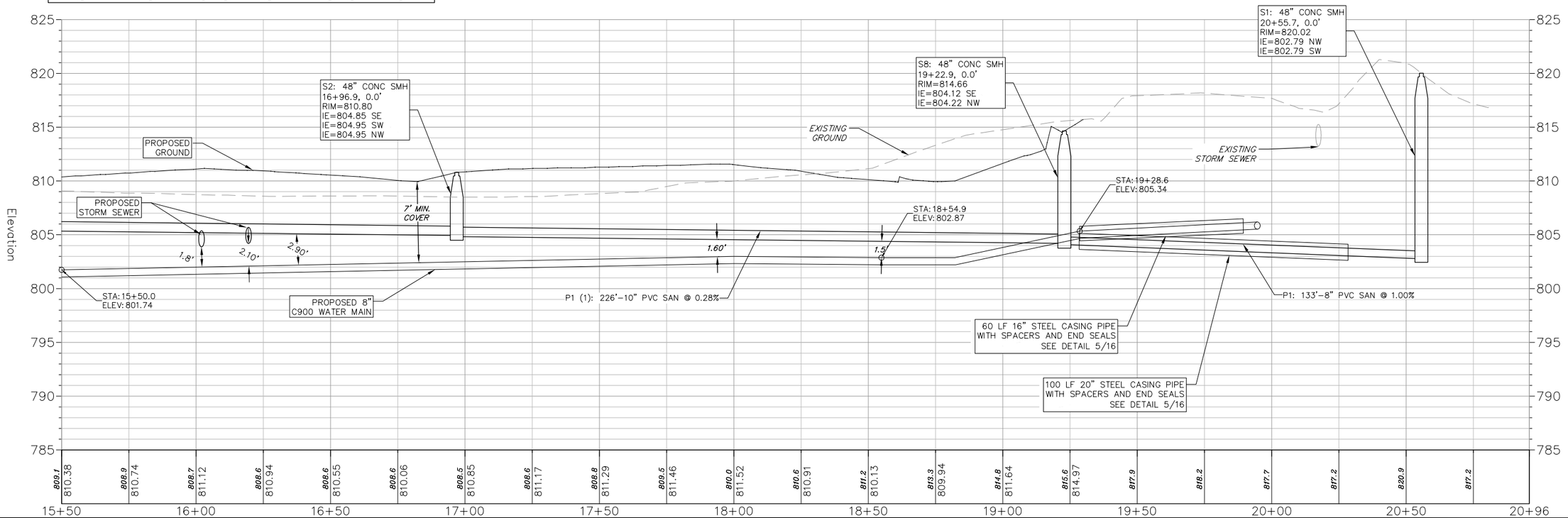
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RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

5' WIDE BY 6' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 6' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL EROSION MAT CLASS III, TYPE C, TYP. SEE DETAIL 4/13

INSTALL EROSION MAT CLASS II, TYPE A, TYP. SEE DETAIL 4/13

5' WIDE BY 8' LONG RIP-RAP OUTLET SEE DETAIL 4/18

LIMITS OF DISTURBANCE

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

INSTALL TRACKING PAD COORDINATE LOCATION WITH OWNER/ENGINEER. SEE DETAIL 2/13

INSTALL SILT FENCE, TYP. SEE DETAIL 3/13

5' WIDE BY 5' LONG RIP-RAP OUTLET SEE DETAIL 4/18

INSTALL INLET PROTECTION, TYP. SEE DETAIL 1/13

INSTALL EROSION MAT CLASS I, TYPE A, TYP. SEE DETAIL 4/13

**NOTE:
ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF FORT ATKINSON STANDARDS AND PRACTICES.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

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GRADING & EROSION CONTROL PLAN - PHASE 1

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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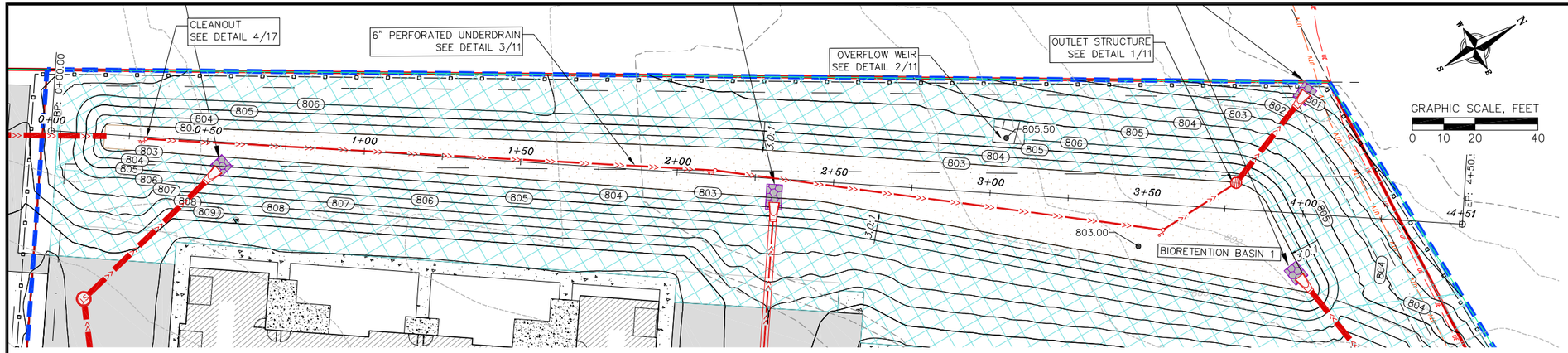
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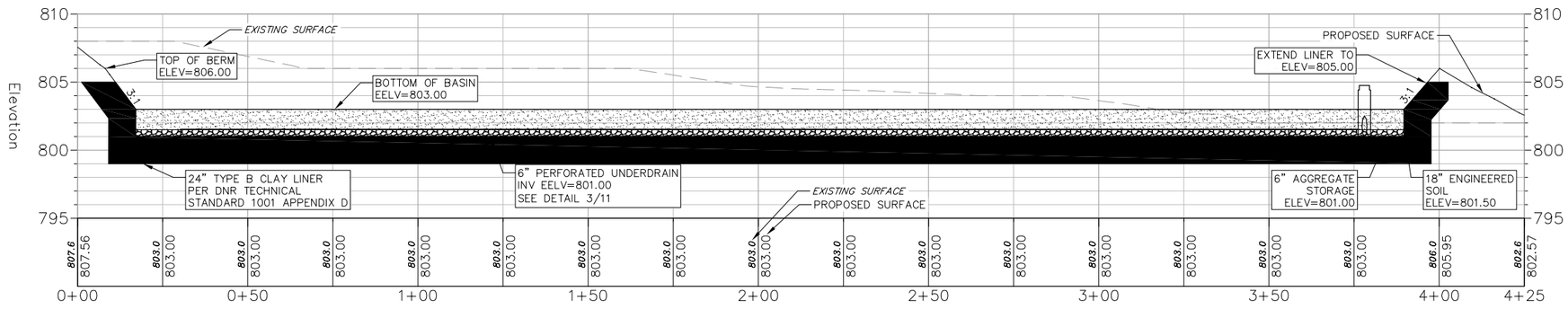
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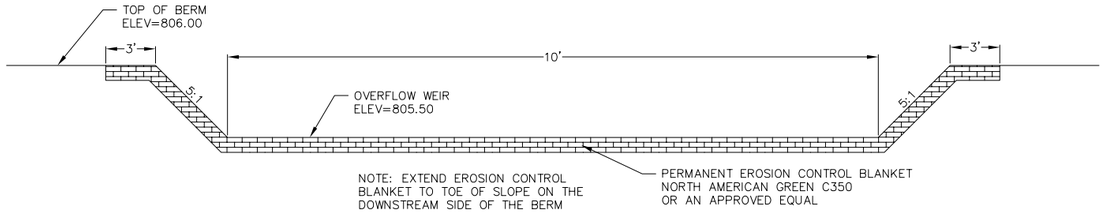
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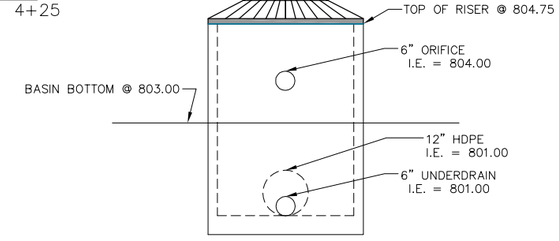
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AGGREGATE STORAGE LAYER:
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
1. USDA COARSE SAND (0.02 – 0.04 INCHES)
2. ASTM C33 (FINE AGGREGATE CONCRETE SAND)

GRAVEL SHALL MEET:
1. 1" CLEAR STONE
2. GRAVEL SHALL BE DOUBLE WASHED.

OUTLET STRUCTURES
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



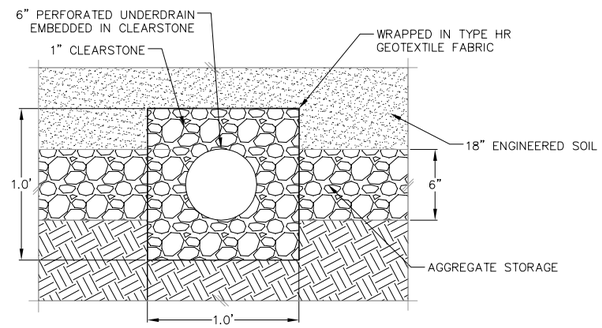
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BIORETENTION AREA SPECIFICATIONS:
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. SEED THE BIORETENTION AREA WITH TALLGRASS PRAIRIE FOR WET–MESIC SOILS SEED MIX BY AGRECOL OR APPROVED EQUAL.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):
1. NATIVE SEEDING SHALL BE COMPLETED IN THE FALL, AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL, OR IN THE SPRING BETWEEN MAY 1 AND JUNE 20.
2. SEED BASIN SIDE SLOPES AND BOTTOM AREA OUTSIDE OF BIORETENTION AREA WITH SHORT GRASS PRAIRIE SEED MIX FOR MEDIUM SOILS BY AGRECOL OR APPROVED EQUAL.
3. EROSION MAT IN THE BIORETENTION AREA SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE BIORETENTION BASIN. DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
4. EROSION MAT ON SIDE SLOPES AND OUTSIDE BIORETENTION AREA SHALL BE CLASS I, TYPE A.
5. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
6. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):
1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. PLACE 3" OF SAND AT NATIVE SOIL INTERFACE AND VERTICALLY MIX 2"–4" INTO NATIVE SOIL.
4. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (PER DNR TECHNICAL STANDARD S100)
   CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
5. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE EMERGENCY DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG–TERM MAINTENANCE OF BIORETENTION AREA:
1. REFER TO DNR TECHNICAL STANDARD 1004



3/11 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
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STORMWATER BASIN DETAILS

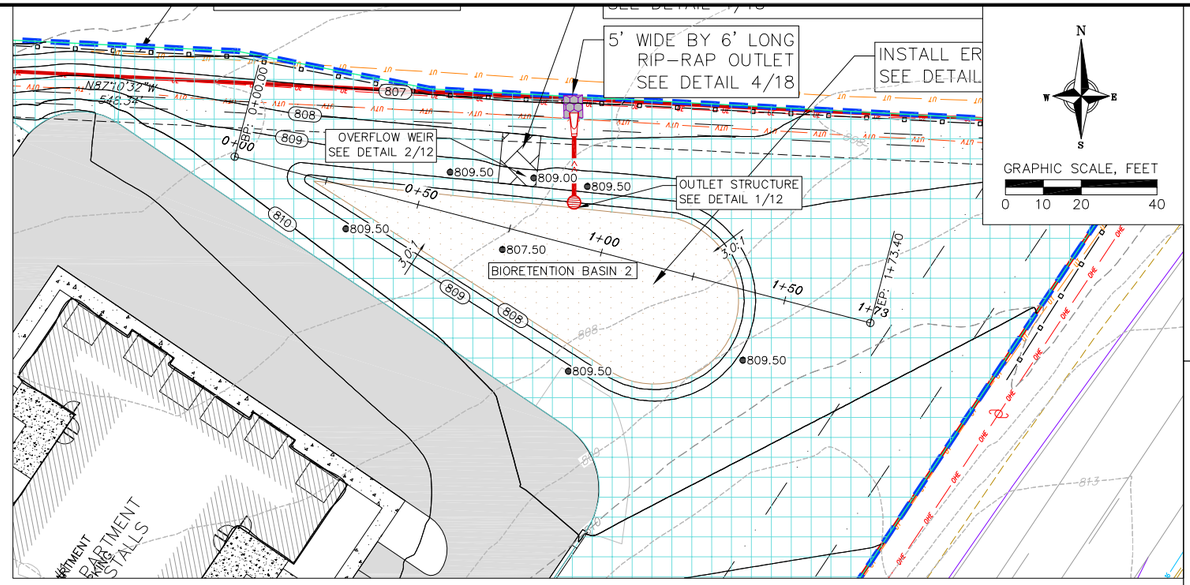
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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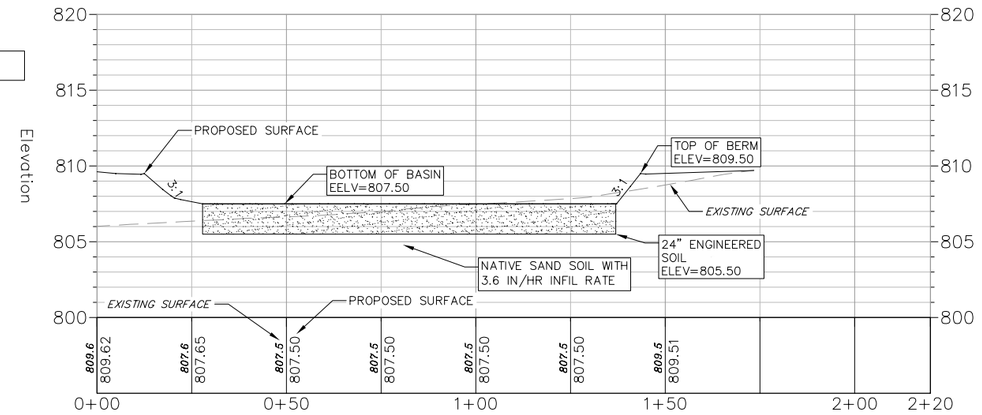
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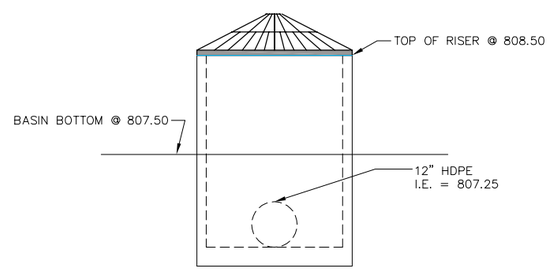
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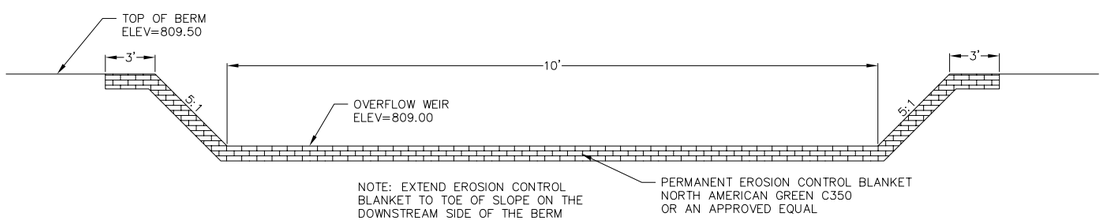
SEE BIORETENTION AREA SPECIFICATIONS AND NOTES ON SHEET 15.



OUTLET STRUCTURES
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



1/12 OUTLET STRUCTURE
NOT TO SCALE



2/12 OVERFLOW WEIR
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STORMWATER BASIN DETAILS

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CITY OF FORT ATKINSON
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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FORT ATKINSON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. CONSTRUCT UNDERGROUND UTILITIES
8. INSTALL INLET PROTECTION
9. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
10. RESTORE TERRACES & SEED LOTS
11. AFTER DISTURBED AREAS ARE ESTABLISHED, FINISH BASIN PER DETAILS

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

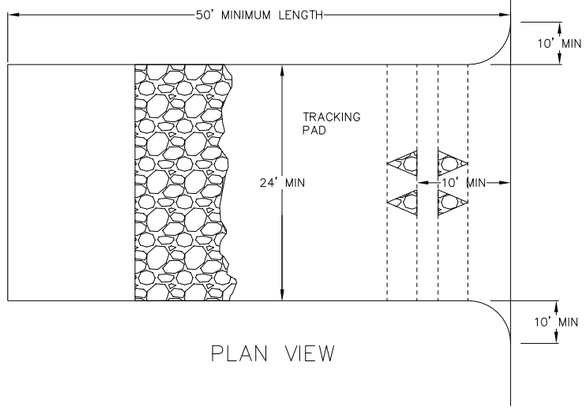
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

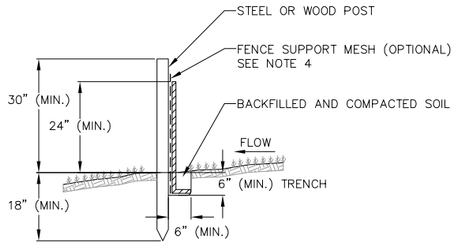
TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PLAN VIEW

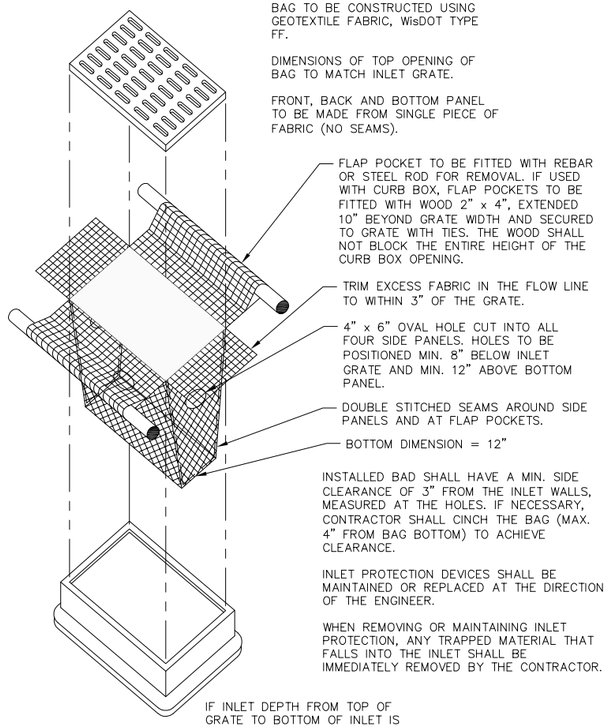
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2/13 TRACKING PAD
NOT TO SCALE



NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3/13 SILT FENCE
NOT TO SCALE



BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.

DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.

BOTTOM DIMENSION = 12"

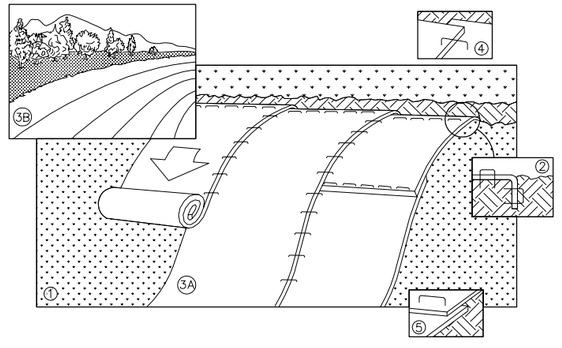
INSTALLED BAD SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

1/13 INLET PROTECTION TYPE D
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA.
CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

4/13 EROSION MAT
NOT TO SCALE

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EROSION CONTROL DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

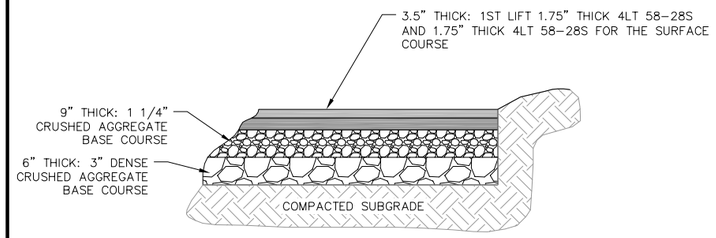
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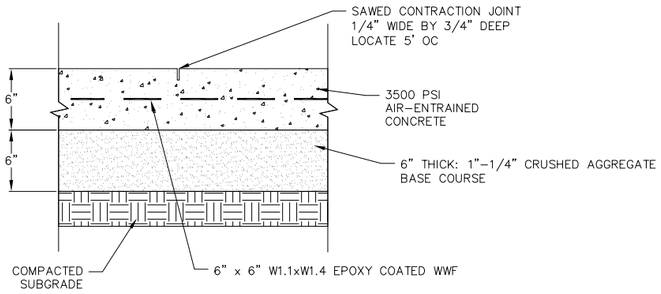
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DRAFTER KFEN
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SHEET 13 OF 24

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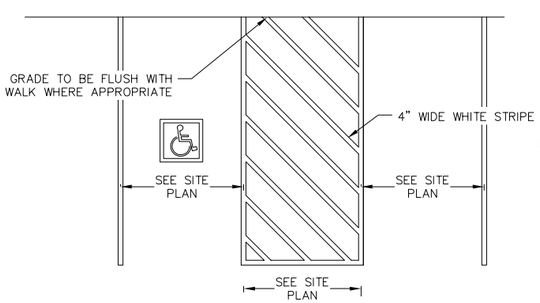
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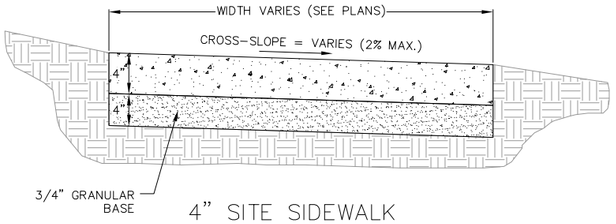
1/14 SITE PAVEMENT SECTION
NOT TO SCALE



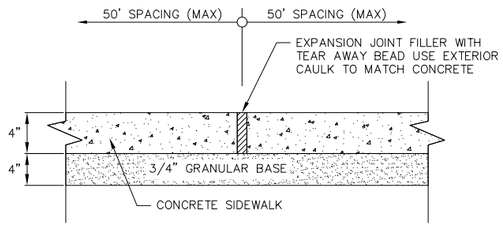
2/14 6" CONCRETE PAD
NOT TO SCALE



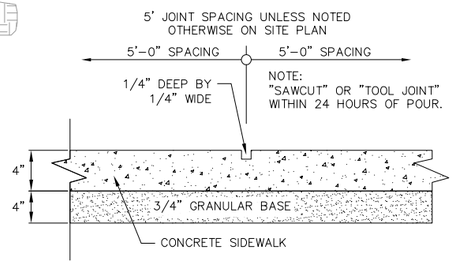
3/14 ADA PARKING
NOT TO SCALE



4" SITE SIDEWALK

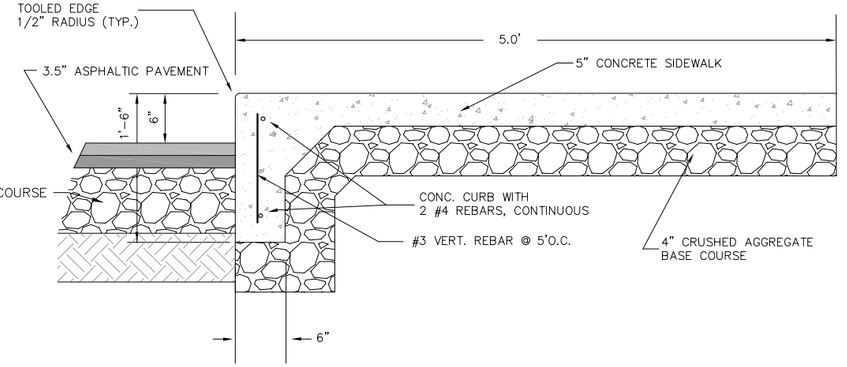


SIDEWALK EXPANSION JOINT

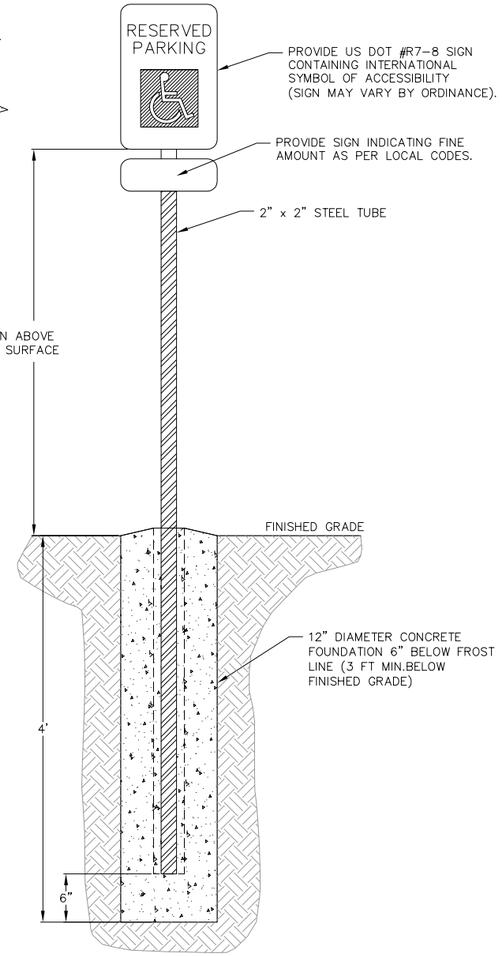


SIDEWALK CONTROL JOINT

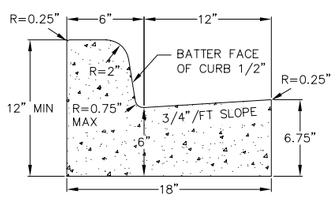
4/14 4" THICK CONCRETE SIDEWALK
NOT TO SCALE



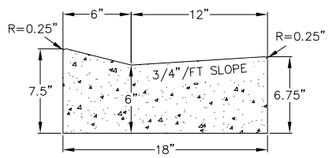
5/14 CONCRETE SIDEWALK W/ INTEGRAL CURB
NOT TO SCALE



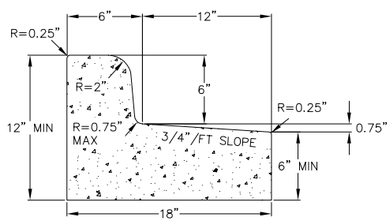
6/14 HANDICAP SIGN DETAIL
NOT TO SCALE



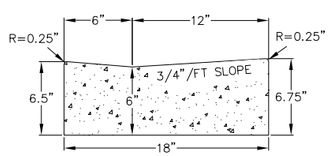
CURB AND GUTTER CROSS SECTION



DRIVEWAY GUTTER CROSS SECTION

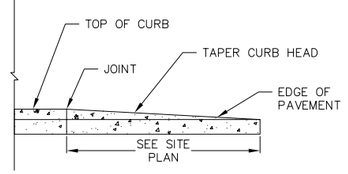


CURB AND GUTTER REJECT SECTION



HANDICAP RAMP GUTTER CROSS SECTION

7/14 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



PROFILE VIEW

8/14 CURB & GUTTER TERMINATION
NOT TO SCALE

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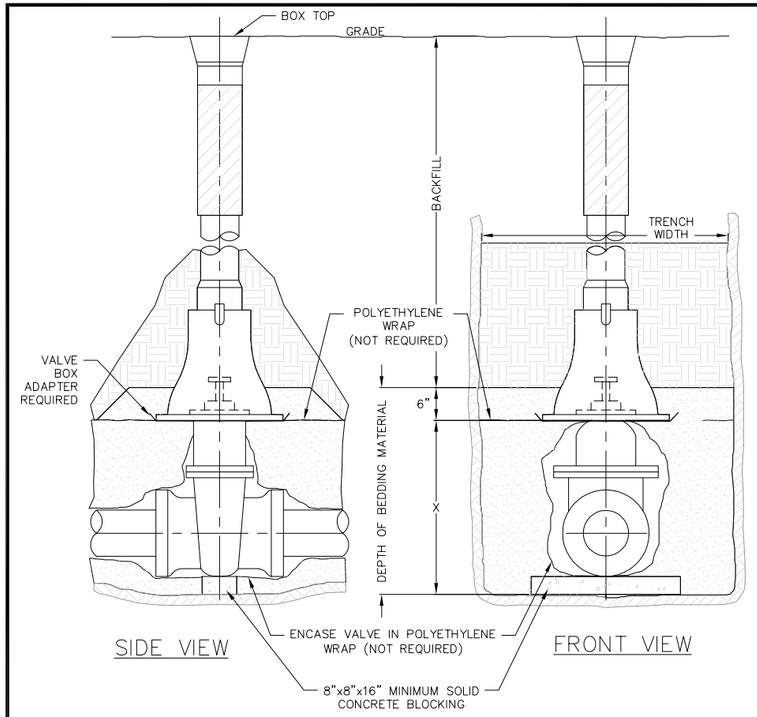
SITE DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 14 OF 24

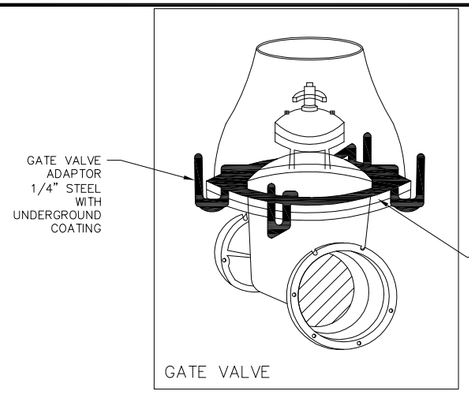
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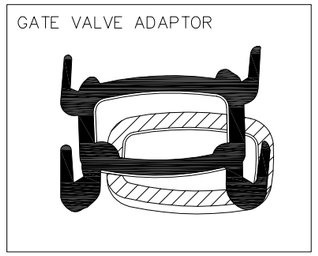
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PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

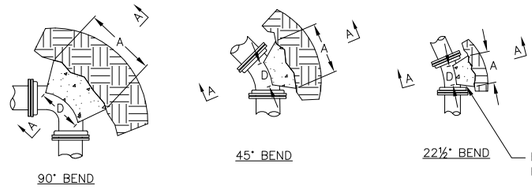
1/15 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE

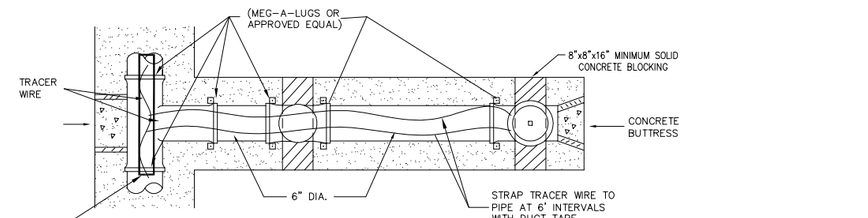




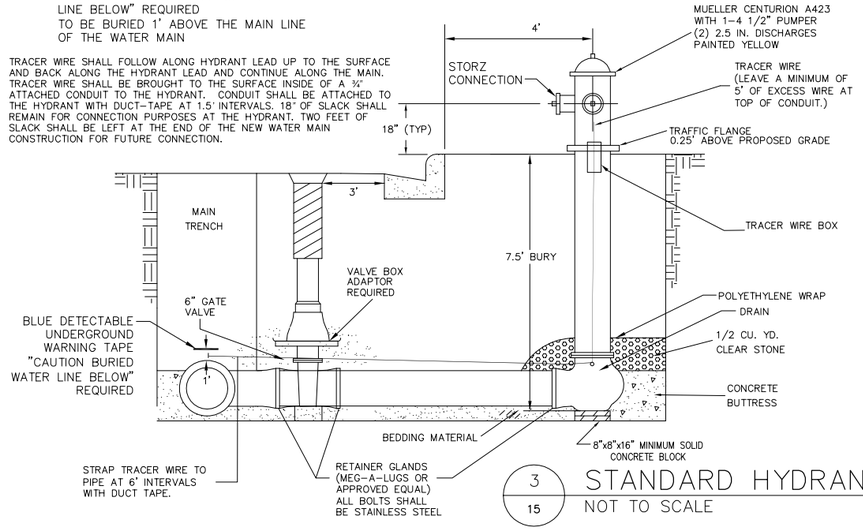
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2/15 GATE VALVE AND GATE VALVE ADAPTOR
NOT TO SCALE

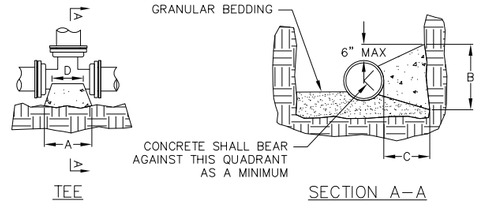




TRACER WIRE SHALL FOLLOW ALONG HYDRANT LEAD UP TO THE SURFACE AND BACK ALONG THE HYDRANT LEAD AND CONTINUE ALONG THE MAIN. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE INSIDE OF A ¾" ATTACHED CONDUIT TO THE HYDRANT. CONDUIT SHALL BE ATTACHED TO THE HYDRANT WITH DUCT-TAPE AT 1.5' INTERVALS. 18" OF SLACK SHALL REMAIN FOR CONNECTION PURPOSES AT THE HYDRANT. TWO FEET OF SLACK SHALL BE LEFT AT THE END OF THE NEW WATER MAIN CONSTRUCTION FOR FUTURE CONNECTION.



3/15 STANDARD HYDRANT SETTING
NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

BUTTRESS DIMENSIONS										
PIPE* SIZE	TEES		11.25° BEND		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	0'-5"	0'-8"	0'-6"	1'-1"	0'-10"	1'-3"	1'-6"	1'-4"
6	1'-6"	1'-8"	0'-6"	1'-2"	0'-9"	1'-6"	1'-4"	1'-8"	2'-2"	1'-10"
8	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
10	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
12	2'-3"	1'-7"	1'-0"	1'-4"	2'-4"	1'-1"	2'-6"	2'-6"	3'-7"	2'-8"
16	3'-8"	2'-10"	1'-2"	2'-0"	2'-10"	1'-6"	3'-0"	3'-0"	5'-6"	3'-0"
20	5'-0"	3'-10"	1'-5"	2'-6"	1'-11"	3'-9"	3'-9"	3'-9"	6'-9"	3'-9"
24	5'-4"	4'-8"	1'-8"	3'-0"	2'-4"	4'-3"	4'-7"	4'-3"	8'-4"	4'-4"

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

CONCRETE SHALL BE CLASS "F"

4/15 BUTTRESS FOR BENDS
NOT TO SCALE

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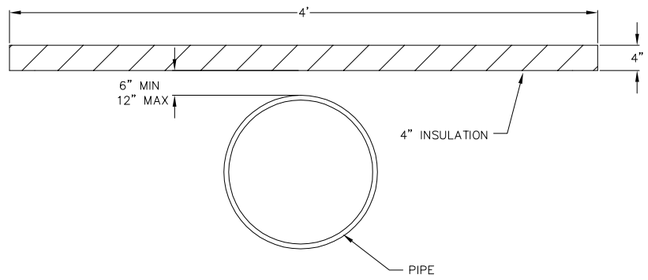
WATER DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

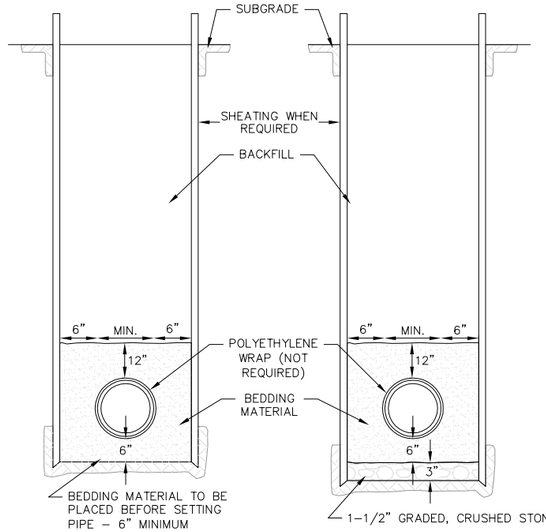
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PROJECT NO. 260249
SHEET 15 OF 24

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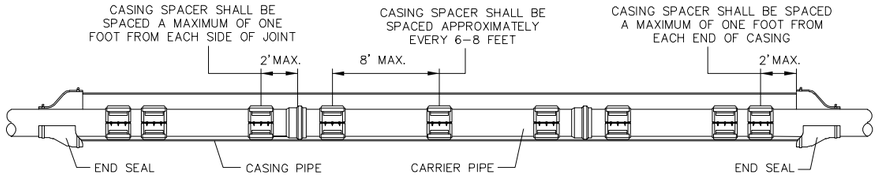


1/16 SANITARY & WATER SERVICE INSULATION DETAIL
NOT TO SCALE



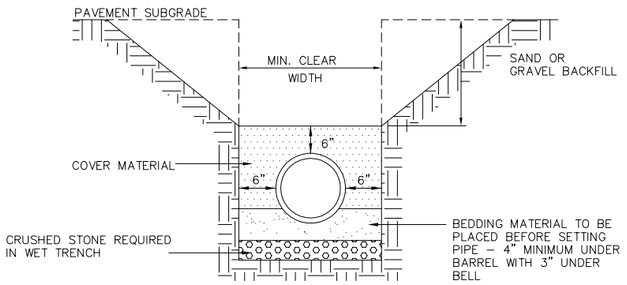
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

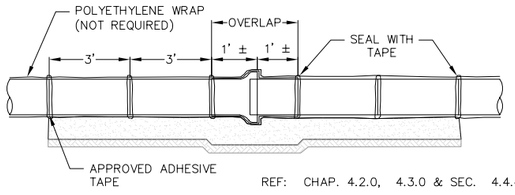


TYPICAL CASING SPACER CONFIGURATION

5/16 CASING
NOT TO SCALE

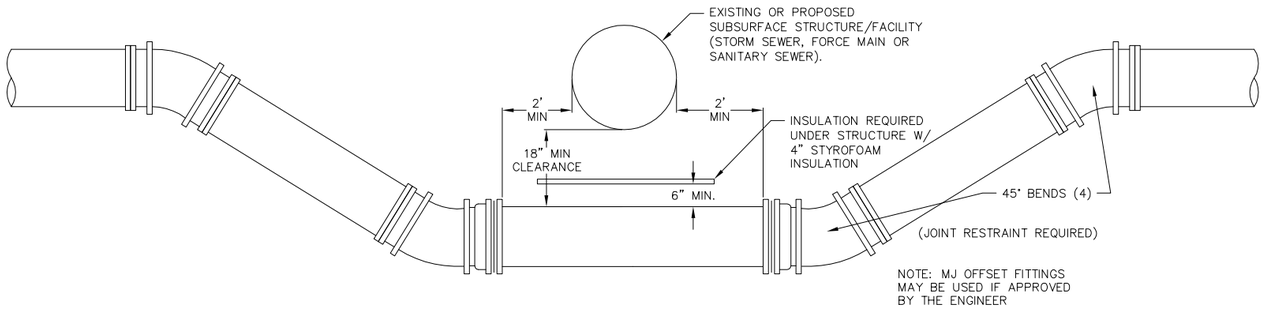


2/16 CLASS 'C' BEDDING
NOT TO SCALE



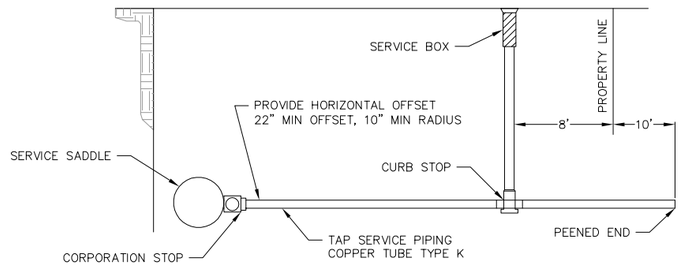
REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

3/16 STANDARD WATERMAIN TRENCH SECTION
NOT TO SCALE



4/16 LOWERING WATERMAIN UNDER STORM STRUCTURE
NOT TO SCALE

TAPS SHALL BE LOCATED 24" FROM THE BACK OF THE BELL, SPIGOT INSERTION LINE AND JOINT–RESTRAINT HARDWARE. STAGGER MULTIPLE TAPS AND KEEP THEM AT LEAST 18" APART LENGTHWISE IF ALTERNATING TAP LINES. IF TAPS ARE ON THE SAME LINE THE MINIMUM SPACING BETWEEN IS 36"



6/16 C900 – WATER SERVICE
NOT TO SCALE

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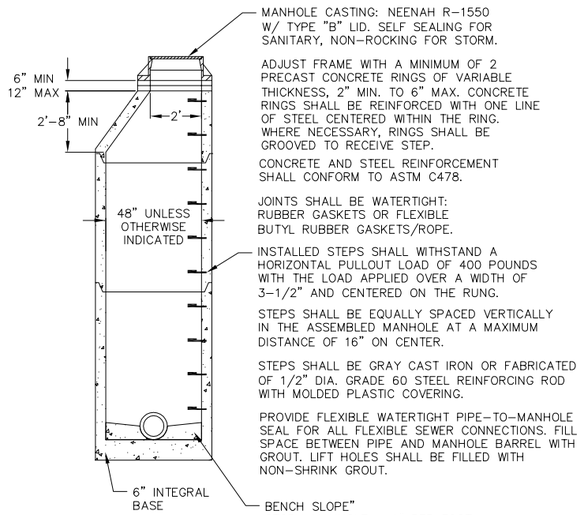
WATER DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

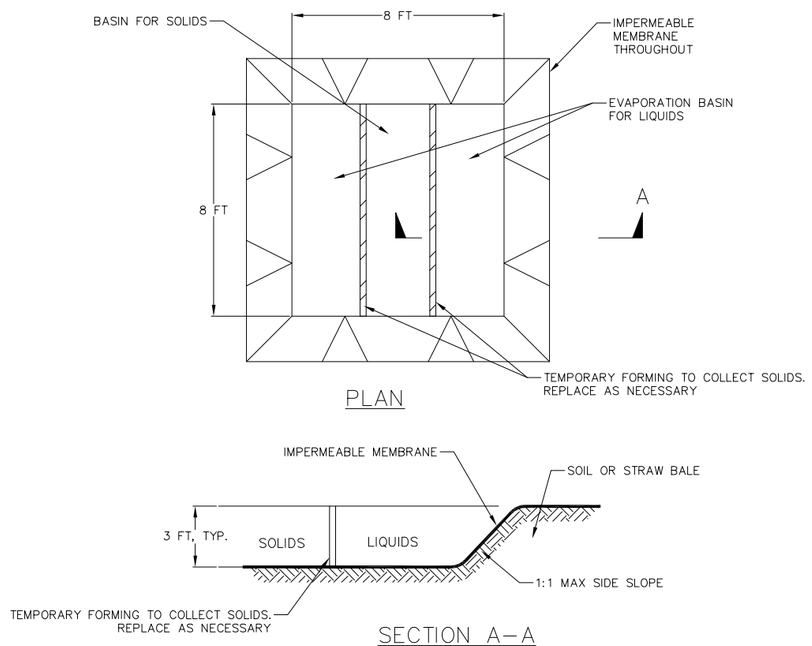
DATE 2026-08-05
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CHECKED NPFA
PROJECT NO. 260249
SHEET 16 OF 24

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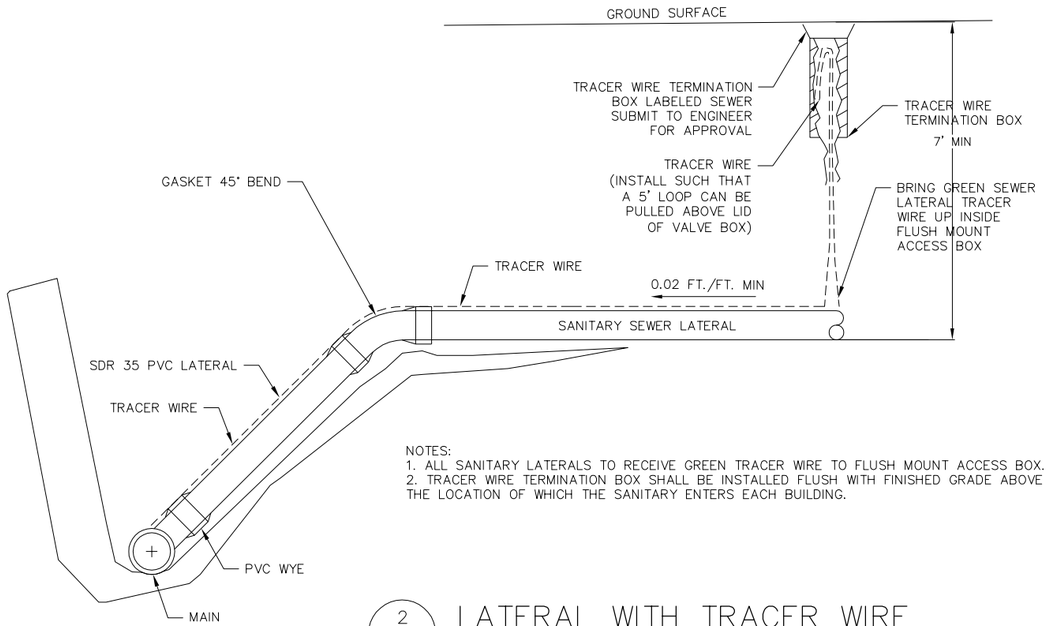
1/17 PRECAST CONCRETE MANHOLE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

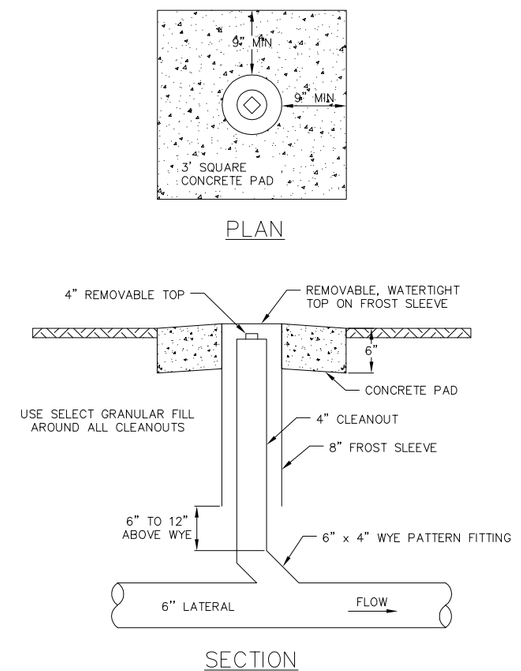
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3/17 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



NOTES:
1. ALL SANITARY LATERALS TO RECEIVE GREEN TRACER WIRE TO FLUSH MOUNT ACCESS BOX.
2. TRACER WIRE TERMINATION BOX SHALL BE INSTALLED FLUSH WITH FINISHED GRADE ABOVE THE LOCATION OF WHICH THE SANITARY ENTERS EACH BUILDING.

2/17 LATERAL WITH TRACER WIRE
NOT TO SCALE



4/17 6" SANITARY CLEANOUT
NOT TO SCALE

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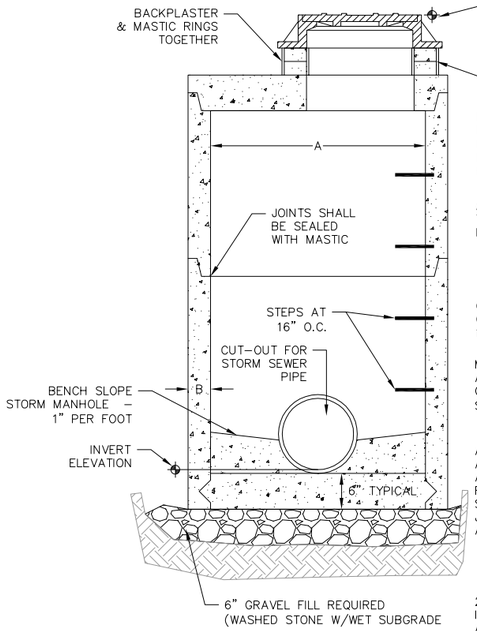
SANITARY DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

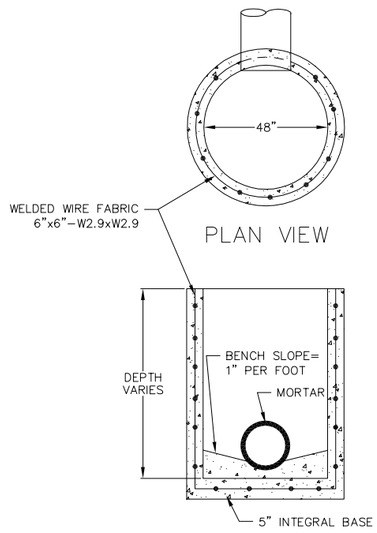
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

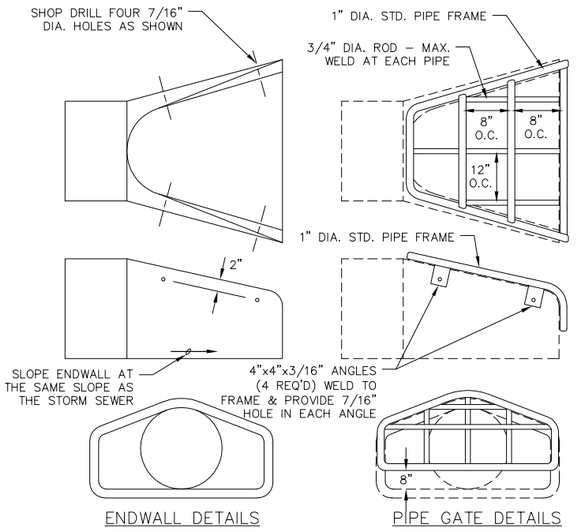
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/18 STORM SEWER MANHOLE
NOT TO SCALE



CROSS SECTION

2/18 FIELD INLET (48" DIA. BASIN)
NOT TO SCALE

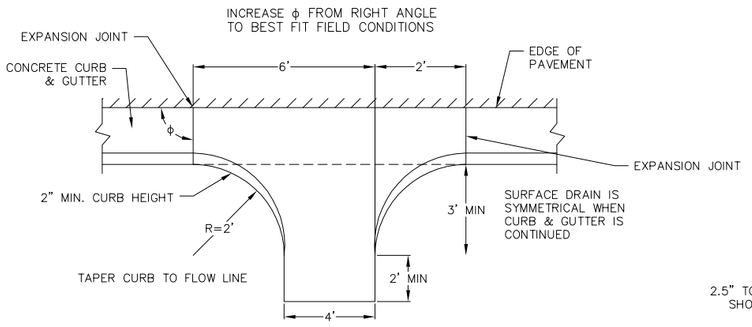


NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

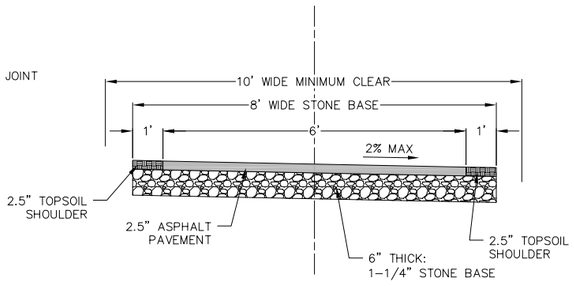
PAINTING SPECIFICATIONS:
- THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

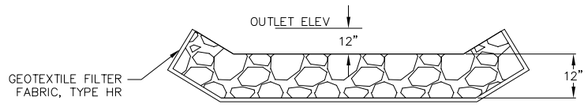
3/18 STANDARD ENDWALL
NOT TO SCALE



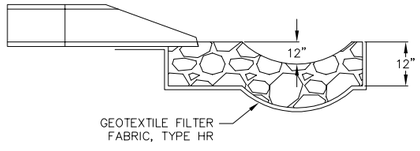
5/18 CONCRETE FLUME
NOT TO SCALE



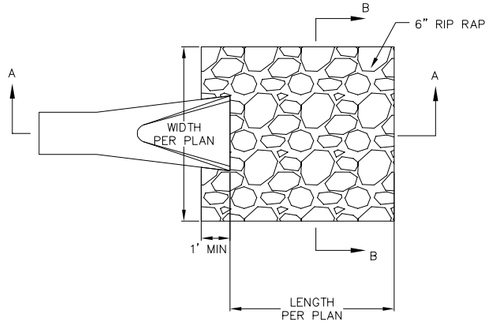
6/18 ASPHALT TRAIL TYPICAL SECTION
NOT TO SCALE



CROSS SECTION B-B



CROSS SECTION A-A



PLAN VIEW

4/18 RIP-RAP OUTLET
NOT TO SCALE

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STORM DETAILS
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

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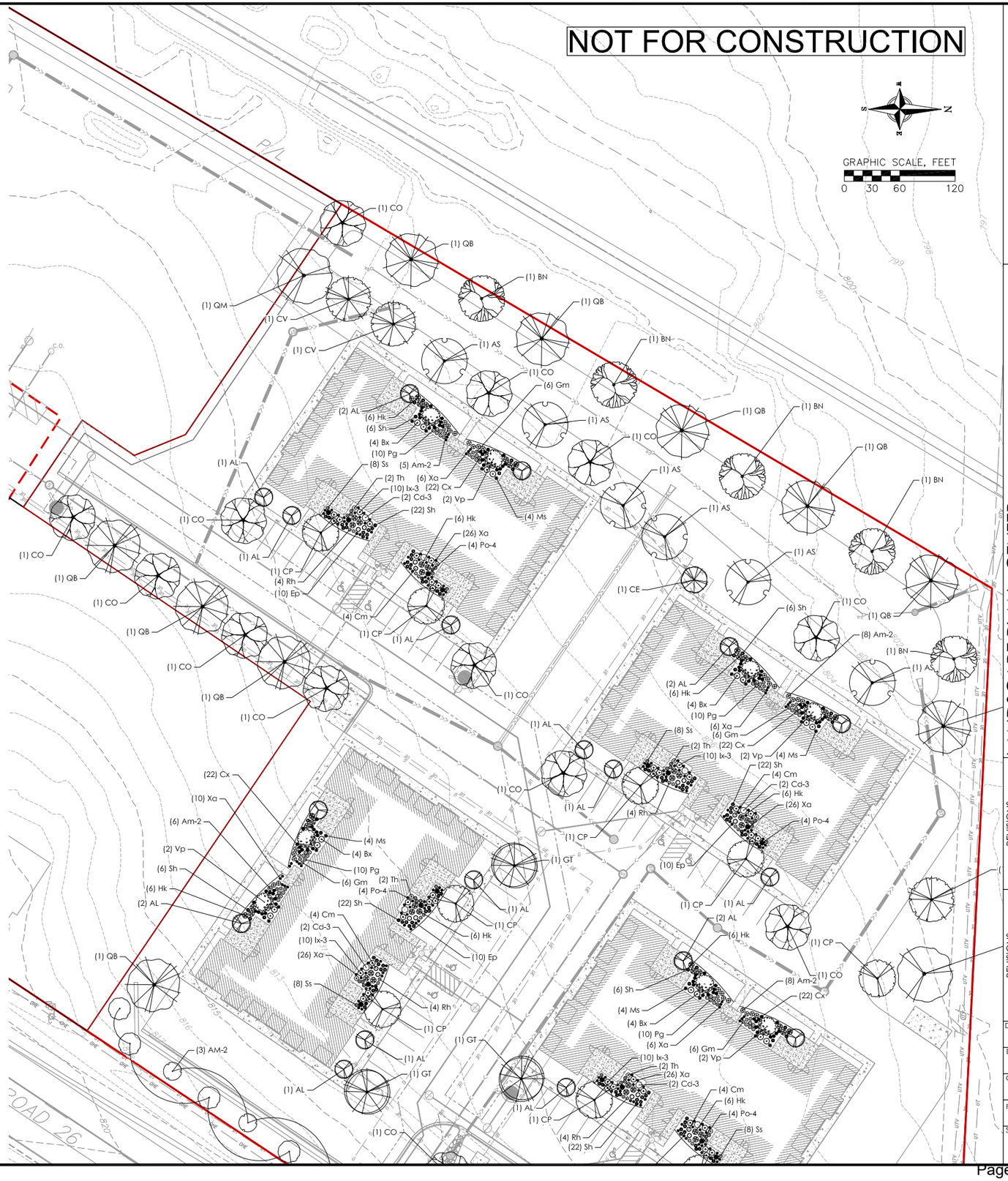
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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal	9
AM-2	Acer saccharum 'Newton Sentry' / Newton Sentry Sugar Maple	B & B	2"Cal	3
BN	Betula nigra / River Birch Multi-Trunk	B & B	7` ht.	5
CV	Carya ovata / Shagbark Hickory	B & B	2.5"Cal	8
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	13
CO-2	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	1.5"Cal	4
GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5"Cal	4
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	13
QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	4
UNDERSTORY TREES				
AL	Amelanchier laevis / Allegheny Serviceberry - Multistem	B & B	4` ht.	20
CP	Carpinus caroliniana / American Hornbeam	B & B	7` ht.	9
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal	1
DECIDUOUS SHRUBS				
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	31
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	16
Cd-3	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.	8
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	48
Po-4	Physocarpus opulifolius 'ZLEMichael' / Lucky Devil® Ninebark	Cont.	3 Gal.	16
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.	8
EVERGREEN SHRUBS				
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	16
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	40
Th	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Cont.	3 Gal.	8
PERENNIALS				
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.	132
Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	88
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	40
Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	24
Ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	16
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	40
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	16
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	32
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	112

Category	Target Points	Provided
Foundation	1,200	1213
Yards	800	800
Street Frontage	560	570
Paved Surface	560	570



LANDSCAPE PLAN - CENTER

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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NOT FOR CONSTRUCTION

STATE ROAD 26

GRAPHIC SCALE, FEET
0 30 60 120

NORTH

LANDSCAPE PLAN - NORTH

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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SHEET 20 OF 23

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PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

PRAIRIE AREAS: PLANTING AND MAINTENANCE THROUGH YEAR 2

* IT IS STRONGLY RECOMMENDED TO CONSULT A QUALIFIED ECOLOGICAL RESTORATION CONTRACTOR OR CONSULTANT FOR ANY NATIVE PLANT ESTABLISHMENT OR MAINTENANCE EFFORTS. WELL ESTABLISHED NATIVE PLANTINGS REQUIRE SIGNIFICANTLY LESS LABOR INPUT THAN A MOWED TURF PLANTING OVER TIME.

PREPARING THE SITE

IT IS RECOMMENDED TO REMOVE EXISTING VEGETATION PRIOR TO SOWING SEED IN ORDER TO PROMOTE OPTIMAL GROWTH. IF INTER-SEEDING INTO EXISTING VEGETATION, ADJUST SEEDING RATES ACCORDINGLY. REMOVE WEEDS FROM SITE PRIOR TO PLANTING, USING ONE OR A COMBINATION OF THE FOLLOWING METHODS:

1. APPLY A VEGETATION KILLING HERBICIDE SUCH AS GLYPHOSATE AT LEAST TWO TIMES SPACED TWO WEEKS APART. APPLY SEED OR PLANT PLUGS AFTER TWO WEEKS FROM THE SECOND HERBICIDE APPLICATION.
2. COVER THE AREA ENTIRELY WITH BLACK PLASTIC OR CARDBOARD FOR ONE GROWING SEASON.
3. ROTOTILL OR DISK THE AREA AT LEAST EVERY MONTH FOR AT LEAST ONE ENTIRE GROWING SEASON.

PLANTING THE SEED

PLANT SEED MIX BEFORE JUNE 15 OR AFTER OCTOBER 15 FOR BEST RESULTS. SOIL SEED CONTACT IS NECESSARY FOR SEEDS TO GERMINATE; EITHER TILL SOIL WELL OR USE A SPECIAL DRILL FOR NO-TILL SEEDING. INCORPORATE ANY NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING. DO NOT PLANT SEED DEEPER THAN ONE INCH. WATERING AND MULCHING MAY HELP SUPPORT GERMINATION, BUT WATERING MUST BE DONE CONSISTENTLY UNTIL GERMINATION IS COMPLETE.

CARING FOR THE PLANTING

WEED CONTROL IS CRITICAL WHILE THE NATIVE PLANTS ARE BECOMING ESTABLISHED. WEEDS MAY BE CONTROLLED VIA MOWING, SPOT HERBICIDE APPLICATION, OR HAND PULLING. DURING THE FIRST GROWING SEASON, MOW AT A HEIGHT NO LESS THAN 6" IN LATE JUNE, LATE JULY AND LATE AUGUST. IN THE SECOND YEAR, MOW AT A HEIGHT OF NO LESS THAN 6" IN LATE JUNE AND MID AUGUST. SPOT INVASIVE WEED TREATMENT SHOULD BE COMPLETED AT LEAST ONCE A YEAR WITH A SELECTIVE HERBICIDE. REFER TO RESOURCES PROVIDED BY THE DNR FOR SPECIFIC INVASIVE SPECIES TO BE TARGETED.

PRAIRIE AREAS: MAINTENANCE AFTER YEAR 2

AFTER TWO GROWING SEASONS, WEEDS CAN BE CONTROLLED VIA BURNING OR MOWING. BURNING IS BEST DONE IN LATE SPRING (LATE APRIL) FOR MAXIMUM INHIBITION OF WEEDS AND TO PRESERVE WINTER NESTING HABITAT. BURNING SHOULD BE DONE EVERY 2-4 YEARS. IF SEEDED AREAS ARE OF SIGNIFICANT SIZE, BURN/MOW AREA MAY BE ROTATED SO THAT ONLY A PORTION (1/2-1/3 OF THE TOTAL AREA) IS BURNED/MOWED DURING A GIVEN YEAR. IN AREAS WHERE BURNING IS NOT FEASIBLE, REMAINING VEGETATION SHOULD BE MOWED TO A HEIGHT OF 6" IN LATE FALL OR EARLY SPRING EVERY OTHER YEAR. IN AREAS TOO STEEP TO MOW WITH A TRADITIONAL RIDING MOWER, BRUSH CUTTERS OR TRAILING MOVER WITH ATV SHOULD BE USED. SPOT HERBICIDE TREATMENT FOR INVASIVE SPECIES SHOULD BE CONSIDERED AS ANNUAL MAINTENANCE, WITH A SUGGESTED MINIMUM OF TWO TREATMENTS THROUGHOUT THE GROWING SEASON. IN GENERAL, MORE INTENSIVE ESTABLISHMENT EFFORTS IN THE FIRST 2 YEARS RESULT IN SIGNIFICANTLY LOWER MAINTENANCE EFFORTS IN SUBSEQUENT SEASONS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL AREAS LABELED 'NATIVE SEEDING' TO BE SEEDED WITH 'POLLINATOR PALOOZA' BY PRAIRIE MOON NURSERY OR EQUIVALENT, PER MANUFACTURER'S SPECIFICATIONS. ALL NATIVE SEEDINGS BETWEEN JUNE 15TH AND OCTOBER 15TH TO RECEIVE AT LEAST $\frac{1}{2}$" WATER TWICE WEEKLY. NATIVE SEEDING PRIOR TO JUNE 15TH AND AFTER OCOTBER 15TH DO NOT REQUIRE WATERING. PRIOR TO SEEDING APPLY A MINIMUM OF 2" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF WEED FREE STRAW OR STRAW MAT. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.
2. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

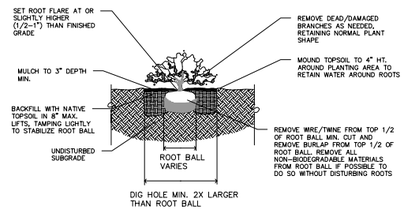
GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

NOT FOR CONSTRUCTION

NOTES:

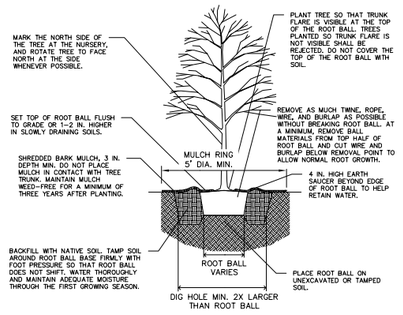
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

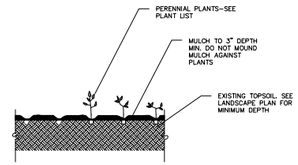
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1/1 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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LANDSCAPE NOTES

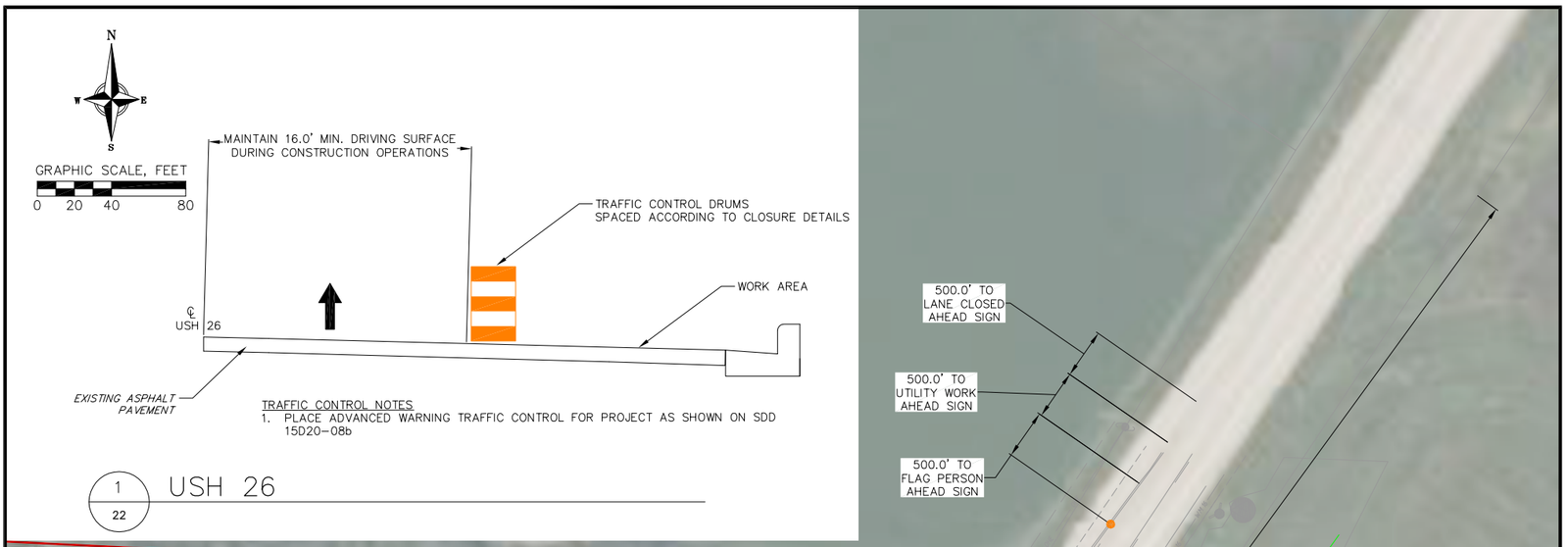
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 21 OF 23

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500.0' TO LANE CLOSED AHEAD SIGN

500.0' TO UTILITY WORK AHEAD SIGN

500.0' TO FLAG PERSON AHEAD SIGN

500.0' TO END ROAD WORK SIGN (G20-2A)

FLAG PERSON

NOTE: LANE CLOSURE ON COMMERCE PARKWAY ONLY REQUIRED FOR INSTALLATION OF WATERMAIN OUTSIDE OF THE WORK AREA. ONCE WATERMAIN IS INSTALLED COMMERCE PARKWAY MAY OPEN.

PROPOSED JERSEY BARRIERS

WORK AREA LANE CLOSURE ANTICIPATED FOR 2-3 WEEKS

ROAD CLOSED TYPE III BARRIER

COMMERCE PARKWAY

FLAG PERSON

PROPOSED JERSEY BARRIERS

ROAD CLOSED TYPE III BARRIER

STH 26

TRAFFIC CONTROL DRUM

200.0' TO FLAG PERSON AHEAD SIGN

200.0' TO LANE CLOSED AHEAD SIGN

500.0' TO END ROAD WORK SIGN (G20-2A)

500.0' TO FLAG PERSON AHEAD SIGN

500.0' TO UTILITY WORK AHEAD SIGN

500.0' TO LANE CLOSED AHEAD SIGN

SHEET	22 OF 24
PROJECT NO.	260249
CHECKED	NPFA
DRAFTER	KFEN
DATE	2026-08-05

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

TRAFFIC CONTROL PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

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advisors / engineers / surveyors

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LEGEND

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- TRAFFIC CONTROL DRUM WITH TYPE "C" STEADY BURN LIGHT
- TYPE III BARRICADE WITH ATTACHED SIGN
- TYPE "A" WARNING LIGHT (FLASHING)
- XXX REMOVING PAVEMENT MARKINGS
- FLASHING ARROW BOARD
- DIRECTION OF TRAFFIC
- WORK AREA

GENERAL NOTES

THIS DETAIL MAY BE USED FOR ROADWAYS WITH EITHER TWO OR THREE LANES IN EACH DIRECTION.

ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS IN URBAN AREAS, 36"X 36" SIGNS MAY BE USED IF APPROVED BY REGIONAL TRAFFIC UNIT.

"WO" SIGN IS THE SAME AS "W" SIGN EXCEPT THE BACKGROUND IS ORANGE.

ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER. NO WARNING LIGHTS SHALL BE WORKING ON COVERED OR "DOWNED" SIGNS.

SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS OR THAT WILL BE PLACED IN A CLOSED LANE MAY BE MOUNTED ON TEMPORARY SUPPORTS.

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND TO PROVIDE A MINIMUM OF 200 FEET (500' DESIRABLE) DISTANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE

W20-1A, G20-1 AND G20-2A SIGNS ARE NOT REQUIRED IF THE LANE CLOSURE IS WITHIN A LARGER WORK ZONE WHERE THESE SIGNS ARE ALREADY PRESENT.

REMOVE PAVEMENT MARKINGS AND PLACE TEMPORARY PAVEMENT MARKING LINE IF LANE CLOSURE IS TO BE IN PLACE FOR 4 OR MORE CONTINUOUS DAYS AND NIGHTS.

CONSIDER GEOMETRICS WHEN LOCATING SIGNS AND ARROW BOARDS SO THE APPROACHING DRIVER HAS A CLEAR VIEW OF THE ARROW BOARDS AND LANE CLOSURE DRUMS FOR A MINIMUM 1500 FEET IN FRONT OF DRUMS.

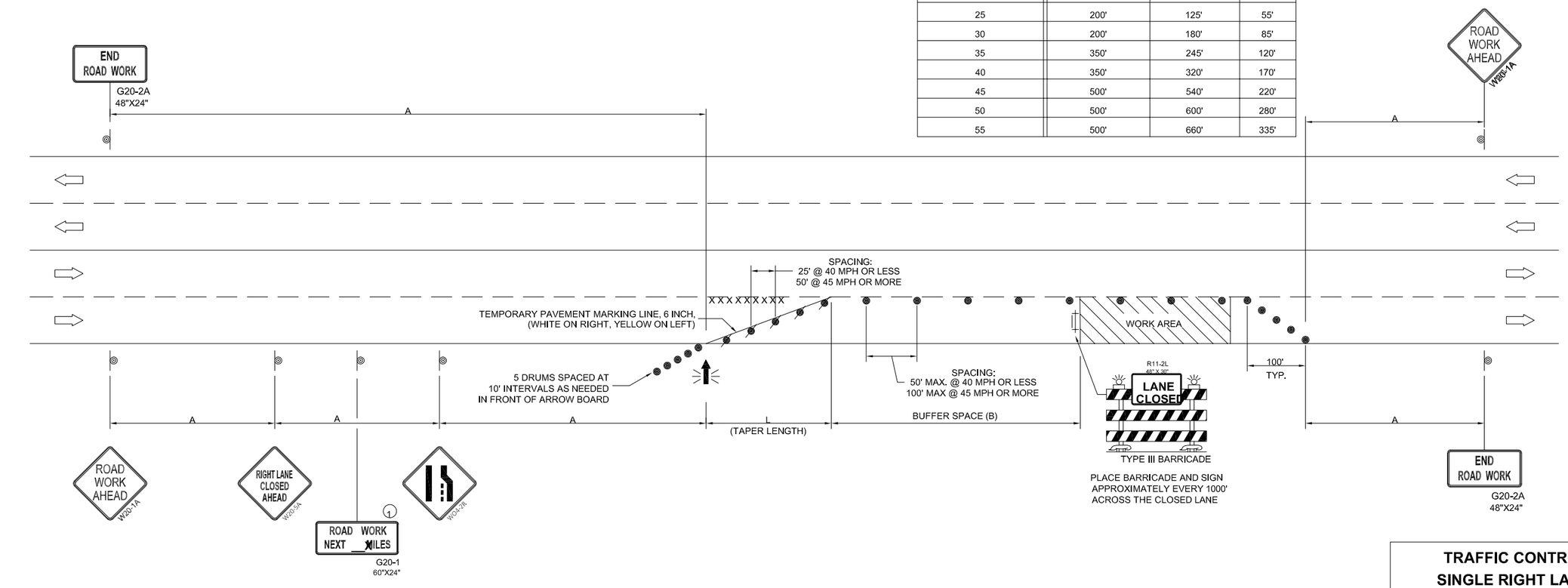
BARRICADES IN A CLOSED LANE THAT MUST BE MOVED FOR A WORK OPERATION SHALL BE IMMEDIATELY REESTABLISHED UPON COMPLETION OF THE OPERATION, OR FOR CONTINUING OPERATIONS, AT THE END OF EACH WORKING DAY.

CHANNELIZING DEVICES PLACED ADJACENT TO WORK AREA SHALL BE PULLED BACK FROM THE TRAVEL LANE WHEN WORK IS NOT IN PROGRESS.

WARNING LIGHTS ARE NOT REQUIRED IF THE LANE CLOSURE IS A DAYTIME ONLY OPERATION.

(1) OMIT G20-1 SIGNS IF LENGTH OF WORK AREA IS 2 MILES OR LESS.

POSTED SPEED LIMIT PRIOR TO WORK STARTING (MPH)	ADVANCE WARNING SIGN SPACING (A) FEET	TAPER LENGTH (12 FT. LANE) (L) FEET	BUFFER SPACE (B) FEET
25	200'	125'	55'
30	200'	180'	85'
35	350'	245'	120'
40	350'	320'	170'
45	500'	540'	220'
50	500'	600'	280'
55	500'	660'	335'



TRAFFIC CONTROL, SINGLE RIGHT LANE CLOSURE, UNDIVIDED NON-FREEWAY/EXPRESSWAY

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
March 2024
DATE
FHWA

/S/ Andrew Heldtke
WORK ZONE ENGINEER

SDD 15D20-08b

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advisors / engineers / surveyors

WISDOT TRAFFIC DETAIL
RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 2026-08-05
DRAFTER KFEN
CHECKED NPFA
PROJECT NO. 260249
SHEET 23 OF 24

05 Aug 2026 - 4:00p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Traffic Control Plan.dwg by: kfen

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N

W E

S

GRAPHIC SCALE, FEET

0 30 60

LIGHTING PLAN LEGEND

- PROPOSED WALL PACK LIGHTING 0.5 LUMINAIRE
- 10 FOOT–CANDLE
- 5 FOOT–CANDLE
- 2 FOOT–CANDLE
- 1 FOOT–CANDLE
- 0.5 FOOT–CANDLE
- 0.2 FOOT–CANDLE
- 0.1 FOOT–CANDLE

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

P/L

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LIGHTING PLAN

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026–08–05

DRAFTER
KFEN

CHECKED
NPFA

PROJECT NO.
260249

SHEET
24 OF 24

05 Aug 2026 - 4:00p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Light Plan - Phase 1.dwg by: kfen

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05 Aug 2026 - 11:03a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Fort Atkinson - Green Space Exhibit.dwg by: mger

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W E

S

GRAPHIC SCALE, FEET

0 30 60

LEGEND

GREEN SPACE AREAS

PHASE 1 TOTAL AREA	228201 SF	5.24 AC	100%
GREEN SPACE AREA	82093 SF	1.88 AC	35.80%
IMPERVIOUS AREA	146108 SF	3.35 AC	64.20%

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

FUTURE BUILDING #5
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

PHASE 2

SNOW REMOVAL

ADA PARKING
SEE DETAIL 7/15

HANDICAP SIGN
SEE DETAIL 7/15

SNOW REMOVAL

PARCEL: 226-0514-1742-001
V&J INVESTMENT PATH LLC
ADDRESS: RH-35
ZONING: A-1 – RURAL

PARCEL: 226-0514-1742-003
DEVELOPMENT PARTNERS LLC
ZONING: BP – BUSINESS PARK

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PHASE 1 - GREEN SPACE EXHIBIT

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

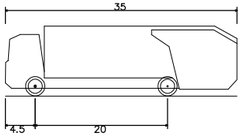
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2026-08-05

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260249

SHEET
1 OF 1



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

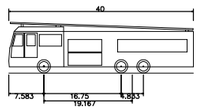
TRUCK CHASSIS
TRUCK BODY

FIRE TRUCK EXHIBIT

PELTON BUILDERS - FORT ATKINSON MULTI-FAMILY

8/5/2026

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E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

TRUCK CHASSIS
TRUCK BODY

N87°10'32"W
548.34'

PROPOSED 150-UNIT APARTMENT BUILDING W/ GARAGE PARKING STALLS

S60°53'26"W
93.46'

N53°59'43"E
890.55'

N

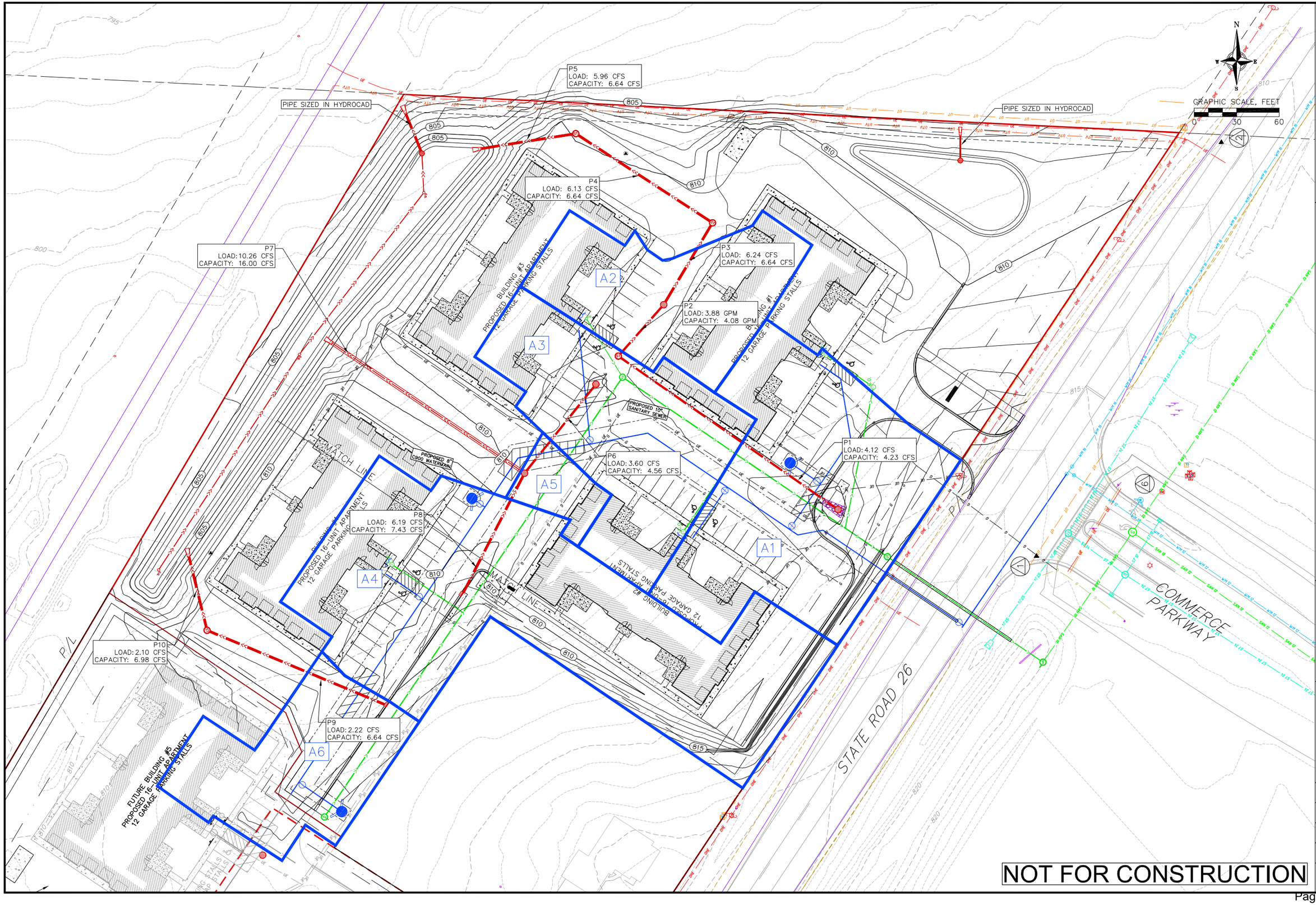
GRAPHIC SCALE - FEET
0 30 60 120

FIRE TRUCK EXHIBIT

PELTON BUILDERS - FORT ATKINSON MULTI-FAMILY
8/05/2026

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STORM SEWER SIZING EXHIBIT

FORT ATKINSON MULTI-FAMILY
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026-08-05

DRAFTER
CTAY

CHECKED
FFIN

PROJECT NO.
260249

SHEET
1 OF 1

05 Aug 2026 - 10:29a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Exhibits\Fort Atkinson - Storm Sizing.dwg by: ctay

STORM SEWER DESIGN COMPUTATION SHEET

Adjusted to Dane County Airport Rainfall Distribution - NOAA Atlas 14 data

DATE: 8/5/2026

JOB NO.: 260249

PROJECT TITLE: Pelton Fort Atkinson Multifamily
City of Fort Atkinson, Jefferson County, Wisconsin

DESIGN STORM: 100 YR.
INLET TIME: 6 MIN.
Manning's n: 0.013

COMPUTED BY: CTAY
CHECKED BY:
SHEET NO.: 1 OF 1

v18.11

LOCATION OF SEWER			Sub-basin Land Uses								Accumulated Basin Land Uses					Rainfall				Basin Runoff	Branch Sewer Inflow							Total Runoff	DESIGN COMPUTATIONS														Time of Flow	
				A	A	C		A	A	C	A	ΣA	C	CA	ΣCA	Tc	Tt	T	i	Q		+Q1		+Q2		+Q3	+Q	ΣQ													in Sewer	
Pipe or Basin	FROM	TO	Sub-basin Land Use	Sub-Basin Area	Sub-Basin Acres	Usage Coeffecient	Sub-basin Land Use	Sub-Basin Area	Sub-Basin Acres	Usage Coeffecient	Gross Basin Area	Accum. Area	Composite Coeff.	Individual Ca	Accum. Ca	Inlet Time	In Sewer Time	Total Time	Rainfall Intensity	Q: Rational Method	Pipe 1	Additional Q - Pipe 1	Pipe 2	Additional Q - Pipe 2	Pipe 3	Additional Q - Pipe 3	Total Additional Q	Total Runoff	Sewer Length	Section Size	Parts Full - Design (Typically 0.80)	Flow Ratio - Design	Section Coefficient	Required Slope	Actual Slope	Flow Ratio - Actual	Parts Full - Actual	Velocity - Full	Velocity - Actual	Full Pipe Capacity	Time in Section	Total Elapsed Time
				SF	Acres			SF	Acres		Acres	Acres				Min.	Min.	Min.	In./Hr.	CFS		CFS		CFS		CFS	CFS	CFS	Feet	In.	d/D	Q/Q_{full}	C_1	Ft./Ft.	Ft./Ft.	Q/Q_{full}	d/D	v_{full}	Ft./s	CFS	Min.	Min.
P-1	S14	S31	ASPH-X	16,495	0.38	0.95	OP SP-X	10,208	0.23	0.26	0.61	0.61	0.69	0.42	0.42	6.00		6.00	9.80	4.12								4.12	189	15	0.80	0.98	0.838750772	0.0043	0.0043	0.97	0.79	3.45	3.99	4.23	0.79	6.79
P-2	S31	S13	MH	0	0.00	0.00					0.00	0.61	0.00	0.00	0.42		0.79	6.79	9.22	3.88								3.88	48	15	0.80	0.98	0.838750772	0.0038	0.0040	0.95	0.77	3.33	3.84	4.08	0.21	7.00
P-3	S13	S43	ASPH-X	11,530	0.26	0.95	OP SP-X	2,618	0.06	0.26	0.32	0.94	0.82	0.27	0.69		0.21	7.00	9.08	6.24								6.24	67	18	0.80	0.98	1.365450818	0.0037	0.0040	0.94	0.76	3.76	4.33	6.64	0.26	7.26
P-4	S43	S42	MH	0	0.00	0.00					0.00	0.94	0.00	0.00	0.69		0.26	7.26	8.92	6.13								6.13	115	18	0.80	0.98	1.365450818	0.0036	0.0040	0.92	0.75	3.76	4.32	6.64	0.44	7.70
P-5	S42	S41	MH	0	0.00	0.00					0.00	0.94	0.00	0.00	0.69		0.44	7.70	8.66	5.96								5.96	74	18	0.80	0.98	1.365450818	0.0033	0.0040	0.90	0.73	3.76	4.31	6.64	0.29	7.98
P-8	S29	S11	ASPH-X	25,234	0.58	0.95	OP SP-X	13,660	0.31	0.26	0.89	0.89	0.71	0.63	0.63	6.00		6.00	9.80	6.19								6.19	96	18	0.80	0.98	1.365450818	0.0036	0.0050	0.83	0.69	4.20	4.77	7.43	0.34	6.34
P-6	S12	S11	ASPH-X	16,078	0.37	0.95	OP SP-X	2,713	0.06	0.26	0.43	0.43	0.85	0.37	0.37	6.00		6.00	9.80	3.60								3.60	81	15	0.80	0.98	0.838750772	0.0032	0.0050	0.79	0.66	3.72	4.18	4.56	0.32	6.32
P-7	S11	S9	ASPH-X	2,688	0.06	0.95					0.06	0.49	0.95	0.06	0.43		0.32	6.32	9.55	4.06	P-8	6.19					6.19	10.26	170	24	0.80	0.98	2.941292571	0.0021	0.0050	0.64	0.58	5.09	5.47	16.00	0.52	6.84
P-9	S15	S40	ASPH-X	9,278	0.21	0.95	OP SP-X	4,034	0.09	0.26	0.31	0.31	0.74	0.23	0.23	6.00		6.00	9.80	2.22								2.22	137	18	0.80	0.98	1.365450818	0.0005	0.0040	0.33	0.40	3.76	3.35	6.64	0.68	6.68
P-10	S40	S39	MH	0	0.00	0.00	MH			0.00	0.00	0.31	0.00	0.00	0.23		0.68	6.68	9.29	2.10								2.10	59	18	0.80	0.98	1.365450818	0.0004	0.0040	0.32	0.39	3.76	3.29	6.64	0.30	6.98

INLET GRATE CAPACITY
UNDER PONDING CONDITIONS

Project: River Trail Flats **Client:** Pelton Builders **P.N.:** 260249

Location: City of Fort Atkinson

Given: **Min. Desired Flow Rate =** 6.20 cfs **Maximum Allowed Depth Over Inlet =** 6 in. = 0.50 ft.

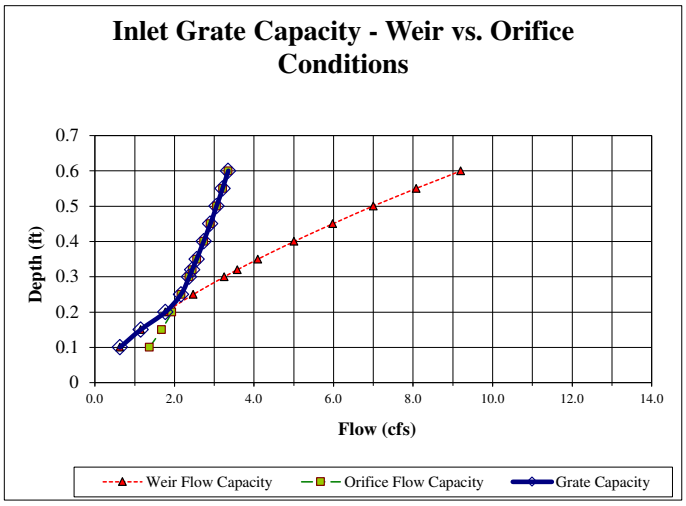
Initially weir flow conditions then as inlet is submerged conditions change to orifice flow. Compare and use results of equation that gives lowest capacity.

Weir Flow Equation: Q = 3.3*Perimeter*(h)^1.5 Orifice Flow Equation: Q = 0.6 * Free Open Area*(2gh)^0.5

Solution:

Neenah Grate Cat. No.: R-2050-D
Dimensions (inches) = 23 int. 35 1/2 ext.
Height = 4.0 inches
Perimeter = 6.0 lf
Open Area = 0.90 sf

Depth ft	Depth inches	Weir Flow Capacity cfs	Orifice Flow Capacity cfs	Grate Capacity cfs
0.1	1.2	**0.63**	1.37	**0.63**
0.15	1.8	**1.15**	1.68	**1.15**
0.2	2.4	**1.77**	1.93	**1.77**
0.25	3	2.48	**2.16**	**2.16**
0.3	3.6	3.25	**2.37**	**2.37**
0.32	3.84	3.58	**2.45**	**2.45**
0.35	4.2	4.10	**2.56**	**2.56**
0.4	4.8	5.01	**2.74**	**2.74**
0.45	5.4	5.98	**2.90**	**2.90**
→ 0.5	6	7.00	**3.06**	**3.06**
0.55	6.6	8.08	**3.21**	**3.21**
0.6	7.2	9.20	**3.35**	**3.35**



N

GRAPHIC SCALE, FEET
0 30 60

N82°10'32"W
548.34'

BUILDING #3
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #1
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #4
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

BUILDING #2
PROPOSED 16-UNIT APARTMENT
12 GARAGE PARKING STALLS

MATCH LINE

MATCH LINE

N34°56'43"W
881.35'

CRITICAL HYDRANT
ELEV = 812.20

FIRE FLOW TEST #1
FLOW HYDRANT
ELEV = 817.92
STATIC PRESSURE = 56 PSI
FLOW = 1,060 GPM

FIRE FLOW TEST #1
RESIDUAL HYDRANT
ELEV = 819.45
STATIC PRESSURE = 56 PSI
RESIDUAL PRESSURE = 53 PSI

COMMERCE PARKWAY

COMMERCE PARKWAY

TATE ROAD 26

RIVER TRAIL FLATS - FIRE FLOW EXHIBIT

CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN
08-05-2026

vierbicher
advisors / engineers / surveyors

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advisors / engineers / surveyors

Static Pressure Range & Fire Flow Calculation
RIVER TRAIL FLATS

River Trail Flats
City of Fort Atkinson, Jefferson County, Wisconsin
Project No.: 260249
Date: 08/05/2026

Calculated By: CTAY
Checked By: NADE

Flow Test Data:	Enter Test Date			
	Ground Elev.	Static Pressure (psi)	Residual Pressure (psi)	Flow (gpm)
Flow Hydrant	817.92			1,060
Residual Hydrant	819.45	56	53	
Proposed Development Data:				
Critical Hydrant	812.20			
Water Main High Point	818.86			
Water Main Low Point	800.00			

Static Pressure Range					**DNR Question 26**	
	Water System Hydraulic Grade Line[1] (ft.)	Point Elev.	Elev. Diff. (ft.)	Elev. Pressure Diff. (psi)[2]	**Static Pressure Range (psi)**	DNR Req. per NR 811 (psi)
Water Main High Point	948.81	818.86	129.95	56.3	**56**	>35
Water Main Low Point	948.81	800.00	148.81	64.4	**64**	<100
Static pressure is acceptable at high point.						
Static pressure is acceptable at low point.						

Friction Loss								
Street	Pipe Condition & Material	Pipe Nominal Diameter & Class	Inside Diameter d (in)	Roughness Coeff. C	Pipe Length L (ft)	Fire Flow Q (gpm)	Friction Loss[3] H_F (ft)	Friction Loss[3] H_F (psi)[2]
Commerce Parkway - Hydrant	Existing PVC	6" PVC C900 (DR 18)	6.09	130	10	500	0.2	0.1
Commerce Parkway	New PVC	12" PVC C900 (DR 18)	11.65	140	404	500	0.3	0.1
State Rd 26	New PVC	16" PVC C905 (DR 18)	15.35	140	131	500	0.0	0.0
Private Dr - Hydrant Lead	New PVC	8" PVC C900 (DR 18)	7.98	140	646	500	2.9	1.2
			0.00	0			0.0	0.0
						Total Friction Headloss (H_F) =	3.38	**1.5**

Elevation Loss	
Critical Hydrant Elev.	812.20
Residual Hydrant Elev.	- 819.45
Elevation Headloss (H_E)	-7.25 ft
	-3.1 psi

Total Head Loss = -1.7 psi

Calculated Residual Pressure	
Hydrant	**Residual Pressure @ 500 gpm**
Residual Hydrant (P_{RH})	55.3 psi [4]
Critical Hydrant (P_{CH})	**56.9 psi** [5]

Conclusion

Pressure exceeds 20 psi minimum required by NR 811.70(6). Therefore, O.K.

Footnotes:

(1) $HGL = Elev_{RH} + P_s*(2.31\ ft./psi)$ = 819.45 + 56 psi * (2.31 ft./psi) **= 948.81**

(2) $2.31 \frac{feet}{psi}$

(3) $H_F = 0.002083L\left(\frac{100}{C}\right)^{1.85}\left(\frac{Q^{1.85}}{d^{4.87}}\right)$

(4) $P_{RH} = P_s - \frac{(P_s-P_f)*(Q_{desired})^{1.85}}{(Q_{test})^{1.85}}$ = 56 psi - $\frac{(56\ psi - 53\ psi) * (500\ gpm)^{1.85}}{(1{,}060\ gpm)^{1.85}}$ **= 55.3 psi**

(5) $P_{CH} = P_{RH} - H_F - H_E$ = 55.25 psi - 1.46 psi - (- 3.14 psi) = **56.9 psi**

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PARCEL: 016-0514-1734-000
OWNER: FLOYD PLANK
ADDRESS: N1341 OLD 26 RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1731-000
OWNER: MARCIA MARY BATES TRUST
ADDRESS: N1384 DEER PATH RD
ZONING: A-T AG TRANSITION

PARCEL: 016-0514-1724-000
OWNER: JANE A MAYS
ADDRESS: N1657 GROELER RD
ZONING: A-1 AG

PARCEL: 016-0514-1713-002
OWNER: JEFFERSON COUNTY
ADDRESS: 311 S CENTER AVE
ZONING: A-T AG

ULTIMATE SERVICE AREA
6.09 ACRES

IMMEDIATE SERVICE AREA
5.24 ACRES

PARCEL: 016-0514-1713-000
OWNER: NANCY M AMACHER
ADDRESS: W7933 PERRY RD
ZONING: A-T AG TRANSITION

PARCEL: 226-0514-1742-001
OWNER: V&J INVESTMENT PROPERTIES LLC
ADDRESS: N696 COWPATH LN
ZONING: RH-35 - RURAL HOLDING

PARCEL: 226-0514-1742-000
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

PARCEL: 226-0514-1742-003
OWNER: WI DEVELOPMENT PARTNERS LLC
ZONING: BP- BUSINESS PARK

PARCEL: 016-0514-1713-003
OWNER: RONALD G KLEMENT JR
ADDRESS: N1547 STATE ROAD 26
ZONING: A-T AG TRANSITION

PARCEL: 226-0514-1741-001
OWNER: CITY OF FORT ATKINSIN
ZONING: BP- BUSINESS PARK

STATE ROAD 26

COMMERCE PARKWAY

P/L

N
W E
S

GRAPHIC SCALE, FEET
0 30 60 120

vierbicher
advisors / engineers / surveyors

SANITARY SEWER SERVICE AREA

RIVER TRAIL FLATS
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2026-06-30

DRAFTER
CTAY

CHECKED
NPFA

PROJECT NO.
260249

SHEET
1 OF 1

30 Jun 2026 - 12:03p R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\Exhibits\Fort Atkinson - Sewer Shed.dwg by: ctay

Sanitary Sewer Sizing Calculations

River Trail Flats
Sanitary Extension
City of Fort Atkinson, Wisconsin

Calculated By: CTAY

Project No.: 260249
Date: 8/5/26

I. Peak Wastewater Flow Estimate:

Land Use	Acres	Number of Units	Population	Average Daily Flow Rate (gpd)	Average Daily Flow Rate (gpm)	Peak Flow Rate (gpd) with peaking factor	Peak Flow Rate (gpm)	Peak Flow Rate (cfs)
Multi-Family Residential - Immediate Service Area	5.24	64	-	341	0.236	1,362	0.946	0.002
Multi-Family Residential - Ultimate Service Area	6.09	48	-	396	[1] 0.275	1,583	1.100	0.002
Totals =	**6.09**	**112.00**	**0.00**	**736**	[1] **1**	**2946**	**2**	**0.005**

Factors:

Residential Sewage Generation Rate[2] =	65.0 gals./acre*day
Residential Peaking Factor =	4.0

Tablenotes: (1) Per Table 2-9 Typical Wastewater Flowrates from Residential Sources, page 27, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.
(2) Page 25, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.

II. Sanitary Sewer Sizing:

Diameter = 7.920 inches **(8 inch SDR-35 PVC Pipe)**
slope = 0.0040 ft./ft. (Minimum Slope per NR 110, Wisc. Admin. Code)
n = 0.011 (PVC)

$$\text{Sewer Capacity} = Q = \frac{0.4632 * (\text{Dia./12})^{8/3} * (\text{slope})^{1/2}}{n}$$

$$\textbf{Sewer Capacity} = Q = \frac{0.4632}{0.011} * \left(\frac{7.92}{12\ \text{"/'}}\right)^{8/3} * 0.004^{1/2} = \textbf{0.88 cfs}$$

Conclusion:

Capacity of 8" SDR-35 PVC pipe (0.88 cfs) is greater than required Total Development Flow Rate by 0.876 cfs.
Therefore, use 8-inch diameter SDR-35 PVC sanitary sewer pipe.

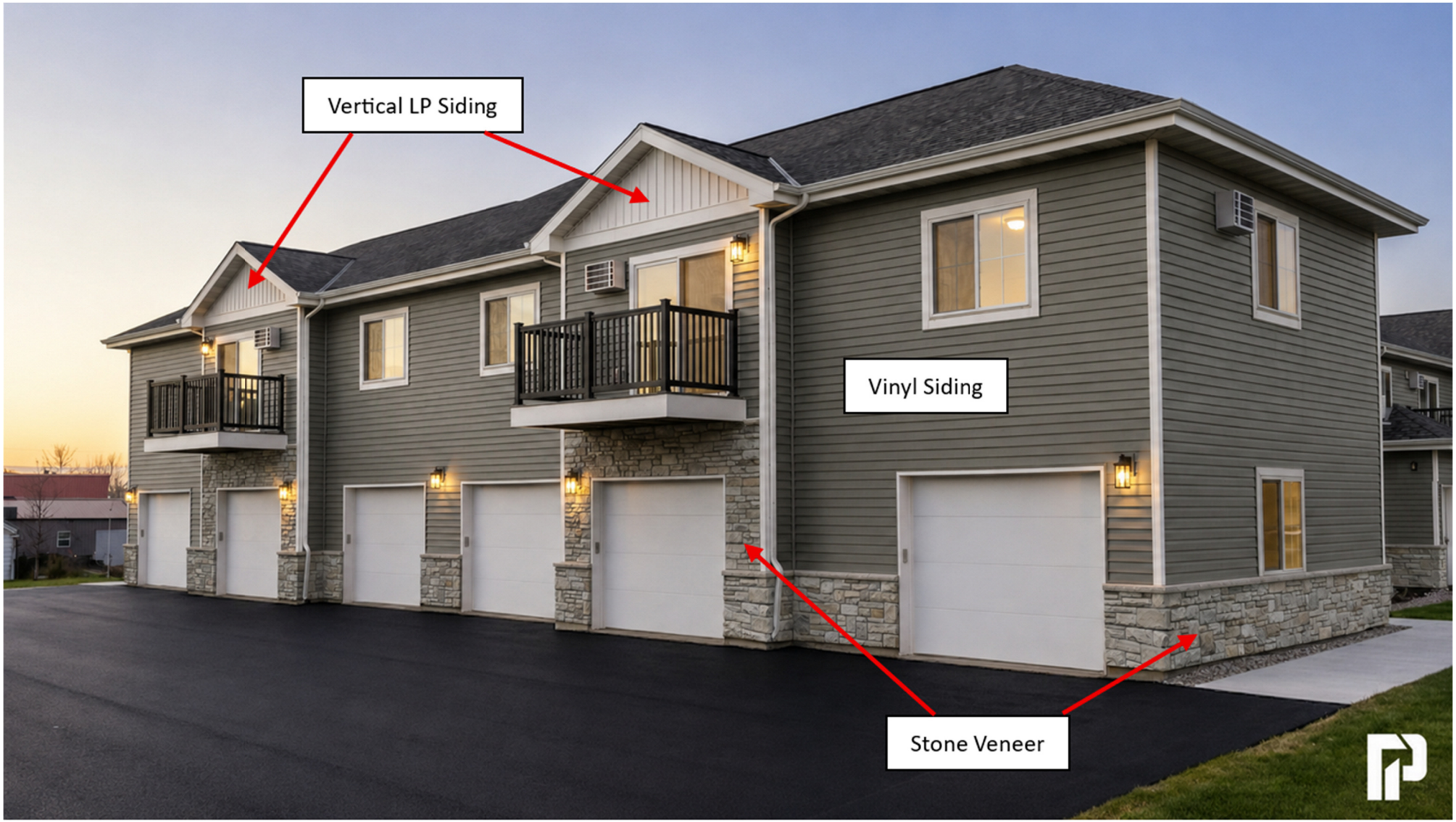
Footnotes: [1] Per WDNR Code

[2] n = 0.011 (PVC, SDR-35) (PVC n = 0.009 per JM Pipe. 0.01 to 0.013 acceptable to WDNR per Steve Smith 12/4/14)

[1] Page 31, Wastewater Engineering, Metcalf & Eddy, 1991 Edition.





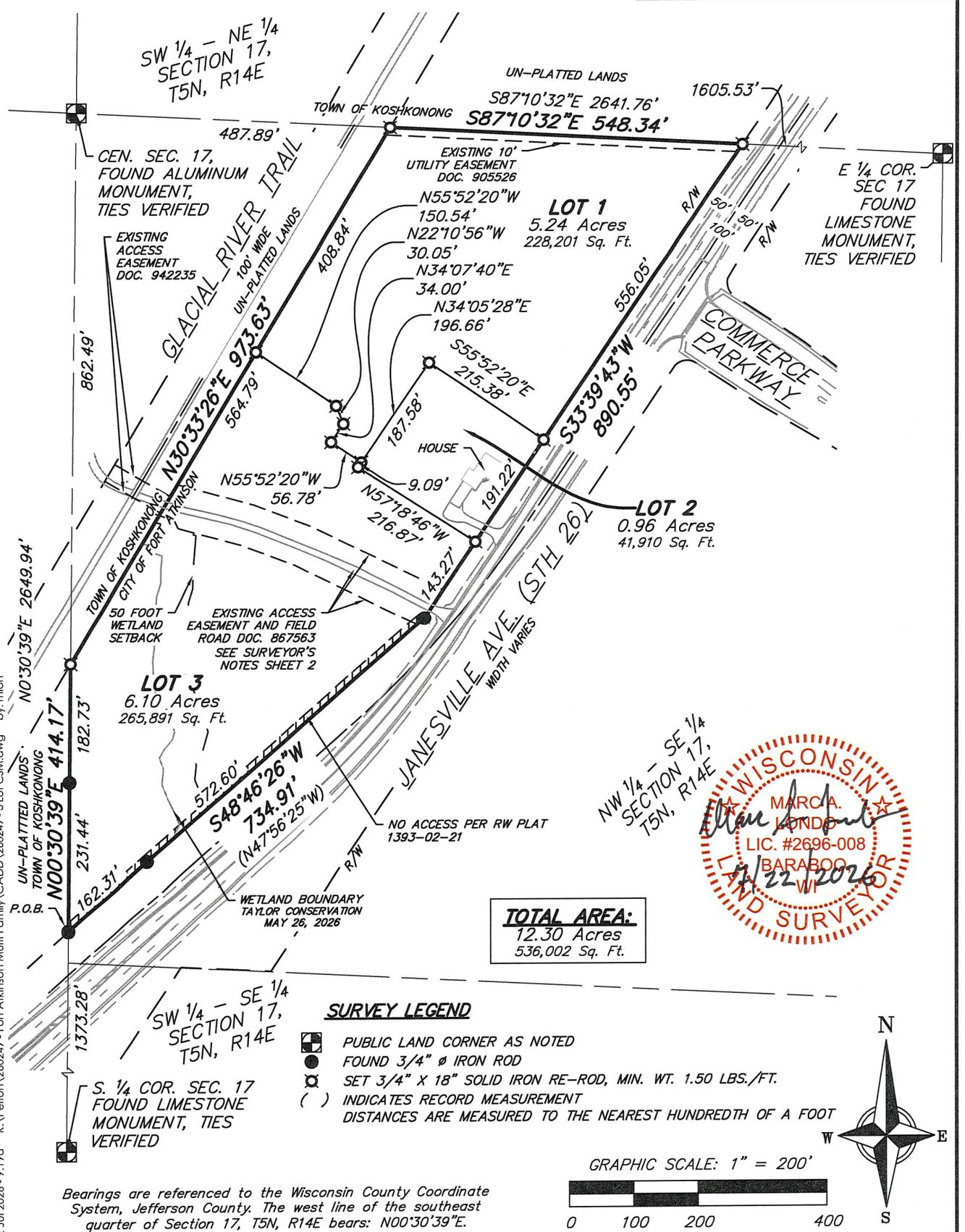

Vertical LP Siding
Vinyl Siding
Stone Veneer



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JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Bearings are referenced to the Wisconsin County Coordinate System, Jefferson County. The west line of the southeast quarter of Section 17, T5N, R14E bears: N00°30'39"E.

vierbicher
advisors / engineers / surveyors

Job #.: 260294	
Date: 6/23/2026	
Rev: 7/22/2026	
Drafted By: mlon	
Checked By: sdis	

SURVEYED FOR:
Pelton Builders
400 Viking Drive
Reedsburg, WI
53959

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468
www.vierbicher.com

SHEET 1 OF 3

22 Jul 2026 - 9:19a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

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JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Fort Atkinson, and under the direction of Luke Pelton, Pelton Builders, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin, containing 12.30 acres of land and described as follows:

Part of the Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin and bounded by a line described as follows.

Commencing at a found Limestone Monument at the South One–Quarter Corner of Section 17, T5N, R14E;

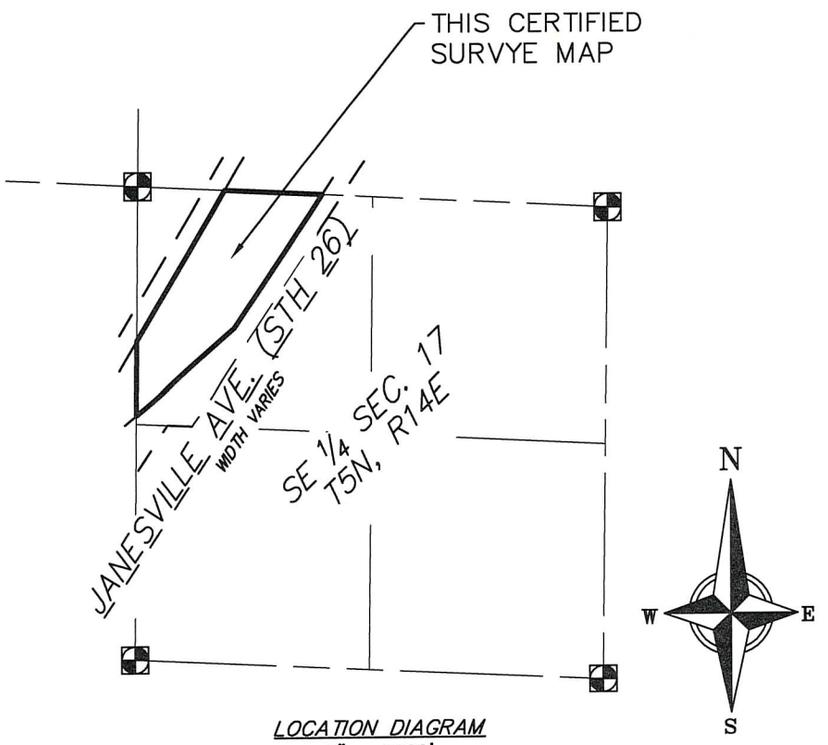
Thence, N00°30'39"E, along the west line of the Southeast Quarter of said Section 17, T5N, R14E, 1373.28 feet, to a found ¾" diameter iron rod at the northwest right–of–way of Janesville Avenue (S.T.H. "26") and the Point of Beginning (P.O.B.) of this Legal Description;
Thence, N00°30'39"E, continuing along the said west line of the Southeast Quarter of said Section 17, T5N, R14E, 414.17 feet, to a set ¾" diameter iron rod at the southeast right–of–way line of the Glacial River Trail;
Thence, N30°33'26"E, along the said southeast right–of–way line of the Glacial River Trail, 973.63 feet, to a set ¾" diameter iron rod at the north line of the said Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E;
Thence, S87°10'32"E, along said the north line of the Northwest Quarter of the Southeast Quarter of Section 17, T5N, R14E, 548.34 feet, to a set ¾" diameter iron rod at the northwest right–of way line of said Janesville Avenue;
Thence, S33°39'43"W, along the said northwest right–of way line of said Janesville Avenue, 890.55 feet to a found ¾" diameter iron rod;
Thence, S48°46'26"W, continuing along the said northwest right–of–way line of Janesville Avenue, 734.91 feet, returning to the point of beginning.

Certified Survey Map contain 12.30 Acres, 536,002 Sq. Ft. and is subject to all other easements and rights–of–way of record.

Marc A. Londo, WI PLS #2696 — 7/22/2026 Date
Vierbicher Associates, Inc

SURVEYOR'S NOTES:

1. The easement shown on sheet 1 of 3 as Document No. 867563 is describes as "a perpetual 66'wide easement that runs with the land over and across the conveyed premises for ingress and egress to and benefiting other lands owned by seller commonly known as Parcel #05–14–17–24 intending to benefit any and all other lands owned by seller located in Government Lot One (1) of Section 17, Town 5 North, Range 14 East, such Government Lot being part of the Northwest 1/4 and the Southwest 1/4 of said Section 17. The location of the 66' wide easement over and across the conveyed premises shall be as presently located, leading from State Highway 26 in a Northwesterly and Northerly direction to seller's remaining lands in said Government Lot One (1)". No retraceable information is provided thus the easement is assumed to fall coincident with the existing field lane and is not retraceable from the original document.
2. Wetland delineation is shown from Wetland Delineation Report by Taylor Conservation dated May 26, 2026.



LOCATION DIAGRAM
1" = 1000'

GRAPHIC SCALE: 1" = 1000'

0 500 1000 2000

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

vierbicher
advisors / engineers / surveyors

Job #.: 260294	
Date:6/23/2026	
Rev: 7/22/2026	
Drafted By: mlon	
Checked By: sdis	

SURVEYED FOR:
Pelton Builders
400 Viking Drive
Reedsburg, WI
53959

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468
www.vierbicher.com

SHEET 2 OF 3

22 Jul 2026 - 9:16a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

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JEFFERSON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, T5N, R14E, CITY OF FORT ATKINSON,
JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

I, Joe Esther, of V & J Investment Properties, LLC, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Fort Atkinson for approval. Witness the hand and seal of said owner.

_____
Joe Esther Date
V & J Investment Properties, LLC

By: _____

State of Wisconsin)
)ss.
County of _____

Personally came before me this _____ day of _____, 2026, the above

named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF FORT ATKINSON COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Fort Atkinson, V & J Investment Properties, LLC owner, is hereby approved by the City of Fort Atkinson Common Council.

_____
Rebecca Houseman, Date
City Manager,

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Fort Atkinson.

STATE OF WISCONSIN)
JEFFERSON COUNTY)SS

I, Michelle Ebbert, being the duly elected, qualified and acting clerk/treasurer/finance director of the City of Fort Atkinson, Jefferson County, Wisconsin do hereby certify that the Common Council of the City of Fort Atkinson passed Resolution Number

_____ on _____, authorizing me to issue a certificate of approval of the Certified Survey Map, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the

APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____2026.

_____
Michelle Ebbert, Date
City Clerk/Treasurer/Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026,

at _____ o'clock _____,m. and recorded in Volume _____ of Certified

Survey Maps on pages _____, as Doc. No. _____.

_____
Staci Hoffman
Jefferson County Register of Deeds

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO
WI
7/22/2026
LAND SURVEYOR

22 Jul 2026 - 9:12a R:\Pelton\260249 - Fort Atkinson Multi Family\CADD\260249 - 3 Lot CSM.dwg by: mlon

vierbicher
advisors / engineers / surveyors

Job #.: 260294 Date: 6/23/2026 Rev: 7/22/2026 Drafted By: mlon Checked By: sdis	SURVEYED FOR: Pelton Builders 400 Viking Drive Reedsburg, WI 53959	Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468 www.vierbicher.com	SHEET 3 OF 3

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): Neil Pfaff, Vierbicher
Client: Pelton Builders

Phone number: [redacted] Email: [redacted]

OWNER Name, company, and client (if applicable): Joe Esther, V & J Investments LLC

Phone number: [redacted] Email: [redacted]

Postal address for proposed CSM: 1911 Janesville Ave, Fort Atkinson, Wisconsin

Parcel Identification Numbers Involved: 226-0514-1742-001

Brief description of proposed division or combination and purpose: Parcel No. 226-0514-1742-001 to be divided into 3 Lots. Lot 1 will include 5.24 acres. Lot 2 will be 0.96 acres and will include the existing residential single-family home along Janesville Ave. Lot 3 will include 6.10 acres.

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) whichmaintains 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: _____
- ❑ 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

Dated this 26 day of June, 20 26

Respectfully submitted,

Neil Pfaff

(Signature of Applicant)

BOARD PACKET COVER SHEET

Meeting Date: Thursday, August 6, 2026

Agenda Item #: 10

Agenda Item Title: Discuss/Motion Board opinion correspondence regarding City of Fort Atkinson proposed development on Janesville Avenue

Requestor: Chairperson Cheney

Background/Context *(if applicable)*:

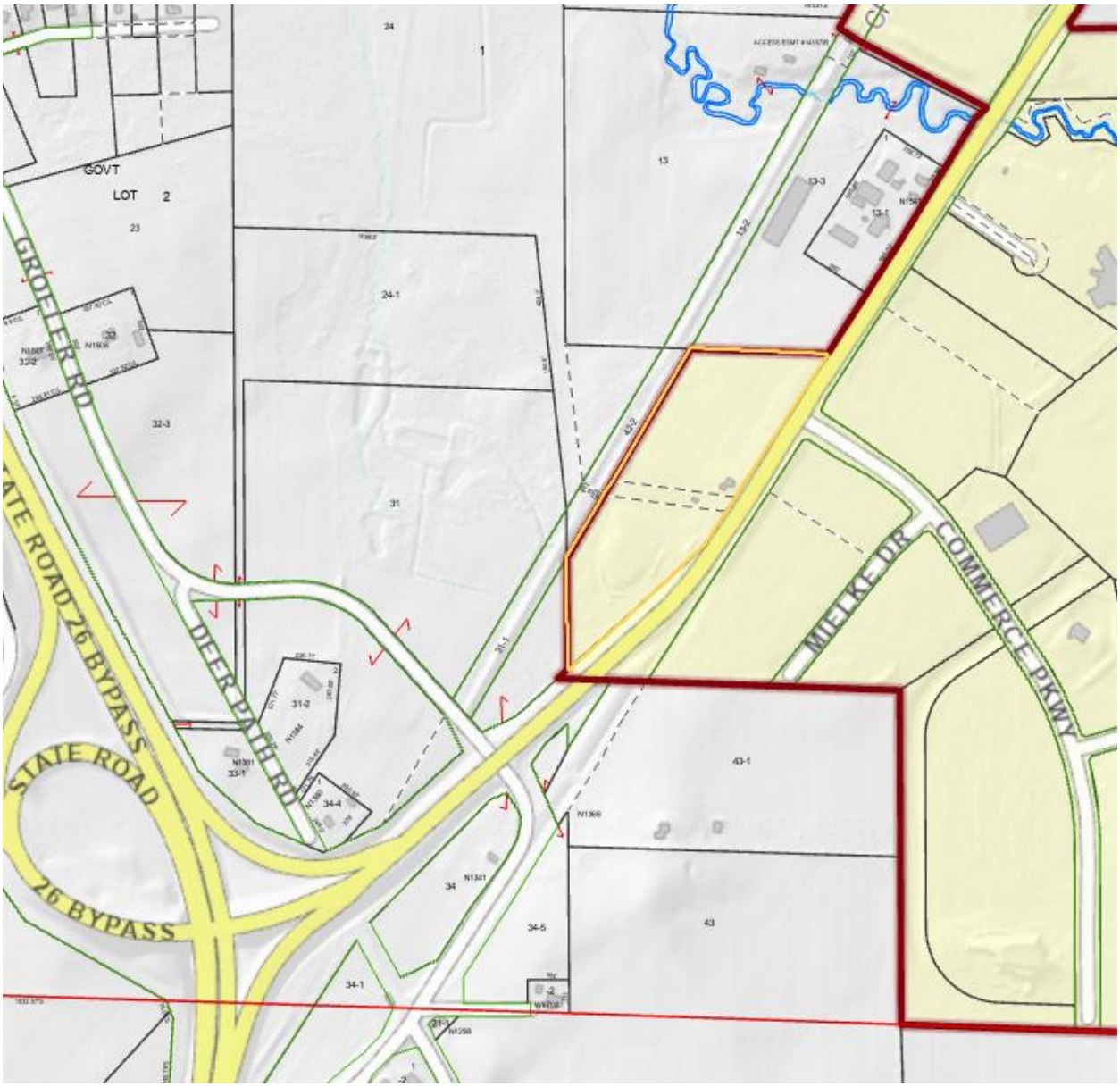
Documents Included:

- GIS map image of parcel 226-0514-1742-001
- Draft letter of opinion on proposed City development

Suggested Board Action: ☐ Discussion only?

Consider drafted letter of opinion to submit to the City of Fort Atkinson

Additional Notes for Board:


GOVT
LOT 2
GROELLER RD
STATE ROAD 26 BYPASS
STATE ROAD
26 BYPASS
DEER PATH RD
MIELKE DR
COMMERCE PKWY

Town of Koshkonong
W5609 Star School Road
Fort Atkinson, Wisconsin 53538
Phone: (920)563-4510

E-mail: town@koshkonongwi.gov
Website: www.koshkonongwi.gov

August 6, 2026

City of Fort Atkinson City Council
101 North Main Street
Fort Atkinson, WI 53538

Re: Proposed Multi-Family Residential Development – 1911 Janesville Avenue (Parcel No. 226-0514-1742-001)

Dear Members of the City Council:

At a duly noticed meeting, the Town Board of the Town of Koshkonong considered the proposed multi-family residential development located at 1911 Janesville Avenue, Fort Atkinson, Wisconsin (Parcel No. 226-0514-1742-001). After discussion, the Town Board voted to express its opposition to the proposed development and respectfully submits the following comments for the City's consideration.

While the Town recognizes the City's authority over development within its corporate limits and appreciates the need for additional housing opportunities, the Board has concerns regarding the compatibility of this proposal with the surrounding area and its potential impacts on neighboring Town properties.

The Town's concerns include the following:

The property is located immediately adjacent to the Town of Koshkonong boundary, making the proposed development one that could have direct impacts on adjacent Town residents and properties.
The site is surrounded by existing industrial uses and also adjoins a commercial business, raising concerns regarding the long-term compatibility of a multi-family residential development in this location.
A privately owned easement traverses the subject property. The easement is owned by two Town of Koshkonong residents, and the Town encourages the City to carefully consider and protect the rights and access associated with this private easement throughout any review and development process.
The neighboring properties within the Town consist primarily of rural, single-family residential development. The Town believes the proposed density and character of a

multi-family development would not be compatible with the existing surrounding land uses immediately outside the City's boundary.
The Town also understands that the subject property and surrounding area contain underground springs. The Board encourages the City to carefully evaluate any potential impacts to groundwater, drainage, and neighboring properties through appropriate engineering and environmental review before approving the project.

The Town Board respectfully requests that the City give careful consideration to these concerns as it evaluates the proposed development. We appreciate the opportunity to provide comments and thank you for your consideration.

Sincerely,

Koshkonong Town Board

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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 28, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

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

Absent: Commissioner Schultz

3. New Business

a. *Review and possible action relating to the* ***minutes of the July 14, 2026, Plan Commission meeting*** *(Ebbert, Clerk/Treasurer/Finance Director)*
Huckabee moved, seconded by Ciccarelli, to approve the minutes of the July 14, 2026 Plan Commission meeting. The motion carried, 4-0.

b. ***Public Hearing*** *relating to the creation of* ***Tax Incremental District (TID) No. 12*** *(Houseman, City Manager)*
Chairperson Manager Houseman presented the proposal to create a new Tax Incremental District (TID) No. 12 in the area surrounding Main Street, Madison Avenue, West Sherman Avenue, and Riverside Drive, some if the former TID 7 lands, and the tail to the west is . The proposed district is located within the City's boundaries and is intended to support redevelopment and improvements in the area. The project plan, maps, and public notices have been provided for review by the Plan Commission and the public. TID No. 12 is proposed to be designated as a blight elimination district based on the condition and classification of the properties included within its boundaries. This does not mean that all the properties are blighted, but the designation extends the life of the TID from 20 to 27 years and extends the expenditure period from 15 to 20 years.

Public Hearing opened at 4:13 p.m.

Bill Camplin, 18 S Water Street W; inquired to if there would be any remediation problems within the TID. Manager Houseman responded that there are no environmental remidation plans included in the project plans.

After three calls and no comments, the public hearing was closed at 4:14 p.m.

c. ***Public Hearing*** *relating to the creation of* ***Tax Incremental District (TID) No. 13*** *(Houseman, City Manager)*

Chairperson Manager Houseman presented the proposal to create Tax Incremental District (TID) No. 13, encompassing approximately 80 parcels and 18 acres near Main Street, Water Street, Milwaukee Avenue, and Third Street. The district is proposed to be designated as blighted with a current estimated fair market value of $23,045,300. If approved, taxes generated from the existing property value will continue to go to the taxing jurisdictions, while taxes from future increases in property value will be used to fund redevelopment, infrastructure, and public improvement projects within the district. Planned projects include street and intersection improvements, utility upgrades, parking lot reconstruction, park and trail enhancements, stormwater improvements, development incentives, and other public infrastructure investments. Public review of the proposal has included notices to taxing jurisdictions, newspaper publications, and an initial Joint Review Board meeting held on July 27, 2026.

Public Hearing opened at 4:18 p.m.

Greg Misfeldt, 117 Milwaukee Ave W, inquired why the Hoard Building was not included. Manager Houseman responded that when they were designing the boundary, there was not anticipated development in that area. Additionally, the TID could be amended to include a parcel on the the boundary of the TID if a project would become available in the future.

After three calls and no comments, the public hearing was closed at 4:20 p.m.

d. ***Public hearing*** *on a request for a* ***Zoning Map Amendment*** *for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented the request from Pelton Builders to rezone the property from RH-35 to MRH-30 and obtain a Conditional Use Permit for a group development consisting of seven multifamily buildings with a total of 112 apartment units built in two phases. The development is proposed on farmland at the southern edge of Fort Atkinson near the Klement Business Park and Highway 26 Bypass, while retaining the existing single-family home on a newly created 0.9-acre parcel. Phase 1 includes four 16-unit buildings, a new access point, stormwater facilities, parking, and internal driveways, while Phase 2 adds three additional 16-unit buildings with parking and internal circulation. The proposal is consistent with the City's Comprehensive Plan designation of Planned Mixed Use, and staff is reviewing the rezoning and Conditional Use Permit, with the site plan to be considered

separately.

Public Hearing opened at 4:25 p.m.

Jane Mays, N1657 Groeler Rd, stated that she has a 66-foot easement through this piece of property that will landlock her Ag property and another farmer's land. She was not notified by the city, only by the developer.

Nancy Ahmaher, W7933 Perry Rd., stated that her family farm is south of Spacesaver. They were not notified, and only saw the notification in the paper. If the easement is to change in a major way it will not allow the farm to operate as it stands. They would like to be considered as the project moves forward.

Manager Houseman stated that the City did encourage the developer to reach out to the property owners about the easement. The Certified Survey Map that would change the location of the easement would need to be approved by all the property owners. If the easement is not resolved to the satisfaction of the property owners, then the project would not move forward.

Kim Cheney, Chairperson, Town of Koshkonong, stated to the town residents that she is happy to support them in what they need to come to a resolution with the City. She questioned whether there are utilities already coming to the commercial business. Manager Houseman stated yes, there are City utilities - water and sewer - that run through Janesville Avenue south to Commerce Parkway.

After three calls and no comments, the public hearing was closed at 4:30 p.m.

e. ***Public hearing*** *on a request for a* ***Conditional Use Permit for group development*** *of multiple principal buildings on one parcel located at 1911 Janesville Avenue (parcel 226-0514-1742-001) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*
Public Hearing opened at 4:31 p.m.

After three calls and no comments, the public hearing was closed at 4:31 p.m.

f. *Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*
Ciccarelli questioned whether or not there was a plan for the E. Robert Street parcels in the TID. Manager Houseman clarified that there are no plans for those properties. Any projects that would happen within the TID would have to be in concert with the City's comprehensive plan and Zoning.

Huckabee asked if the HWY 106 portion of the TID was to cover the City's portion of the HWY 106 project when it takes place. Manager Houseman stated that the HWY 106 project is a Wisconsin Department of Transportation project, and that the funding would

be 80% State and 20% City. The TID plan is not for the HWY 106 road work, but for bike and pedestrian paths, since those costs may not be covered by the WI DOT project in 2032.

Ciccarelli moved, seconded by Huckabee, to recommend that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carries 5-0.

g. *Review and possible action relating to a Resolution recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*
Huckabee moved, Shull seconded to recommend that the Plan Commission adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carries, 5-0.

h. *Review and possible recommendation to the City Council on a request for a **Zoning Map Amendment** for the property located at 1911 Janesville Avenue (parcel 226-0514-1742-001), from Rural Holding 35 (RH-35) to Multi-Family Residential 30 (MRH-30) (SPR-2026-07) (Draeger, Director of Neighborhood and Building Services)*
Director Draeger stated that any changes to the easement would need to be approved by the property owners. This request is only for the Zoning Map Amendment, which is in line with the City's Comprehensive Plan.

Manager Houseman explained this is only a recommendation to the City Council. The City Council will perform three readings at three different City Council meetings. The Plan Commission recommendation does not obligate the City Council to approve the zoning.

Huckabee moved, seconded by Ciccarelli to recommend the City Council review and approve the Zoning Map Amendment for the property located at 1911 Janesville Avenue from RH-35 to MRH-30. The motion carried, 5-0.

i. *Update on previously approved projects (Houseman)*
Manager Houseman shared that the Joint Review Board met yesterday and did final approval on TID 11 and the final approval on the amendment to TID 9.

4. Adjournment

Huckabee moved, seconded by Ciccarelli to adjourn. The motion carried 5-0, and the meeting adjourned at 4:42 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk

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

CERTIFIED SURVEY MAP
REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026

FILE NUMBER: SPR-2026-12

PROPERTY ADDRESS: 815 Jefferson St.

PARCEL NUMBER: 226-0614-3432 and 226-0614-3432-004

OWNER: Opportunities, Inc. of Jefferson County

APPLICANT: Opportunities, Inc. of Jefferson County

EXISTING ZONING: Light Industrial

PROPOSED ZONING: No change

EXISTING LAND USE: Industrial

REQUESTED USES: Industrial

BACKGROUND

Sections 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outline the requirements for the Plan Commission and City Council when reviewing and approving Certified Survey Maps (CSMs) to ensure conformance with all ordinances and plans.

REQUEST OVERVIEW

Property owner Opportunities Inc. has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure.

The property is proposed to remain Light Industrial and the proposed future use of the property will be an accessory use to the current principal use.

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.

PUBLIC NOTICE

Public Notice is not required.

DISCUSSION

Property owner Opportunities Inc. has requested approval to combine two parcels into one to facilitate the development of an outdoor activities area on the combined properties as an accessory use to the primary structure.

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)(c) Where the exterior boundary lines show bearings or lengths that vary from those recorded in abutting plats or certified surveys, there shall be the following note placed along the lines: “recorded as (show recorded bearing or length or both).” *Record data that varies from the proposed CSM must be shown from CSMs 230 & 231*.

s. 236.20(3)(d) The names of adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted or dashed line. *Underscore the abutting unplatted lands to the south with a dashed or dotted line, as well as the existing CSM designations. This text is also very small and should be enlarged*.

s. 236.34(1m)(d)2. A clear and concise description of the land surveyed, divided, and mapped by government lot, recorded private claim, quarter-quarter section, section, township, range and county; and by metes and bounds commencing with a monument at a section or quarter section corner of the quarter section that is not the center of a section, or commencing with a monument at the end of a boundary line of a recorded private claim or federal reservation in which the land is located. If, however, the land is shown in a recorded subdivision plat, recorded addition to a recorded subdivision plat, or recorded certified survey map that has previously been tied to the monumented line of a quarter section, government lot, recorded private claim, or federal reservation in which the land is located, the land shall be described by the subdivision name or certified survey map number and the description of the lot and block thereof. *The legal description in the Surveyor’s Certificate begins at a corner of CSM 230. It appears that CSM 230 is not tied to a USPLSS corner. In this case, the legal description in the Surveyor’s Certificate shall be tied to a USPLSS corner and not to CSM 230.*

s. 236.34(1m)(d) 3. A statement that the map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land*. Revise the last paragraph of the Surveyor’s Certificate to “…a correct representation of all of the exterior boundaries of the land surveyed* ***and the division of that land****.*”

s. 236.34(1m)(e) Owner’s Certificate in the following form:
"As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval" (list government body required to approve, followed by the notary paragraph).

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:
s. 70.06.01(2)(g) Setback lines. *Add this info to the map.*

s. 70.06.01(3)(c) Existing structures. Existing buildings and structures shall be shown. Structure type, such as residence, garage, barn, or shed, shall be identified. The proposed use of existing structures to be retained shall be noted. *The northerly structure must be labeled.*

General Notes:
1) From the Jefferson County GIS, it appears that the land in this CSM is within areas considered to have hydric soils.

Note that the applicant has submitted full site plans for review, which is scheduled for the September 8th Plan Commission meeting.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map for the property located at 815 Jefferson Street subject to the changes noted in the staff report.

ATTACHMENTS

1. Application Redacted Page 1
2. Application Redacted Page 2
3. Opportunities Inc. CSM App.07132026_updated_7.30.206

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): Opportunities, Inc. of Jefferson County c/o Attorney Thomas G. Schmitzer, Sr.707 W. Moreland Blvd., Ste. 9, Waukesha, WI 53188

Phone number: [redacted] Email: [redacted]

OWNER Name, company, and client (if applicable): Opportunities, Inc. of Jefferson County

Phone number: [redacted] Email: [redacted]

Postal address for proposed CSM: 815 Jefferson St. (3432-002) and 200 E. Cramer St. (3432-004)

Parcel Identification Numbers Involved: 226-0614-3432 and 226-0614-3432-004

Brief description of proposed division or combination and purpose: Combine two parcels into one parcel in order to facilitate the development of an outdoor activities area on the combined properties.

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) whichmaintains 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: _____
- ❑ 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 13th day of July, 20 26

Respectfully submitted,

Thomas G. Schmitzer, Sr. Digitally signed by Thomas G. Schmitzer, Sr. DN: cn=Thomas G. Schmitzer, Sr., o=US, o=Walden, Nellipke & Taylor, SC, email=tschmitzer@weldertaw.net Date: 2026.07.13 19:58:36 -05'00'

(Signature of Applicant)

CERTIFIED SURVEY MAP _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO.707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

PRELIMINARY

OWNER:
OPPORTUNITIES INC. OF JEFFERSON COUNTY
200 E. CRAMER STREET
FT. ATKINSON, WI 53538

W 1/4 CRNR OF SECTION 34-6-14
FND. LIMESTONE MONUMENT.
N 345212.248 E 2279986.953

E 1/4 CRNR OF SECTION 34-6-14
FND. LIMESTONE MONUMENT.
N 345149.432 E 2285337.923

S 89°19'39" E 1098.37'

SOUTH 89°19'39" EAST 5351.34'
N LINE OF THE SOUTH 1/2 OF SECTION 34-6-14

629.81'
S 00°40'21" W

E. CRAMER STREET
66'
(N82°29'W 301.33')
SOUTH 83°19'50" EAST 268.13'
POB

0 50 100

LIGHT INDUSTRIAL MANUFACTURING AND DISTRIBUTION FACILITY

PART OF LOT 1 CSM 230

(110.58')

Ⓐ L=46.06'

Ⓓ

Ⓐ CURVE DATA
L = 46.06'
R = 25.00'
CHD B = S 30°32'42" E
CHD L = 39.819'
Δ = 105°34'15"
T = 32.919'

ZONING: LI
SETBACKS
PRINCIPAL STRUCTURE,
AS SHOWN HEREON:
STREET: 25 FEET
SIDE: 10 FEET
REAR: 10 FEET

LOT 1
139,708 SQ. FT.
3.2073 ACRES

485.86'
(S18°23'W)
NORTH 17°33'36" EAST
(187.70')

70'

CLARENCE STREET

(191.07')

70'

Ⓓ *THAT PART OF LOT 1 OF CSM 230 CONVEYED TO THE CITY OF FT. ATKINSON PER DEED RECORDED AS DOCUMENT #734908.*

LIGHT INDUSTRIAL MANUFACTURING AND DISTRIBUTION FACILITY

LOT 2 CSM 231

SETBACK LINE (typ.)

(N71°29'W 266.30')
N72°26'26"W 266.25'(M)

(167.83')
(N23°07'E)
SOUTH 22°14'26" WEST 511.67'

JEFFERSON STREET

60'
ROGERS STREET

UNPLATTED LANDS

Ⓡ GARAGE

OFFICE Ⓡ

NORTH 72°25'55" WEST 251.05'

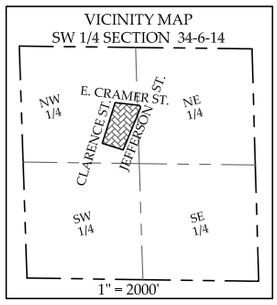
UNPLATTED LANDS

UNPLATTED LANDS

N

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE NORTH LINE OF SOUTH 1/2 OF SECTION 34-6-14 BEARS SOUTH 89°19'39" EAST.

VICINITY MAP
SW 1/4 SECTION 34-6-14



WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

LEGEND

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 3/4"x18" REBAR WEIGHING 1.50 LBS/FOOT SET, OR AS NOTED.
- (M) MEASURED
- (RECORDED AS)
- Ⓡ BUILDING TO BE RAZED

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: SR-65-26 Date: 7/09/26

SHEET 1 OF 2

SURVEYED BY B. HOTTENSTEIN
MAPPED BY J. SCOTT HENKEL, PLS

REVISED 7/30/26

CERTIFIED SURVEY MAP _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO.707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, OPPORTUNITIES INC. OF JEFFERSON COUNTY:

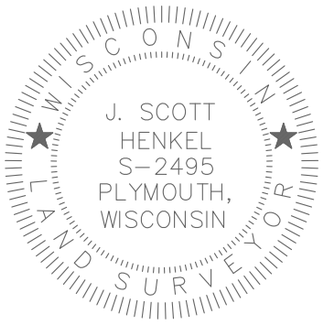
PART OF LOT 1 OF CERTIFIED SURVEY MAP 230, RECORDED AS DOCUMENT NO. 707174, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 231, RECORDED AS DOCUMENT NO. 707175, AND UNPLATTED LANDS, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34;
THENCE SOUTH 89°19'39" EAST, 1098.37 FEET, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 34;
THENCE SOUTH 00°40'21 WEST, 629.81 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 83°19'50" EAST, 268.13 FEET, ALONG THE SOUTH LINE OF CRAMER STREET;
THENCE CONTINUE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 46.06 FEET, WITH A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30°32'42" EAST, 39.819 FEET, TO THE WEST LINE OF JEFFERSON STREET;
THENCE SOUTH 22°14'26" WEST, 511.67 FEET, ALONG SAID WEST LINE;
THENCE NORTH 72°25'55" WEST, 251.05 FEET, TO THE EAST LINE OF CLARENCE STREET;
THENCE NORTH 17°32'36" EAST, 485.86 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 139,708 SQUARE FEET // 3.2073 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF FORT ATKINSON LAND DIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495



OWNER'S CERTIFICATE

AS OWNER, **OPPORTUNITIES INC. OF JEFFERSON COUNTY,** WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

CITY OF FORT ATKINSON

_____
BARBARA LEDUC, AGENT
OPPORTUNITIES INC. OF JEFFERSON COUNTY

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202___, _____,
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

CITY OF FORT ATKINSON COMMON COUNCIL CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE FORT ATKINSON COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY'S LAND DIVISION ORDINANCE.

_____
REBECCA HOUSEMAN, CITY MANAGER

_____
MICHELLE EBBERT, CITY CLERK

SHEET 2 OF 2

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: SR-65-26 Date: 7/09/26

REVISED 7/30/26

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

SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026
PROPERTY ADDRESS: NA

PARCEL NUMBER: 226-0614-3231-000 and 226-0614-3242-001
OWNER: CBF Investment CO, LLC
APPLICANT: Premier Real Estate Management, LLC

FILE NUMBER: ZMA-2026-01
EXISTING ZONING: MRM-12 Multi-Family Residential
PROPOSED ZONING: MRM-12, Multi-Family Residential
EXISTING LAND USE: Agriculture/Vacant
REQUESTED USES: Multi-Family Residential

BACKGROUND

SITE PLAN REVIEW:

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

Section 15.10.32 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Conditional Use application and procedure. This requires A Site Plan and a public hearing before the Plan Commission.

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

REQUEST OVERVIEW:

The proposed project involves the following:

- CSM to combine two existing parcels into one
- Conditional Use for a Group Development (multiple principal buildings on the same lot)
- Site Plan for 6 multi-family buildings

The subject properties were rezoned in the Spring of 2026 from Suburban Mixed Use to Multi-Family Residential (MRM-12). The proposed development includes:

- Six 12-unit multi-family buildings (72 units)
    - All 2-bedroom, 2-bathroom units

- An accessory structure office building for tenant management services
- An accessory structure mail room for tenants
- An outdoor seating area and dog run for residential tenants
- New access points to both Mehta Lane and Commonwealth Drive
- Surface parking lots
- Internal circulation driveways
- Stormwater management areas

Each multi-family building is proposed to be identical at two-stories in height with individual unit attached garages and entries. Multiple surface parking areas are provided for guests and residents that are connected via internal circulation driveways.

The subject properties are located on the far Northwest side of Fort Atkinson, adjacent to the USH 26 Bypass. They currently do not have an address, but are located at the western terminus of Mehta Lane and Commonwealth Drive. Existing land use in the area includes commercial near Madison Street, senior and market rate apartments to the east, and a combination of wetlands, mixed residential neighborhoods, and the Crown of Life Christen Academy to the South.

The proposed project is required to comply with all applicable land use standards associated with the proposed residential use, in addition to all proposed site changes.
Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those site features proposed to change.

REQUEST OVERVIEW
CSM REVIEW:

The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Mehta Lane and Commonwealth Drive into the subject property creating a new cul-de-sac at the end of each street. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRM-12 zoning district.

The property directly abuts the Highway 26 Bypass right-of-way and includes “no access” along the entire north/west property line. Additionally, as noted above, two cul-de-sac shaped areas of right-of-way are proposed to be dedicated to the public. This includes a 12,000-sf portion of future Mehta Lane that extends into the property and a 15,000-sf portion of future Commonwealth Drive that does the same. This right-of-way ensures long-term accessibility to both the north and south portions of

the site. Finally, a wetland delineation has been completed by the applicant, and the results of that study yielded two small portions of wetland within the property. Both have been identified on the proposed CSM so they can be referenced long-term as no disturbance areas.

The City Engineer has reviewed the CSM and provided a series of comments for inclusion within the Staff memo.

The proposed new Lot 1 must meet the minimum standards of the MRM-12 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of each district.

If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRM-12 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	455,743 sf
Minimum Lot Width	100 feet	>100 feet
Minimum Lot Depth	120 feet	>120 feet
Minimum Lot Frontage at ROW	50 feet	>50 feet

CONDITIONAL USE REVIEW

Under the Group Development section (15.06.02), applicants must demonstrate how the development complements the design and layout of nearby buildings and enhances, rather than detracts from, the desired character of the surrounding area. Additionally, all buildings must be of compatible architectural quality. Finally, building configuration shall allow for the potential future subdivision of the parcel for each individual building.

Group Development Standards:

- Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; and signage requirements. = Met (see Site Plan section)

- The applicant shall demonstrate:

- Complements the design and layout of nearby buildings and developments. = Met (the design and layout is similar to the multi-family buildings that exist to the east of the subject properties)
- Enhances, rather than detracts from, the desired character of the surrounding area. = Met (the design and layout is similar to the multi-family buildings that exist to the east of the subject properties)
- Architectural Quality. All buildings within the group and/or large development shall be of compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (see Site Plan section below)
- Development located within a group development shall be located so as to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired). = Met (Note: future divisibility of the individual units would only be possible with cross-access easements established throughout the site to provide access to Mehta Lane and Commonwealth Drive)
- Roadway Connections. All nonresidential projects shall have direct access or access through an easement to an arterial or collector level street; or to a local street if no other access is available, as deemed appropriate by the City. = Met (direct access only available to local road)
- Parking. Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces by 25 percent or more shall be allowed according to the regulations of Section 15.06.06(8). = Met (see Site Plan section below)
- Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of 5 feet or by a physical barrier visible to drivers and pedestrians. = N/A (none proposed)
- Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Outdoor storage uses and areas shall meet the screening requirements of Section 15.06.21. = Met (see Site Plan section below)
- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (see Site Plan section below)
- Lighting. On-site exterior lighting shall meet the standards in Section 15.06.20. = Met (see Site Plan section below)
- Signage. Signage shall meet the standards in Article IX. = Met (see Site Plan section below)

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use meets the following (staff review of each finding is

underlined):

- Is in harmony with the Comprehensive Plan. Staff believe this condition is met. The proposed project aligns with the Comprehensive Plan's Planned Mixed Use future land use designation and associated policies.
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting public health, safety, or general welfare. Staff believe this condition is met. The proposed use does not adversely impact nearby properties, will be adequately served by utilities and infrastructure, and does not pose a threat to public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. Staff believe this condition is met. This area contains a mix of uses including multi-family residential, commercial, and institutional. Lower intensity residential is buffered from the site via existing wetlands and wooded areas. The proposed use is consistent with neighboring uses and intensities.
- The conditional use is located in an area that will be adequately served by, and will not impost an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. Staff believe this condition may be met, if the water loop is provided between Mehta Lane and Commonwealth Drive (see CSM conditions). The site will be served by new utilities and infrastructure extended into the property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. Staff believe this condition is met. The proposed use provides public benefits in offering new, much-needed housing units in Fort Atkinson.

The Plan Commission may impose conditions on any conditional use permit related to the physical development and operation, vehicles and equipment of the use, roadway impacts, or other conditions as deemed necessary.

SITE PLAN REVIEW:
The proposed exterior changes on the property are required to meet the applicable minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	81 feet
Minimum Side Setback	8 feet	100 feet
Minimum Rear Setback	30 feet	47 feet
Maximum Building Height	40 feet	30 feet

Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street: 30 feet Side: 60 feet Rear: 40 feet
Minimum Principal Building Separation	10 feet	80 feet
Maximum Impervious Surface Ratio	70%	40%
Minimum Green Space	30%	60%
Maximum Building Coverage	35%	13%
Minimum Dwelling Unit Structure Area	400 sf	>400 sf/unit
Maximum Density	2,178 sf/unit	6,329 sf/unit

Apartments (9-12 units per building) is a permitted by-right land use in the MRM-12 zoning district. Land use requirements include:

- If units are under separate ownership, covenants shall be recorded addressing common structural elements (walls, roofs, etc.) = N/A
- Group Developments shall meet the standards of Section 15.06.02 = Met (see CUP section above)
- Adhere to Section 15.07.20 multi-family design standards = Met (see below)
- Adhere to Section 15.06.03(15) for driveway design standards = Met (see below)
- Minimum required parking: Met (see below)

Section 15.06.06 requires Apartment land uses to provide 1.5 spaces per dwelling unit. There's no maximum parking standard for Apartment land uses. As shown below, parking requirements are met.

	Dwelling Units	**Parking Required**	**Parking Provided**
Building 1	12	18	12 garage + 12 surface
Building 2	12	18	12 garage + 12 surface
Building 3	12	18	12 garage + 12 surface
Building 4	12	18	12 garage + 12 surface
Building 5	12	18	12 garage + 12 surface
Building 6	12	18	12 garage + 12 surface

Total	72	108	72 garage + 72 surface = 144

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)

- One access point per site or two if street frontage greater than 200 feet = Met (two)
- Driveways on opposite sides of the road shall be directly opposite of each other = N/A
- Driveways on local streets shall be at least 30 feet from intersecting streets = Met
- Driveways shall be set back 10 feet from front and side lot lines = Met
- Driveways on corner lots shall be setback 10 feet from rear lot line = Met
- Driveway widths shall be a maximum of 24 feet wide = Met (24')
- At least one ped/bicycle access point to at least one street frontage is required = **Not Met (none provided)**
- Walkways provided for pedestrians through and around off-street parking from street sidewalks and building entrances = **Not Met**
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- A minimum 10-foot green area along all street frontages and interior lot lines between the lot line and the paved surface of the parking lot = Met
- All parking stalls must provide pavement markings = **Unknown**
- Curbing is required around all parking areas and internal landscape islands = **Not Met**
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 50 feet = Met (50')
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = **Unknown**
- Minimum parking isle widths are required to be 24 feet wide = Met (24')
- Minimum and maximum parking spaces = Met (see above)
- A minimum of 11 on-site bicycle stalls are required = Met (individual unit garages)

Exterior Lighting Standards (Section 15.06.20)

- All off-street parking and traffic circulation areas serving 6 or more cars shall be lit to ensure their

safe and efficient use during evening hours = Met
- At the property line, a maximum of 1.0 footcandle is required = Met
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = Met
- The maximum height of all freestanding light fixtures is 12 feet = N/A (none proposed)
- All vehicle parking, loading, and circulation areas shall be a minimum of 0.4 footcandles = **Not Met**
- All exterior lighting elements must be shielded and downward facing = Met

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = Met
- All building mechanicals on the exterior of the building are required to be screened = **Not Met (AC units planned on façade of building)**
- Outdoor storage areas must be screened = N/A

Outdoor Recreational Space Requirements (Section 15.06.41)

- Minimum of 200 square feet + 25 square feet per unit of usable outdoor green space = Met (2,000 sf required, 12,000+ sf provided in central green space area/dog run)

Landscaping Standards (Section 15.08.40)

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

- 579 landscaping points are required for the street frontage = Met (579 points)
- 755 landscaping points are required for the paved surface areas = Met (759 points)
- 1,990 landscaping points are required for the building foundation = Met (2,070 points)
- 1,219 landscaping points are required for the yards = Met (1,224 points)

Exterior Building Design Standards (Section 15.07.01, 15.07.20)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multi-family use in the MRM-12 Zoning District. Additionally, the design standards

classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- The primary entrance shall be on the front façade facing the street = Met
- The primary entrance shall be covered by a minimum of 3 feet from the door = Met
- Exterior entry doors for interior-accessed units shall be commercial in style = N/A
- Façade lengths shall not to be greater than 25' without articulation = Met (windows, material, and color changes)
- On facades facing the street, windows and doors shall be required to comprise a minimum of 20% of the total façade = Met
- Building facades shall be clad in Class I, II, or III materials = Met (combination of glass, siding, and brick veneer base)
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = Met
- To note, there are two proposed accessory structures on the site. These include an office building (827 sf) and mailroom building (100 sf) near the Commonwealth Drive entrance. Both are proposed to have pitched roofs with vinyl siding. The office building also includes a veneer base. The structures meet the design requirements for accessory structures.

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories, volume (peak runoff), TSS (total suspended solids) and infiltration.

The applicant has submitted a stormwater management plan that generally complies with both State and City stormwater management requirements. The applicant is coordinating with the Director of Public Works and the City Engineer to finalize and record a Stormwater Maintenance Agreement with the City. The agreement must be fully executed and recorded prior to the issuance of any construction permits.
Staff also notes that the developer will be required to obtain a Wisconsin Department of Natural Resources (DNR) Construction Site Storm Water Discharge General Permit before commencing construction activities.

PUBLIC NOTICE:

A public hearing is required for Conditional Use review and action. All required public hearing notices have been properly posted in compliance with state law.
No public hearing is required for a Certified Survey Map or Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2019):

The subject properties are located within the Northwest Quadrant Planning Area (see attachments) and are identified as community commercial and environmental corridor. The opportunities indicated on the plan include proximity to Madison enhances marketability, community gateway experience, traditional neighborhood and sustainable design, neighborhoods connected across Highway 26, capitalize on existing businesses and school, and

urban mixed-use development and redevelopment opportunities.
The subject properties are also shown as Planned Mixed Use and Environmental Corridor on the Future Land Use Map. The Planned Mixed Use designation includes a mix of commercial and residential uses, including Multi-Family Residential. The Environmental Corridor designation includes open space areas comprised of known sensitive natural resources that require additional, detailed on-site investigation to determine their boundaries and appropriate setbacks. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

The applicant has worked with City staff to develop the proposed project. The City's Management Team has reviewed the application and all comments have been included within this document.

The proposed CSM, CUP, and Site Plan aims to provide an additional housing development opportunity on the subject properties. This location comprises a mix of different land uses that includes multi-family development directly to the east. The proposed use maintains the character and appropriate scale of development within the surrounding neighborhood.
As listed below, there are a few key improvements that could be made to the plans. Those include pedestrian connectivity, mechanical screening, and architectural variety amongst the proposed buildings. These changes present the opportunity to make this development unique, long-lasting, vibrant, and highly livable.

Overall, the proposed Site Plan meets the requirements of the City's ordinances, is in alignment with adopted City plans, and will provide new tax base and housing units through a future multi-family development.

RECOMMENDATION

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

- An easement shall be added to the CSM to identify the location of a watermain loop from Mehta Lane to Commonwealth Drive.
- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Conditional Use, subject to the following conditions:

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

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

- Require the applicant to provide designated or marked internal walking paths to connect Mehta Lane and Commonwealth Drive through the site.
- Require the applicant to add curbing around all parking, and landscaping areas.
- Require the applicant to update the Site Plan to include pavement markings for all planned parking stall locations that meets all ordinance requirements, as approved by staff.
- Waive the requirement and allow individual unit AC mechanicals to be located on the façade of the structure.
- Waive the requirement and allow all six buildings to be identical in terms of architecture, materials, and colors with consideration that each building is providing variation in materials and materials on individual buildings.
- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. Caridnal View Crossing Written Descrpition
2. CUP Application Redacted
3. Site Plan- Cardinal Crossing
4. CUP Mehta Lane Public Notice
5. 2026 Certified Survey Map Application Signed_Redacted
6. CSM_7-9-26
7. Site Plan Application- Cardinal View Crossing_Redacted
8. Civil Set_CARDINAL VIEW CROSSING 24X36 6-24-2026

Cardinal View Crossing

Conditional Use Permit (CUP) Narrative Summary

City of Fort Atkinson

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

Project Overview

The proposed development consists of six (6) multi-family residential buildings, each containing twelve (12) dwelling units, resulting in a total of seventy-two (72) residential units. The subject properties are currently zoned multi-residential–12 (MRM-12) and will be combined into a single parcel through a Certified Survey Map (CSM) to create a unified and cohesive development site.

Each unit will include two bedrooms, two bathrooms, an attached garage, and a private entrance, with unit sizes ranging from approximately 1,050 to 1,150 square feet. The development will also feature a centralized office/leasing space and a shared tenant mail pickup location. Additional site amenities include a dog run and outdoor seating areas to enhance resident quality of life.

The property will be professionally managed by one full-time property manager and up to two part-time employees responsible for maintenance and housekeeping.

Consistency with the Fort Atkinson Zoning Ordinance/Comprehensive Plan

The development is consistent with the intent and standards of the MRM-12 zoning district, which is designed to accommodate medium-density multi-family residential uses:

- Density Compliance:
  The MRM-12 district permits up to twenty (20) dwelling units per acre. The proposed development aligns with this density allowance, ensuring compliance while promoting efficient land use.
- Permitted Use:
  Multi-family residential development is a primary use within this district, and the proposed six-building configuration supports the district's purpose of providing planned, moderate-density housing opportunities.
- Design and Neighborhood Compatibility:
  The layout, including private entrances and attached garages, enhances compatibility with surrounding residential development and aligns with the City's expectations for quality multi-family design.
- Parking and Circulation:
  Attached garages for each unit contribute toward meeting off-street parking requirements while reducing visual and traffic impacts. Internal circulation is designed for safe and

efficient access for residents, visitors, and service vehicles. The project will also provide cul-de-sacs at the end of Commonwealth Drive and Mehta Lane that will allow traffic to flow out of the development multiple ways and provides an additional route out of the development.

- Compatibility with Adjacent Uses:
  The subject property is adjacent to land already zoned MRM-12, and the proposed use is consistent with existing and planned multi-family residential development in the area, minimizing land use conflicts.
- Public Health, Safety, and Welfare:
  The development consists of typical residential uses with no hazardous activities. Site design includes safe access, adequate parking, and professional management, ensuring no adverse impacts on public health or safety.
- Traffic and Infrastructure:
  The proposed development will generate traffic volumes consistent with similar multi-family developments (400-600 trips per day) within the area and will not impact traffic within the city's streets (LOS B or better). Two new cul-de-sacs will be provided as well at the end of Commonwealth Drive and Mehta Lane that will provide a much safer turnaround for fire and will meet the City's code for road terminations.
- Operational and Maintenance Standards:
  On-site management and maintenance staffing will ensure ongoing upkeep of buildings, landscaping, and site features, supporting long-term compliance with City standards.
- The Comprehensive Plan identifies areas for planned residential growth and multi-family housing, supporting zoning designations such as MRM-12 for medium-density development.
- The project contributes to housing diversity by providing mid-density rental housing options suitable for a range of households.
- The inclusion of features such as a dog run, seating areas, and professional on-site management supports quality of life and neighborhood stability.

Docusign Envelope ID: 1E057011-657C-887A-8247-359705F3398A

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

City of Fort Atkinson Procedural Checklist for Conditional Use Permits Requirements per Section 15.10.32

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

Name, company, and client (if applicable): Premier Real Estate Management, LLC. - Cardinal View Crossing

Phone number: [redacted] Email: [redacted]

Property address for proposed conditional use: 0 USH 26

Brief description of proposed conditional use: 6 building- 12 unit multi-family development

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 for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.
  - ☑ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
  - ☑ All lot dimensions of the subject property.
  - ☑ A graphic scale and a north arrow.
- ☐ Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations, as well as the number of employees and the hours of operation.
- ☐ A site plan of the subject property if proposed for development conforming to all requirements of Section 15.10.42 of the Fort Atkinson Zoning Code. If the proposed conditional use is a group or large development (per Section 15.06.02), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required per Section 15.10.42.
- ☐ Written justification for the proposed conditional use, including evidence that the application is consistent with the Comprehensive Plan and meets any additional standards required in the applicable zoning district. See Section 15.10.32(8) for review criteria.
- ☐ Written descriptions of anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the City Engineer.
- ☐ A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.

Docusign Envelope ID: 1E057011-657C-887A-8247-359705F3398A

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

To apply for a conditional use to operate a Community Living Arrangement (See Section 15.03.6(13) of the Fort Atkinson Zoning Code), the following additional application materials are required. To note, a Community Living Arrangement Occupancy Permit is also required prior to the start of operation. See the Fort Atkinson Zoning Code Section 15.10.33 for details.

- ❑ Provide to the City Clerk a copy of the Adult Care license issued by the Wisconsin Department of Health Services or Certificate provided from funder when such License/Certificate is granted. Applicant also agrees to notify the City if operations at this address cease.
- ❑ File a scope of business outline with the City Clerk of which shall identify the following:
  - ❑ The legally registered name of the owner or operator of the facility, the address, telephone number, and the type of license number of any state or federal license required to operate the community living arrangement facility, and the date when operation of the facility is anticipated to commence;
  - ❑ Total number of residents;
  - ❑ Scope of clients to be served (i.e. Advanced Age, Developmentally Disabled, Physically Disabled, Emotionally Disturbed/Mental Illness, Irreversible Dementia/Alzheimer's, Traumatic Brain Injury, etc.);
  - ❑ Expected staffing to serve these residents;
  - ❑ Hours of operation;
  - ❑ Facility floor plan;
  - ❑ Safety Plan and Emergency Procedures;
  - ❑ Continuation of Operations plan for patients in the event that the home is unable to continue operations, for any reason;
  - ❑ A Crisis Relocation Plan for residents that are in crisis, including any MCO options for crisis beds or other alternatives, if any exist at the time of application.
- ❑ Meet with City Police and Fire Departments to review the scope of business.

II Criteria Used to Evaluate the Proposed Conditional Use

The Zoning Administrator, City Engineer, and Department Heads shall review the complete application and evaluate whether the proposed conditional use:

1. Is in harmony with the recommendations of the Comprehensive Plan.
2. Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Docusign Envelope ID: 1E057011-657C-887A-8247-359705F3398A

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

III Process Checklist

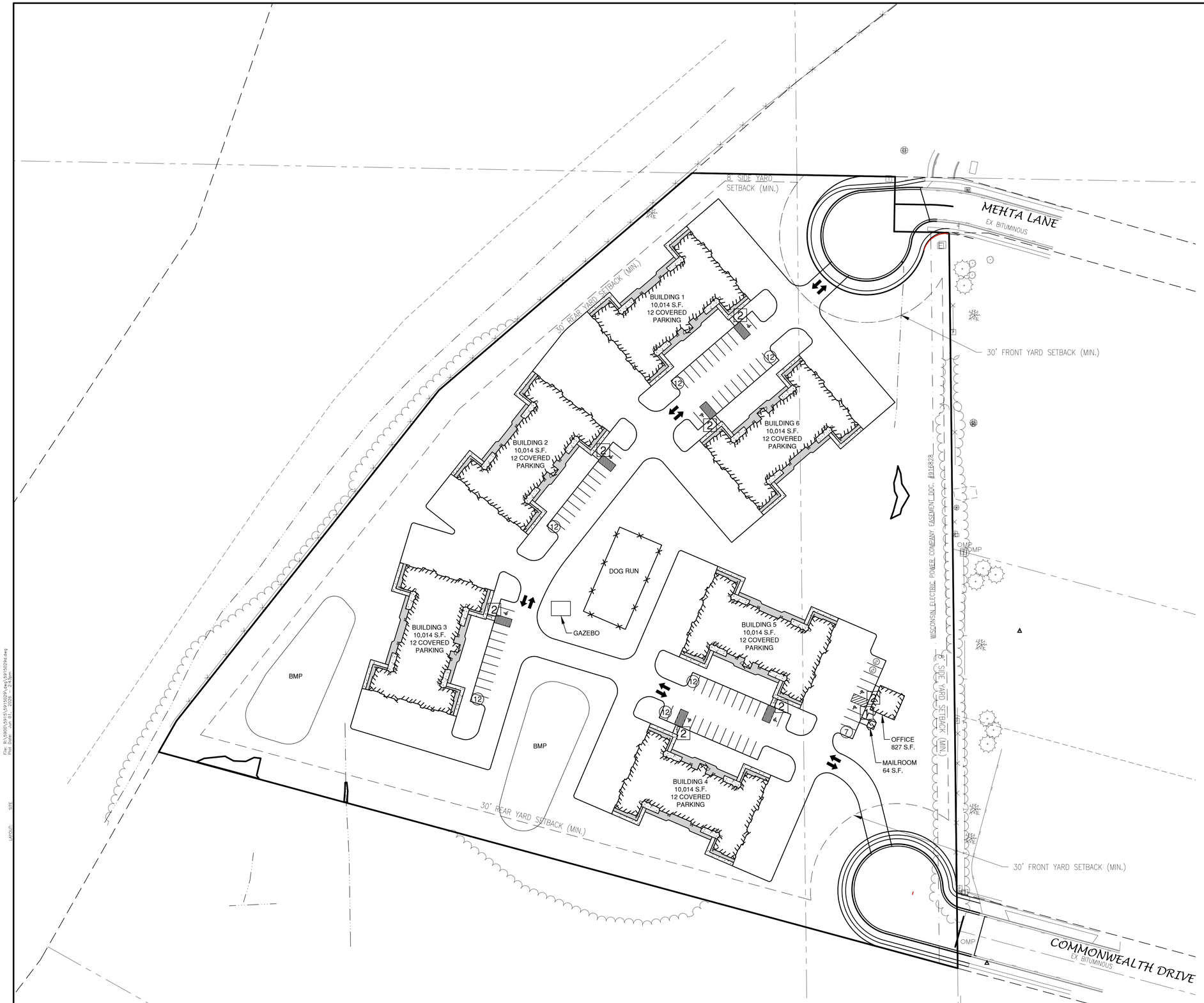
- ❑ Staff-Applicant meeting (if applicable) Date: _____
- ❑ Application fee of $250 received by City Treasurer Date: _____
- ❑ Reimbursement of professional consultant costs agreement executed. Date: _____
- ❑ Receipt of complete application packet by Zoning Administrator Date: _____
- ❑ City Staff input Date: _____
- ❑ Class 2 legal notice sent to official newspaper by City Clerk Date: _____
- ❑ Class 2 legal notice published on _____ Date: _____
- ❑ Notification of neighboring property owners within 100 feet of the petition Date: _____
- ❑ Notification of clerks of municipalities within 1,000 feet of the petition Date: _____
- ❑ Notification of airports within 1 mile of the petition Date: _____
- ❑ Plan Commission Public Hearing, review and recommendation Date: _____
- ❑ City Council review and action Date: _____

Dated this 10 day of June, 20 26

Respectfully submitted, Signed by:

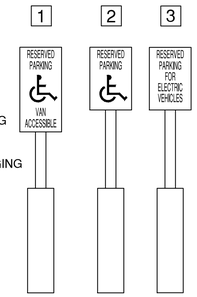
Calvin M. Allen
9B3A66378BB0437...

(Signature of Applicant)



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- ASPHALT PAVEMENT (HEAVY)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- (12) INDICATES NUMBER OF PARKING STALLS
- (EV) INDICATES ELECTRONIC CHARGING STATION
- WALL PACK



NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 151

HANDICAP ACCESSIBLE PARKING STALLS = 8

TOTAL PARKING STALLS REQUIRED = 1.5 PER UNIT = 60 X 1.5 = 90 STALLS

SITE DATA

TOTAL AREA = 10.46 ACRES, 455,743 S.F.

ZONING

MRM-12

PARCEL NO.

226-0641-3231-000 AND 226-0614-3242-001

TO BE COMBINED VIA CSM.

NORTH

0' 50' 100'

SCALE IN FEET

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

SITE PLAN

DATE 05/2026
FILE 5915029D
JOB NO. ----

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

SHEET NO. 3

File: R:\59000\5915\5915029\dwg\5915029ld.dwg
Plot Date: Apr 01, 2026 - 2:43pm
User: SITE
LAYOUT:

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

June 15, 2026

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review a request for a Conditional Use Permit for group development of multiple principal buildings on one parcel located on Mehta Lane (parcels 226-0641-3231-000 and 226-0614-3242-001).

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, August 11, 2026, at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the link below or dial in for audio access.

https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by your location
+1 312 626 6799

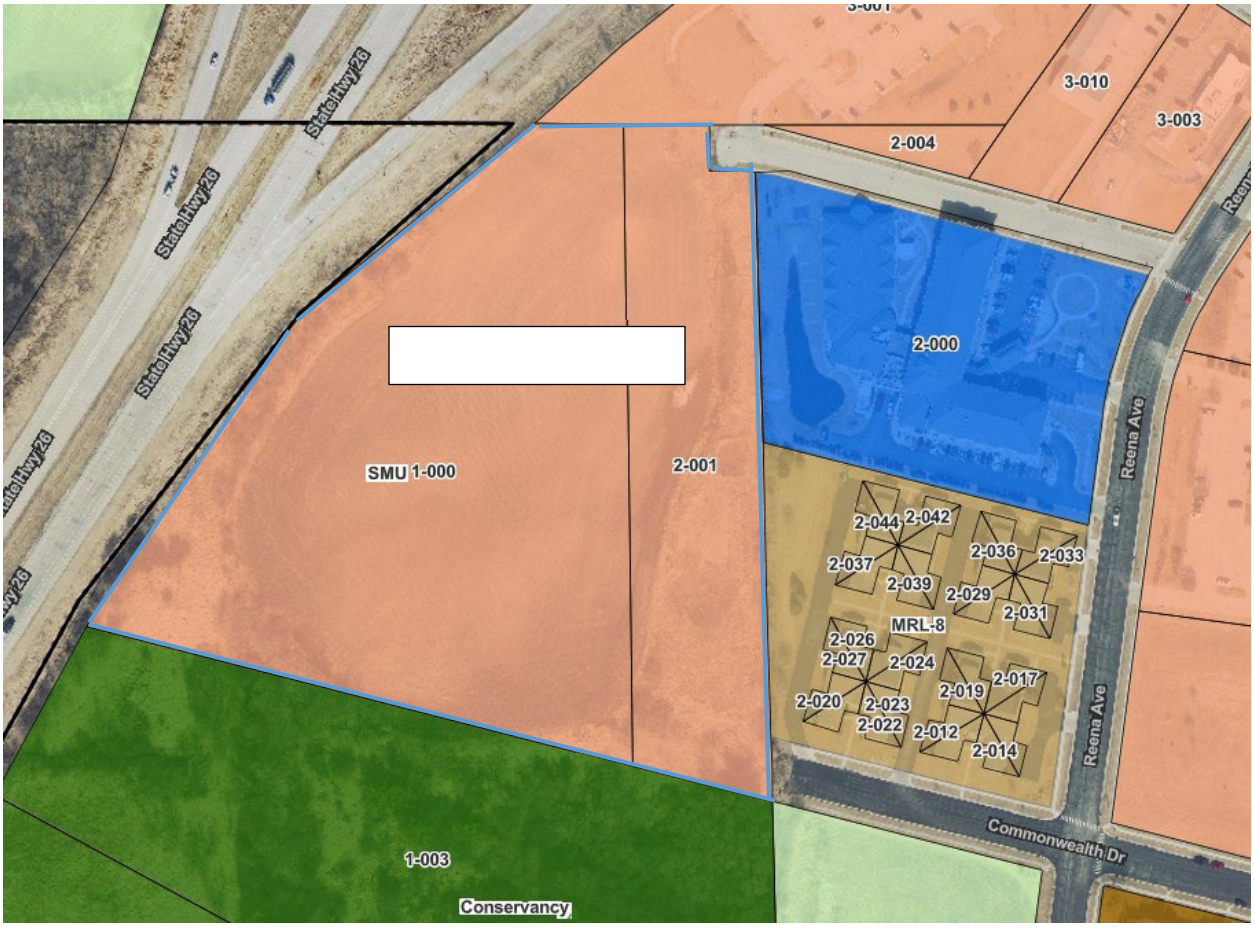
The Plan Commission may make a final decision on the Conditional Use Permit at its meeting on August 25, 2026. The Plan Commission is seeking input from the public. For more information, please contact Director of Neighborhood and Building Services Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts to Jedidiah Draeger.

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

Jedidiah Draeger
Director of Neighborhood and Building Services

Publish: July 28 and August 4, 2026

Conditional Use Permit



SMU – Suburban Mixed Use

MRL – Multi-Family Residential

Conservancy

I – Institutional

RH–35– Rural Holding

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): Troy Hewitt, REL on behalf of Pre/3

Phone number: [redacted] Email [redacted]

OWNER Name, company, and client (if applicable): Pre/3 Emily McFarland

Phone number: [redacted] Email: [redacted]

Postal address for proposed CSM: Vacant parcel, no parcel address assigned

Parcel Identification Numbers Involved: 226-0614-3242-001 226-0614-3231-000

Brief description of proposed division or combination and purpose: Pre/3 is looking at developing the property into a multi-family development. Pre/3 will be purchasing the property and then combining the two parcels to facilitate this development. Parcel currently zoned MRM-12 and is an Ag field

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) whichmaintains 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: _____
- ❑ 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

Dated this 8th day of June, 20 26

Respectfully submitted,

_____

(Signature of Applicant)

CERTIFIED SURVEY MAP _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

CSM Number _____

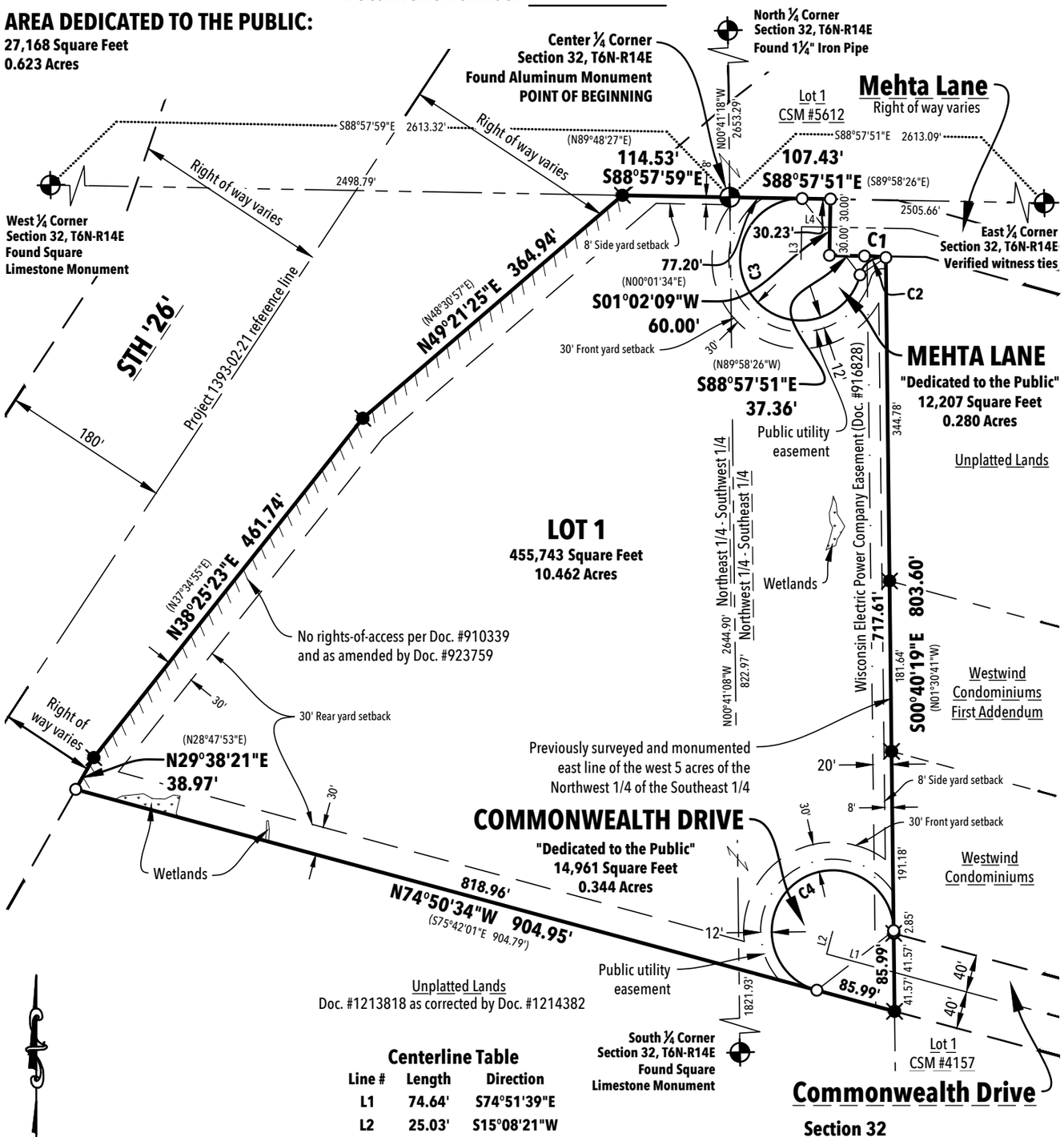
Document Number _____

AFFECTED TAX PARCELS:

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

AREA DEDICATED TO THE PUBLIC:

27,168 Square Feet
0.623 Acres



Centerline Table

Line #	Length	Direction
L1	74.64'	S74°51'39"E
L2	25.03'	S15°08'21"W
L3	35.00'	N01°02'09"E
L4	30.23'	S88°57'51"E

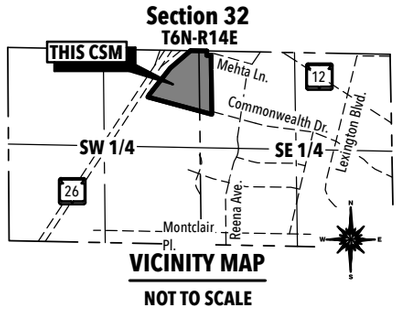
LEGEND:

- ○ Set 1" x 18" Iron Pipe w/ Cap weighing 1.13 lbs./lin. ft.
- ✱ Existing 3/4" Iron Rod
- ⊕ County PLSS Monument
- ( ) Record bearing or distance

SCALE: 1"= 150'

0' 75' 150' 300'

Bearings are referenced to the Jefferson County Coordinate System. The west line of the Southeast 1/4 of Section 32, T6N-R14E bears N00°41'08"W.



VICINITY MAP

NOT TO SCALE

SURVEYOR:

Troy E. Hewitt, PLS #2831
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-96411
thewitt@releeinc.com

OWNER/SUBDIVIDER:

Premier Real Estate Management LLC
3120 Gateway Road
Brookfield, WI 53045
262-790-4560
cal@pre-3.com

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4, Section 32, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin more fully described as follows:

Commencing at the South 1/4 corner of said Section 32; thence N00°41'08"W, 2644.90 feet on the west line of said Southeast 1/4 to the Center 1/4 corner of said Section 32, the POINT OF BEGINNING; thence S88°57'51"E, 107.43 feet on the north line of said Southeast 1/4 to the west right of way of Mehta Lane; thence S01°02'09"W, 60.00 feet on said west right of way to the south right of way of Mehta Lane; thence S88°57'51"E, 37.36 feet on said south right of way; thence 22.79 feet on the arc of a 200.00 foot radius curve to the right, having a long chord which bears S85°40'48"E, 22.78 feet on said south right of way to the monumented east line of the west 5 acres of said Northwest 1/4 of the Southeast 1/4; thence S00°40'19"E, 803.60 feet on said east line to the northeast corner of lands described in Document Number 1213818 as corrected by Document Number 1214382; thence N74°50'34"W, 904.95 feet on the north line of said lands to the east right of way of STH '26'; thence N29°38'21"E, 38.97 feet on said east right of way; thence N38°25'23"E, 461.74 feet on said east right of way; thence N49°21'25"E, 364.94 feet on said east right of way to the north line of said Northeast 1/4 of the Southwest 1/4; thence S88°57'59"E, 114.53 feet on said north line to the Point of Beginning.

Said parcel contains 482,911 Square Feet (11.086 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 70 of the City of Fort Atkinson in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2026.

_____

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 Centennial Centre Blvd.
Hobart, WI 54155
Original: 5/20/2026

PUBLIC UTILITY EASEMENT DEDICATION:

A non-exclusive utility easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by Premier Real Estate Management, LLC, Grantors, to the City of Fort Atkinson and other Public Utilities, Grantee(s),

their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or CSM, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

NOTES:

1. Dates of boundary field survey: 4/29/26
2. Commonwealth Drive and Mehta Lane are dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
3. Setbacks shown are based on Fort Atkinson's (MRM-12) Multi-Family Residential-12 Zoning District and are current as to the date of this CSM. To ensure accuracy, please confirm all setbacks with the Director of Neighborhood and Building Services prior to construction.
4. Wetlands delineated by NES Ecological Services on April 30, 2026.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	6°31'42"	200.00'	22.79'	N85°40'48"W	22.78'	N82°24'57"W	N88°56'39"W
C2	82°57'40"	25.00'	36.20'	S56°06'13"W	33.12'	N82°24'57"W	S14°37'23"W
C3	256°24'46"	65.00'	290.89'	S37°10'14"E	102.15'	N88°57'51"W	N14°37'23"E
C4	254°10'15"	65.00'	288.35'	S52°14'33.5"W	103.71'	N00°40'19"W	S74°50'34"E

CSM Number _____

Document Number _____

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, combined and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF FORT ATKINSON

_____

Calvin Akin, Managing Member Date
Premier Real Estate Management, LLC

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CSM Number _____

Document Number _____

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

R:\5900\5915\5915029\dwg\5915029_csm.dwg

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

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: _____ Approved: _____
Kyle Jaeckel - Council President

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at _____ o'clock ____.M. and recorded as

Certified Survey Map Number _____ as Document Number _____.

_____
Staci Hoffman, Jefferson County Register of Deeds

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

R:\5900\5915\5915029\dwg\5915029_csm.dwg

SHEET 4 OF 4

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

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

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

Name, company, and client (if applicable): Premier Real Estate Management LLC. CARDINAL VIEW CROSSING

Phone number: [redacted]

I Applicability

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

II Application Requirements

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

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

- ☑ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☑ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).

☑ Proposed Post-Development Site Information.

- ☑ Property lines and setback lines.
- ☑ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
- ☑ Proposed right of way lines with bearings and dimensions clearly labeled.
- ☑ Proposed access points onto public streets and access drives on the subject property.
- ☑ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
- ☑ Location of all proposed parking and traffic circulation areas.
- ☑ Location and configuration of all visibility triangles proposed on the subject property.
- ☑ Location and dimension of all loading and service areas on the subject property.
- ☑ Location of all outdoor storage areas and the design of all screening devices.
- ☑ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
- ☑ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
- ☑ Location of snow storage areas, except for single family and two family residential.
- ☑ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
- ☑ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
- ☐ Location, type, height, size, and lighting of all signage on the subject property.
- ☑ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.

☑ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.

☑ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.

☑ Elevation Drawings.

- ☑ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
- ☑ Depict exterior materials, texture, color, and overall appearance.
- ☑ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).

☑ Photometric Plan

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.

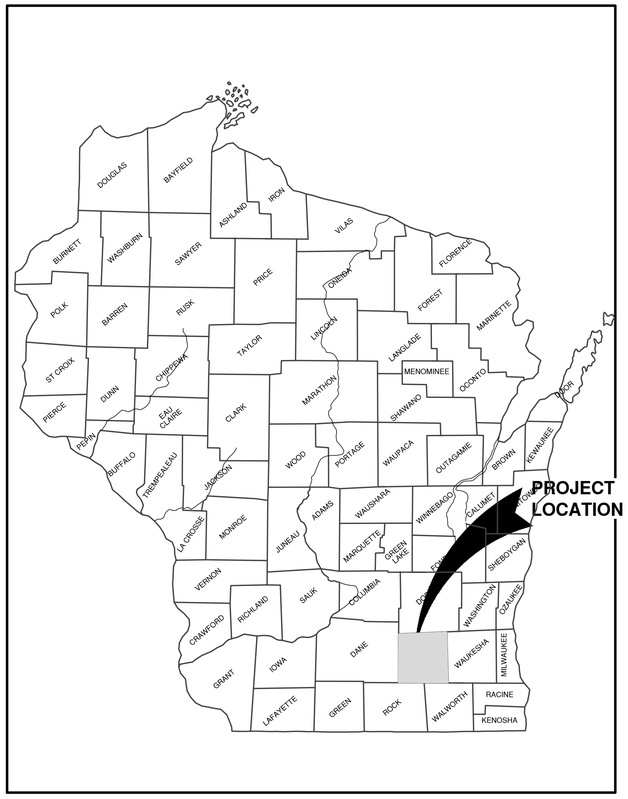
- ☑ Describe the proposed hours of operation and traffic generation.
- ☑ Procedures for snow removal, except for single and two family residential.

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: _____

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON, JEFFERSON COUNTY, WI

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



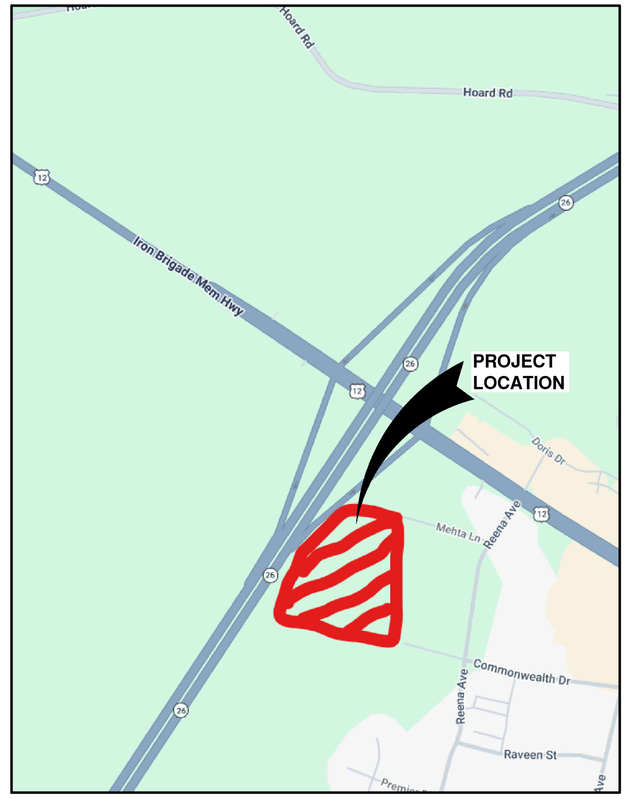
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN - MAINS
5	UTILITY PLAN - LATERALS
6	GRADING PLAN
7	EROSION CONTROL PLAN
X	MISCELLANEOUS DETAILS
X	MISCELLANEOUS DETAILS
X	MISCELLANEOUS DETAILS
X	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
X	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
X	EROSION CONTROL - DITCH CHECK DETAILS
X	EROSION CONTROL - SHEET FLOW DETAILS
X	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
X	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
X	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS



LOCATION MAP

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 04/2026
FILE 5915029C
JOB NO. 5915029

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

SHEET NO. C

File: R:\5900\5915\5915029\dwg\5915029C.dwg
Print Date: Jun 23, 2026 - 8:53am

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

UTILITY INFORMATION:

UTILITIES PRESENT:
--CITY OF FORT ATKINSON-- CHARTER COMMUNICATIONS, --WIN, LLC.--, --WINDSTREAM--, --AT&T DISTRIBUTION--, --TDS METROCOM--, AND --WE ENERGIES--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --#20261605804 & DATE 4-23-2026--, VISIBLE OBSERVATION (--4-23-2026--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF FORT ATKINSON
600 TALCOTT AVE.
FORT ATKINSON, WI 53538

(920) 397-9909

TELECOMMUNICATIONS:
SPECTRUM / TIME WARNER / CHARTER
12405 POWERSCOURT DR.
ST. LOUIS MO 63131

(262) 446-9821

GAS & ELECTRIC:
WE ENERGIES
231 W MICHIGAN ST.
MILWAUKEE, WI 53203
(414) 221-2345

TELECOMMUNICATIONS:
AT & T / SBC
435 S. 95TH ST.
MILWAUKEE, WI 53214

(920) 929-1013

TELECOMMUNICATIONS:
WIN TECHNOLOGY
4955 BULLS FARM RD.
EAU CLAIRE, WI. 54701

(920) 840-6861

TELECOMMUNICATIONS:
TDS METROCOM / TDS TELECOM
1029 W. MASON ST.
GREEN BAY, WI 54303

(920)884-3340

TELECOMMUNICATIONS:
WINDSTREAM COMMUNICATIONS
314 N. DANZ AV.
GREEN BAY, WI 54302

(920) 410-8902

OWNER INFORMATION:

CARDINAL VIEW CROSSING
3120 GATEWAY ROAD
BROOKFIELD, WI 53045

(414) 899-0214

CONTACT: BOB MURRAY

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL

- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV	CULVERT

File: R:\5900\5915\5915029\dwg\5915029t.dwg
Plot Date: Jun 22, 2026 - 8:34am
LAYOUT: NOTES

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

GENERAL NOTES

DATE 05/2026
FILE 5915029T
JOB NO. ----

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

SHEET NO. 1



LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4, Section 32,
Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin more fully described as
follows:
Commencing at the South 1/4 corner of said Section 32; thence N00°41'08" W, 2644.90 feet on the west line of
said Southeast 1/4 to the Center 1/4 corner of said Section 32, the POINT OF BEGINNING; thence S88°57'51" E,
107.43 feet on the north line of said Southeast 1/4 to the west right of way of Mehta Lane; thence S01°02'09" W,
60.00 feet on said west right of way to the south right of way of Mehta Lane; thence S88°57'51" E, 37.36 feet on
said south right of way; thence 22.79 feet on the arc of a 200.00 foot radius curve to the right, having a long chord
which bears S85°40'48" E, 22.78 feet on said south right of way to the monumented east line of the west 5 acres of
said Northwest 1/4 of the Southeast 1/4; thence S00°40'19" E, 803.60 feet on said east line to the northeast corner
of lands described in Document Number 1213818 as corrected by Document Number 1214382; thence
N74°50'34" W, 904.95 feet on the north line of said lands to the east right of way of STH '26'; thence N29°38'21" E,
38.97 feet on said east right of way; thence N38°25'23" E, 461.74 feet on said east right of way; thence
N49°21'25" E, 364.94 feet on said east right of way to the north line of said Northeast 1/4 of the Southwest 1/4;
thence S88°57'59" E, 114.53 feet on said north line to the Point of Beginning.
Said parcel contains 482,911 Square Feet (11.086 Acres) of land more or less.
Subject to any and all easements
and restrictions of record.

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
01	ARROW ON HYDRANT	822.28
02	MAG NAIL IN PPL 04-12788	822.58
03	ARROW ON HYDRANT	833.34

DEMOLITION NOTES

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH MUNICIPAL STANDARDS.

NORTH

0' 50' 100'
SCALE IN FEET

File: R:\5900\5915\5915029\Arch\5915029t.dwg
Plot Date: Jun 22, 2026 - 8:34am
LAYOUT: EXISTING

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

DRAWN BLT
CHECKED
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 05/2026
FILE 5915029T
JOB NO. -----

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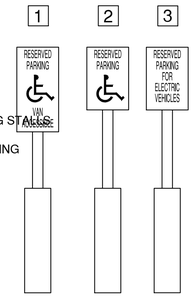
SHEET NO. 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	290.89	65.00	256.41	S37° 10' 14"E	102.15
C2	288.35	65.00	254.17	S52° 14' 33"W	103.71



LEGEND

- CONCRETE PAVEMENT (8,518 S.F.)
- ASPHALT PAVEMENT (103,425 S.F. LIGHT)
- ASPHALT PAVEMENT (3,310 S.F. HEAVY)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- (12) INDICATES NUMBER OF PARKING STALLS
- (EV) INDICATES ELECTRONIC CHARGING STATION
- WALL PACK



NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 151 =79 SURFACE & 72 COVERED

HANDICAP ACCESSIBLE PARKING STALLS = 8

TOTAL PARKING STALLS REQUIRED = 2.0 PER UNIT = 72 X 2 = 144 STALLS

SITE DATA

TOTAL AREA = 10.46 ACRES, 455,743 S.F.

BUILDING AREA = 1.40 ACRES, 60,975 S.F. (13.3%)

SIDEWALK/PARKING LOT AREA = 2.63 ACRES, 114,951 S.F. (25.1%)

GREEN SPACE = 6.43 ACRES, 279,902 S.F. (61.6%)

IMPERVIOUS RATIO $\frac{175926}{455743}$ = 0.39

BUILDING HEIGHTS-

APARTMENT= 30'-6"

OFFICE= 16'-0"

MAILROOM= 10'-2 $\frac{3}{8}$"

NO FLOODPLAIN ON PARCEL

PARCEL NO.

226-0641-3231-000 AND 226-0614-3242-001

TO BE COMBINED VIA CSM.

ZONING

MRM-12

SITE DENSITY

6 X 12 = 72 UNITS
6.88 UNITS PER ACRE

NORTH

0' 50' 100'

SCALE IN FEET

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

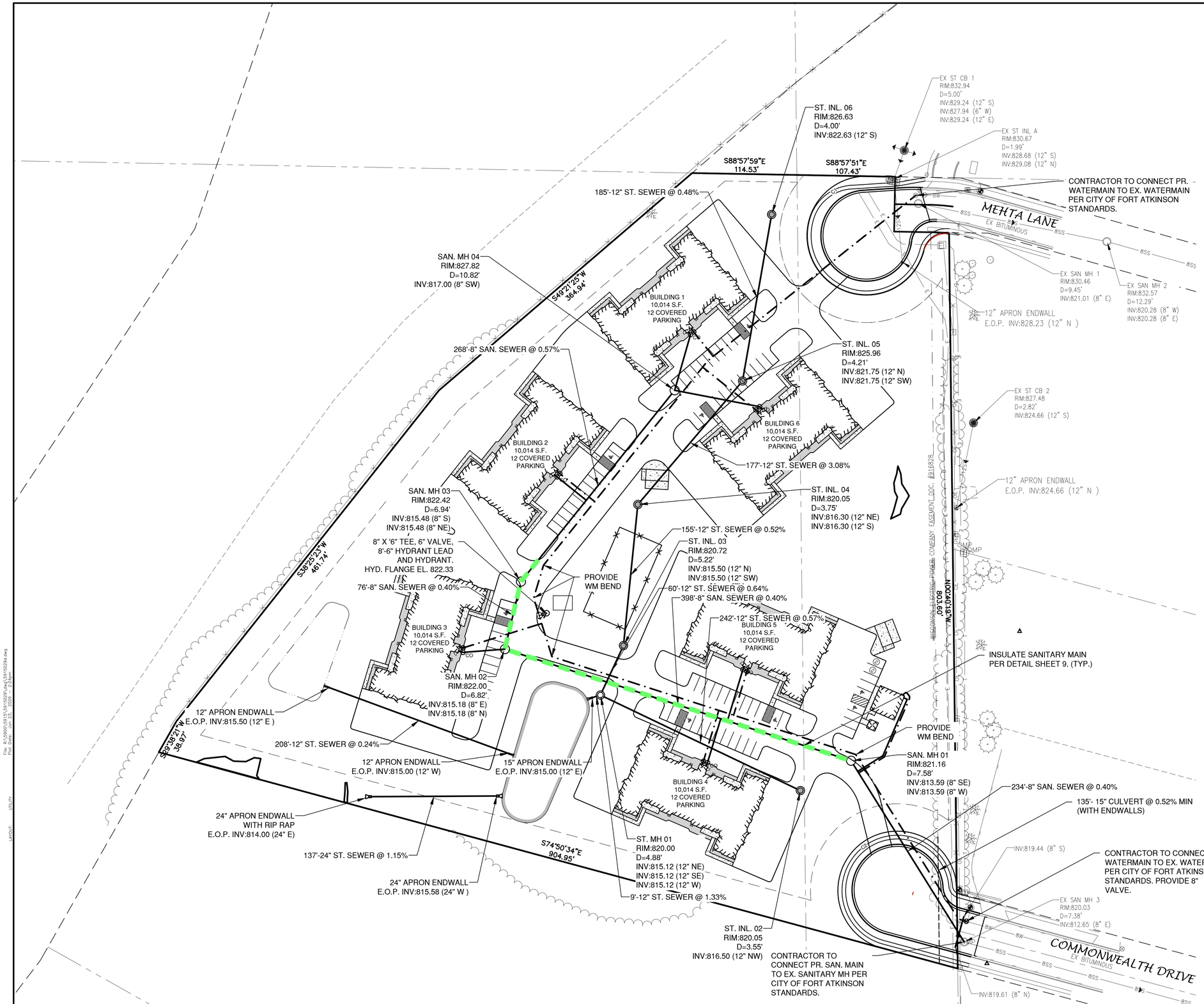
SITE PLAN

DATE 05/2026
FILE 5915029D
JOB NO. ----

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SHEET NO. 3

File: R:\5900\5915\5915029\dwg\5915029sd.dwg
Plot Date: Jan 23, 2026 - 2:34pm
LAYOUT: SITE



LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 50' 100'

SCALE IN FEET

File: R:\5960\5915\5915029\dwg\5915029st.dwg
Plot Date: Jun 23, 2026 - 12:43pm
Layout: Utility

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

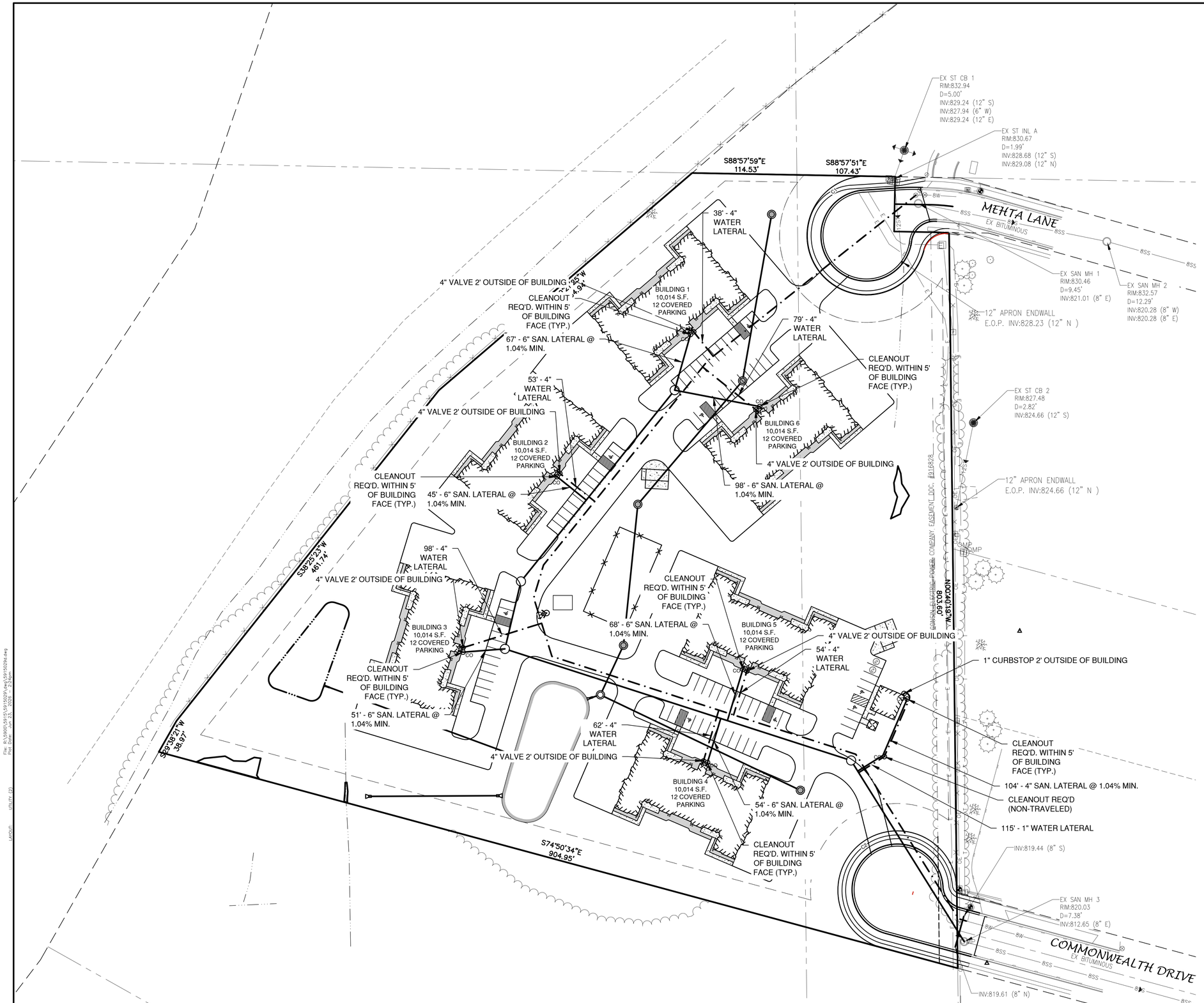
PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

UTILITY PLAN - MAINS

DATE 05/2026
FILE 5915029D
JOB NO. ----

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SHEET NO. 4



LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

PLUMBING DATA PER UNIT

DRAINAGE FIXTURE UNITS = 29
WATER FIXTURE UNITS = 23

PLUMBING DATA PER BUILDING

DRAINAGE FIXTURE UNITS = 348
WATER FIXTURE UNITS = 276

PLUMBING DATA PER OFFICE

DRAINAGE FIXTURE UNITS = 18
WATER FIXTURE UNITS = 4

NORTH

0' 50' 100'
SCALE IN FEET

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

UTILITY PLAN - LATERALS

DATE 05/2026
FILE 5915029D
JOB NO. ----

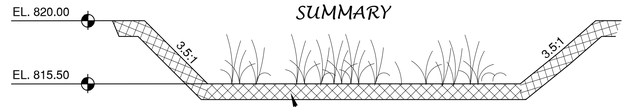
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SHEET NO. 5

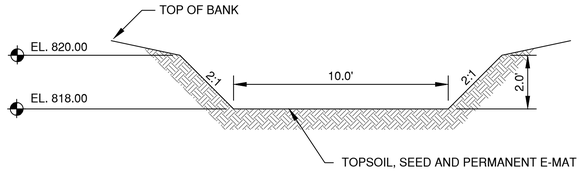
File: R:\5900\5915\5915029\dwg\5915029ttl.dwg
Print Date: Apr 23, 2026 - 2:24pm
LAYOUT: UTILITY (2)

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	816.10
2-YEAR	816.25
10-YEAR	816.75
100-YEAR	817.41

DRY POND FLOOD ELEVATION SUMMARY



DRY POND DETAIL
A-A_1



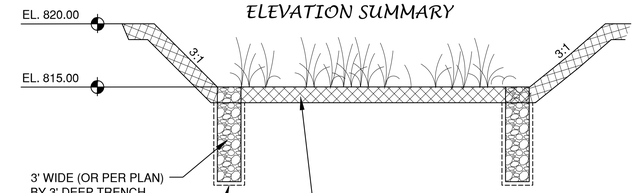
WEST DRY POND EMERGENCY OVERFLOW STRUCTURE DETAIL

LEGEND

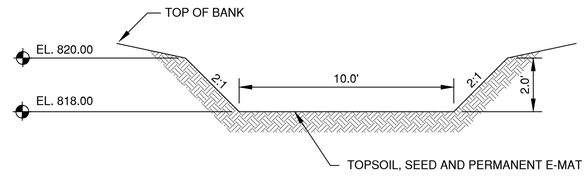
T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	816.23
2-YEAR	816.50
10-YEAR	817.22
100-YEAR	818.15

INFILTRATION BASIN FLOOD ELEVATION SUMMARY



INFILTRATION BASIN DETAIL
B-B_1



EAST INFILTRATION BASIN EMERGENCY OVERFLOW STRUCTURE DETAIL

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

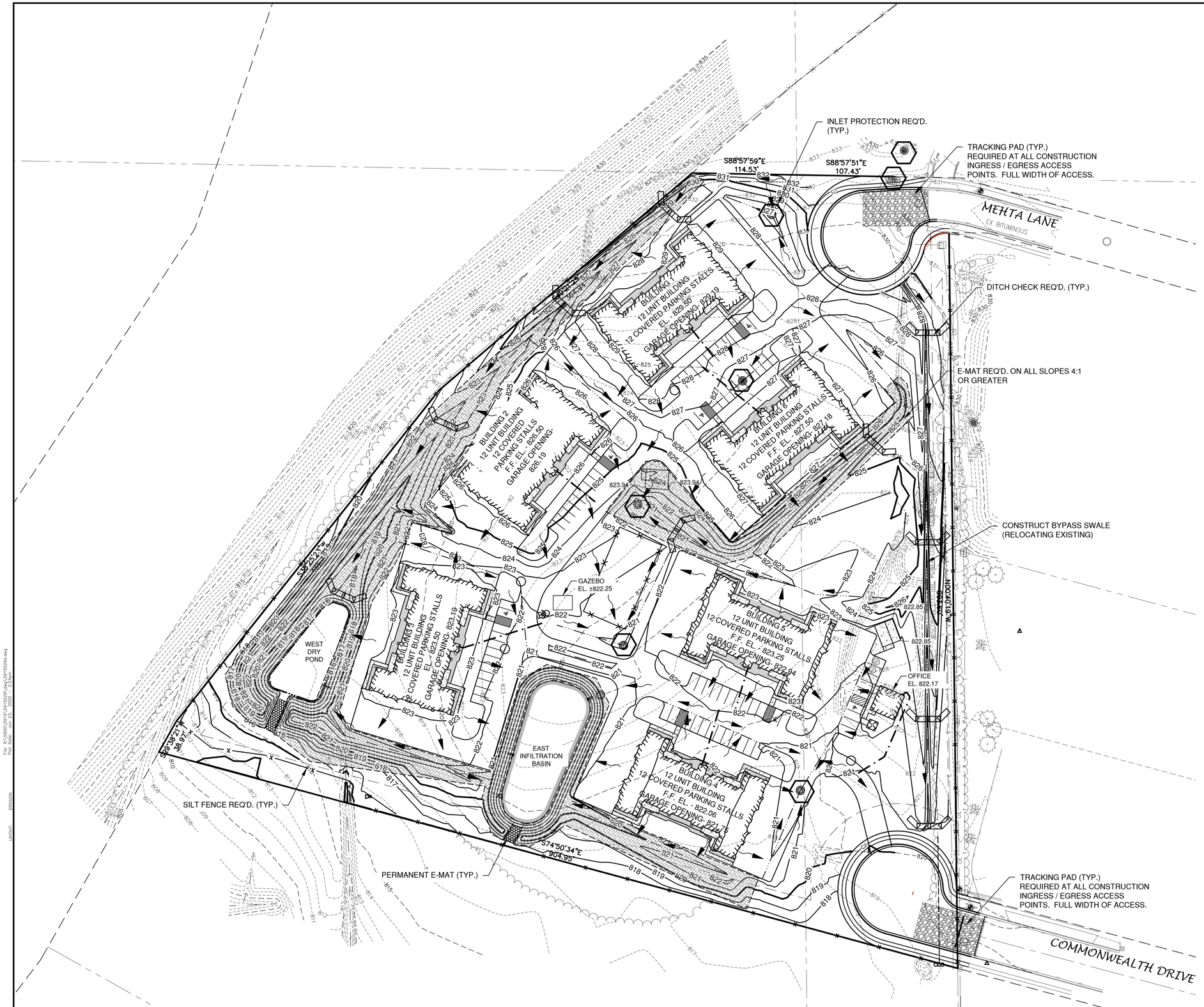
PROPOSED MULTI-FAMILY DEVELOPMENT FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

GRADING PLAN

DATE 05/2026
FILE 5915029D
JOB NO. ----

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SHEET NO. 6



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
x	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	CULVERT PIPE CHECK
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 50' 100'

SCALE IN FEET

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

DRAWN BLT
CHECKED
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

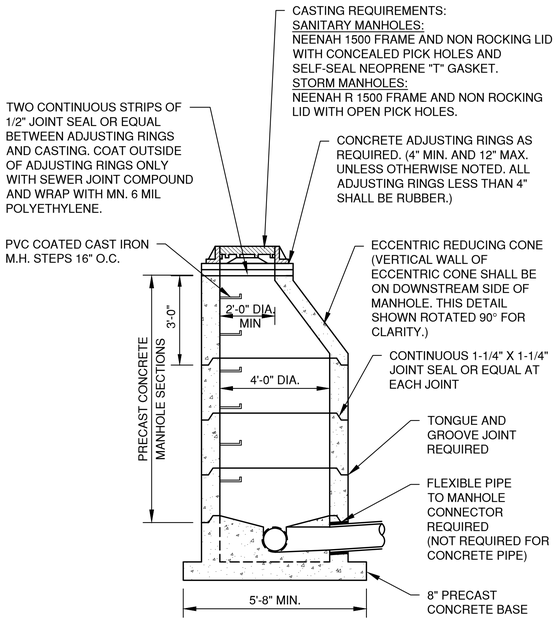
EROSION CONTROL PLAN

DATE 05/2026
FILE 5915029D
JOB NO. -----

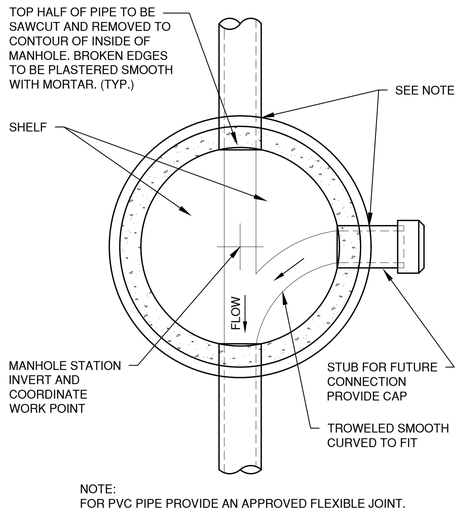
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SHEET NO. 7

File: R:\5900\5915\59-15029\Arena\5915029d.dwg
Plot Date: Jun 23, 2026 - 2:34pm
Layout: EROSION

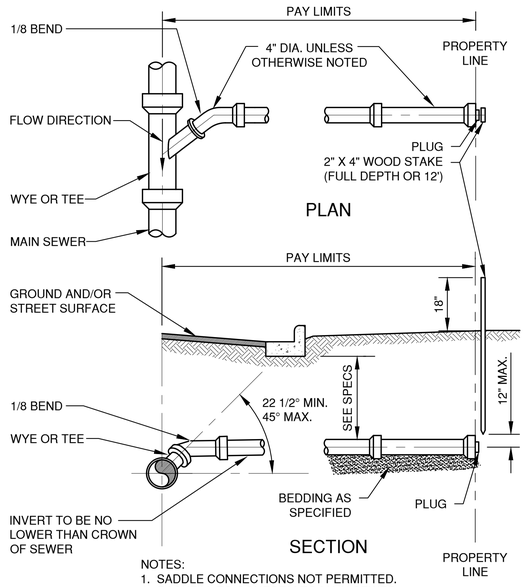


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

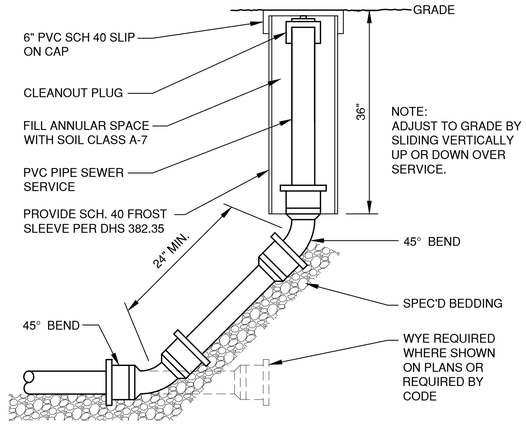
MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)



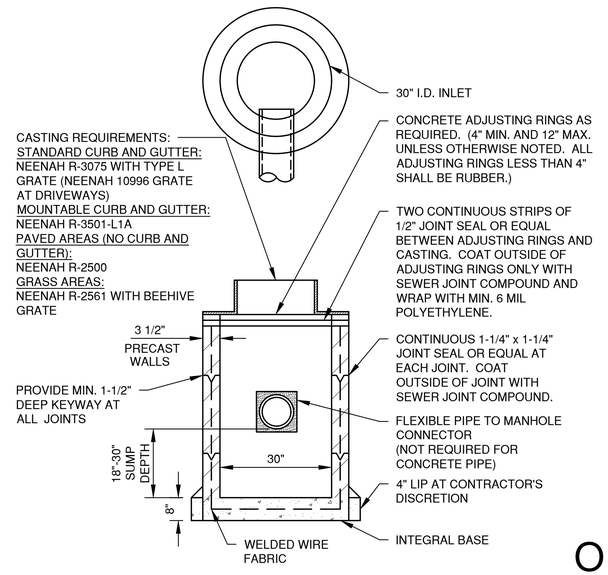
NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

NOTE: CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN



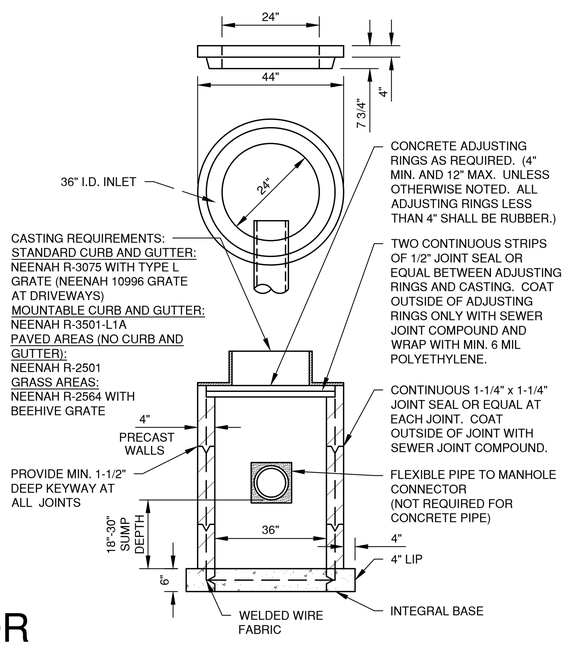
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

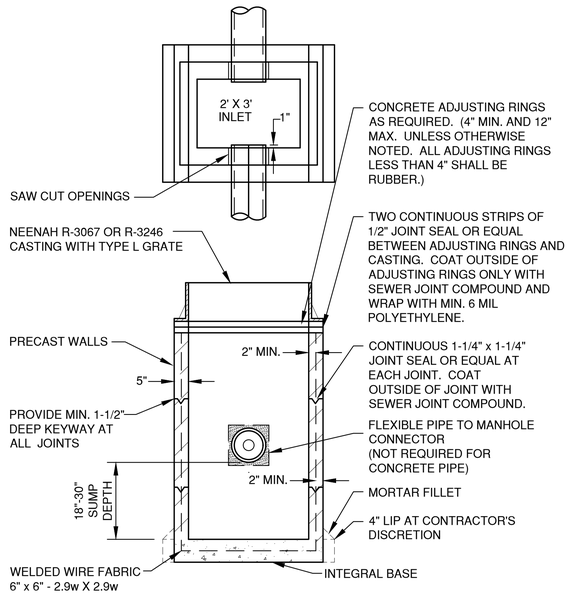
TYPE 'A' STORM INLET

OR



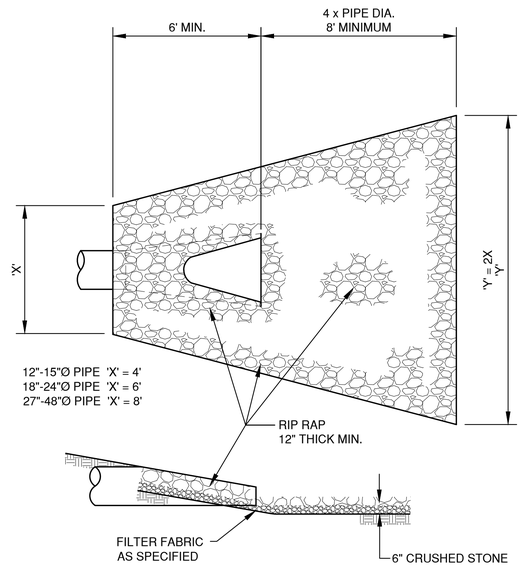
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

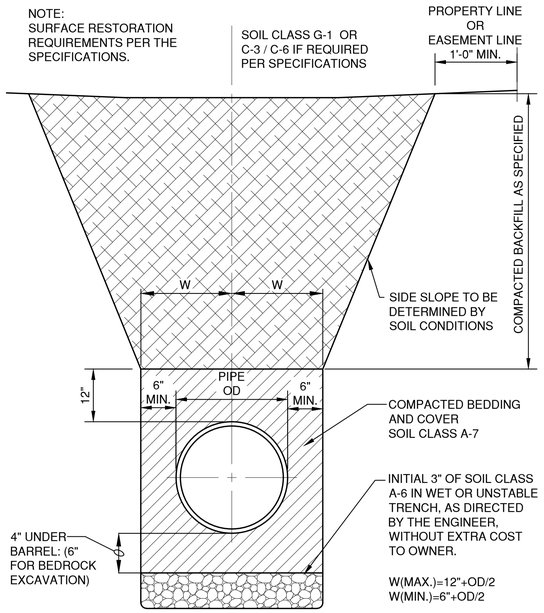
MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915029DET
JOB NO. 5915029

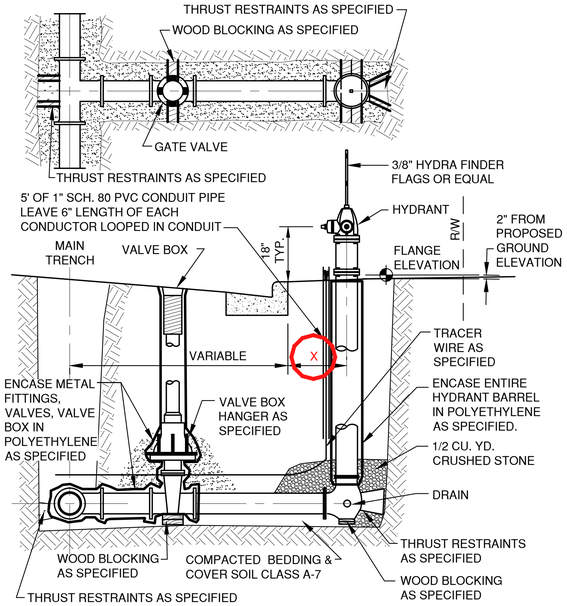
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SHEET NO. 8

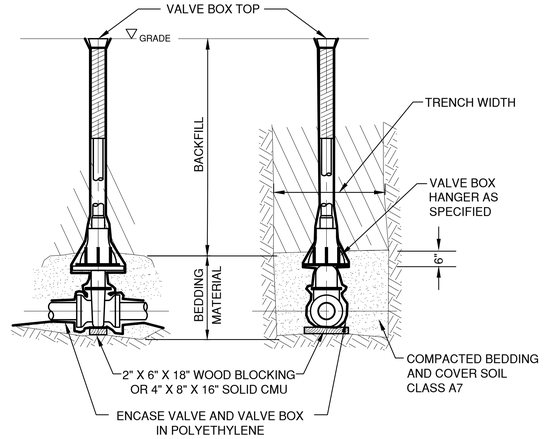
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Plot Date: Jun 22, 2026 - 9:36am
layout: DETAILS (1)



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

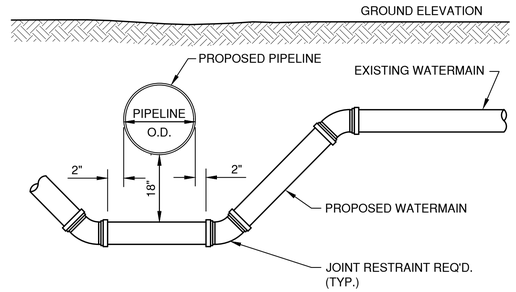


STANDARD HYDRANT SETTING CURB SECTION

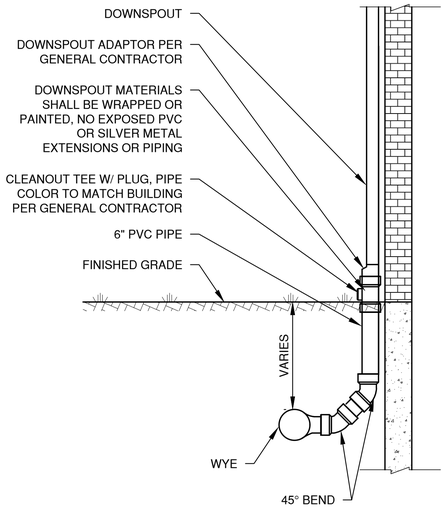


SIDE VIEW FRONT VIEW

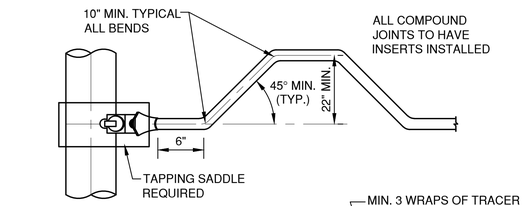
VALVE BOX SETTING

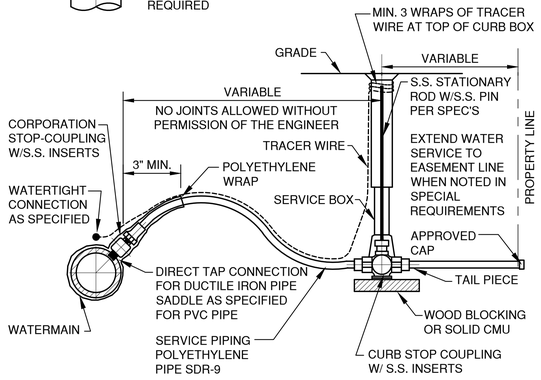


DETAIL FOR WATERMAIN OFFSET



DOWN SPOUT COLLECTOR DETAIL

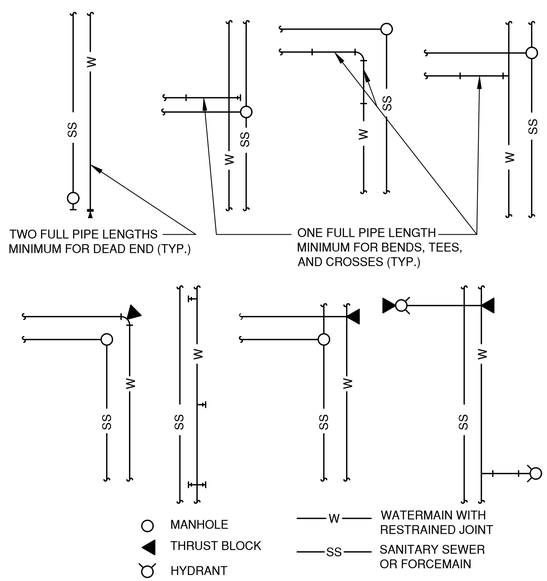




SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING (POLYETHYLENE)



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION

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

DRAWN ----- CHECKED ----- DESIGNED -----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

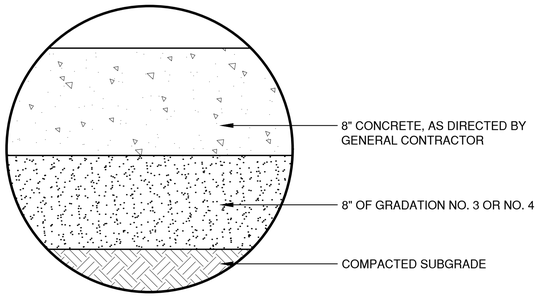
MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915029DET
JOB NO. 5915029

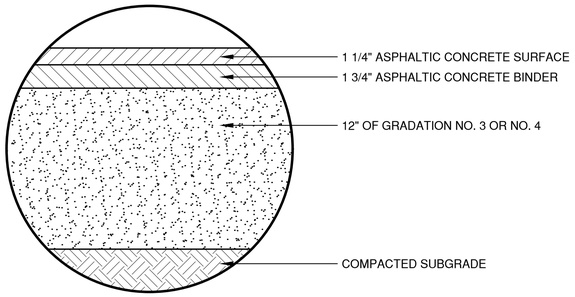
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SHEET NO. 9

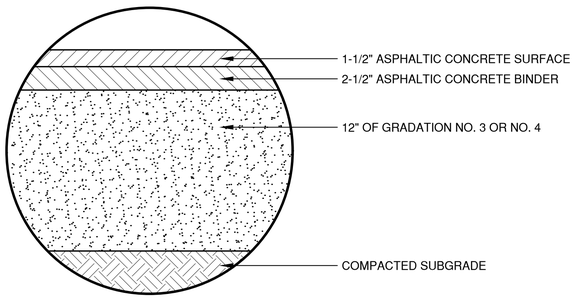
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Plot Date: Jun 22, 2026 - 9:36am
Layout: DETAILS (2)



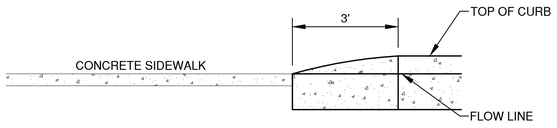
CONCRETE PAVEMENT



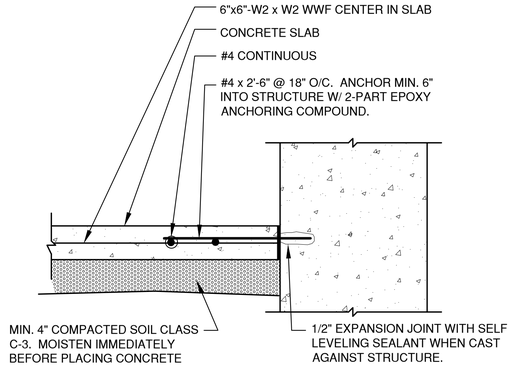
LIGHT DUTY ASPHALT PAVEMENT



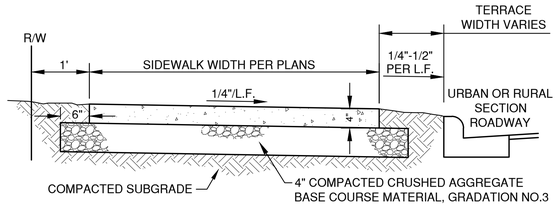
HEAVY DUTY ASPHALT PAVEMENT



CURB TAPER DETAIL

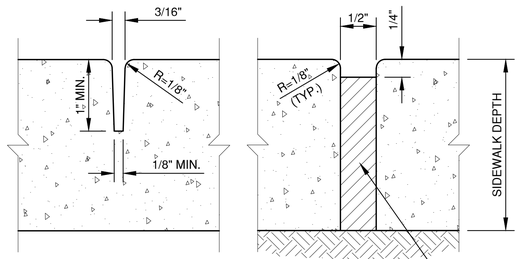


TYPICAL SIDEWALK ADJACENT TO STRUCTURE



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

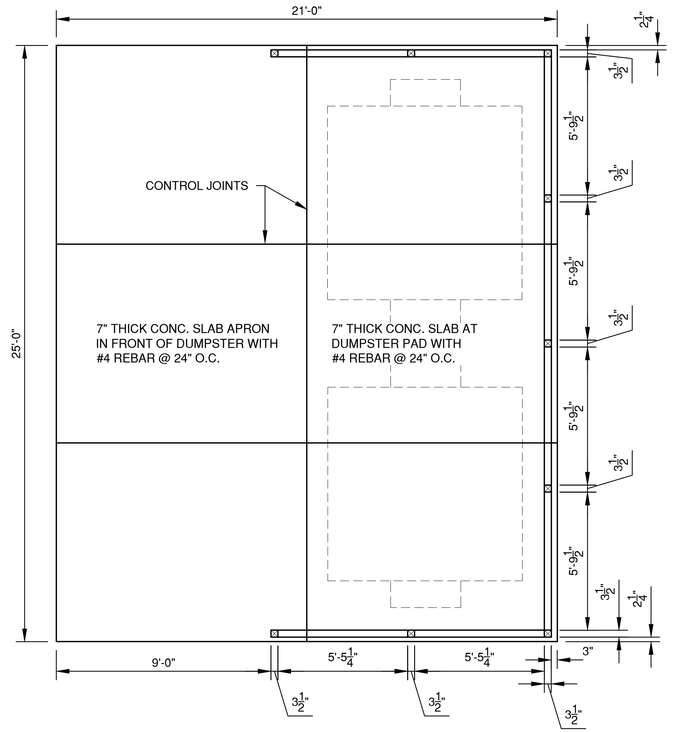


TOOLED CONTRACTION JOINT

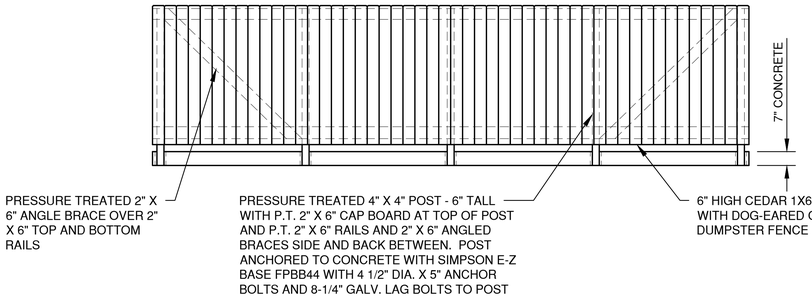
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

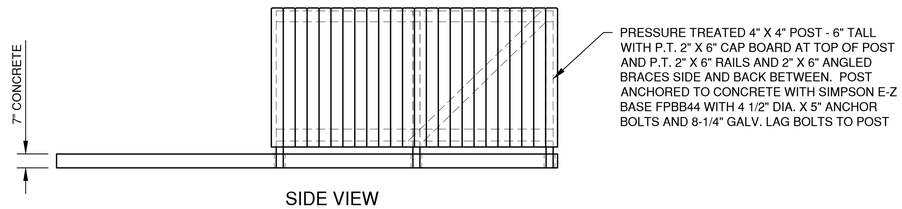
SIDEWALK DETAIL



PLAN VIEW



BACK VIEW



SIDE VIEW

TRASH ENCLOSURE

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915029DET
JOB NO. 5915029

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SHEET NO. 10

File: R:\5900\5915\5915029\dwg\5915029DET.dwg
Plot Date: Jan 22, 2026 - 9:49am
Layout: DETAILS (3)

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

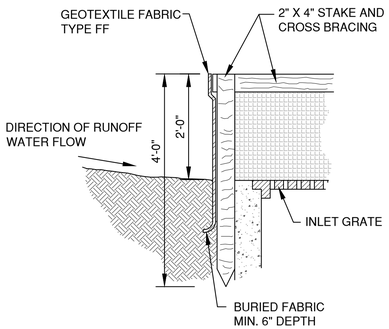
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

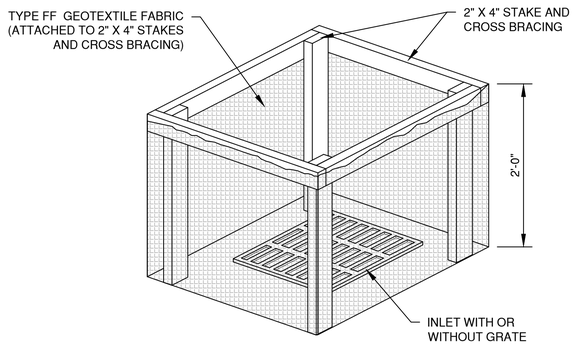
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

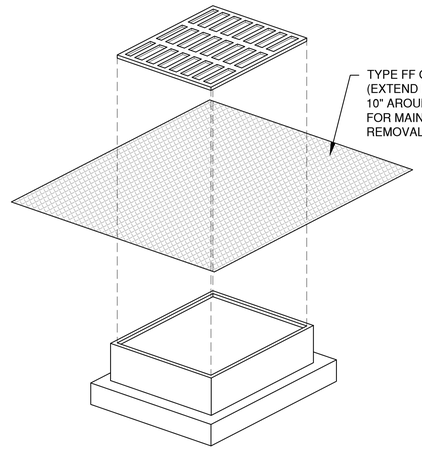
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

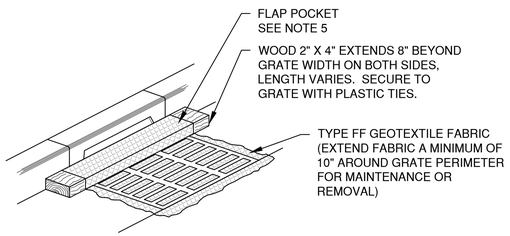




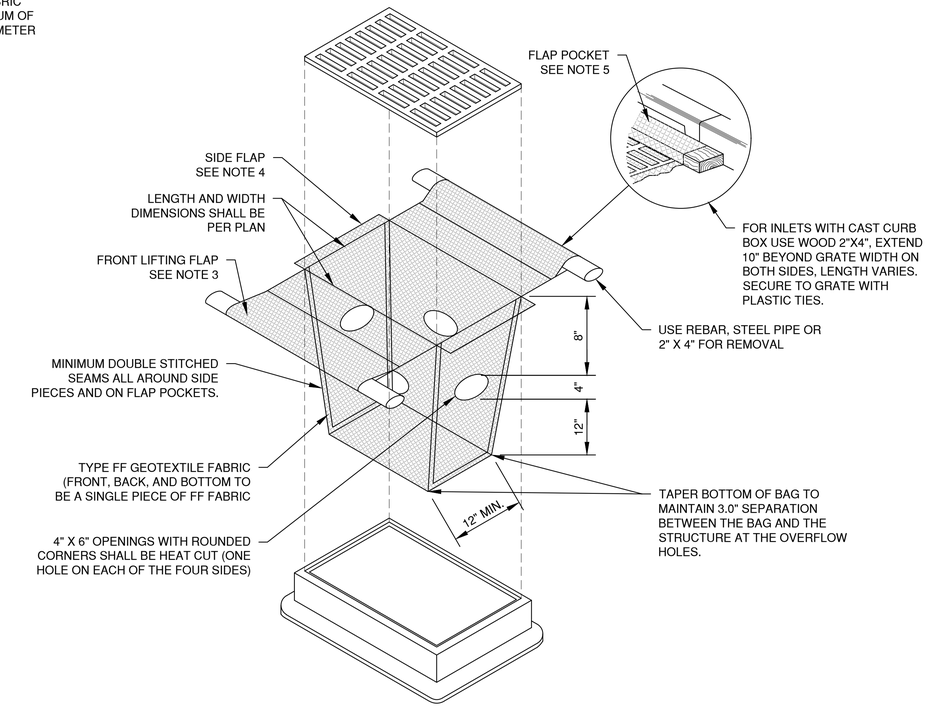
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: R:\5900\5915\5915029\dwg\5915029EC.dwg
Plot Date: Jun 23, 2026 - 9:11am
LAYOUT: 1_INLET PROTECTION

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

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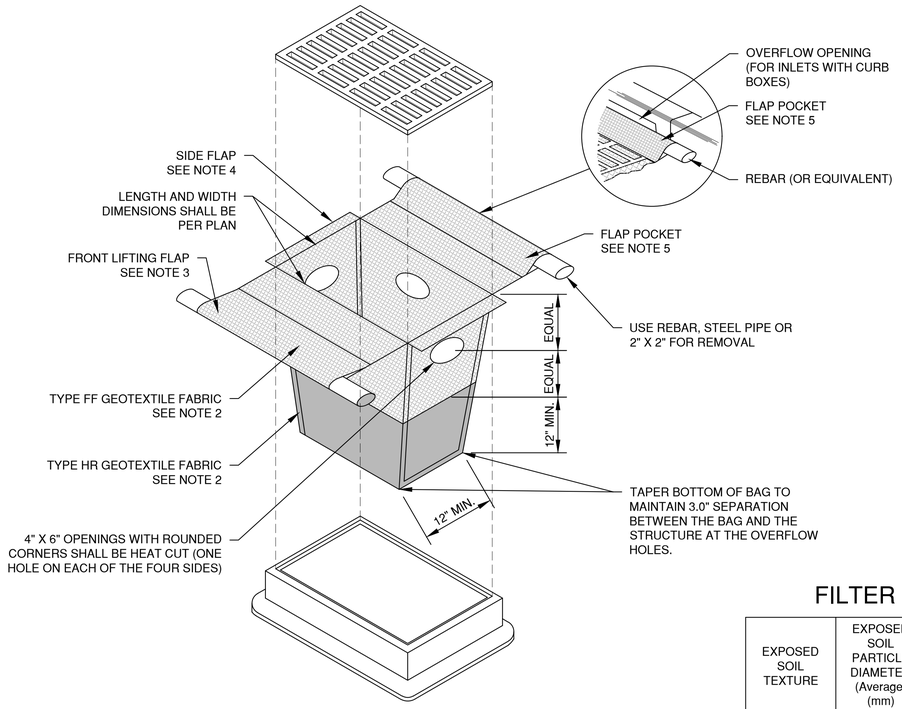
SHEET NO. 11

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

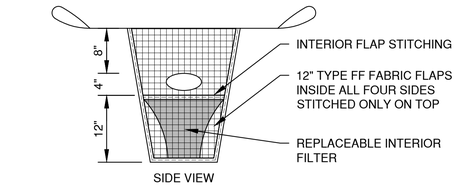


INLET PROTECTION, TYPE D-HR

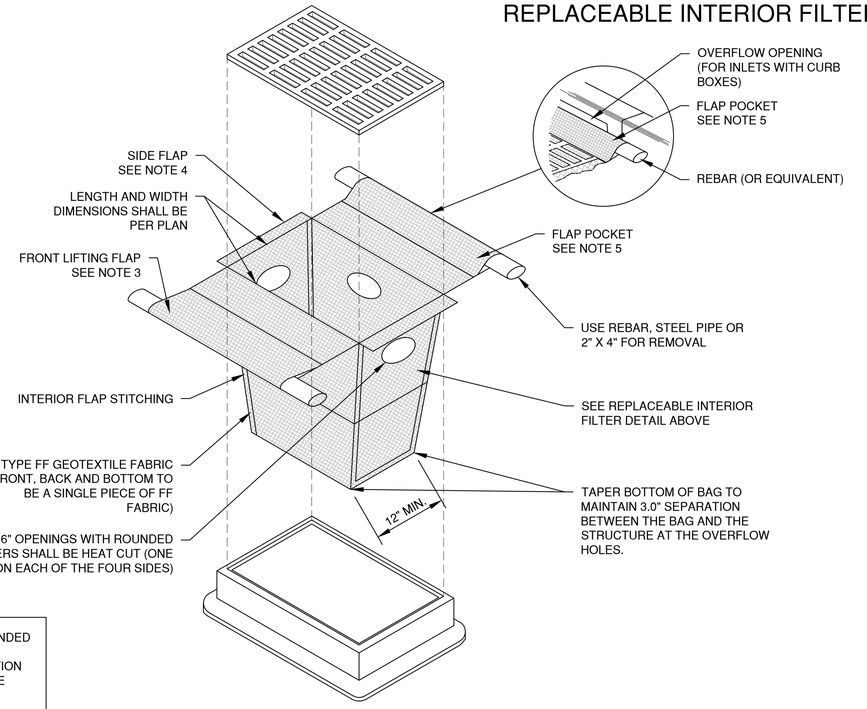
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\5900\5915\5915029\dwg\5915029EC.dwg
Plot Date: Jun 23, 2026 - 9:11am
DATA\05 2 INLET PROTECTION

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

DRAWN ----
CHECKED ----
DESIGNED ----

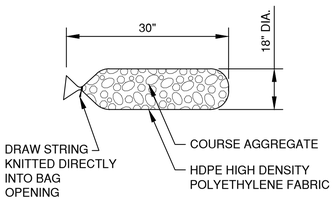
MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

REL Robert E. Lee & Associates, Inc.
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SHEET NO. 12



FILTER BAG DETAIL

NOTES:

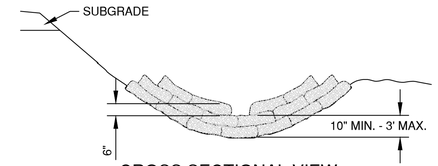
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

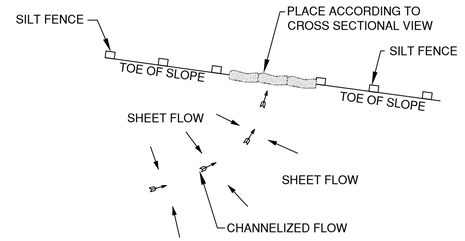
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

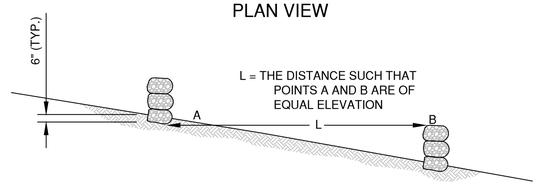
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



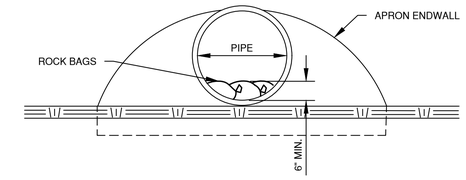
PLAN VIEW



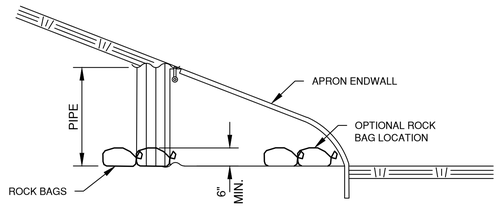
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS



END VIEW

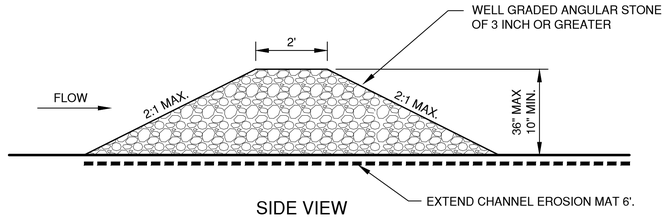


SIDE VIEW

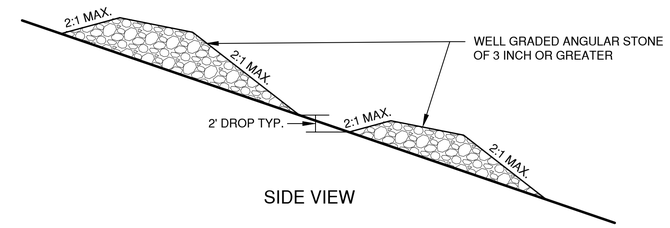
CULVERT PIPE CHECK

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW

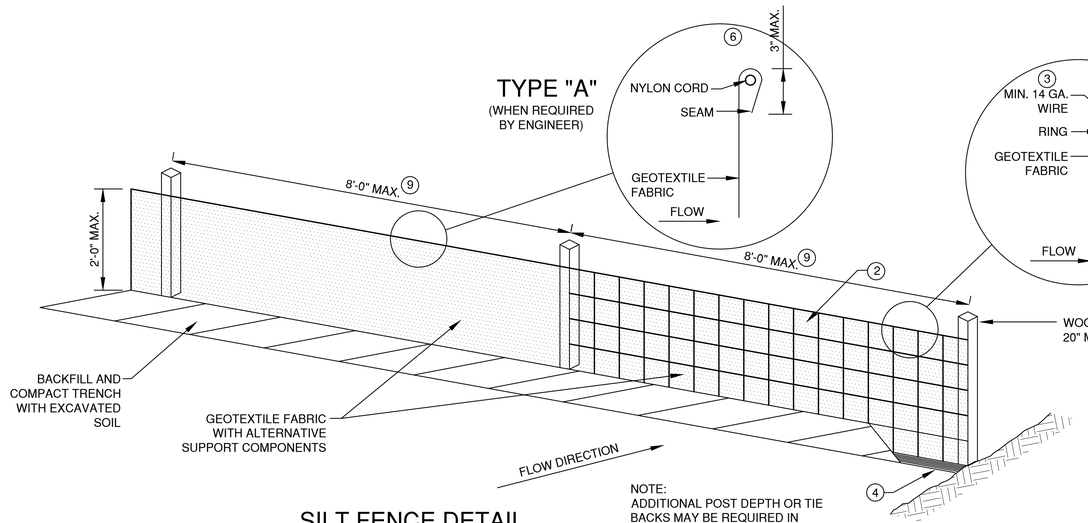


SIDE VIEW

TEMPORARY DITCH CHECK USING STONE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN ---- / CHECKED ---- / DESIGNED ----	MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING FOR PRE/3 LLC. CITY OF FORT ATKINSON JEFFERSON COUNTY, WISCONSIN	EROSION CONTROL DITCH CHECK DETAILS	DATE 04/2026 / FILE 5915029EC / JOB NO. 5915029	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 13

File: R:\5900\5915\5915029\dwg\5915029EC.dwg
Plot Date: Jun 22, 2026 - 9:11am
Layout: 3 ditch checks



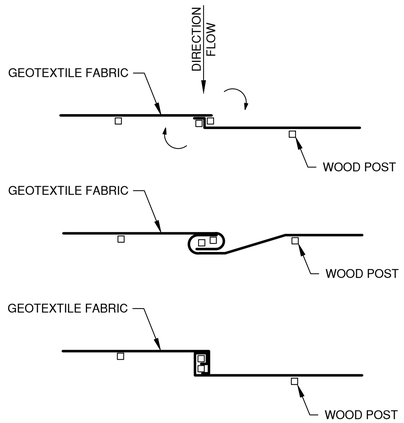
SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

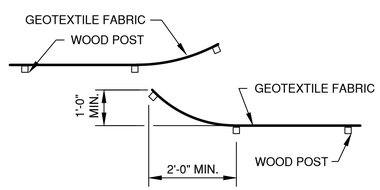
SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

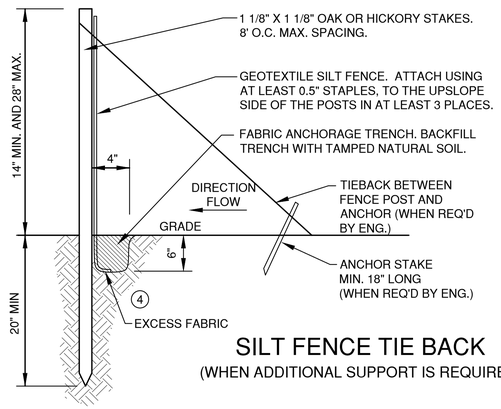


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

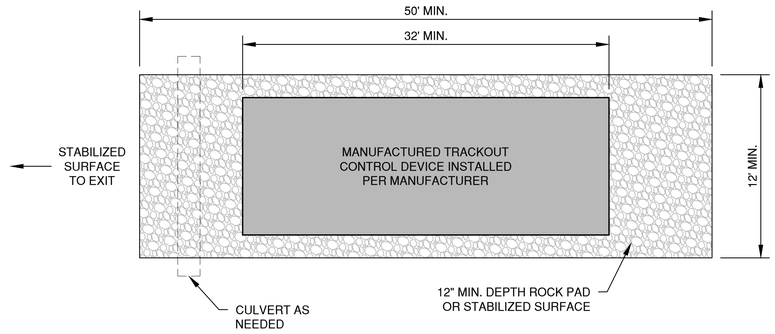
DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

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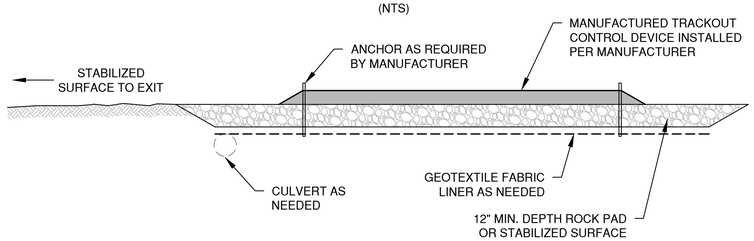
SHEET NO. 14

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Print Date: Jun 22, 2026 - 9:10am
LAYOUT: 4 SHEET FLOW

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

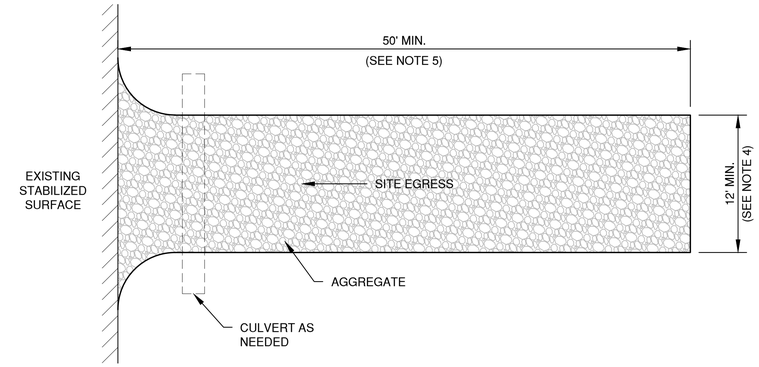


SECTION VIEW

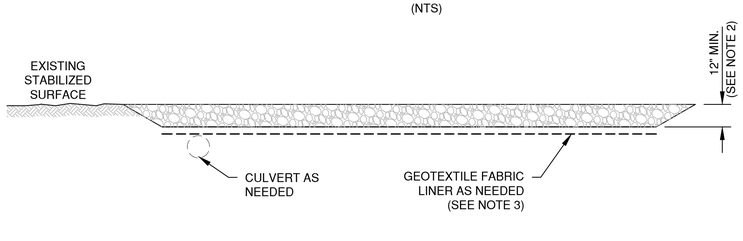
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: R:\5900\5915\5915029\dwg\5915029EC.dwg
Plot Date: Jun 23, 2026 - 9:10am
Layout: S_Trackout

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

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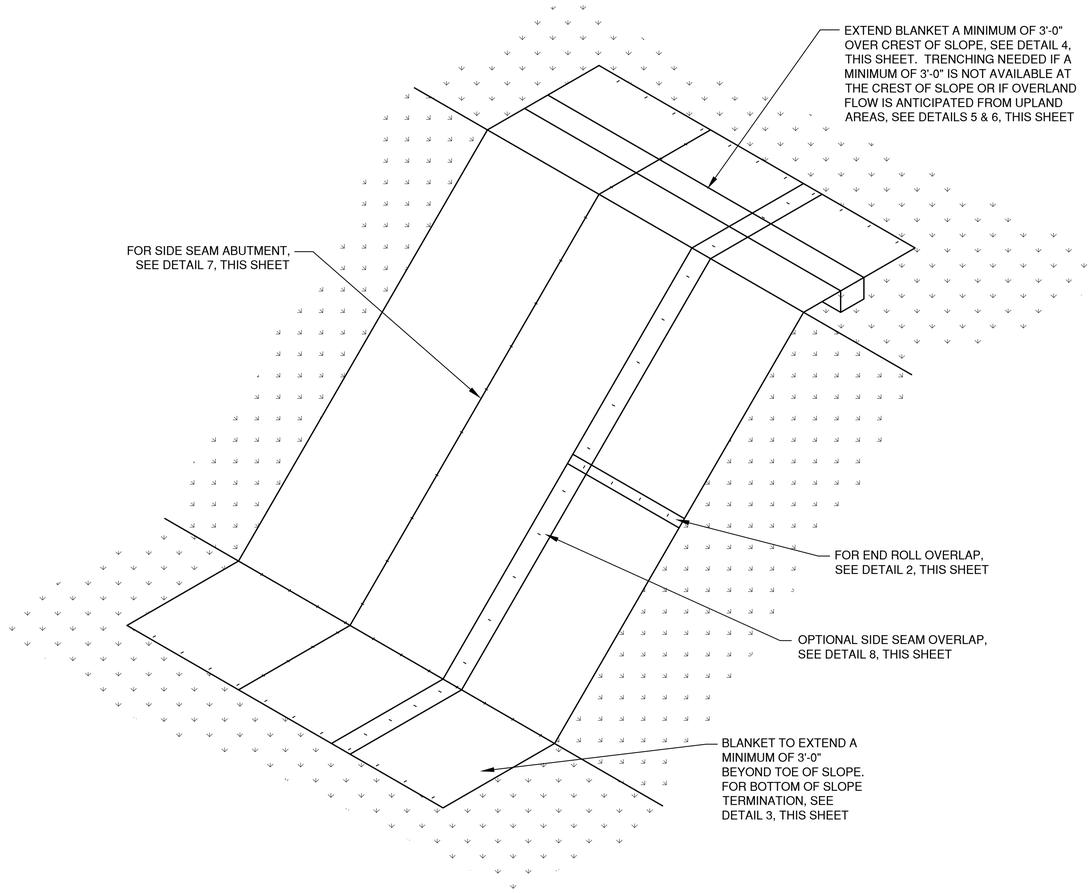
MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

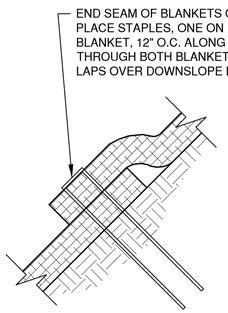
DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

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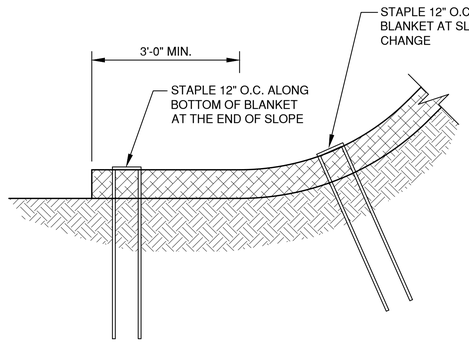
SHEET NO. 15



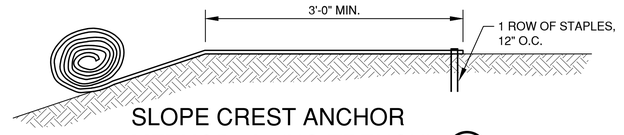
SLOPE DETAIL (1)



END ROLL OVERLAP (2)

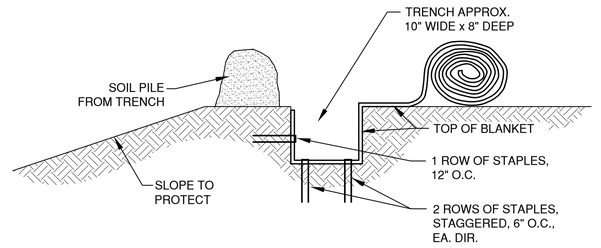


BOTTOM OF SLOPE TERMINATION (3)

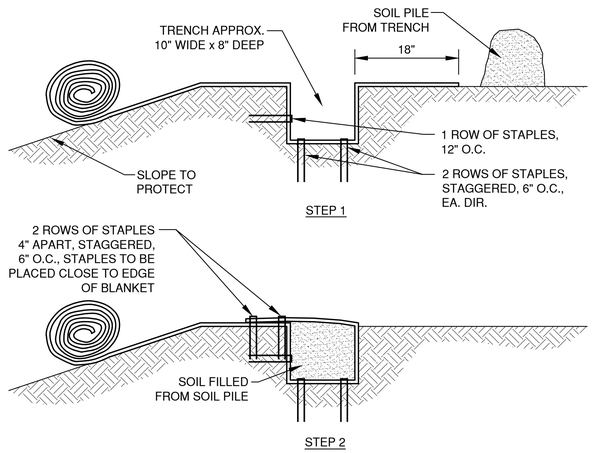


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) (4)

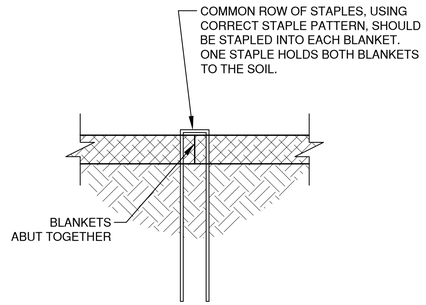
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



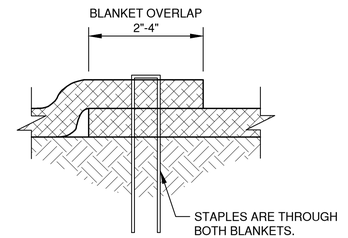
SLOPE TRENCHING METHOD "B" (5)



SLOPE TRENCHING METHOD "C" (6)



SIDE SEAM ABUT STAPLE DETAIL (7)



SIDE SEAM OVERLAP STAPLE DETAIL (8)

NOTES:

1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

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

DRAWN ----
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MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

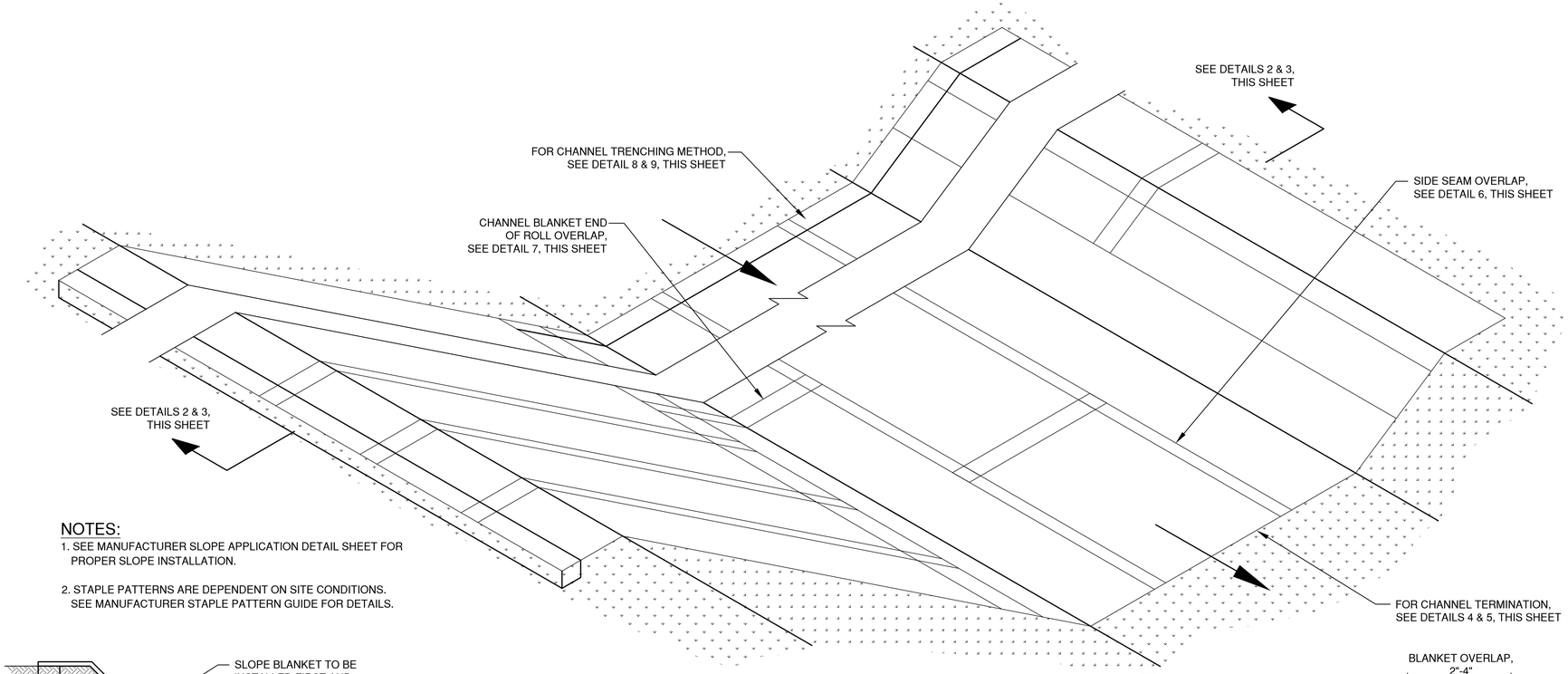
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

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SHEET NO. 16

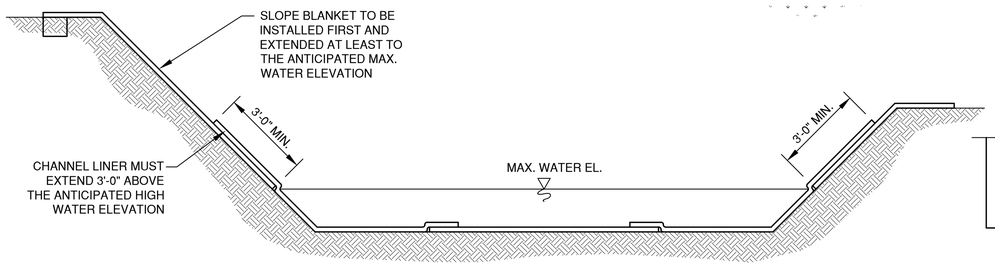
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Plot Date: Jan 20, 2026 - 9:10am
LAYOUT: 6 SLOPE_EMAT



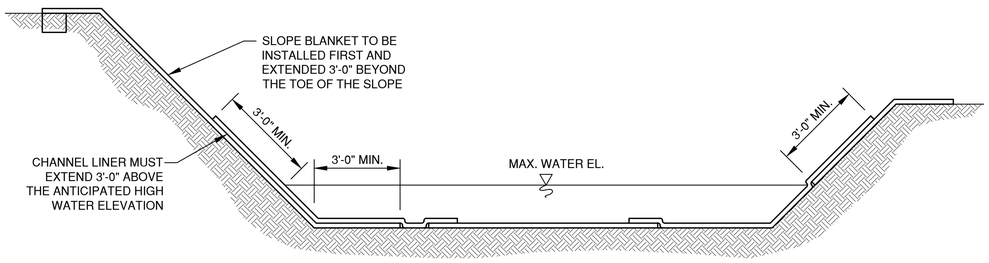
CHANNEL DETAIL 1

NOTES:

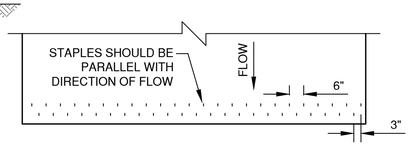
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



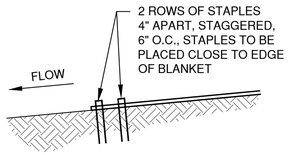
CHANNEL INSTALLATION METHOD "A" 2



CHANNEL INSTALLATION METHOD "B" 3



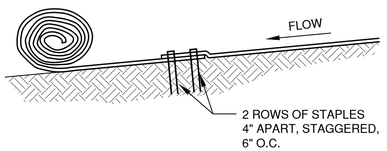
CHANNEL TERMINATION PLAN 4



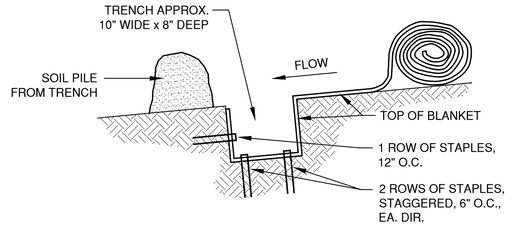
CHANNEL TERMINATION 5



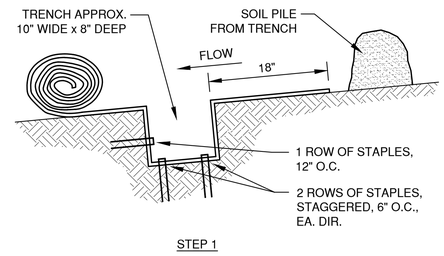
SIDE SEAM OVERLAP STAPLE DETAIL 6



CHANNEL BLANKET END OF ROLL OVERLAP 7



CHANNEL TRENCHING METHOD "A" 8



CHANNEL TRENCHING METHOD "B" 9

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

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MULTI-FAMILY DEVELOPMENT CARDINAL VIEW CROSSING
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

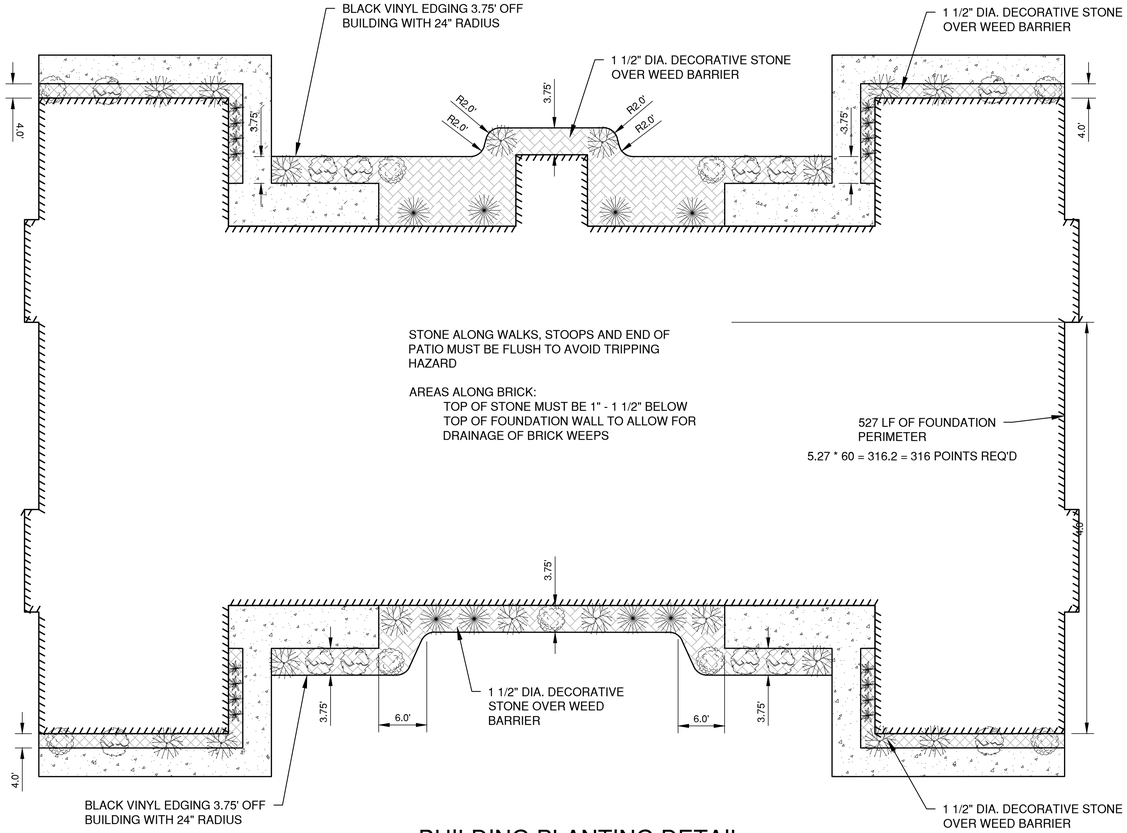
EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 04/2026
FILE 5915029EC
JOB NO. 5915029

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SHEET NO. 17

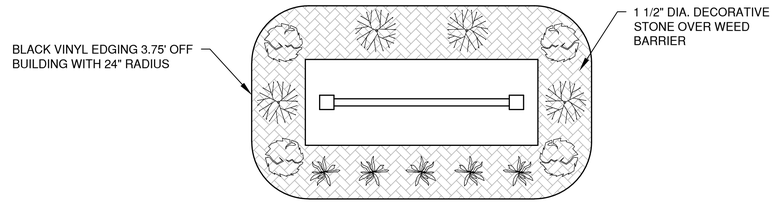
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LAYOUT: 7- CHANNEL EMAT



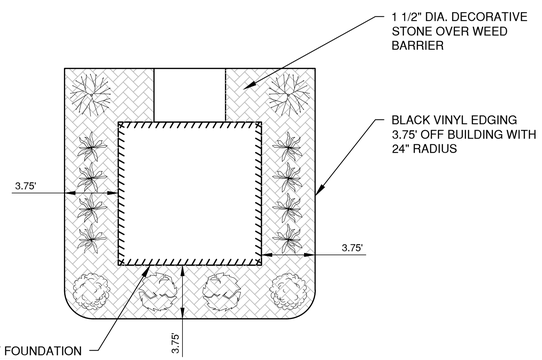
BUILDING PLANTING DETAIL

SYMBOL	COMMON NAME	POINTS	PLANT COUNT	TOTAL POINTS
	POTENTILLA	3.3	8	26.4
	JUNIPER (MOUNTBATTEN)	12	18	216
	Bluemuffin Arrowwood Viburnum	3.3	9	29.7
	NINEBARK	3	12	36
	AZALEA	1	16	16
			TOTAL	324.1

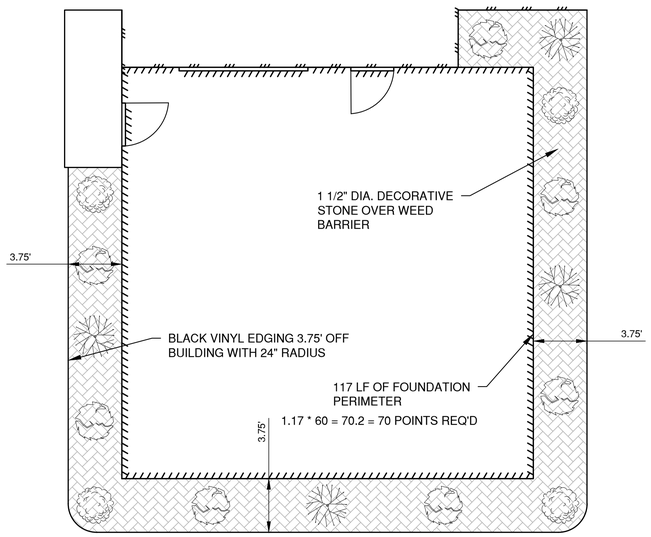
LEGEND (MAIN BUILDING FOUNDATIONS)



SINGLE FACED SIGN PLANTING DETAIL



MAILROOM PLANTING DETAIL



OFFICE / GARAGE PLANTING DETAIL

LEGEND (MAILROOM/OFFICE/SIGN)

SYMBOL	SPECIES		PLANT SIZE	POINTS
	COMMON NAME	SCIENTIFIC NAME		
	POTENTILLA	*Potentilla*	3 GAL.	3.3
	JUNIPER (MOUNTBATTEN)	*Juniperus chinensis*	5 GAL.	12
	Bluemuffin Arrowwood Viburnum	*Viburnam*	5 GAL.	3.3
	NINEBARK	*Physocarous*	3 GAL.	3
	AZALEA	*Rhododendron (Azalea)*	3 GAL.	1

PROJECT DATA		
CITY OF FORT ATKINSON LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
BUILDING FOUNDATIONS: 60 POINTS/100 LINEAR FEET	316.2 POINTS	324.1 POINTS
MAILROOM FOUNDATIONS: 60 POINTS/100 LINEAR FEET X 40	24 POINTS	44.6 POINTS
OFFICE FOUNDATIONS: 60 POINTS/100 LINEAR FEET X 116	70 POINTS	82.2 POINTS

File: R:\5900\5915\5915020\Arch\LANDSCAPE DETAILS.dwg
Plot Date: Jun 23, 2025 - 2:33pm
LAYOUT: PLANTINGS

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

DRAWN BLT
CHECKED AJB
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF PLYMOUTH
SHEBOYGAN COUNTY, WISCONSIN

LANDSCAPE DETAILS

DATE 09/2024
FILE LANDSCAPE DETAILS
JOB NO. 5915026

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SHEET NO. 18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	288.35	65.00	254.17	S52° 14' 33"W	103.71
C1	290.89	65.00	256.41	S37° 10' 14"E	102.15

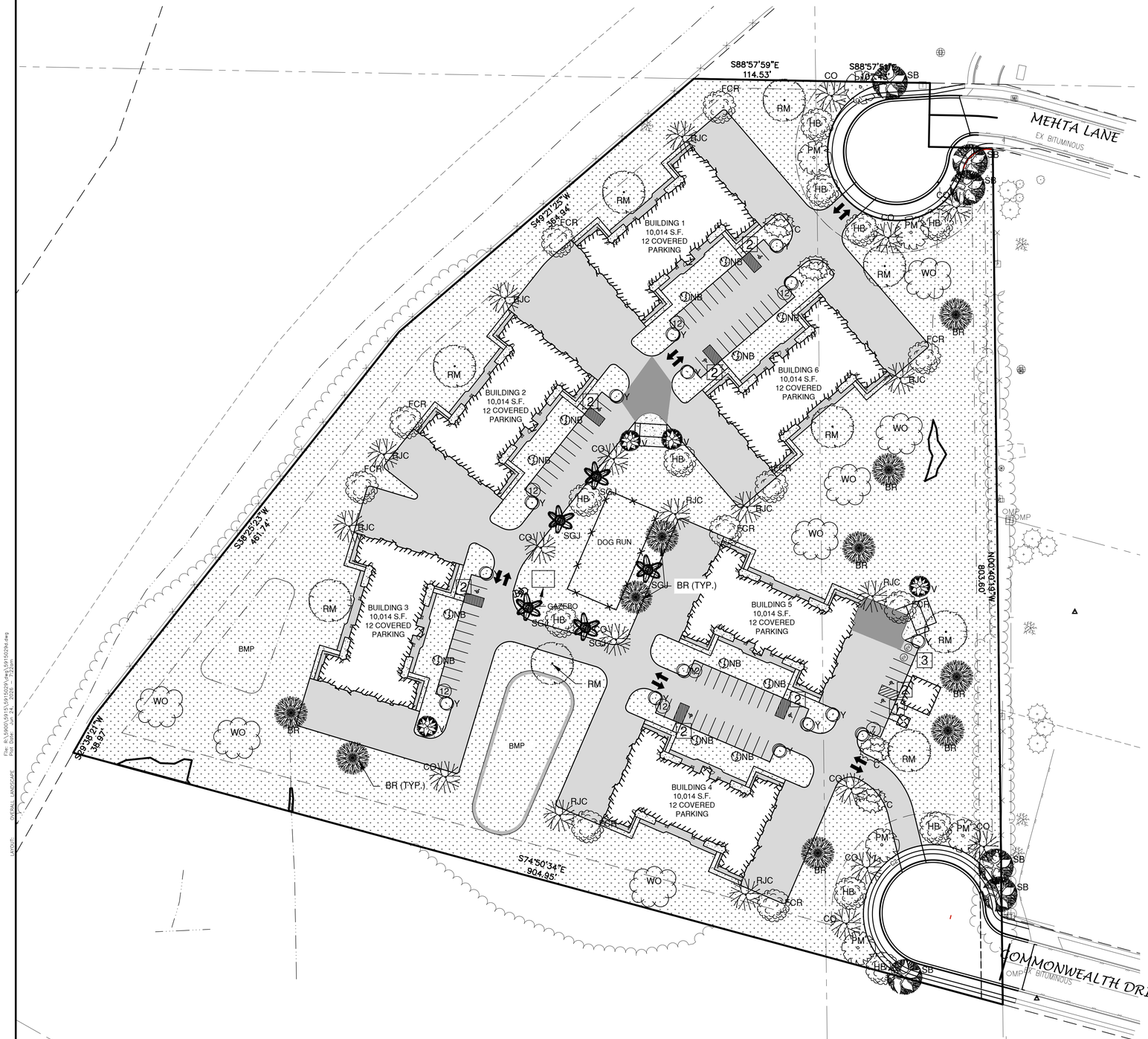
SITE DATA

TOTAL AREA = 10.46 ACRES, 455,743 S.F.

BUILDING AREA = 1.40 ACRES, 60,975 S.F. (13.3%)

SIDEWALK/PARKING LOT AREA = 2.63 ACRES, 114,951 S.F. (25.1%)

GREEN SPACE = 6.43 ACRES, 279,902 S.F. (61.6%)



GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
2. ALL PLANTINGS SHALL MEET THE CITY OF FORT ATKINSON'S STANDARDS
3. ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF A TACKIFIER.
4. ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.
5. COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE.).

COUNT	MARK	LATIN NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	POINTS
SHADE TREES						
7	WO	Quercus spp.	White Oak	1.5" CAL	60-90'	55
9	RM	Acer spp.	Red Maple	1.5" CAL	60-90'	55
10	BR	Betula spp.	Birch (River/Paper)	1.5" CAL.	60-80'	50
MEDIUM DECIDUOUS TREES						
6	PM	Acer Griseum	Paperback Maple	1.5" CAL	20-30'	15
6	SB	Amelanchier	Serviceberry	1.5" CAL	20-30'	15
TALL DECIDUOUS TREES						
10	HB	Celtis occidentalis	Hackberry	1.5" CAL	20'	33
10	CO	Quercus	Chinkapin Oak	1.5" CAL	20'	30
MEDIUM DECIDUOUS SHRUBS						
15	Y	Taxus Spp.	Yew	15"-18" Cont.	4-40'	5
4	V	Forsythia	Virgina	15"-18" Cont.	30-50'.	3
12	NB	Physocarpus Spp.	Ninebark	15"-18" Cont.	24"	3
4	C	Cotoneaster Spp.	Cotoneaster	15"-18" Cont.	2-10'	3
LOW DECIDUOUS SHRUBS						
10	FCR	Malus X Hybrids	Flowering Crab, Royalty	1.5" CAL	20'	10
11	RJC	Malus "Red Jewel"	Red Jewel Crabapple	1.5" CAL	20'	10
CONIFEROUS SHRUBS						
5	SGJ	Juniperus Chinensis "Sea Green"	Sea Green Juniper	4 FT. H	6-10'	5

PROJECT DATA		
CITY OF FORT ATKINSON LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
BUILDING FOUNDATIONS: (SEE SHEET 18)	316.2 POINTS	324.1 POINTS
PAVED: 50 POINTS/10 PARKING STALLS X 151PARKING STALLS OR 50 POINTS/ 10,000 SQUARE FEET OF PAVED AREA X 115,00 SQUARE FEET	755 POINTS	759 POINTS
STREET FRONTAGE: 100 POINTS/ 100' OF STREET FRONTAGE X 5.79	579 POINTS	579 POINTS
YARDS: 20 POINTS/1000 SQUARE FEET OF GROSS FLOOR AREA X 60,975 SQUARE FEET	1219.5 POINTS	1224 POINTS
BUFFERYARDS: NORTH = NONE, WEST = NONE, EAST = NONE		

BUILDING FOUNDATION: 25% POINTS ON SIDE FACING PUBLIC STREETS
50% POINTS ON SIDE OF MAIN ENTRANCE

PAVED AREAS: 33% POINTS DEVOTED TO TALL TREES (249 PTS)
40% POINTS DEVOTED TO SHRUBS (305 PTS)

STREET FRONTAGE: 70% POINTS DEVOTED TO TALL TREES (404 PTS)
30% POINTS DEVOTED TO MEDIUM TREES (180 PTS)

NORTH

0' 50' 100'

SCALE IN FEET

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED MULTI-FAMILY DEVELOPMENT
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

OVERALL LANDSCAPE PLAN

DATE 05/2026
FILE 5915029D
JOB NO. ----

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

SHEET NO. 19

File: R:\5915\01\5915015P\Plot\5915029d.dwg
Plot Date: Jun 24, 2026 - 12:52pm
OVERALL LANDSCAPE

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

CERTIFIED SURVEY MAP, CONDITIONAL USE, AND SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: August 11, 2026
PROPERTY ADDRESS: 550 McMillen Street
PARCEL NUMBER: 226-0614-3443-018 and 226-0614-3434-045
OWNER: Fort Healthcare
APPLICANT: Premier Real Estate Management, LLC
FILE NUMBER: ZMA-SPR-2026-02
EXISTING ZONING: MRH-30, Multi-Family Residential
PROPOSED ZONING: MRH-30, Multi-Family Residential
EXISTING LAND USE: Off-Site Parking Lot
REQUESTED USES: Multi-Family Residential

BACKGROUND

SITE PLAN REVIEW:

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

Section 15.10.32 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Conditional Use application and procedure. This requires A Site Plan and a public hearing before the Plan Commission.

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

REQUEST OVERVIEW

The proposed project involves the following:

- CSM to combine two existing parcels into one
- Conditional Use for a Group Development (multiple principal buildings on the same lot)
- Site Plan for 4 multi-family buildings

The proposed development includes:

- Four 24-unit multi-family buildings (96 units)

    - Mix of 1-bedroom and 2-bedroom units
- An accessory structure office building and mailroom for tenant services
- Green space and dog run for residential tenants
- Access points to both McMillen Street and Schumacher Way
- Underground and surface parking areas
- Internal circulation driveways and sidewalks
- Stromwater management areas
- Sizable buffers to the north (160') and south (167') to existing single-family homes

Each multi-family building is proposed to be identical at three stories in height with two main pedestrian entries and a driveway entry to access the 24 underground parking spaces. Multiple surface parking areas are provided for guests and residents that are connected via internal circulation driveways and sidewalks.

The subject properties are located on the far northeast side of Fort Atkinson, near the Fort Healthcare campus. They currently include an access point from McMillen Street to serve an off-site parking lot that was previously needed for Fort Healthcare. Office, medical, and a new senior housing project are located to the west; single and two-family homes are located to the north and south; and Wellington Meadows (assisted living) is located to the east.

In 2022, the City and Fort Healthcare worked together on a plan for this area that included relocating the surface parking to the main campus and the potential redevelopment of several properties around McMillen Street. Around this same time, the subject properties received approval for a Comprehensive Plan Amendment from Institutional to Planned Mixed Use to enable a future redevelopment to take place.

The proposed project is required to comply with all applicable land use standards associated with the proposed residential use, in addition to all proposed site changes.
Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those site features proposed to change.

CSM REVIEW:
The proposed Certified Survey Map is planned to combine two existing parcels together and extend the public right-of-way for Schumacher Way into the subject property. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the one new parcel proposed to be created via the CSM must meet the minimum standards for the MRH-30 zoning district.

One small parcel (12,500 square feet) currently connects the large existing parking lot parcel (7.5 acres) to McMillen Street. The CSM is proposed to combine the parcels together for improved access. Additionally, a cul-de-sac shaped right-of-way extension is proposed at the eastern terminus of

Schumacher Way to also improve long-term accessibility to the site. Finally, the CSM documents a series of easements that includes water and sewer connections between this property and Schumacher Way, in addition to stormwater areas needed to serve this property and the original development of Schumacher Way.

The subject properties are located about 500 feet from the Rock River. A very small portion of the large existing parking lot parcel is impacted by existing floodplain (far northern point of the site), which has also been documented on the CSM.

The City Engineer has reviewed the CSM and those comments have been included within the Staff report.

The proposed new Lot 1 must meet the minimum standards of the MRH-30 zoning district to accommodate the proposed CSM. All proposed land uses and structures must also meet the minimum standards of the zoning district.
If the proposed CSM is approved, the minimum lot dimensions will met, as shown below:

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 sf	329,445 sf
Minimum Lot Width	100 feet	250+ feet
Minimum Lot Depth	120 feet	500+ feet
Minimum Lot Frontage at ROW	50 feet	260 feet

CONDITIONAL USE REVIEW

Under the Group Development section (15.06.02), applicants must demonstrate how the development complements the design and layout of nearby buildings and enhances, rather than detracts from, the desired character of the surrounding area. Additionally, all buildings must be of compatible architectural quality. Finally, building configuration shall allow for the potential future subdivision of the parcel for each individual building.

Group Development Standards:

- Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; and signage requirements. = Met (see Site Plan section)
- The applicant shall demonstrate:

    - Complements the design and layout of nearby buildings and developments. = Met (the design and layout is similar to the area plan that was developed, provides substantial buffers from lower intensity land uses, and is a similar format to the assisted living and senior housing projects on either side of it.
    - Enhances, rather than detracts from, the desired character of the surrounding area. = Met (see above)
- Architectural Quality. All buildings within the group and/or large development shall be of compatible with one another in terms of architectural quality and design, as determined by the Plan Commission. = Met (see Site Plan section below)
- Development located within a group development shall be located so as to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired). = Met (note that future divisibility of the individual units would only be possible with cross-access easements established throughout the site to provide access to McMillen Street and Schumacher Way)
- Roadway Connections. All nonresidential projects shall have direct access or access through an easement to an arterial or collector level street; or to a local street if no other access is available, as deemed appropriate by the City. = Met (direct access only available to local road)
- Parking. Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces by 25 percent or more shall be allowed according to the regulations of Section 15.06.06(8). = Met (see Site Plan section below)
- Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of 5 feet or by a physical barrier visible to drivers and pedestrians. = N/A (none proposed)
- Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Outdoor storage uses and areas shall meet the screening requirements of Section 15.06.21. = Met (see Site Plan section below)
- Landscaping. Landscaping shall meet the standards in Article VIII. = Met (see Site Plan section below)
- Lighting. Onsite exterior lighting shall meet the standards in Section 15.06.20. = Met (see Site Plan section below)
- Signage. Signage shall meet the standards in Article IX. = Met (see Site Plan section below)

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use meets the following (staff review of each finding is underlined):

- Is in harmony with the Comprehensive Plan. I believe this condition is met. The proposed project aligns with the Comprehensive Plan's Planned Mixed Use future land use designation and associated policies.
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare. I believe this condition is met. The proposed use is a significant improvement from the large surface parking lot located on the site today. A traffic study has been conducted by the applicant that shows the new units will not have an adverse impact on local roadways. Finally, upgrades to utilities and infrastructure associated with the project will improve on-site stormwater management.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. I believe this condition is met. The proposed project is generally consistent with the area plan and Comprehensive Plan. Additionally, this area contains a mix of uses including multi-family residential, single- and two-family residential, medical, and office. Lower intensity residential is buffered from the site via existing wooded areas to the north and stormwater management areas to the south. The proposed use is consistent with the mixed neighboring uses and intensities.
- The conditional use is located in an area that will be adequately served by, and will not impost an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. I believe this condition is met. The site will be served by new utilities and infrastructure extended into the property. On-site stormwater management will also be improved with the proposed project.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. I believe this condition is met. The proposed use provides public benefits in offering new, much-needed housing units in Fort Atkinson and includes the redevelopment of a significantly underutilized property today (surface parking lot).

The Plan Commission may impose conditions on any conditional use permit related to the physical development and operation, vehicles and equipment of the use, roadway impacts, or other conditions as deemed necessary.

SITE PLAN REVIEW:
The proposed exterior changes on the property are required to meet the applicable minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	30 feet	55 feet
Minimum Side Setback	8 feet	100+ feet
Minimum Rear Setback	30 feet	30 feet
Maximum Building Height	45 feet	40 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Street: 10 feet Side/Rear: 5 feet	Street**: 6 feet - 10 required** Side: 20 feet Rear: 12 feet
Minimum Principal Building Separation	10 feet	50-100 feet
Maximum Impervious Surface Ratio	70%	34%
Minimum Green Space	30%	66%
Maximum Building Coverage	35%	12%
Minimum Dwelling Unit Structure Area	400 sf	700-1,100 sf/unit
Maximum Density	871 sf/unit	3,431 sf/unit

Apartments (21-36 units per building) is a permitted by-right land use in the MRH-30 zoning district. Land use requirements include:

- If units are under separate ownership, covenants shall be recorded addressing common structural elements (walls, roofs, etc.) = N/A
- Group Developments shall meet the standards of Section 15.06.02 = Met (see CUP section above)
- Adhere to Section 15.07.20 multi-family design standards = Met (see below)
- Adhere to Section 15.06.03(15) for driveway design standards = Met (see below)
- Minimum required parking: Met (see below)

Section 15.06.06 requires Apartment land uses to provide 1.5 spaces per dwelling unit. There's no maximum parking standard for Apartment land uses. As shown below, parking requirements are met.

	Dwelling Units	Parking Required	Parking Provided
Building 1	24	36	24 garage + 43 surface
Building 2	24	36	24 garage + 18 surface

Building 3	24	36	24 garage + 19 surface
Building 4	24	36	24 garage + 27 surface
Total	96	144	96 garage + 107 surface = 203

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)

- One access point per site or two if street frontage greater than 200 feet = Met (two)
- Driveways on opposite sides of the road shall be directly opposite of each other = Met (McMillen Street and Handeyside Lane)
- Driveways on local streets shall be at least 30 feet from intersecting streets = Met
- Driveways shall be set back 10 feet from front and side lot lines = Met
- Driveways on corner lots shall be setback 10 feet from rear lot line = Met
- Driveway widths shall be a maximum of 24 feet wide = **Not Met (26')**
- At least one ped/bicycle access point to at least one street frontage is required = Met (both)
- Walkways provided for pedestrians through and around off-street parking from street sidewalks and building entrances = Met
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- A minimum 10-foot green area along all street frontages and interior lot lines between the lot line and the paved surface of the parking lot = Met
- All parking stalls must provide pavement markings = Met
- Curbing is required around all parking areas and internal landscape islands = **Unknown**
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 50 feet = Met (McMillen Street), **Not Met (Schumacher Way)**
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = Met
- Minimum parking isle widths are required to be 24 feet wide = Met (26')
- Minimum and maximum parking spaces = Met (see above)

- A minimum of 14 on-site bicycle stalls are required = **Not Met (none indicated)**

Exterior Lighting Standards (Section 15.06.20)

- All off-street parking and traffic circulation areas serving 6 or more cars shall be lit to ensure their safe and efficient use during evening hours = **Unknown**
- At the property line, a maximum of 1.0 footcandle is required = **Unknown**
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = **Unknown**
- The maximum height of all freestanding light fixtures is 12 feet = **Unknown**
- All vehicle parking, loading, and circulation areas shall be a minimum of 0.4 footcandles = **Unknown**
- All exterior lighting elements must be shielded and downward facing = **Unknown**

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = **Unknown (appears to be 3-side enclosure)**
- All building mechanicals on the exterior of the building are required to be screened = Met
- Outdoor storage areas must be screened = N/A

Outdoor Recreational Space Requirements (Section 15.06.41)

- Minimum of 200 square feet + 25 square feet per unit of usable outdoor green space = Met (2,600 sf required, 3,750 sf provided in central green space area/dog run)

Landscaping Standards (Section 15.08.40)

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

- 344 landscaping points are required for the street frontage = **Unknown**
- 1,015 landscaping points are required for the paved surface areas = **Unknown**
- 1,315 landscaping points are required for the building foundation = Met (1,656 points)

- 800 landscaping points are required for the yards = **Unknown**

Bufferyards:

- North (SR-2): 0.3 (50'+ distance + 209 landscaping points) = **Unknown**
- South (SR-5): 0.3 (50'+ distance + 209 landscaping points) = **Unknown**
- East/West (Institutional): 0.2 (40'+ distance + 135 landscaping points) = **Unknown**

Exterior Building Design Standards (Section 15.07.01, 15.07.20)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multi-family use in the MRH-30 Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- The primary entrance shall be on the front façade facing the street = Met
- The primary entrance shall be covered by a minimum of 3 feet from the door = Met
- Exterior entry doors for interior-accessed units shall be commercial in style = Met
- Façade lengths shall not to be greater than 25' without articulation = Met (windows, material, façade setback, and color changes)
- On facades facing the street, windows and doors shall be required to comprise a minimum of 20% of the total façade = Met
- Building facades shall be clad in Class I, II, or III materials = Met (combination of glass, siding, board and batten, and brick veneer base)
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = Met
-

To note, there is one proposed accessory structure on the site. This includes an office and mailroom building (1,980 sf) near the Schumacher Way entrance. The structure is proposed to include a pitched roof, siding, windows, and brick veneer base. The applicant has not provided information for all four sides of the structure, so it is unknown what is proposed on the other elevations. However, the structure looks to meet the design requirements for accessory structures.

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories, volume (peak

runoff), TSS (total suspended solids) and infiltration.

The applicant has submitted a stormwater management plan that generally complies with both State and City stormwater management requirements. The applicant is coordinating with the Director of Public Works and the City Engineer to finalize and record a Stormwater Maintenance Agreement with the City. The agreement must be fully executed and recorded prior to the issuance of any construction permits.

Staff also notes that the developer will be required to obtain a Wisconsin Department of Natural Resources (DNR) Construction Site Storm Water Discharge General Permit before commencing construction activities.

PUBLIC NOTICE:

A public hearing is required for Conditional Use review and action. All required public hearing notices have been properly posted in compliance with state law.
No public hearing is required for a Certified Survey Map or Site Plan review and action.

COMPREHENSIVE LAND USE PLAN (2019):

The subject properties are located within the Healthcare Center Planning Area (see attachments) and are identified as medical campus. However, as noted above, the Comprehensive Plan Future Land Use Map was amended in this area in 2022. The planning area graphic has not yet been updated to reflect that change.
The subject properties are also shown as Planned Mixed Use on the Future Land Use Map. The Planned Mixed Use designation includes a mix of commercial and residential uses, including Multi-Family Residential. Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

Fort Healthcare and the City have worked together over the past several years to locate healthcare services and parking on the main campus site and open up opportunities around McMillen Street for repurposing and redevelopment. This has included several projects that have occurred over the past few years: campus parking lot expansions, hospital expansions, senior housing, and Schumacher Way and single- and two-family housing. The proposed project is the next component of this ongoing initiative, which is consistent with the area plan that both entities worked on together in 2022.

The proposed CSM, CUP, and Site Plan aims to repurpose an underutilized property to provide new housing in the community. This location is in transition from a predominantly medical use focus to now comprising of a mix of different land uses, including multiple forms of residential, medical, and office. The proposed use reflects the transition taking place, adopted plans, and addresses a core need within the community (housing). While the proposed project is higher density and intensity than existing development to the north and south, significant buffers have been employed to limit impacts to these areas.

As listed below, there are a few key improvements that could be made to the plans. Those include additional pedestrian connectivity and architectural variety amongst the proposed buildings. These changes present the opportunity to make this development unique, long-

lasting, vibrant, and highly livable.
Overall, the proposed CSM, CUP, and Site Plan meet the requirements of the City's ordinances, are in alignment with adopted City plans, and will provide new tax base and housing units through a future multi-family development.

RECOMMENDATION

City staff recommends approval of the Certified Survey Map, subject to the following conditions:

- All City Engineer comments are incorporated within a revised CSM and provided to City staff for review and approval.
- Any other recommendations of City staff and the Plan Commission.

City staff recommends approval of the Conditional Use, subject to the following conditions:

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

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

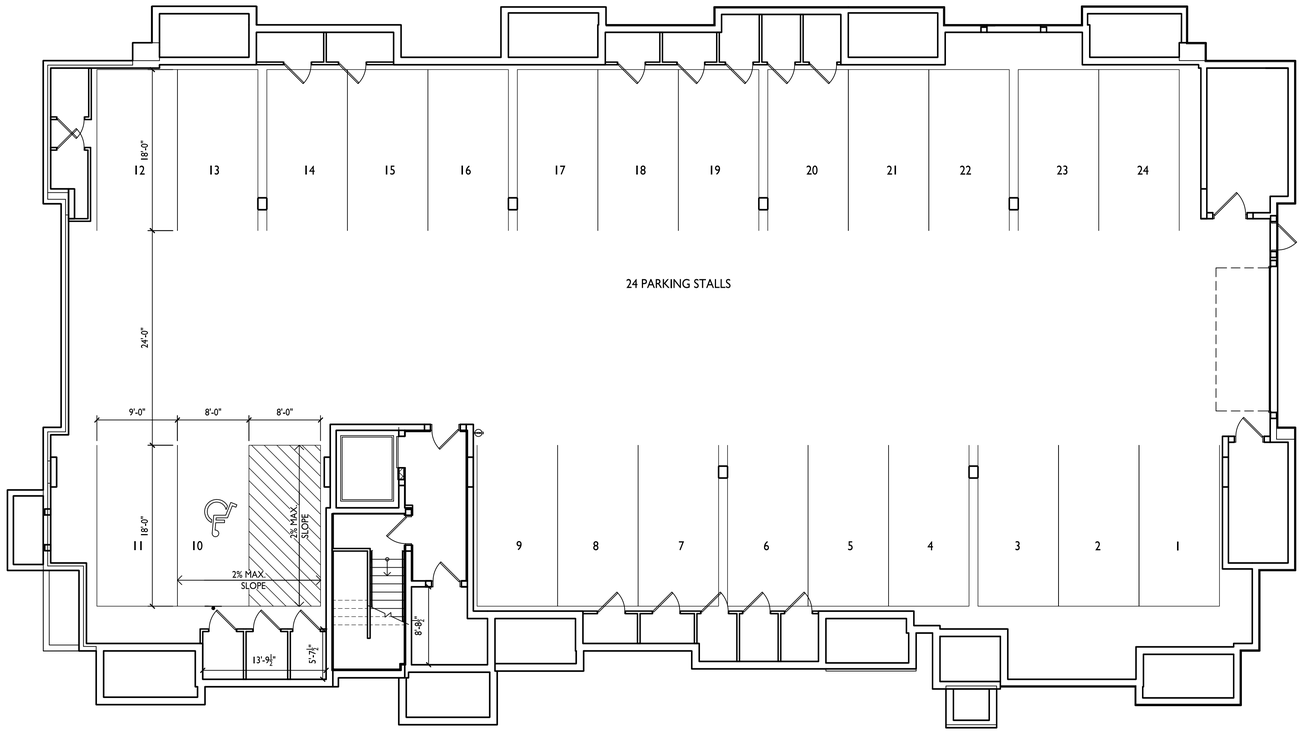
- Require the applicant to increase the pavement setback for the proposed parking lot closest to the new Schumacher Way cul-de-sac to meet the standards of Section 15.02.24 (10' from the right-of-way)
- Require the applicant to reduce the driveway widths to meet the standards of Section 15.06.03 (24').
- Require the applicant to add curbing along all internal parking and landscaping areas.
- Require the applicant to add a minimum of 14 on-site bicycle parking stalls or provide designated space in underground parking
- Require the applicant to update the Site Plan to include:
    - Four-sided, screened dumpster enclosure that meets all ordinance requirements, as approved by staff.
    - Landscaping plan with plantings and points identified that meets all ordinance requirements, as approved by staff.
    - Four-sided elevations for the office/mailroom building that meets all ordinance requirements, as approved by staff.
    - Lighting plan that meets all ordinance requirements, as approved by staff.
- Waive the requirement for a 50' throat depth for the access point office of Schumacher Way due to the very low traffic volumes associated with this street and access point.
- Waive the requirement for variation amongst the individual buildings (architectural elements, materials, colors, etc.) understanding that the individual buildings are proposed to have a variation of colors and materials meeting the intent of the

requirement.

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

ATTACHMENTS

1. 2026-06-24 - Riverpoint Commons - Site Plan
2. Fort - RIVER POINT COMMONS 24X36 7-10-2026 (Sidewalks 7.16.26)
3. Planner- RIVER POINT COMMONS 24X36 7-10-2026 (Sidewalks 7.16.26)
4. RIVER POINT COMMONS 24X36 7-10-2026
5. River Point Commons Written Descrpition
6. Site Plan Application_Redacted
7. CUP Application Redacted
8. Draft CSM_7-13-26
9. 2026 Certified Survey Map App (CSM) Signed_Redacted



1 A100 BASEMENT FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

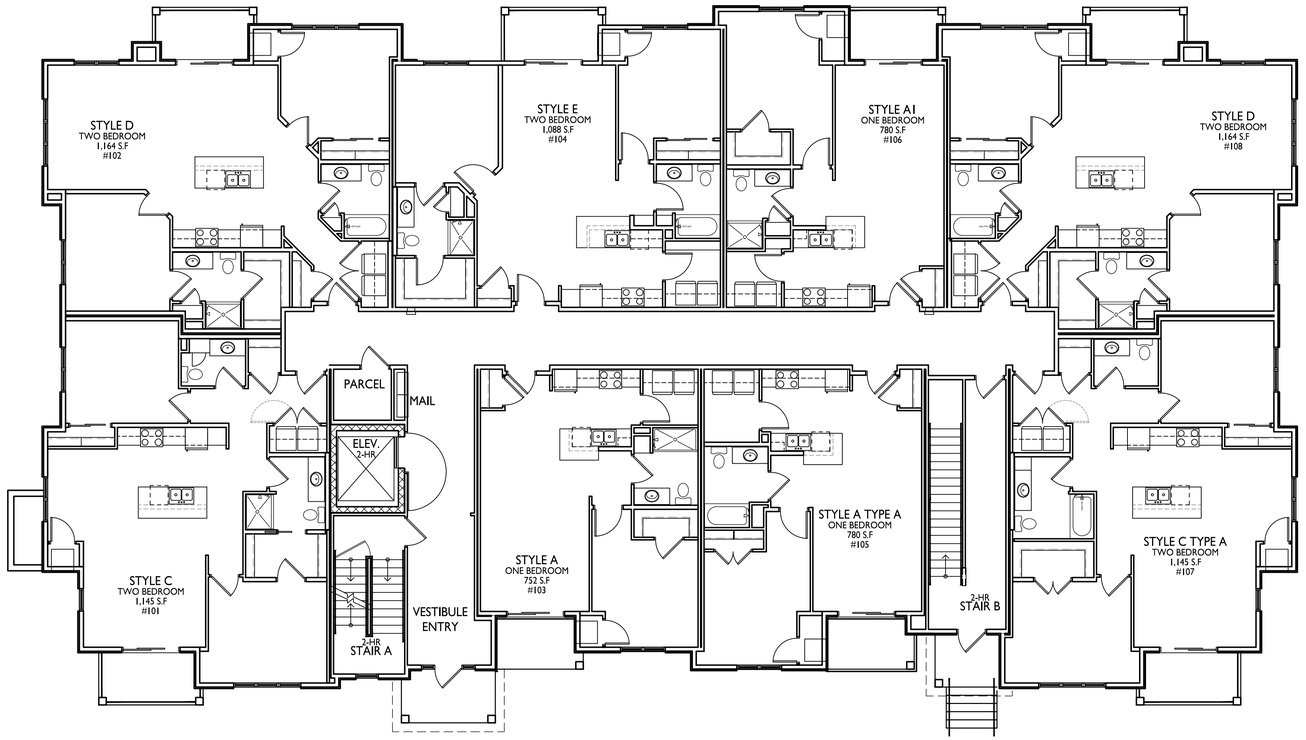
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET NUMBER
A100

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 A101 FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

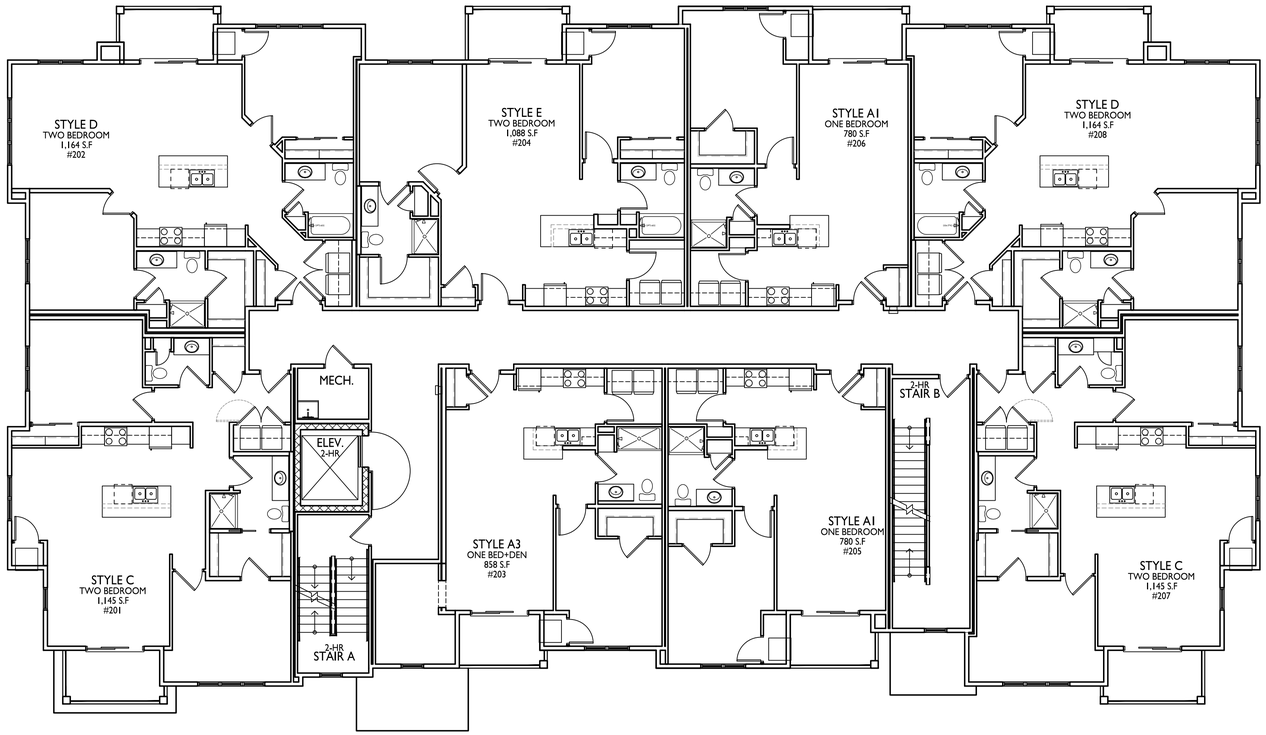
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
FIRST FLOOR
PLAN

SHEET NUMBER
A101

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 / A102 SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

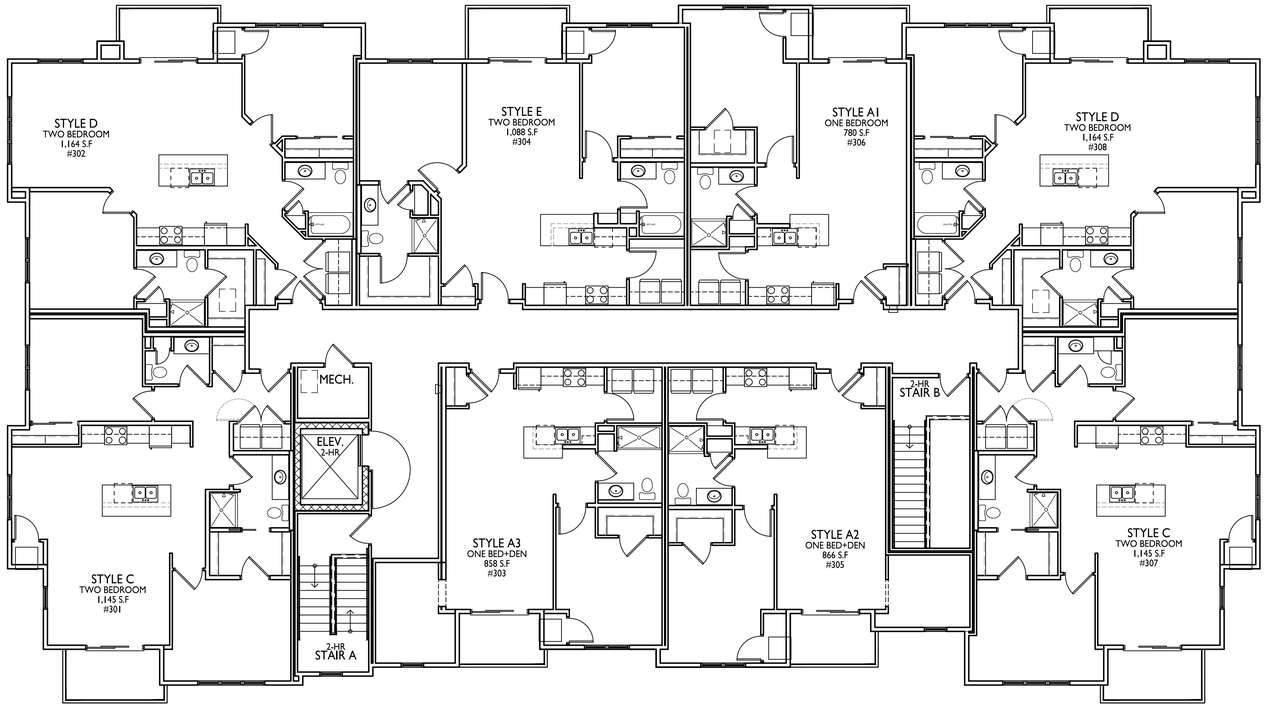
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A102

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 / A103 THIRD FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

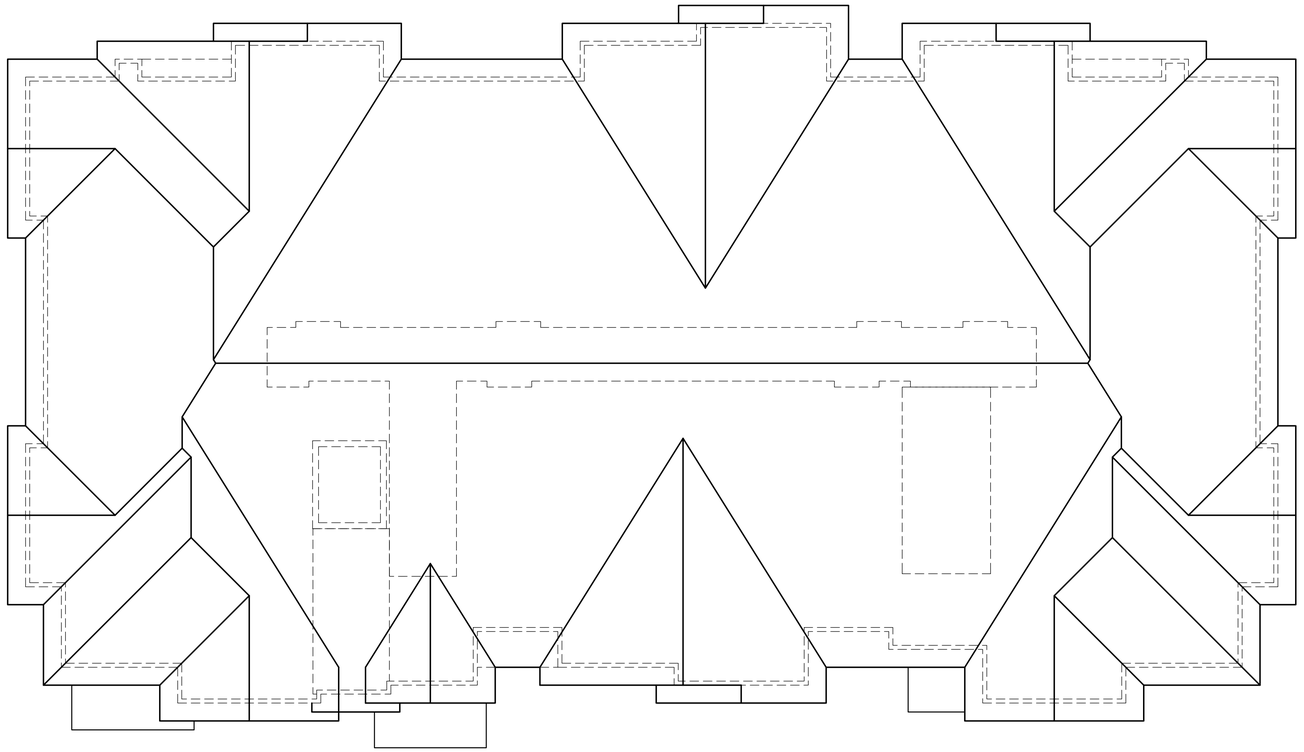
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 A104 ROOF PLAN
1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

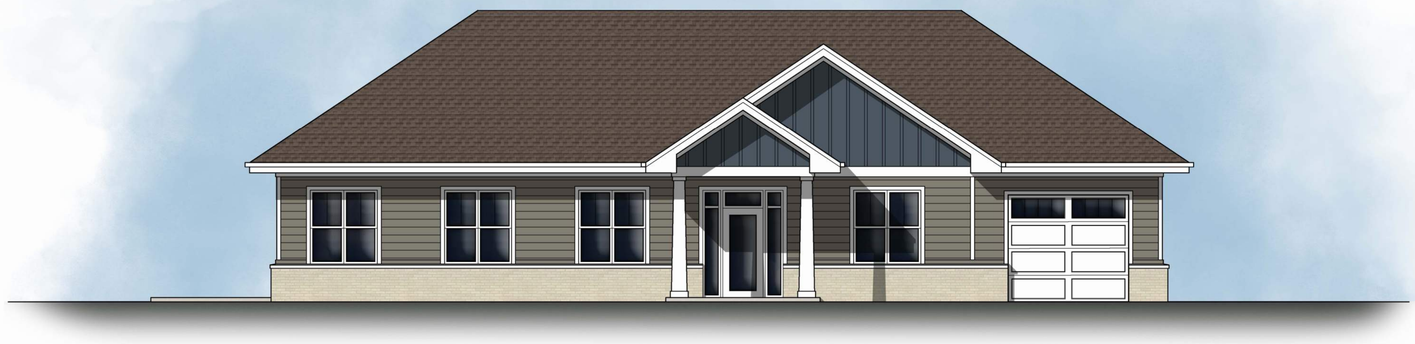
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A104

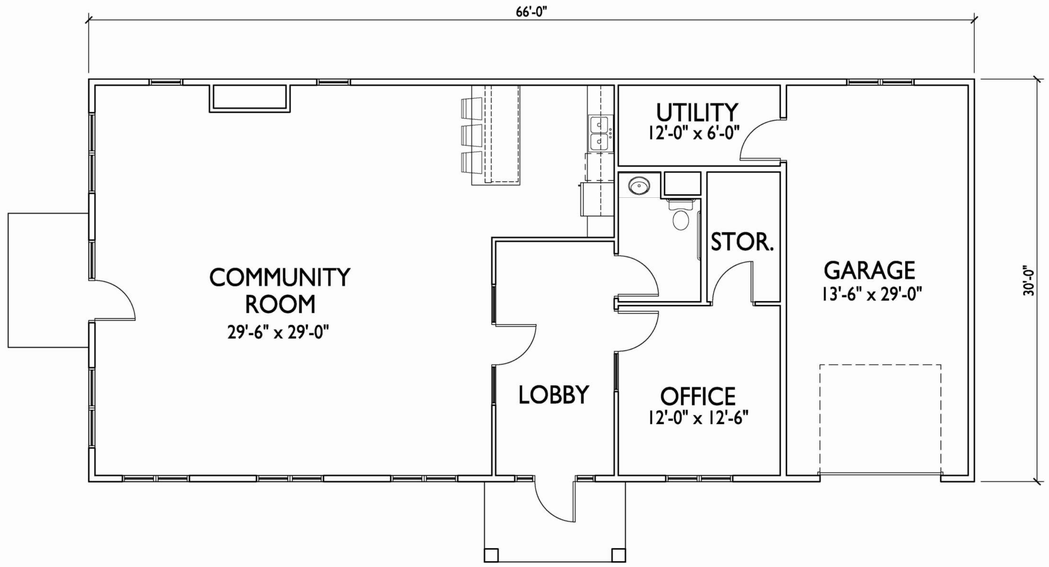
PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



2 / A105 FRONT ELEVATION

3/16" = 1'-0"



1980 S.F.

1 / A105 FLOOR PLAN

3/16" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
CLUBHOUSE ELEVATION AND FLOOR PLAN

SHEET NUMBER
A105

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 AC201 FRONT ELEVATION

1/8" = 1'-0"



2 AC201 SIDE ELEVATION

1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



1 AC202 REAR ELEVATION

1/8" = 1'-0"



2 AC202 SIDE ELEVATION

1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

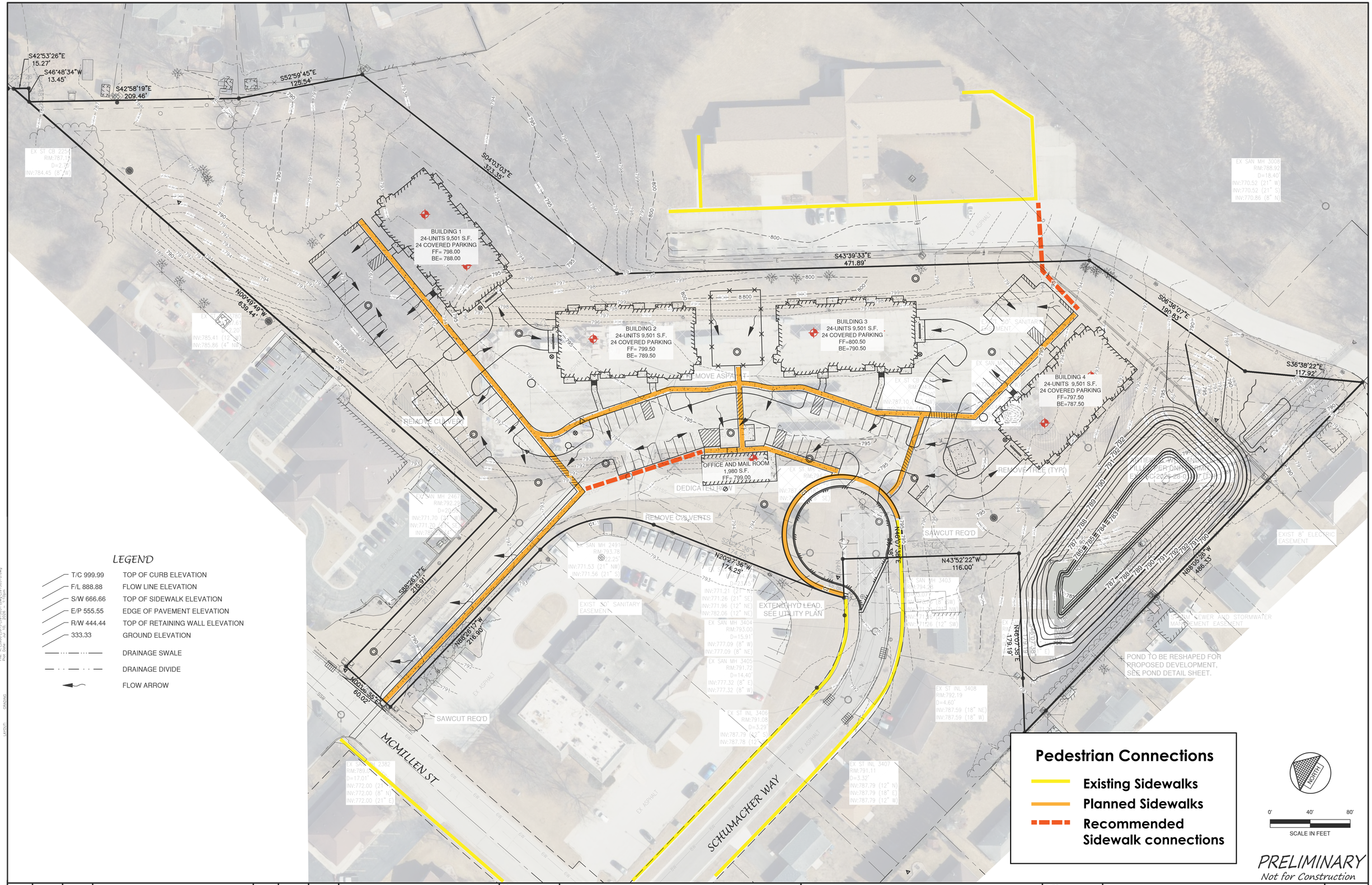
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER 2617

© Knothe & Bruce Architects, LLC



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

Pedestrian Connections

- Existing Sidewalks
- Planned Sidewalks
- Recommended Sidewalk connections

NORTH

0' 40' 80'

SCALE IN FEET

PRELIMINARY
Not for Construction

File: R:\5900\5915\5915031\dwg\5915031D.dwg
Plot Date: Jul 15, 2026 - 1:19pm
LAYOUT: GRADING

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

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CHECKED ----
DESIGNED BLT

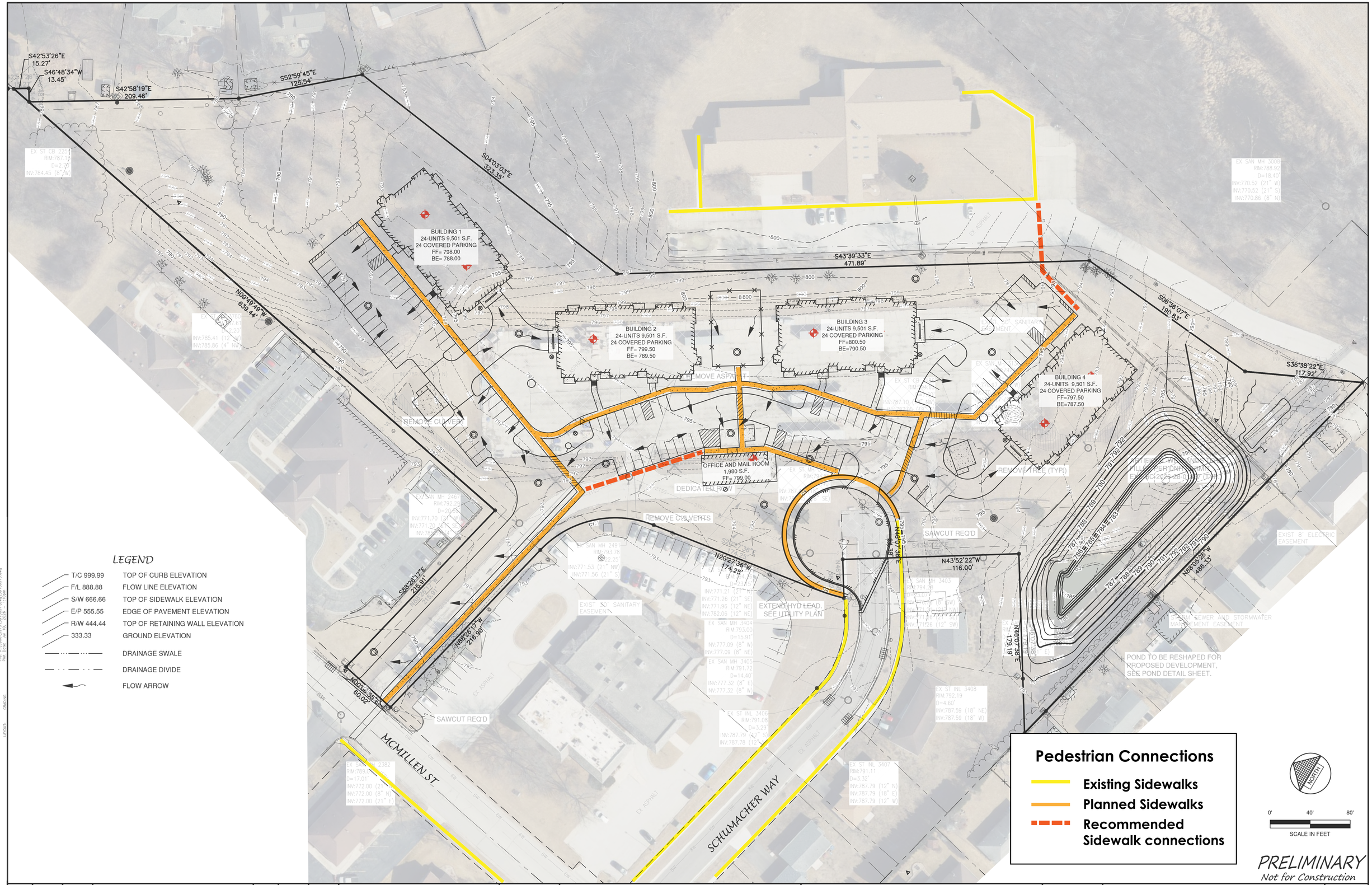
MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EXISTING GRADING PLAN

DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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

SHEET NO. 6



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

Pedestrian Connections

- Existing Sidewalks
- Planned Sidewalks
- Recommended Sidewalk connections

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EXISTING GRADING PLAN

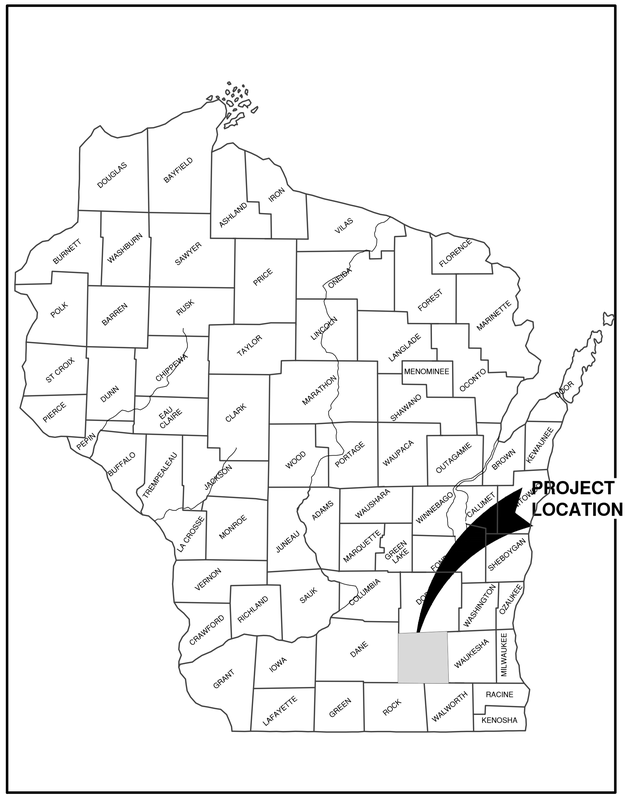
DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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SHEET NO. 6

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON, JEFFERSON COUNTY, WI

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN - STORM SEWER
5	UTILITY PLAN - WATER AND SANITARY SEWER
6	GRADING PLAN
7	EROSION CONTROL PLAN
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	MISCELLANEOUS DETAILS
11	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
12	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
13	EROSION CONTROL - DITCH CHECK DETAILS
14	EROSION CONTROL - SHEET FLOW DETAILS
15	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
16	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
17	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
L1	LANDSCAPE DETAILS
L2	OVERALL LANDSCAPE PLAN
P	POND DETAIL PLAN



LOCATION MAP

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 04/2026
FILE 5915031C
JOB NO. 5915031

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SHEET NO. C

File: R:\5900\5915\5915031\dwg\5915031C.dwg
Print Date: Apr 16, 2026 - 11:59pm

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	123.17	103.78	68.00	N54° 27' 36"W	116.07
C2	29.50	209.71	8.06	S24° 29' 23"E	29.47

DEMOLITION NOTES

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH MUNICIPAL STANDARDS.

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
01	ARROW ON HYDRANT	791.08
02	ARROW ON HYDRANT	795.90
03	ARROW ON HYDRANT	797.48
04	SQ CUT IN BASE OF LIGHT POLE	797.30

N42°53'26"E 15.27'
S42°58'19"E 209.46'
S52°59'45"E 125.54'
N04°03'03"W 323.35'
S43°39'33"E 471.89'
S06°36'07"E 190.83'
S36°38'22"E 117.92'
N00°49'49"W 639.44'
N88°26'17"W 215.91'
N88°26'17"W 216.90'
N00°06'35"E 60.02'
S20°27'36"E 174.25'
N46°07'35"E 38.29'
S46°07'35"W 173.19'
S88°03'28"E 486.23'
S43°52'22"E 176.00'

EX ST CB 2254
RIM:787.15
D=2.70'
INV:784.45 (8" W)

EX ST CB 3780
RIM:787.61
D=2.20'
INV:785.41 (12" W)
INV:785.86 (4" NW)

EX SAN MH 2467
RIM:792.29
D=20.59'
INV:771.70 (21" W)
INV:771.70 (21" SE)
INV:785.59 (4" S)

EX SAN MH 2491
RIM:793.78
D=22.25'
INV:771.53 (21" NW)
INV:771.56 (21" S)

EX SAN MH 2552
RIM:794.36
D=23.15'
INV:771.21 (21" N)
INV:771.26 (21" SE)
INV:771.96 (12" NE)
INV:782.06 (12" NE)

EX SAN MH 3404
RIM:793.00
D=15.91'
INV:777.09 (8" W)
INV:777.09 (8" NE)

EX SAN MH 3405
RIM:791.72
D=14.40'
INV:777.32 (8" E)
INV:777.32 (8" W)

EX SAN MH 2382
RIM:789.07
D=17.01'
INV:772.00 (21" W)
INV:772.00 (8" N)
INV:772.00 (21" E)

EX ST MH 3402
RIM:794.85
D=7.40'
INV:787.93 (18" SW)
INV:787.45 (18" SE)

EX ST CB 3186
RIM:794.65
D=7.60'
INV:787.10 (18" NW)
INV:787.05 (18" S)

EX SAN MH 3136
RIM:792.57
D=21.60'
INV:770.97 (21" W)
INV:770.97 (21" E)
INV:771.77 (8" N)
INV:780.46 (8" N)
INV:780.43 (8" S)
INV:771.62 (8" S)

EX SAN MH 3008
RIM:788.92
D=18.40'
INV:770.52 (21" W)
INV:770.52 (21" S)
INV:770.86 (8" N)

EX SAN MH 3403
RIM:794.28
D=23.07'
INV:776.73 (8" SW)
INV:771.21 (21" NW)
INV:771.26 (21" SE)
INV:771.26 (12" SW)

EX SAN MH 3167
RIM:795.82
D=24.62'
INV:771.[illegible] (21" NW)
INV:771.[illegible] (21" E)

EX ST INL 3406
RIM:791.08
D=3.29'
INV:787.79 (12" S)
INV:787.78 (12" W)

EX ST INL 3408
RIM:792.19
D=4.60'
INV:787.59 (18" NE)
INV:787.59 (18" W)

EX ST INL 3407
RIM:791.11
D=3.32'
INV:787.79 (12" N)
INV:787.79 (18" E)
INV:787.79 (12" W)

REMOVE ASPHALT
REMOVE CULVERT
REMOVE CULVERTS
REMOVE TREE (TYP.)
DEDICATED ROW
SAWCUT REQ'D
SAWCUT REQ'D
EXTEND HYD LEAD. SEE UTILITY PLAN
EXIST 30' SANITARY EASEMENT
EXIST 30' SANITARY EASEMENT
EXIST 8' ELECTRIC EASEMENT
STORM SEWER AND STORMWATER MANAGEMENT EASEMENT
ARTIFICIAL WETLANDS TO BE FILLED PER DNR PERMIT EXE-SC-2026-28-01857 (TYP.)
POND TO BE RESHAPED FOR PROPOSED DEVELOPMENT, SEE POND DETAIL SHEET.
EX ASPHALT
MCMILLEN ST
SCHUMACHER WAY

NORTH

0' 40' 80'
SCALE IN FEET

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 05/2026
FILE 5915031T
JOB NO. 5915031

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SHEET NO. 2

File: R:\5900\5915\5915031\dwg\5915031.dwg
Plot Date: Jul 10, 2026 - 11:27am
LAYOUT: Existing

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV	CULVERT

OWNER INFORMATION:

RIVER POINT CROSSING
3120 GATEWAY ROAD
BROOKFIELD, WI 53045

(414) 899-0214

CONTACT: BOB MURRAY

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

UTILITY INFORMATION:

UTILITIES PRESENT:
--CITY OF FORT ATKINSON-- CHARTER COMMUNICATIONS, --WIN, LLC.--, --WINDSTREAM--, --AT&T DISTRIBUTION--, --TDS METROCOM--, AND --WE ENERGIES--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --#20261605910 & DATE 4-13-2026--, VISIBLE OBSERVATION (--4-23-2026--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF FORT ATKINSON
600 TALCOTT AVE.
FORT ATKINSON, WI 53538

(920) 397-9909

TELECOMMUNICATIONS:
SPECTRUM / TIME WARNER / CHARTER
12405 POWERSCOURT DR.
ST. LOUIS MO 63131

(262) 446-9821

GAS & ELECTRIC:
WE ENERGIES
231 W MICHIGAN ST.
MILWAUKEE, WI 53203
(414) 221-2345

TELECOMMUNICATIONS:
AT & T / SBC
435 S. 95TH ST.
MILWAUKEE, WI 53214

(920) 929-1013

TELECOMMUNICATIONS:
WIN TECHNOLOGY
4955 BULLS FARM RD.
EAU CLAIRE, WI. 54701

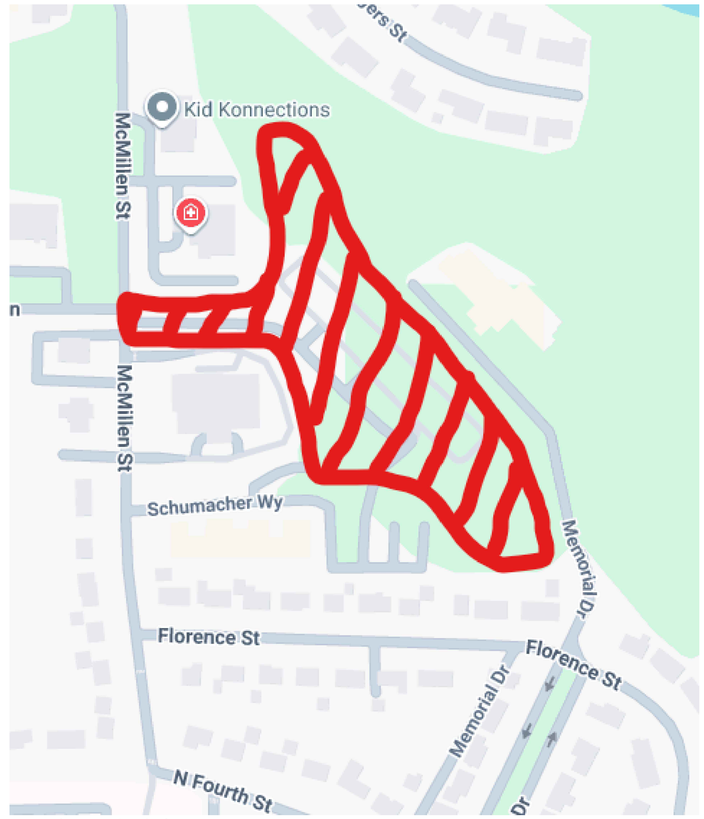
(920) 840-6861

TELECOMMUNICATIONS:
TDS METROCOM / TDS TELECOM
1029 W. MASON ST.
GREEN BAY, WI 54303

(920)884-3340

TELECOMMUNICATIONS:
WINDSTREAM COMMUNICATIONS
314 N. DANZ AV.
GREEN BAY, WI 54302

(920) 410-8902



LOCATION MAP

BRIEF LEGAL DESCRIPTION

All of Outlot 1, Volume 28 of Certified Survey Maps, Pages 14 & 15, Map Number 5180, Document Number 1247124, said map located in part of the Southeast 1/4 of the Southwest 1/4 and all of Outlot 1, Fort Healthcare Addition, Volume C, Page 84, Document Number 1484482, said plat located in part of Government Lot 8, all located in Section 34, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

GENERAL NOTES

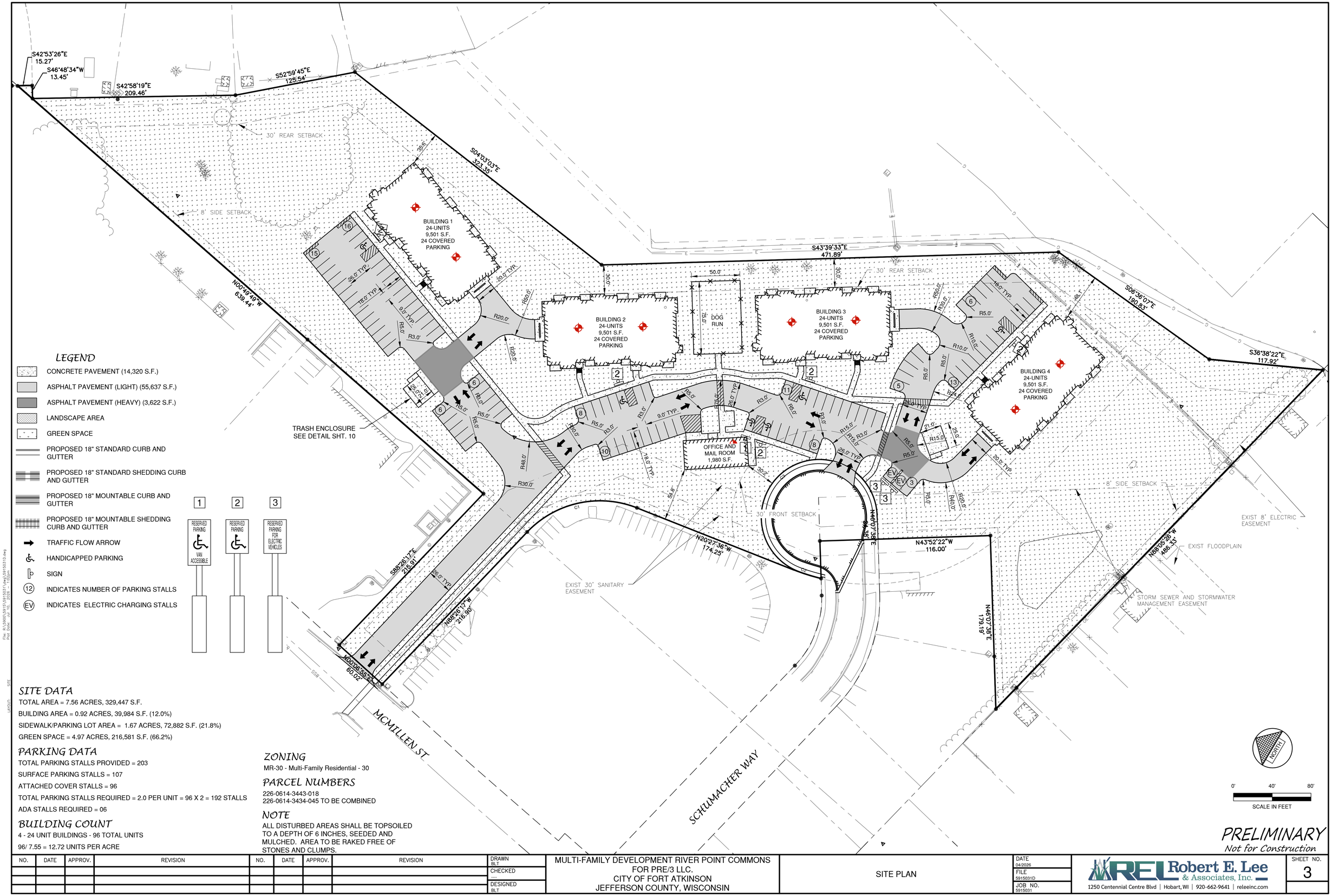
DATE 05/2026
FILE 5915031T
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SHEET NO. 1

File: R:\5900\5915\5915031\dwg\5915031.dwg
Plot Date: Apr 10, 2026 - 11:26am

JEFFERSON GENERAL NOTES


S42°53'26"E 15.27'
S46°48'34"W 13.45'
S42°58'19"E 209.46'
S52°59'45"E 125.54'
S04°03'03"E 323.35'
S43°39'33"E 471.89'
S06°36'07"E 180.83'
S36°38'22"E 117.92'
N00°49'49"W 639.44'
30' REAR SETBACK
8' SIDE SETBACK
30' FRONT SETBACK
BUILDING 1 24-UNITS 9,501 S.F. 24 COVERED PARKING
BUILDING 2 24-UNITS 9,501 S.F. 24 COVERED PARKING
BUILDING 3 24-UNITS 9,501 S.F. 24 COVERED PARKING
BUILDING 4 24-UNITS 9,501 S.F. 24 COVERED PARKING
DOG RUN
OFFICE AND MAIL ROOM 1,980 S.F.
TRASH ENCLOSURE SEE DETAIL SHT. 10
EXIST 30' SANITARY EASEMENT
EXIST 8' ELECTRIC EASEMENT
EXIST FLOODPLAIN
STORM SEWER AND STORMWATER MANAGEMENT EASEMENT
S88°26'17"E 215.91'
N88°26'17"W 216.90'
N00°06'55"E 60.02'
N20°27'36"W 174.25'
N43°52'22"W 116.00'
N46°07'38"E 179.19'
N68°05'26"W 486.33'
N46°07'38"E 84.38'
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
C27
C28
C29
C30
C31
C32
C33
C34
C35
C36
C37
C38
C39
C40

INV:775.01 (24" SW)

S42°53'26"E
15.27'

S46°48'34"W
13.45'

S42°58'19"E
209.46'

S52°59'45"E
125.54'

S04°03'03"E
323.35'

EX ST CB 2254
RIM:787.15
D=2.70'
INV:784.45 (8" W)

ST. INL. 12
RIM:0.00
D=6.71'
INV:-6.71 (12" W)

BUILDING 1
24-UNITS
9,501 S.F.
24 COVERED
PARKING

ST. INL. 13
RIM:0.00
D=4.25'
INV:-4.25 (12" S)

N00°49'49"W
639.44'

EX ST CB 3780
RIM:787.61
D=2.20'
INV:785.41 (12" W)
INV:785.86 (4" NW)

166'-12" ST. SEWER @ 0.81%

111'-12" ST. SEWER @ 1.00%

ST. INL. 11
RIM:0.00
D=5.60'
INV:-5.60 (12" N)
INV:-5.60 (12" SE)
INV:-5.60 (12" E)

135'-12" ST. SEWER @ 1.31%

ST. INL. 07
RIM:0.00
D=4.25'
INV:-4.25 (12" SW)

ST. INL. 06
RIM:0.00
D=8.79'
INV:-8.79 (12" NW)
INV:-4.97 (12" NE)
INV:-8.79 (12" SE)

ST. INL 03
RIM:0.00
D=4.25'
INV:-4.25 (12" S)

106'-12" ST. SEWER @ 748.99%

ST. INL 02
RIM:789.23
D=1.25'
INV:787.98 (12" N)
INV:787.98 (12" W)

S06°36'07"E
190.83'

18" APRON ENDWALL
E.O.P. INV:785.86 (18" W)

18" APRON ENDWALL
E.O.P. INV:785.91 (18" E)

S36°38'22"E
117.92'

81'-12" ST. SEWER @ 0.89%

BUILDING 2
24-UNITS
9,501 S.F.
24 COVERED
PARKING

128'-12" ST. SEWER @ 1.11%

83'-12" ST. SEWER @ 0.91%

BUILDING 3
24-UNITS
9,501 S.F.
24 COVERED
PARKING

ST. INL 04
RIM:0.00
D=9.55'
INV:-9.55 (12" NW)
INV:-4.98 (12" W)
INV:-9.55 (12" S)

BUILDING 4
24-UNITS
9,501 S.F.
24 COVERED
PARKING

148'-12" ST. SEWER @ 0.26%

OFFICE AND
MAIL ROOM
1,980 S.F.

ST. INL. 05
RIM:0.00
D=4.25'
INV:-4.25 (12" E)

ST. INL. 08
RIM:0.00
D=7.37'
INV:-7.37 (12" NW)
INV:-7.29 (12" NW)
INV:-7.37 (12" SE)

64'-12" ST. SEWER @ 1.13%

94'-12" ST. SEWER @ 1.00%

70'-12" ST. SEWER @ 1.43%

ST. INL 01
RIM:788.85
D=1.25'
INV:787.60 (12" E)
INV:787.60 (12" W)

56'-12" ST. SEWER @ 0.26%

N44°07'38"E
174.25'

N43°52'22"W
116.00'

N46°07'38"E
179.19'

N88°05'38"W
486.43'

EXIST 8' ELECTRIC
EASEMENT

18" APRON ENDWALL
E.O.P. INV:787.20 (18" N)

STORM SEWER AND STORMWATER
MANAGEMENT EASEMENT

EX ST INL 2268
RIM:788.44
D=3.00'
INV:785.44 (12" W)

S86°26'17"E
216.91'

N88°26'17"W
216.90'

N00°33'43"E
600.2'

ST. INL. 09
RIM:0.00
D=6.29'
INV:-6.29 (12" W)
INV:-6.29 (12" SE)

236'-12" ST. SEWER @ 0.86%

ST. INL. 10
RIM:0.00
D=4.25'
INV:-4.25 (12" E)

EX ST MH 3402
RIM:794.85
D=7.40'
INV:787.45 (18" SW)
INV:787.45 (18" SE)

EX ST CB 3186
RIM:794.65
D=7.60'
INV:787.10 (18" NW)
INV:787.05 (18" S)

EX ST INL 3408
RIM:792.19
D=4.60'
INV:787.59 (18" NE)
INV:787.59 (18" W)

EX ST INL 3406
RIM:791.08
D=3.29'
INV:787.79 (12" S)
INV:787.78 (12" W)

EX ST INL 3407
RIM:791.11
D=3.32'
INV:787.79 (12" N)
INV:787.79 (18" E)
INV:787.79 (12" W)

EX ST INL 3
RIM:789.15

MCMILLEN ST

SCHUMACHER WAY

LEGEND

- PROPOSED SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 40' 80'

SCALE IN FEET

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

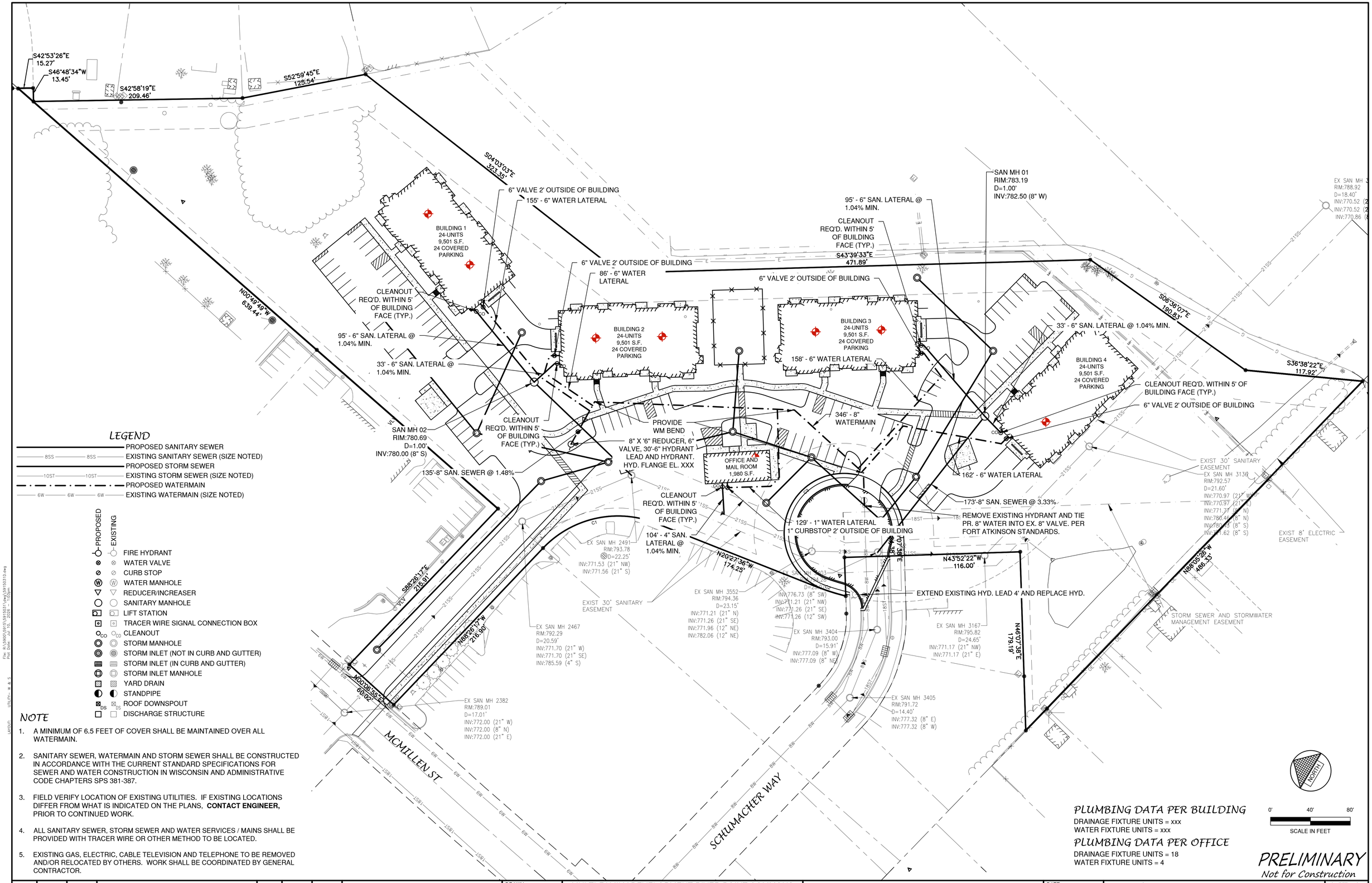
UTILITY PLAN - STORM SEWER

DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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

SHEET NO. 4

File: R:\5900\5915\5915031\dwg\5915031D.dwg
Plot Date: Jul 10, 2026 - 10:50am
LAYOUT: UTILITY



LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

PLUMBING DATA PER BUILDING

DRAINAGE FIXTURE UNITS = xxx
WATER FIXTURE UNITS = xxx

PLUMBING DATA PER OFFICE

DRAINAGE FIXTURE UNITS = 18
WATER FIXTURE UNITS = 4

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ---
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

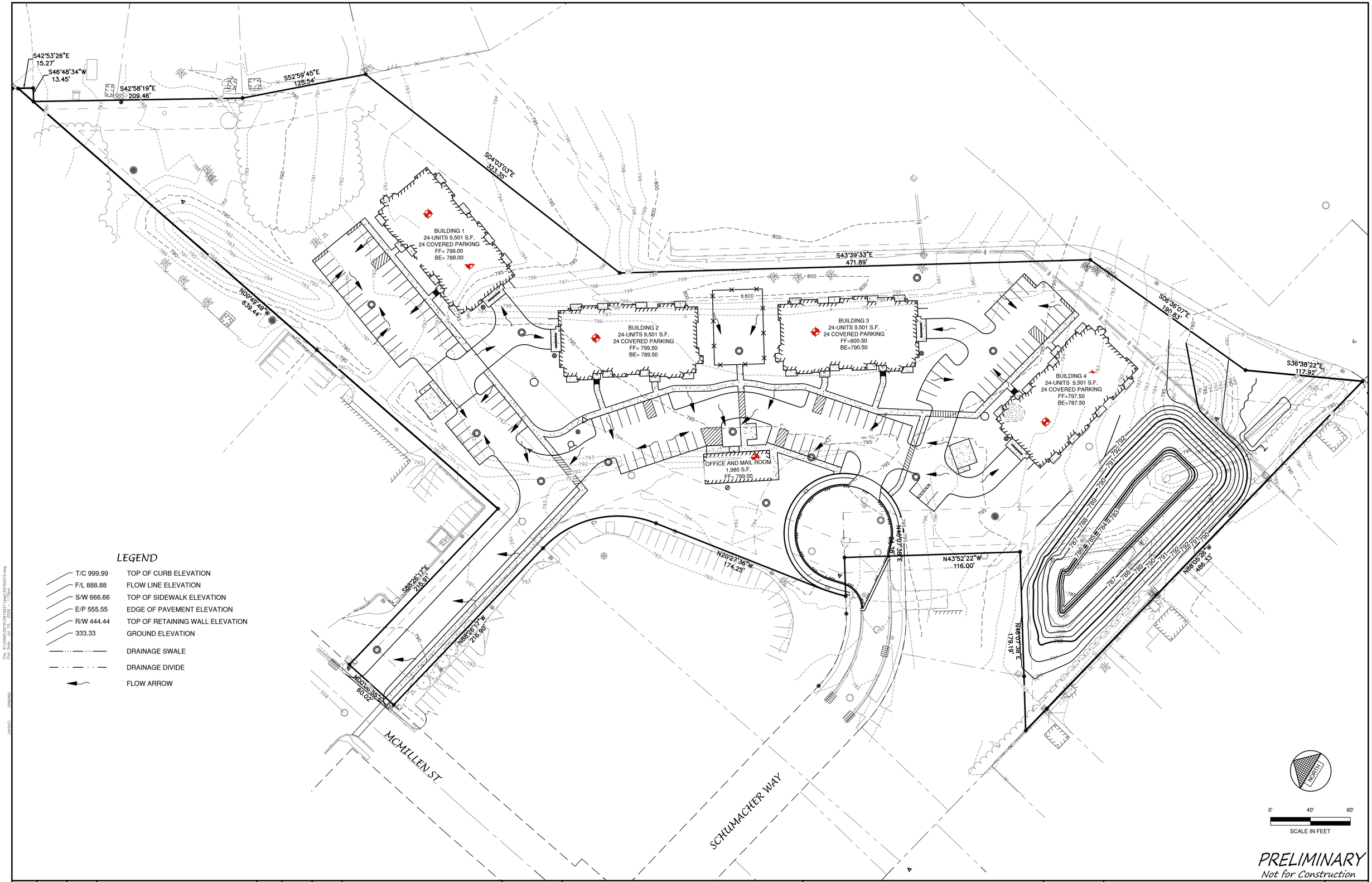
UTILITY PLAN - WATER AND SANITARY SEWER

DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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

SHEET NO. 5

File: R:\5900\5915\5915031\dwg\5915031D.dwg
Print Date: Jul 10, 2026 - 10:50am
Layout: UTILITY - W & S



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ---
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

GRADING PLAN

DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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

SHEET NO. 6

File: R:\5900\5915\5915031\dwg\5915031-Grading.dwg
Plot Date: Jul 15, 2026 - 11:09pm
Layout: GRADING

S42°53'26"E
15.27'
S46°48'34"W
13.45'
S42°58'19"E
209.46'
S52°59'45"E
125.54'
S04°03'03"E
323.35'
S43°39'33"E
471.89'
SILT FENCE REQ'D. (TYP.)
S06°36'07"E
180.83'
S36°38'22"E
117.92'
N00°49'49"W
639.44'
BUILDING 1
24-UNITS
9,501 S.F.
24 COVERED
PARKING
BUILDING 2
24-UNITS
9,501 S.F.
24 COVERED
PARKING
BUILDING 3
24-UNITS
9,501 S.F.
24 COVERED
PARKING
BUILDING 4
24-UNITS
9,501 S.F.
24 COVERED
PARKING
OFFICE AND
MAIL ROOM
1,980 S.F.
N44°07'38"E
36.15'
N43°52'22"W
116.00'
N46°07'38"E
179.19'
N88°05'26"W
486.33'
N20°27'36"W
174.25'
INLET PROTECTION REQ'D. (TYP.)
S88°26'17"E
215.91'
N88°26'17"W
216.90'
N00°46'35"E
60.02'
TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION
INGRESS / EGRESS ACCESS
POINTS. FULL WIDTH OF ACCESS.
MCMILLEN ST
SCHUMACHER WAY

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- CULVERT PIPE CHECK
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 40' 80'
SCALE IN FEET

PRELIMINARY
Not for Construction

File: R:\5900\5915\5915031\dwg\5915031D.dwg
Plot Date: Jul 10, 2026 - 1:10pm
Layout: EROSION

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

DRAWN BLT
CHECKED
DESIGNED BLT

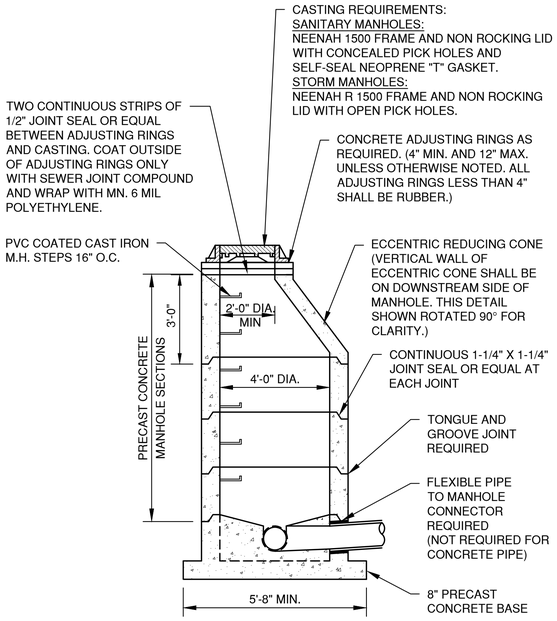
MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSON CONTROL PLAN

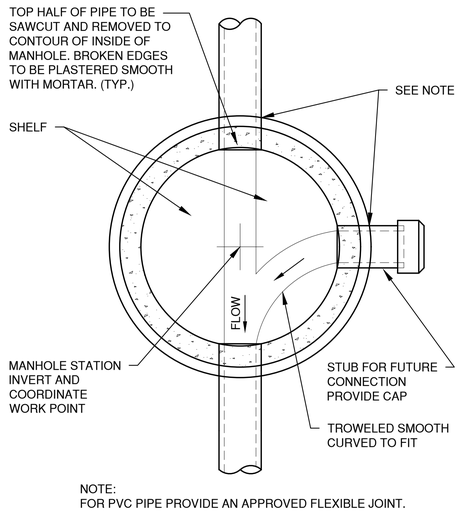
DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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SHEET NO. 7

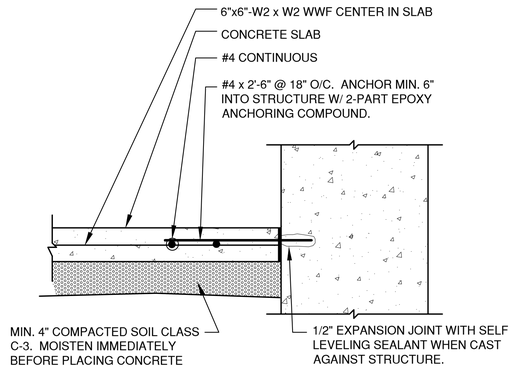


SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)

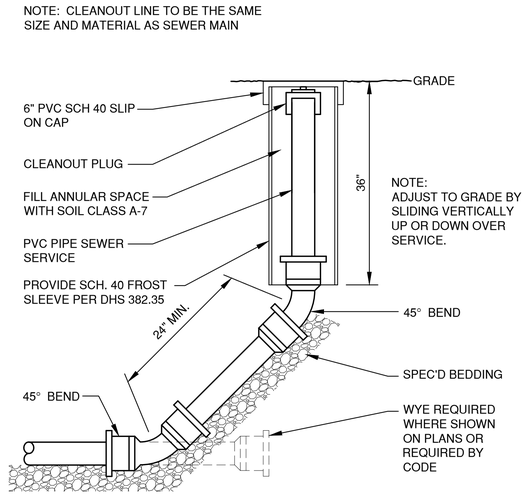


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

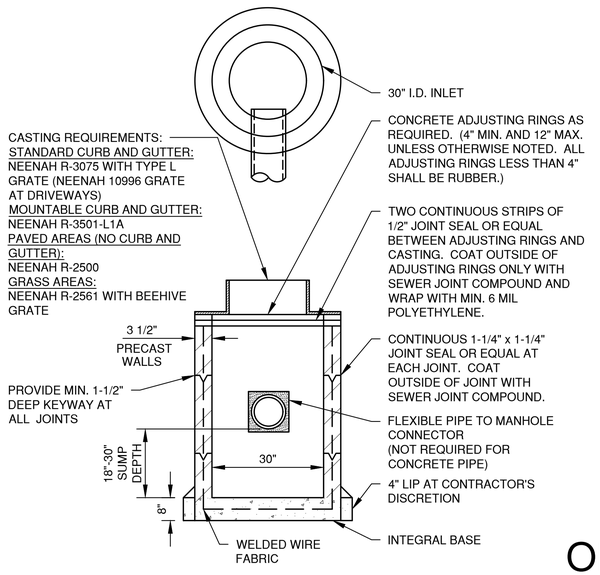
MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



TYPICAL SIDEWALK ADJACENT
TO STRUCTURE



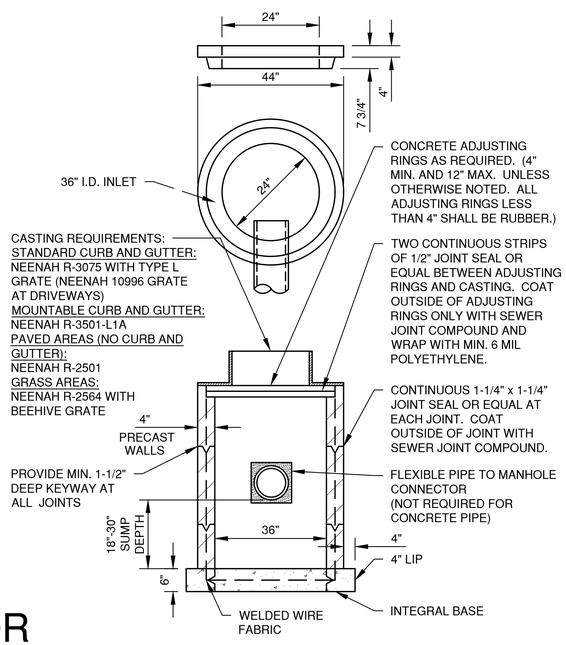
CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

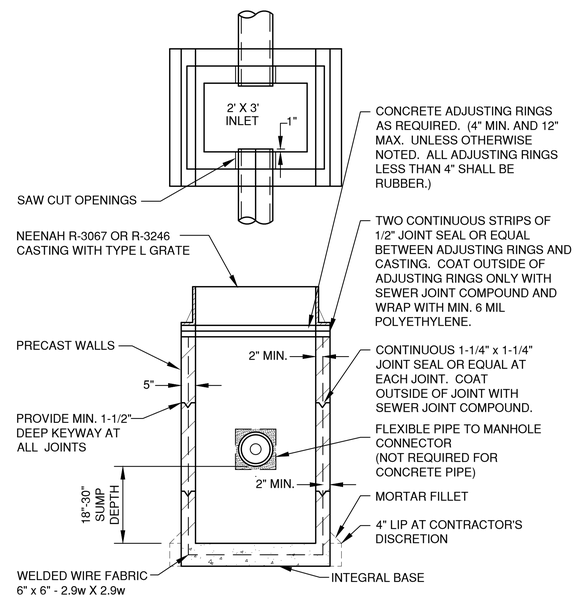
TYPE 'A' STORM INLET

OR



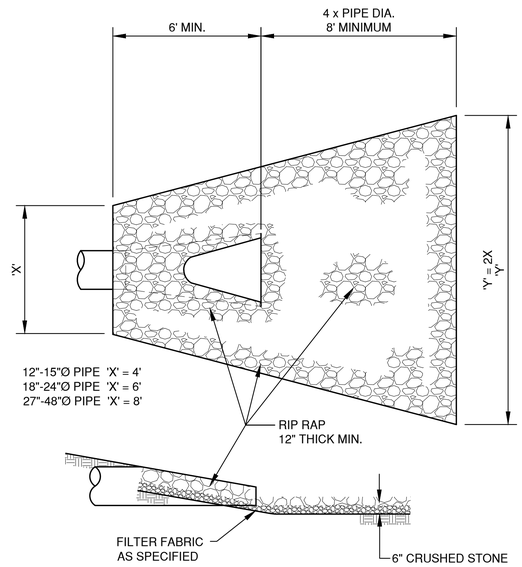
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

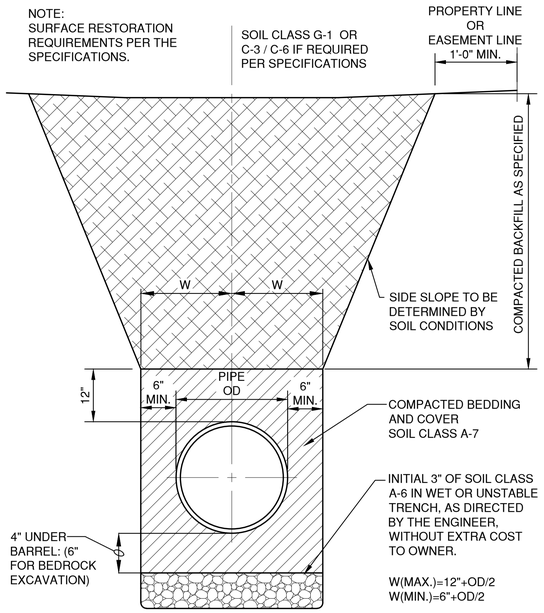
MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915031DET
JOB NO. 5915031

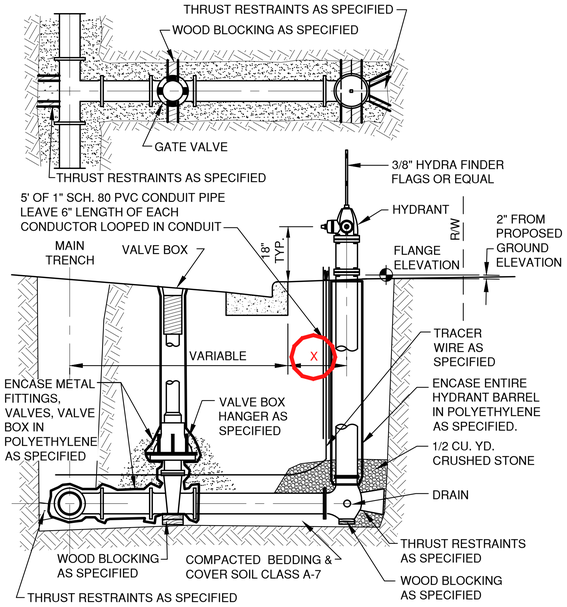
Robert E. Lee & Associates, Inc.
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SHEET NO. 8

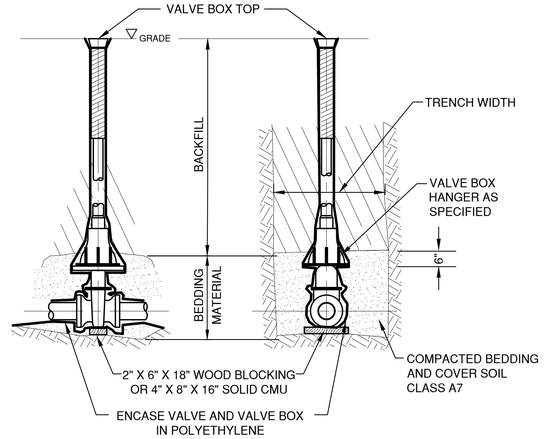
File: R:\5900\5915\5915031\dwg\5915031DET.dwg
Plot Date: Jul 16, 2026 - 11:50am
Layout: DETAILS (1)



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

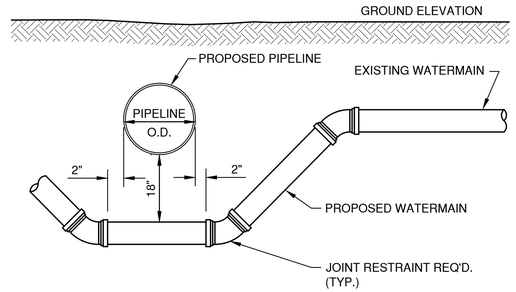


STANDARD HYDRANT SETTING
CURB SECTION

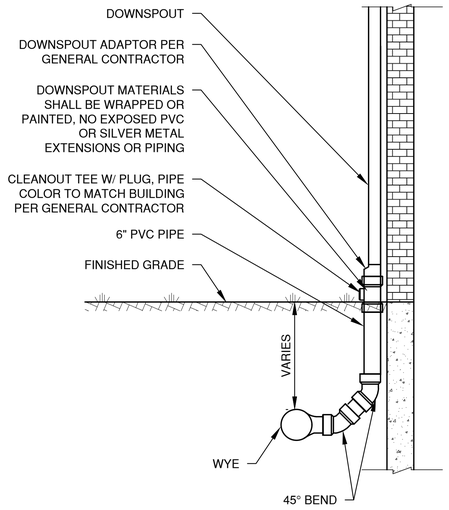


SIDE VIEW FRONT VIEW

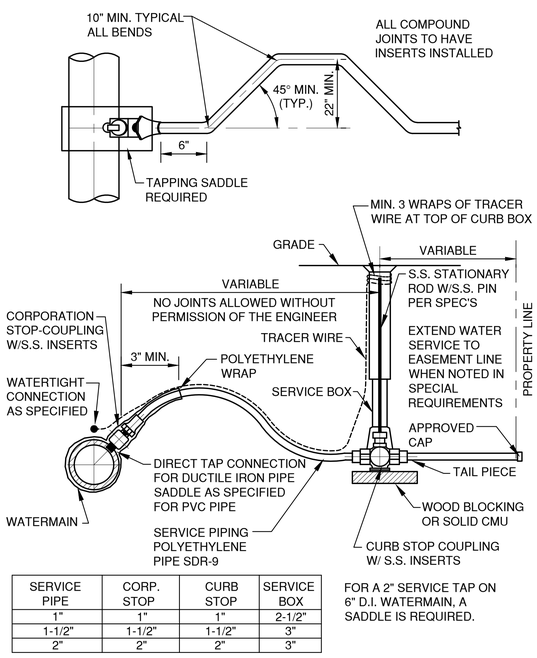
VALVE BOX SETTING



DETAIL FOR WATERMAIN OFFSET



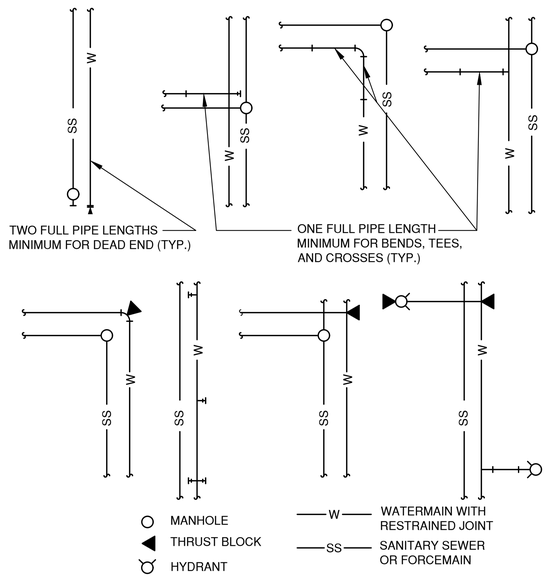
DOWN SPOUT COLLECTOR DETAIL



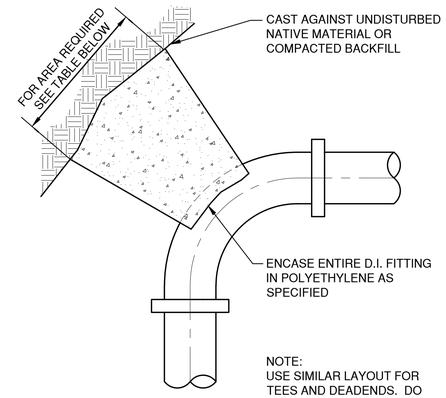
SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING
(POLYETHYLENE)



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

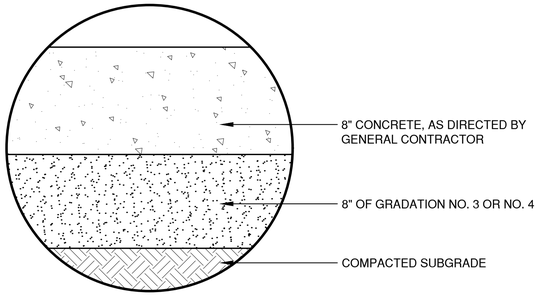
MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915031DET
JOB NO. 5915031

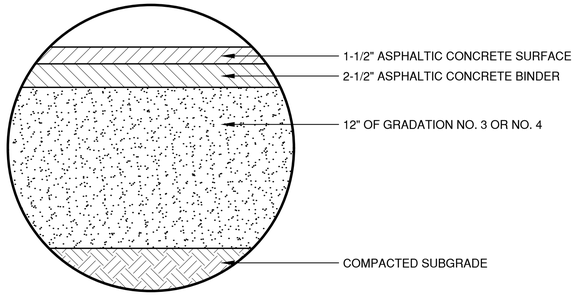
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SHEET NO. 9

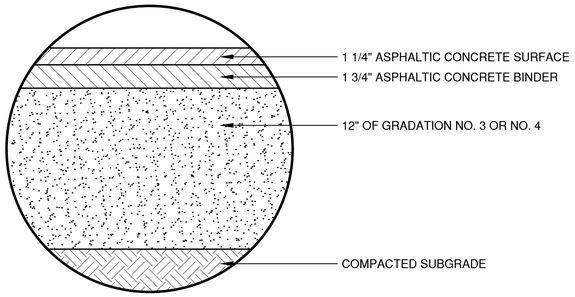
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Plot Date: Jul 10, 2026 - 11:50am
Layout: DETAILS (2)



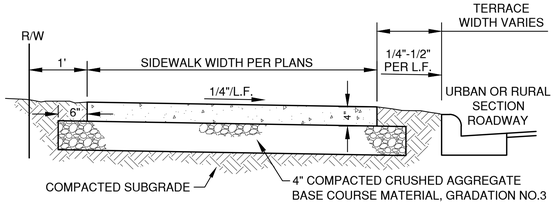
CONCRETE PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



LIGHT DUTY ASPHALT PAVEMENT



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

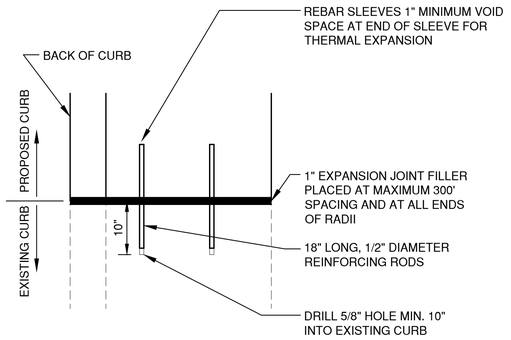
TOOLED CONTRACTION JOINT

EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

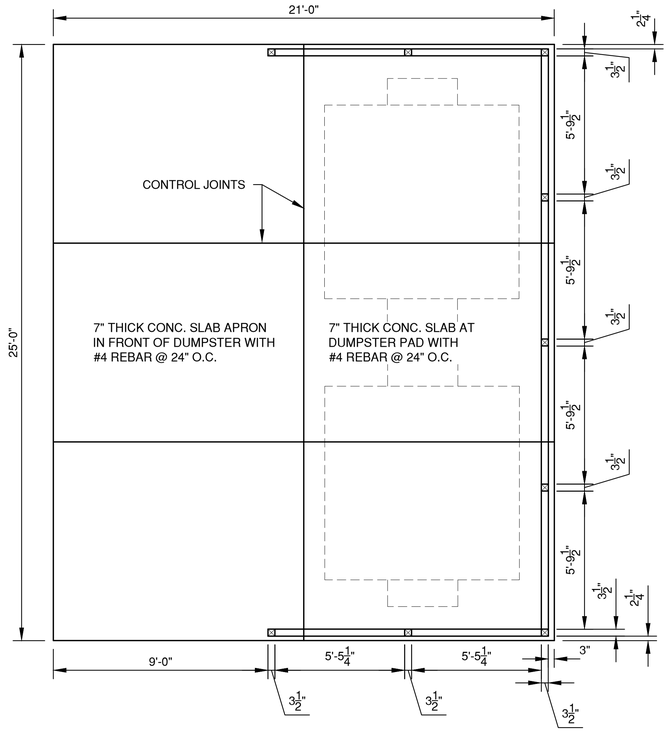
SIDEWALK DETAIL

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

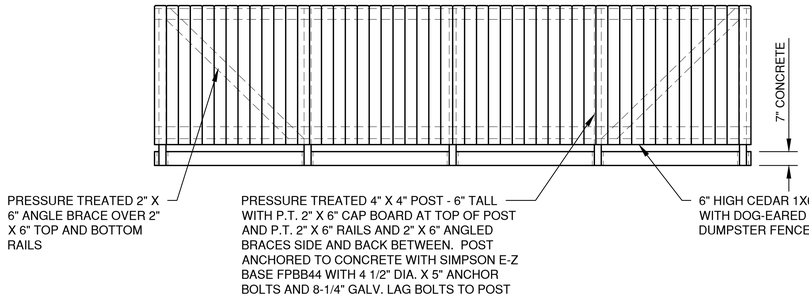


CURB TIE-IN DETAIL

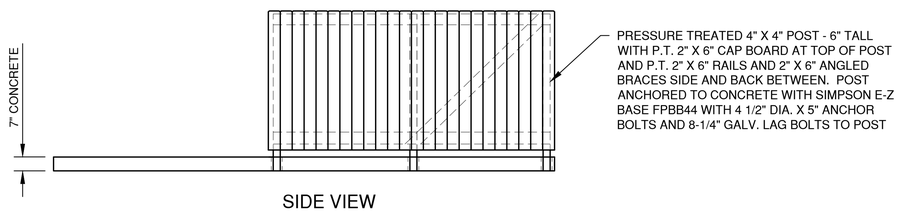
(PROPOSED TO EXISTING)



PLAN VIEW



BACK VIEW



SIDE VIEW

TRASH ENCLOSURE

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 04/2026
FILE 5915031DET
JOB NO. 5915031

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SHEET NO. 10

File: R:\5900\5915\5915031\dwg\5915031DET.dwg
Plot Date: Jul 10, 2026 - 11:50am
Layout: DETAILS (3)

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

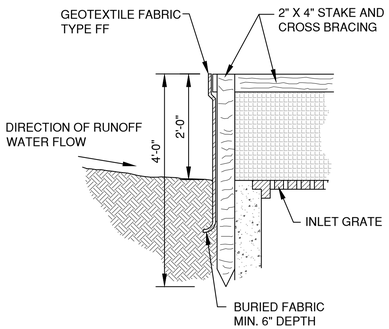
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

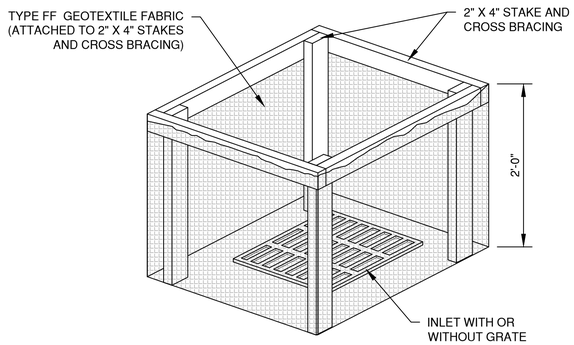
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

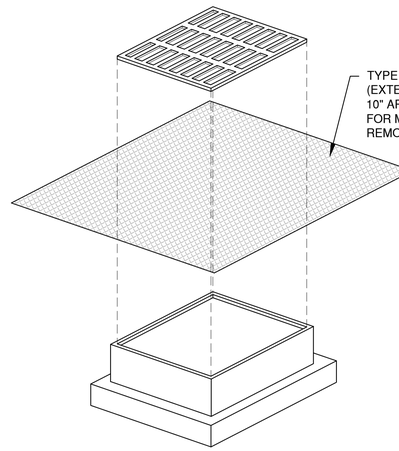
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



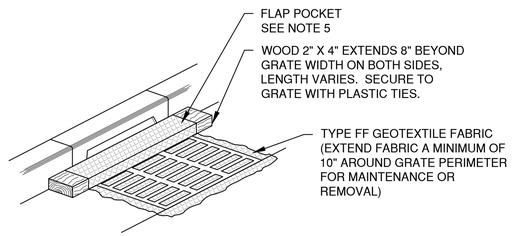


INLET PROTECTION, TYPE A

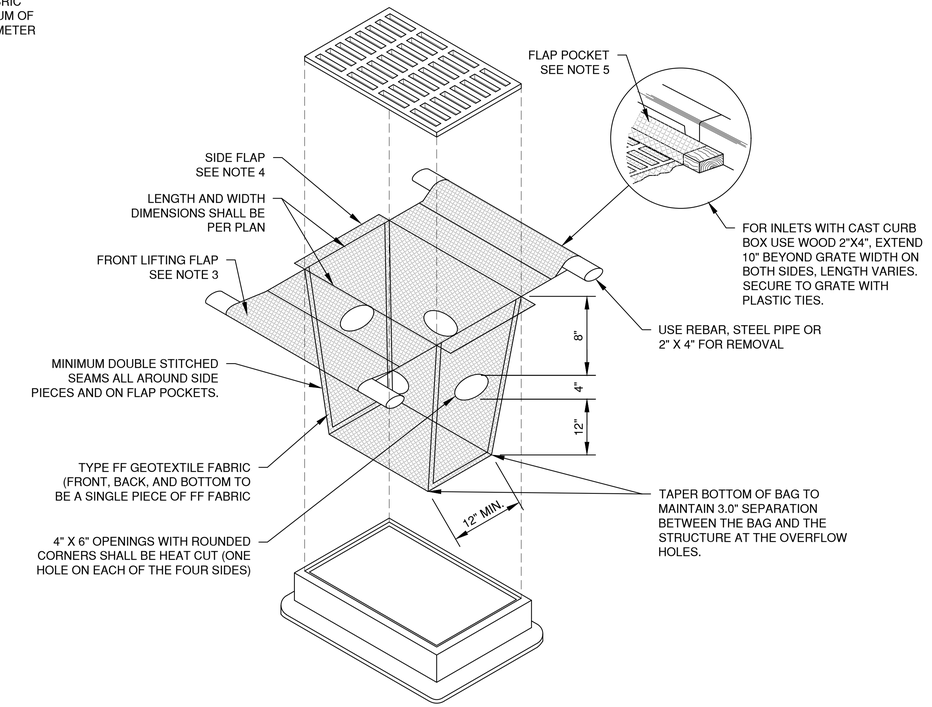


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: R:\5900\5915\5915031\dwg\5915031EC.dwg
Plot Date: Apr 10, 2026 - 11:31am
LAYOUT: L INLET PROTECTION

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

DRAWN ----
CHECKED ----
DESIGNED ----

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 04/2026
FILE 5915031EC
JOB NO. 5915031

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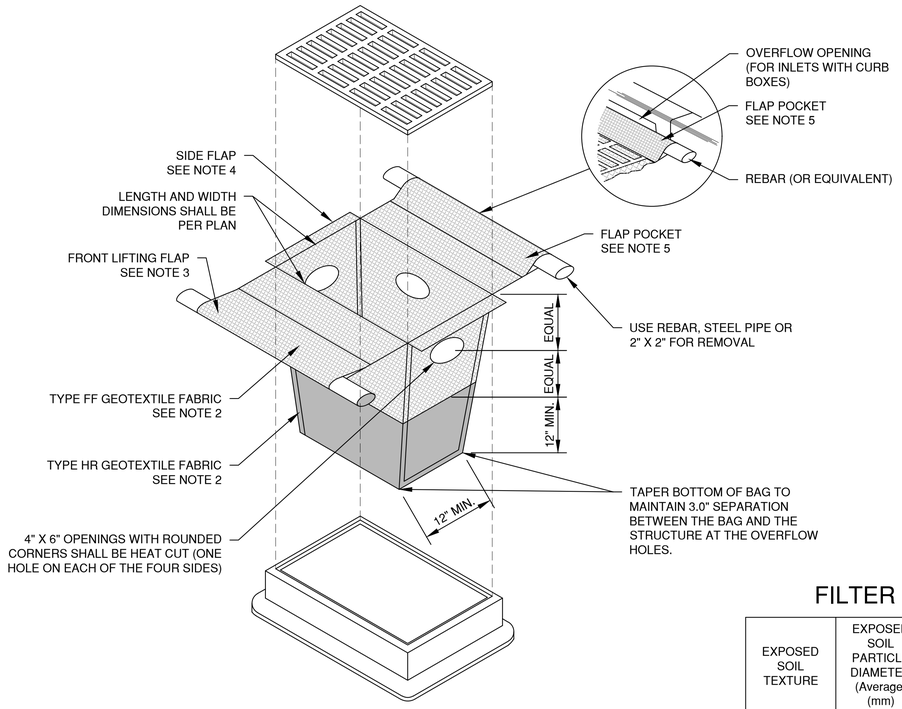
SHEET NO. 11

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

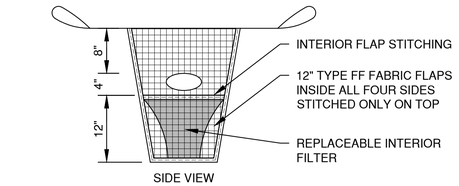


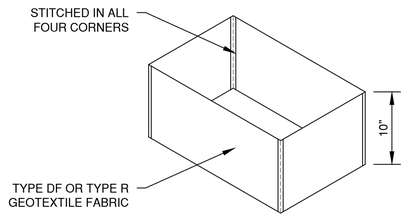
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

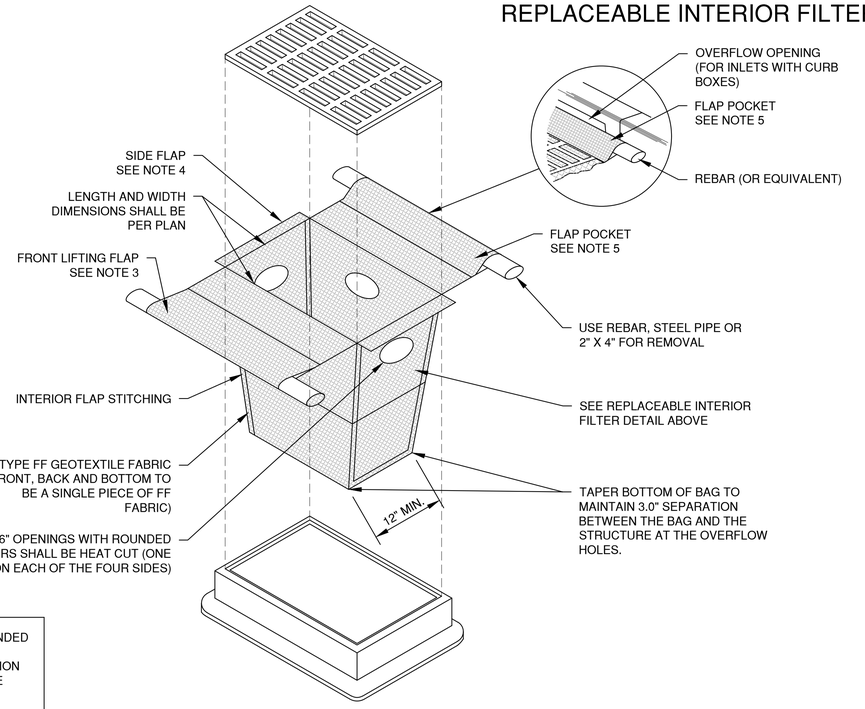
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\5900\5915\5915031\dwg\5915031EC.dwg
Plot Date: Apr 16, 2026 - 11:57am
DATA\01 2 INLET PROTECTION

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CHECKED ----
DESIGNED ----

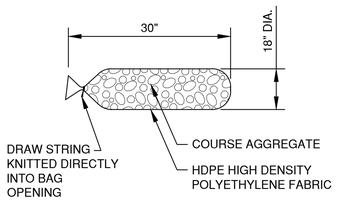
MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 04/2026
FILE 5915031EC
JOB NO. 5915031

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SHEET NO. 12



FILTER BAG DETAIL

NOTES:

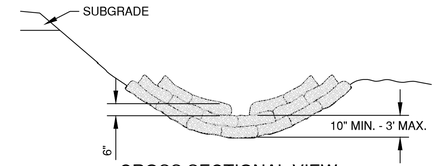
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

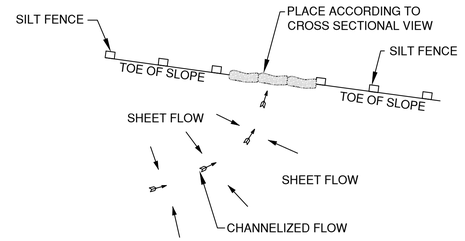
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

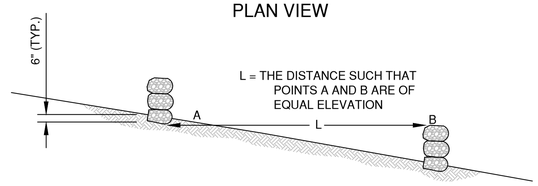
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



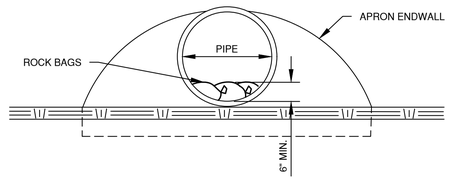
PLAN VIEW



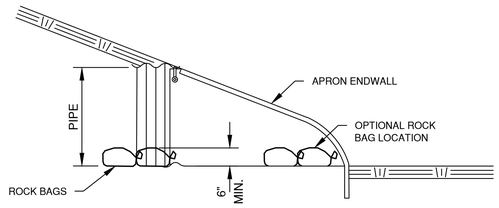
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS



END VIEW

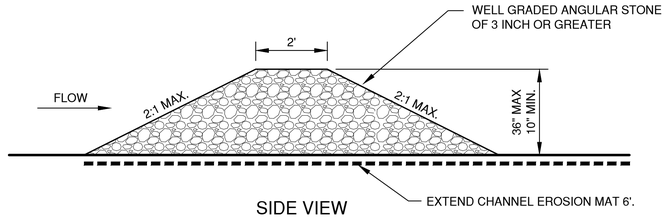


SIDE VIEW

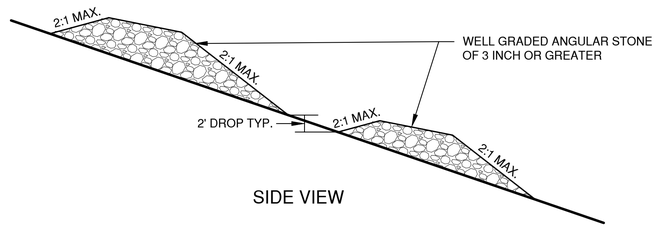
CULVERT PIPE CHECK

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW

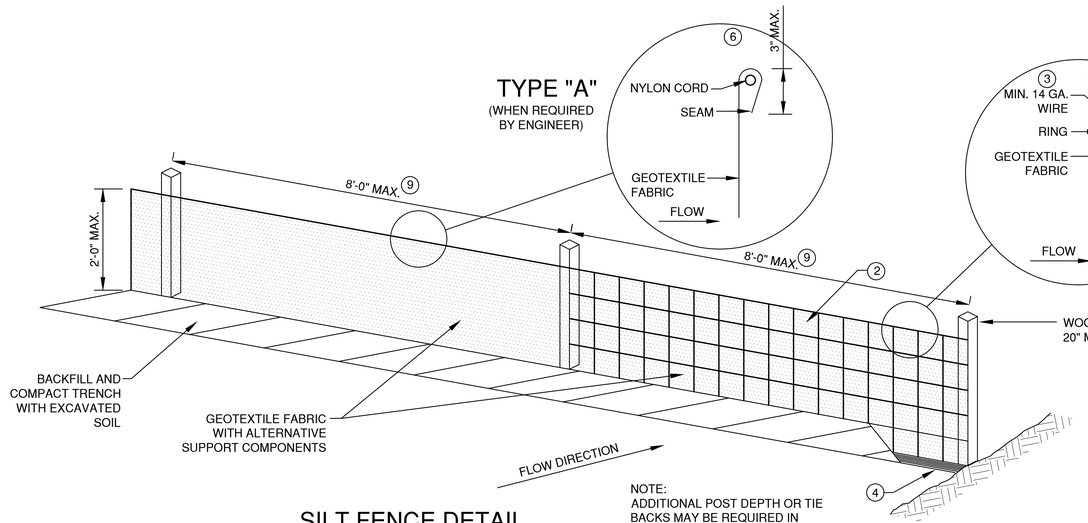


SIDE VIEW

TEMPORARY DITCH CHECK USING STONE

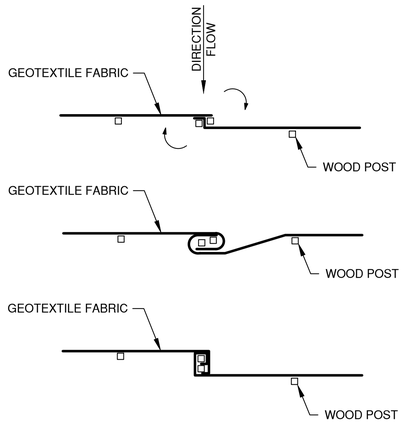
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN ---- / CHECKED ---- / DESIGNED ----	MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS FOR PRE/3 LLC. CITY OF FORT ATKINSON JEFFERSON COUNTY, WISCONSIN	EROSION CONTROL DITCH CHECK DETAILS	DATE 04/2026 / FILE 5915031EC / JOB NO. 5915031	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 13

File: R:\5900\5915\5915031\prep\5915031EC.dwg
Plot Date: Jul 10, 2026 - 11:51am
Layout: 3 detail checks

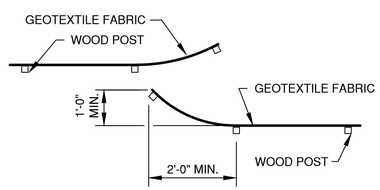


SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

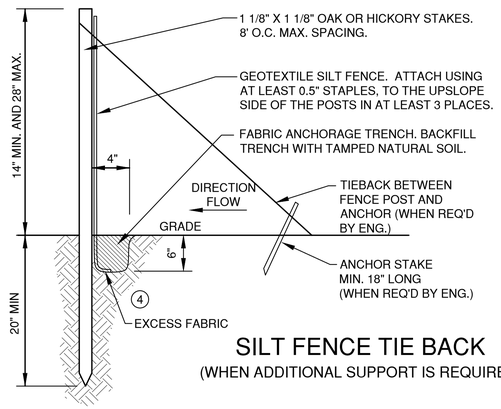


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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

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MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

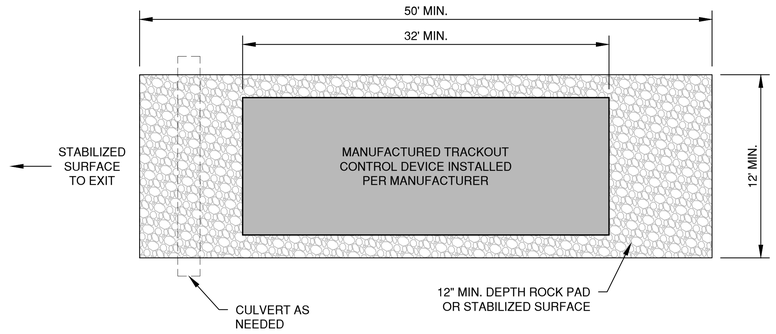
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JOB NO. 5915031

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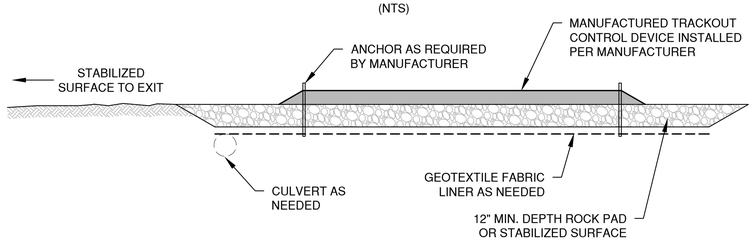
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LAYOUT: 4 SHEET FLOW

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

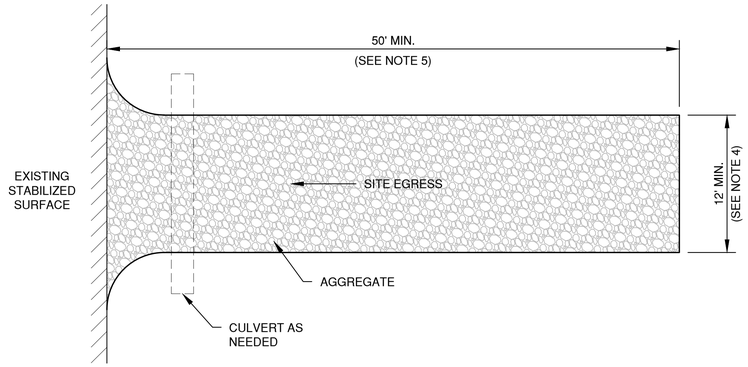


SECTION VIEW

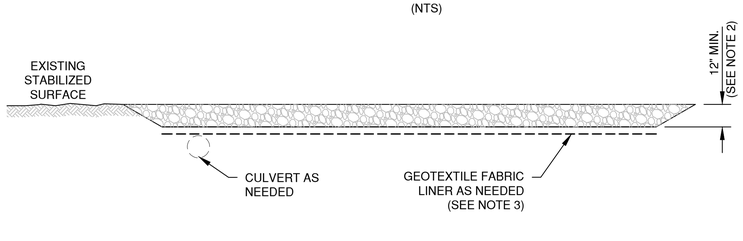
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

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Plot Date: Jul 15, 2026 - 11:32am
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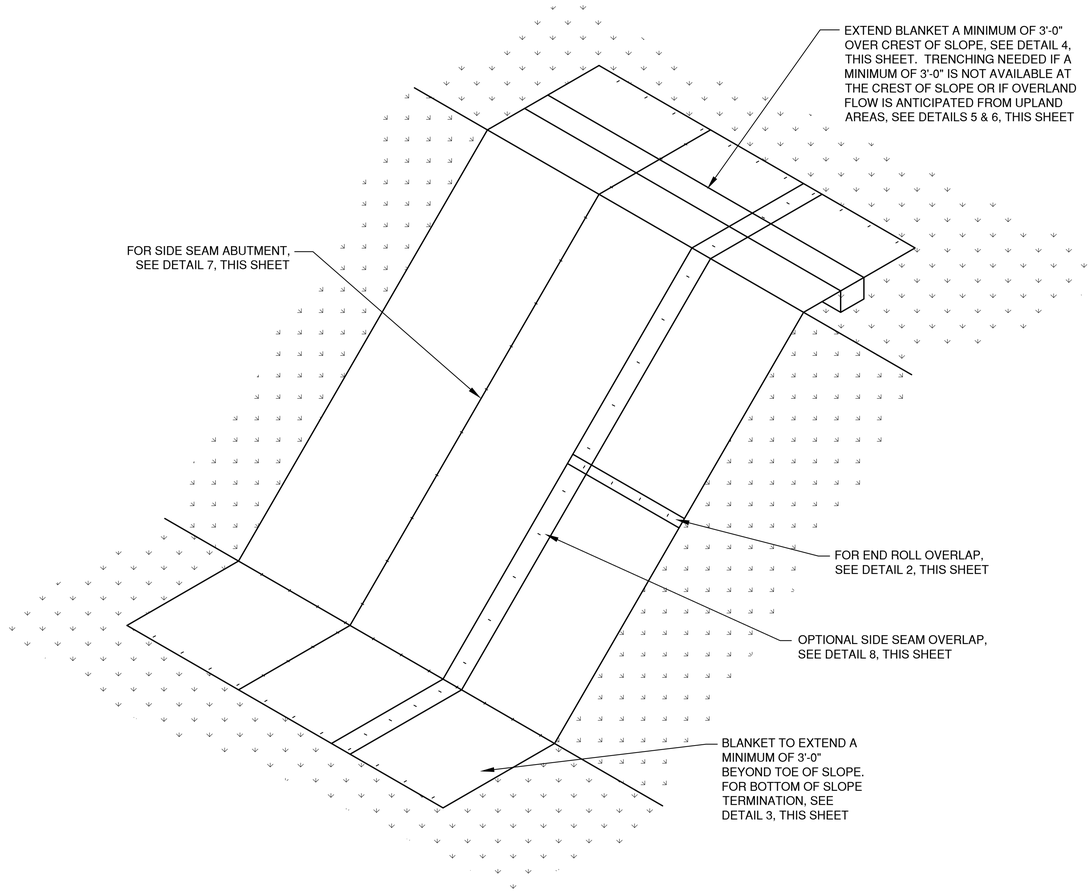
MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

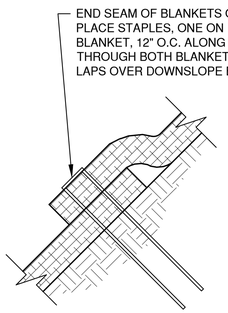
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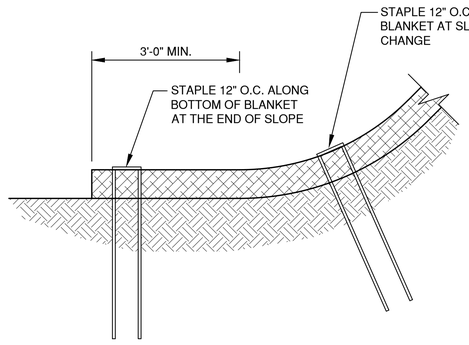
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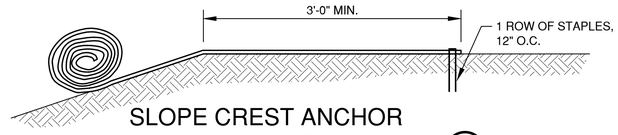
SLOPE DETAIL (1)



END ROLL OVERLAP (2)

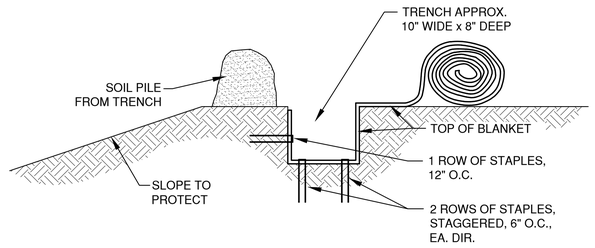


BOTTOM OF SLOPE TERMINATION (3)

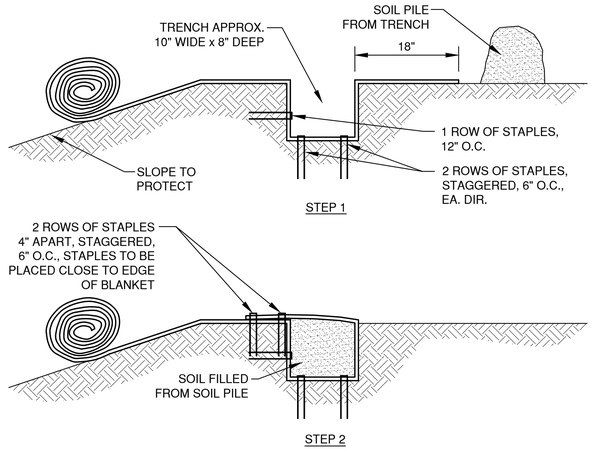


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) (4)

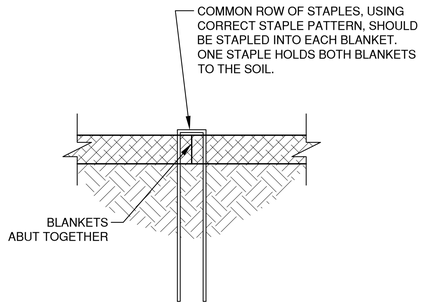
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



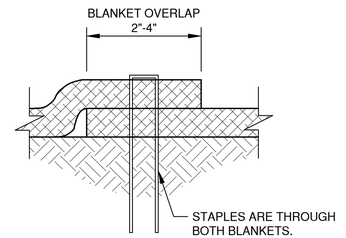
SLOPE TRENCHING METHOD "B" (5)



SLOPE TRENCHING METHOD "C" (6)



SIDE SEAM ABUT STAPLE DETAIL (7)



SIDE SEAM OVERLAP STAPLE DETAIL (8)

NOTES:

1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

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

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CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

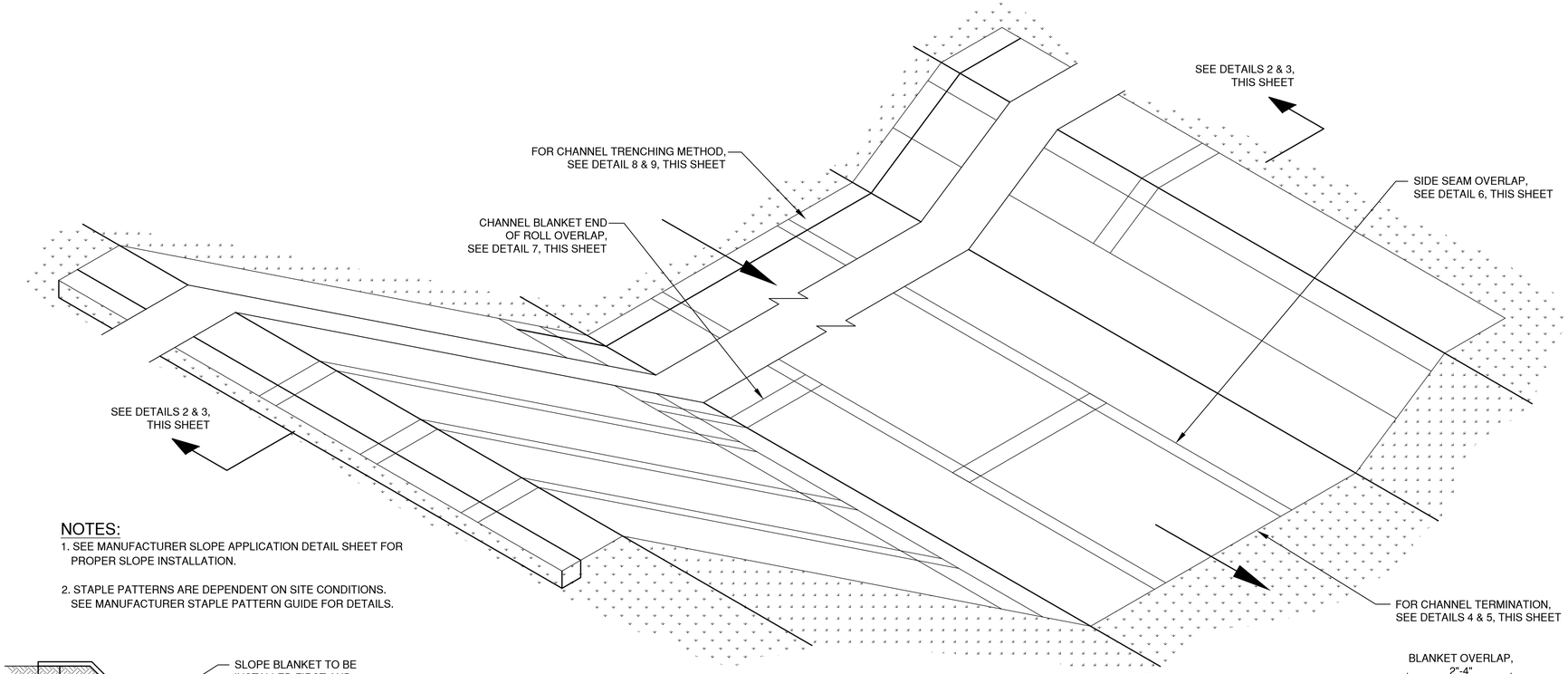
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE 04/2026
FILE 5915031EC
JOB NO. 5915031

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SHEET NO. 16

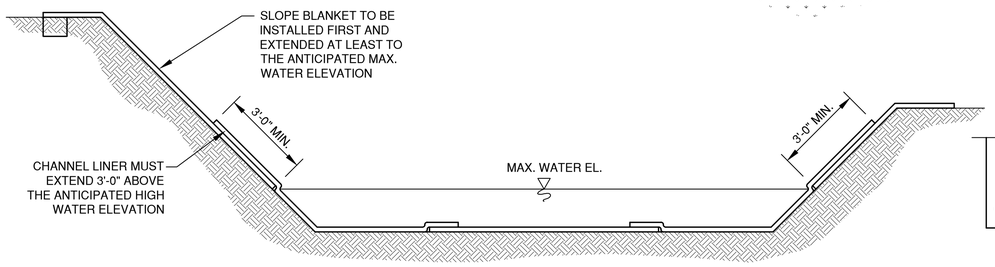
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Plot Date: Jul 10, 2026 - 11:30am
LAYOUT: 6 SLOPE detail



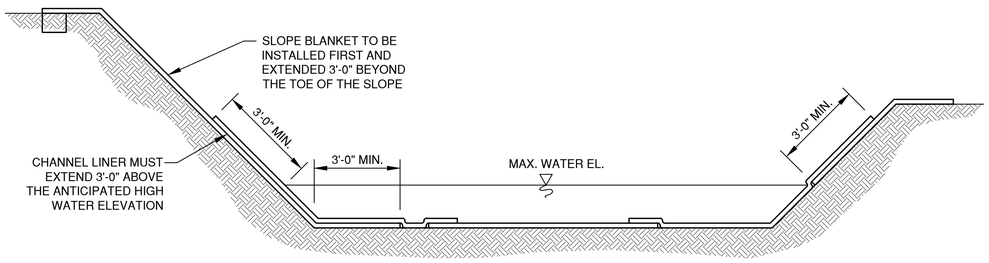
CHANNEL DETAIL 1

NOTES:

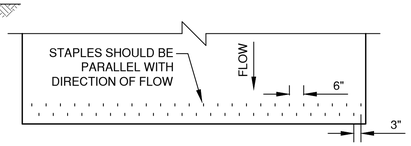
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



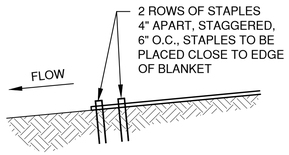
CHANNEL INSTALLATION METHOD "A" 2



CHANNEL INSTALLATION METHOD "B" 3



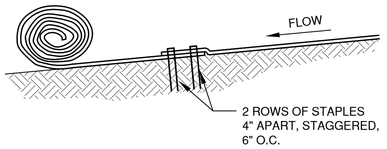
CHANNEL TERMINATION PLAN 4



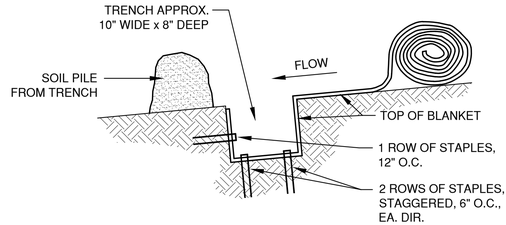
CHANNEL TERMINATION 5



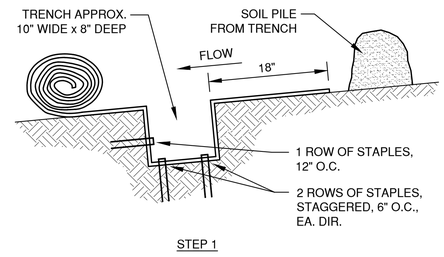
SIDE SEAM OVERLAP STAPLE DETAIL 6

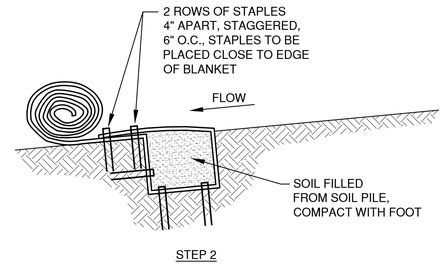


CHANNEL BLANKET END OF ROLL OVERLAP 7



CHANNEL TRENCHING METHOD "A" 8





CHANNEL TRENCHING METHOD "B" 9

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

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CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

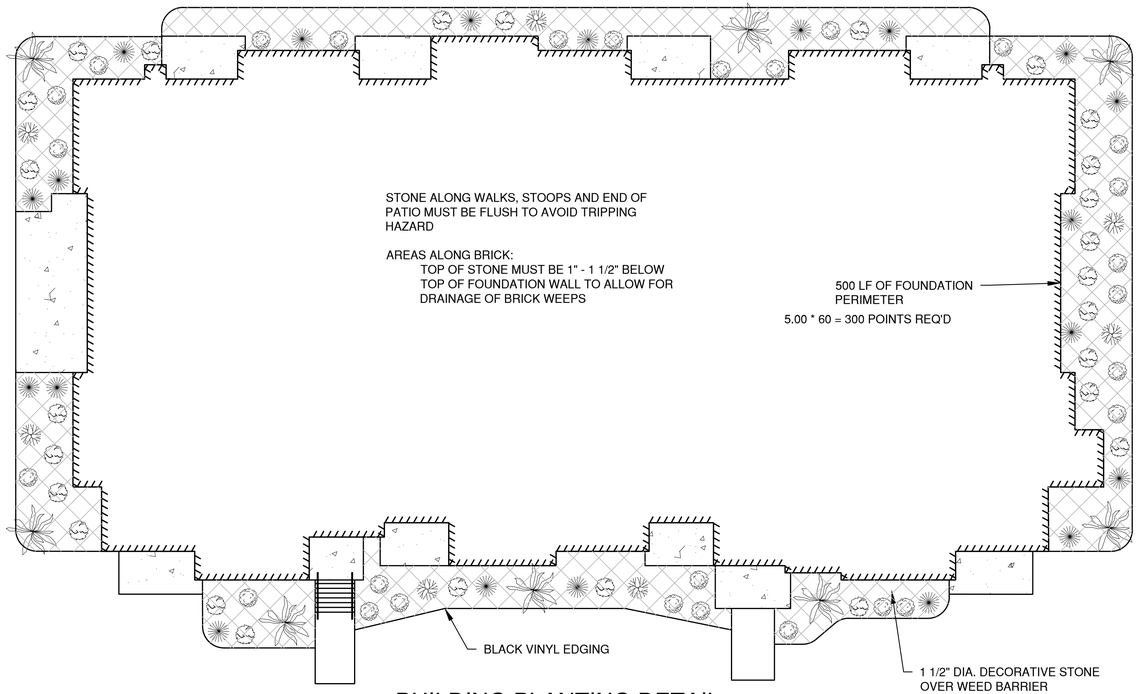
EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 04/2026
FILE 5915031EC
JOB NO. 5915031

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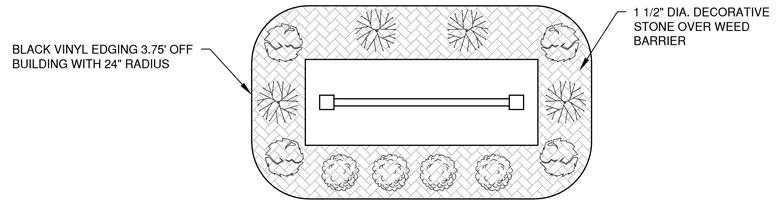
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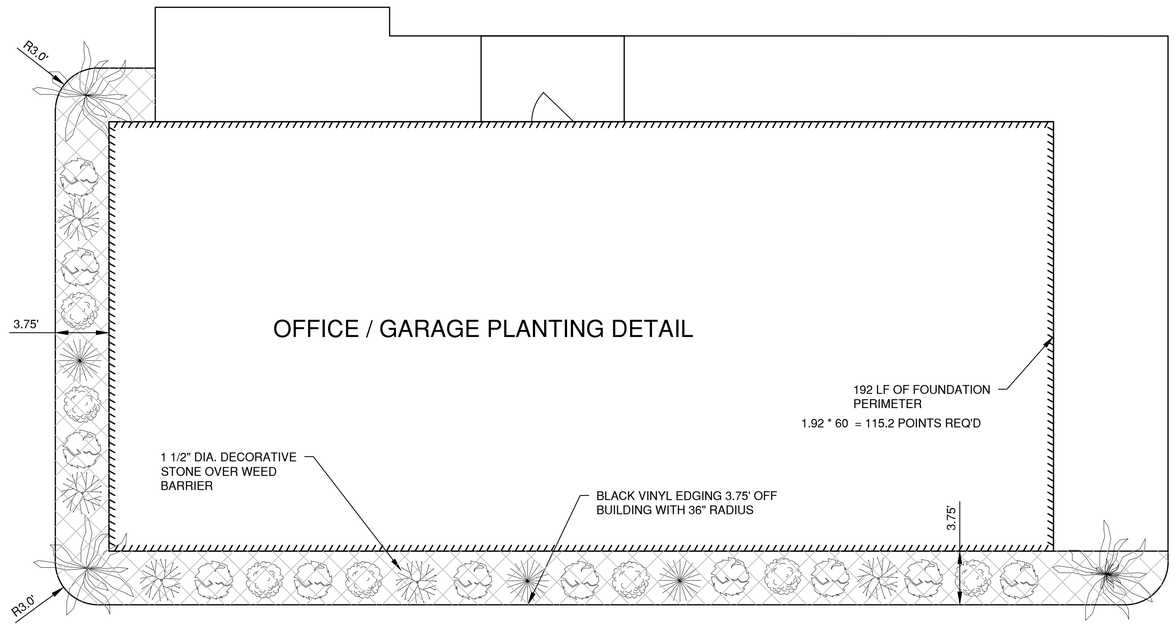


BUILDING PLANTING DETAIL

SYMBOL	LEGEND (MAIN BUILDING FOUNDATIONS)			
	COMMON NAME	POINTS	PLANT COUNT	TOTAL POINTS
	Dogwood	5.5	20	110
	Cotoneaster	3	7	21
	Bluemuffin Arrowwood Viburnum	3.3	28	92.4
	NINEBARK	3	26	78
	Japanese tree lilac	10	8	80
			TOTAL	381.4
			REQ'D	300



SINGLE FACED SIGN PLANTING DETAIL



LEGEND (OFFICE/SIGN)

SYMBOL	SPECIES		PLANT SIZE	POINTS
	COMMON NAME	SCIENTIFIC NAME		
	Dogwood	***Cornus Spp.***	3 GAL.	5.5
	Cotoneaster	***Cotoneaster Spp.***	3 GAL.	3
	Bluemuffin Arrowwood Viburnum	***Viburnam***	5 GAL.	3.3
	NINEBARK	***Physocarous***	3 GAL.	3
	Japanese tree lilac	***Syringa reticulata***	1.5" CAL.	10

PROJECT DATA		
CITY OF FORT ATKINSON LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
BUILDING FOUNDATIONS: 60 POINTS/100 LINEAR FEET	300 POINTS	384.1 POINTS
OFFICE FOUNDATIONS: 60 POINTS/100 LINEAR FEET X 192	115.2 POINTS	120.9 POINTS

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

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CHECKED AJB
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF PLYMOUTH
SHEBOYGAN COUNTY, WISCONSIN

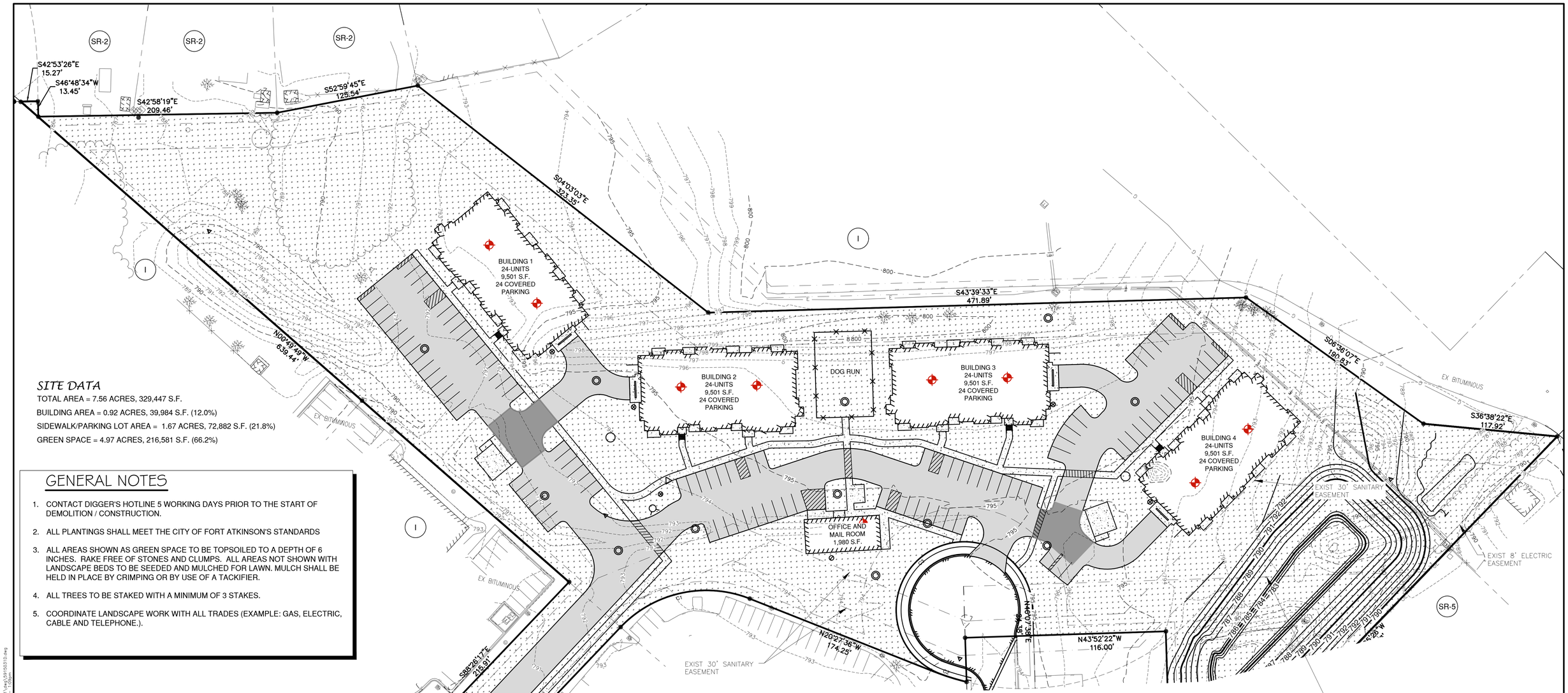
LANDSCAPE DETAILS

DATE 09/2024
FILE LANDSCAPE DETAILS
JOB NO. 5915026

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SHEET NO. L1

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Plot Date: Jul 10, 2024 - 1:19pm
LAYOUT: PLANTINGS



SITE DATA

TOTAL AREA = 7.56 ACRES, 329,447 S.F.

BUILDING AREA = 0.92 ACRES, 39,984 S.F. (12.0%)

SIDEWALK/PARKING LOT AREA = 1.67 ACRES, 72,882 S.F. (21.8%)

GREEN SPACE = 4.97 ACRES, 216,581 S.F. (66.2%)

GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
2. ALL PLANTINGS SHALL MEET THE CITY OF FORT ATKINSON'S STANDARDS
3. ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF A TACKIFIER.
4. ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.
5. COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE.).

(I) = ZONING

BUILDING FOUNDATION: X% POINTS ON SIDE FACING PUBLIC STREETS
X% POINTS ON SIDE OF MAIN ENTRANCE

PAVED AREAS: X% POINTS DEVOTED TO TALL TREES (249 PTS)
X% POINTS DEVOTED TO SHRUBS (305 PTS)

STREET FRONTAGE: X% POINTS DEVOTED TO TALL TREES (404 PTS)
X% POINTS DEVOTED TO MEDIUM TREES (180 PTS)

PROJECT DATA		
CITY OF FORT ATKINSON LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
BUILDING FOUNDATIONS: (SEE SHEET L1)	300 POINTS	384.1 POINTS
PAVED: 50 POINTS/10 PARKING STALLS X 203PARKING STALLS OR 50 POINTS/ 10,000 SQUARE FEET OF PAVED AREA X 73,000 SQUARE FEET	1015 POINTS	X POINTS
STREET FRONTAGE: 100 POINTS/ 100' OF STREET FRONTAGE X 3.44	344 POINTS	X POINTS
YARDS: 20 POINTS/1000 SQUARE FEET OF GROSS FLOOR AREA X 39,984 SQUARE FEET	800 POINTS	X POINTS
BUFFERYARDS: NORTH = .3, WEST = NONE, EAST = NONE, SOUTH = .3		

COUNT	MARK	LATIN NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	POINTS
SHADE TREES						
x	WO	Quercus spp.	White Oak	1.5" CAL	60-90'	55
x	RM	Acer spp.	Red Maple	1.5" CAL	60-90'	55
x	BR	Betula spp.	Birch (River/Paper)	1.5" CAL.	60-80'	50
MEDIUM DECIDUOUS TREES						
x	PM	Acer Griseum	Paperback Maple	1.5" CAL	20-30'	15
x	SB	Amelanchier	Serviceberry	1.5" CAL	20-30'	15
TALL DECIDUOUS TREES						
x	HB	Celtis occidentalis	Hackberry	1.5" CAL	20'	33
x	CO	Quercus	Chinkapin Oak	1.5" CAL	20'	30
MEDIUM DECIDUOUS SHRUBS						
x	Y	Taxus Spp.	Yew	15"-18" Cont.	4-40'	5
x	V	Forsythia	Virgina	15"-18" Cont.	30-50'.	3
x	NB	Physocarpus Spp.	Ninebark	15"-18" Cont.	24"	3
x	C	Cotoneaster Spp.	Cotoneaster	15"-18" Cont.	2-10'	3
LOW DECIDUOUS SHRUBS						
x	FCR	Malus X Hybrids	Flowering Crab, Royalty	1.5" CAL	20'	10
x	RJC	Malus "Red Jewel"	Red Jewel Crabapple	1.5" CAL	20'	10
CONIFEROUS SHRUBS						
x	SGJ	Juniperus Chinensis "Sea Green"	Sea Green Juniper	4 FT. H	6-10'	5

NORTH

0' 40' 80'

SCALE IN FEET

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

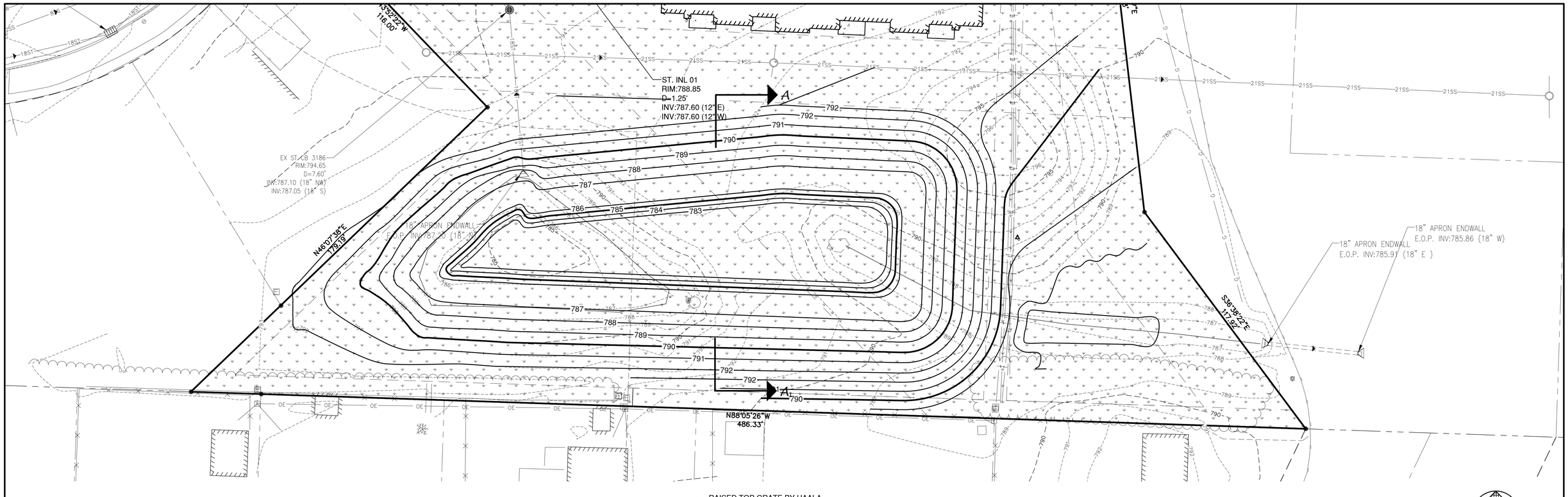
OVERALL LANDSCAPE PLAN

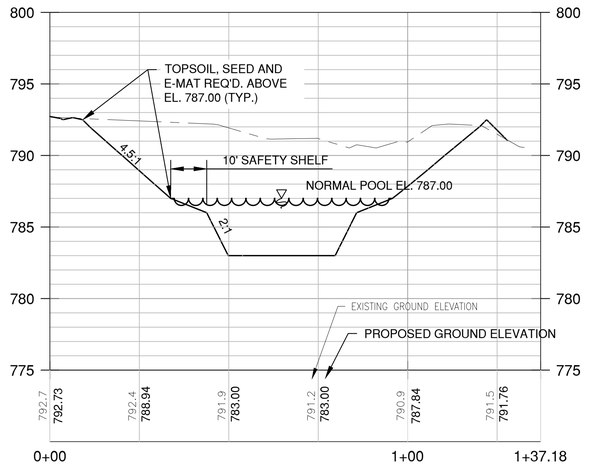
DATE 04/2026
FILE 5915031D
JOB NO. 5915031

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

SHEET NO. L2

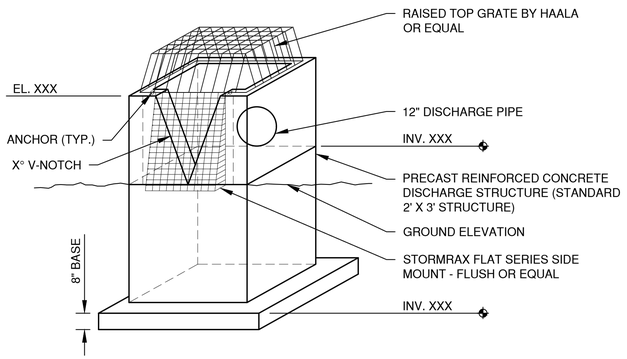
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LANDSCAPE

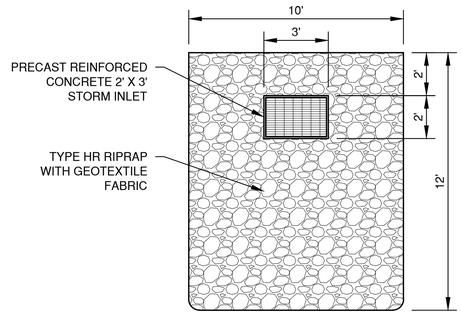




SECTION A-A_1

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'

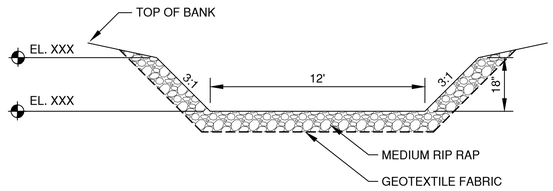




REINFORCED CONCRETE
DISCHARGE STRUCTURE DETAIL

POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.



EMERGENCY OVERFLOW STRUCTURE DETAIL

POND FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	XXX.XX
2-YEAR	XXX.XX
10-YEAR	XXX.XX
100-YEAR	XXX.XX

PRELIMINARY
Not for Construction

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

DRAWN BLT
CHECKED ----
DESIGNED BLT

MULTI-FAMILY DEVELOPMENT RIVER POINT COMMONS
FOR PRE/3 LLC.
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

POND DETAIL PLAN

DATE 042026
FILE 5915031D
JOB NO. 5915031

Robert E. Lee & Associates, Inc.
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SHEET NO. P

File: R:\5900\5915\5915031\dwg\5915031D.dwg
Plot Date: Jul 10, 2026 - 1:09pm
LAYOUT: POND

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

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

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

Name, company, and client (if applicable): River Point Commons
Premier Real Estate Management LLC.

Phone number: [redacted] Email: [redacted]

Property address for site plan: 550 McMillan Street.

I Applicability

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

II Application Requirements

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

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

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

- [x] 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.
- [x] The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).

- [x] Proposed Post-Development Site Information.
  - [x] Property lines and setback lines.
  - [x] Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
  - [x] Proposed right of way lines with bearings and dimensions clearly labeled.
  - [x] Proposed access points onto public streets and access drives on the subject property.
  - [x] 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.
  - [x] Location of all proposed parking and traffic circulation areas.
  - [x] Location and configuration of all visibility triangles proposed on the subject property.
  - [ ] N/A Location and dimension of all loading and service areas on the subject property.
  - [x] Location of all outdoor storage areas and the design of all screening devices.
  - [x] Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
  - [x] Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
  - [x] Location of snow storage areas, except for single family and two family residential.
  - [ ] N/A 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.
  - [x] Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
  - [x] Location, type, height, size, and lighting of all signage on the subject property.
  - [x] 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

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: _____

Docusign Envelope ID: 08B4F13E-AB77-85A3-82CB-E43F61EE7207

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

City of Fort Atkinson Procedural Checklist for Conditional Use Permits Requirements per Section 15.10.32

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

Name, company, and client (if applicable): Premier Real Estate Management, LLC. - River Point Commons

Phone number: [redacted] Email: [redacted]

Property address for proposed conditional use: 550 McMillen Street

Brief description of proposed conditional use: 4 building- 24 unit multi-family development

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 for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.
  - ☑ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
  - ☑ All lot dimensions of the subject property.
  - ☑ A graphic scale and a north arrow.
- ☐ Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations, as well as the number of employees and the hours of operation.
- ☐ A site plan of the subject property if proposed for development conforming to all requirements of Section 15.10.42 of the Fort Atkinson Zoning Code. If the proposed conditional use is a group or large development (per Section 15.06.02), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required per Section 15.10.42.
- ☐ Written justification for the proposed conditional use, including evidence that the application is consistent with the Comprehensive Plan and meets any additional standards required in the applicable zoning district. See Section 15.10.32(8) for review criteria.
- ☐ Written descriptions of anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the City Engineer.
- ☐ A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.

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

To apply for a conditional use to operate a Community Living Arrangement (See Section 15.03.6(13) of the Fort Atkinson Zoning Code), the following additional application materials are required. To note, a Community Living Arrangement Occupancy Permit is also required prior to the start of operation. See the Fort Atkinson Zoning Code Section 15.10.33 for details.

- ❑ Provide to the City Clerk a copy of the Adult Care license issued by the Wisconsin Department of Health Services or Certificate provided from funder when such License/Certificate is granted. Applicant also agrees to notify the City if operations at this address cease.
- ❑ File a scope of business outline with the City Clerk of which shall identify the following:
  - ❑ The legally registered name of the owner or operator of the facility, the address, telephone number, and the type of license number of any state or federal license required to operate the community living arrangement facility, and the date when operation of the facility is anticipated to commence;
  - ❑ Total number of residents;
  - ❑ Scope of clients to be served (i.e. Advanced Age, Developmentally Disabled, Physically Disabled, Emotionally Disturbed/Mental Illness, Irreversible Dementia/Alzheimer's, Traumatic Brain Injury, etc.);
  - ❑ Expected staffing to serve these residents;
  - ❑ Hours of operation;
  - ❑ Facility floor plan;
  - ❑ Safety Plan and Emergency Procedures;
  - ❑ Continuation of Operations plan for patients in the event that the home is unable to continue operations, for any reason;
  - ❑ A Crisis Relocation Plan for residents that are in crisis, including any MCO options for crisis beds or other alternatives, if any exist at the time of application.
- ❑ Meet with City Police and Fire Departments to review the scope of business.

II Criteria Used to Evaluate the Proposed Conditional Use

The Zoning Administrator, City Engineer, and Department Heads shall review the complete application and evaluate whether the proposed conditional use:

1. Is in harmony with the recommendations of the Comprehensive Plan.
2. Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

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FORT·ATKINSON

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Fort Atkinson, WI 53538

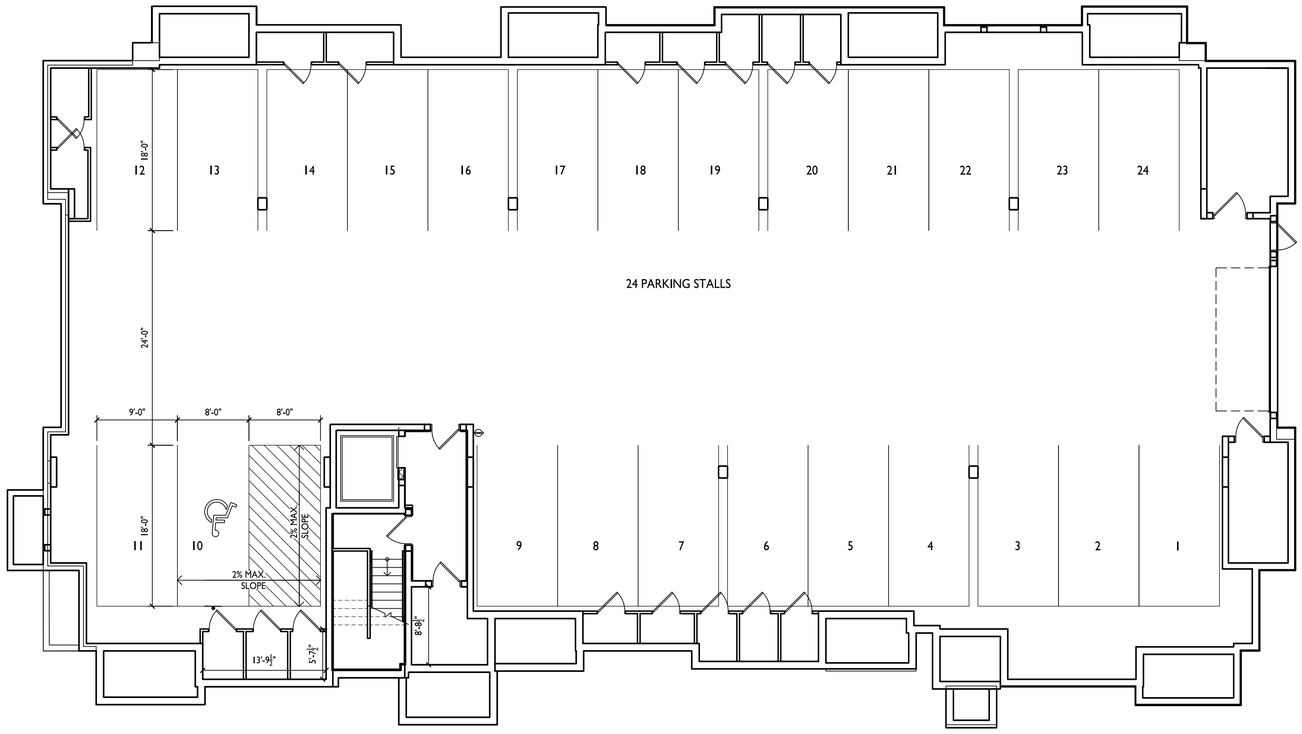
III Process Checklist

- ❑ Staff-Applicant meeting (if applicable) Date: _____
- ❑ Application fee of $250 received by City Treasurer Date: _____
- ❑ Reimbursement of professional consultant costs agreement executed. Date: _____
- ❑ Receipt of complete application packet by Zoning Administrator Date: _____
- ❑ City Staff input Date: _____
- ❑ Class 2 legal notice sent to official newspaper by City Clerk Date: _____
- ❑ Class 2 legal notice published on _____ Date: _____
- ❑ Notification of neighboring property owners within 100 feet of the petition Date: _____
- ❑ Notification of clerks of municipalities within 1,000 feet of the petition Date: _____
- ❑ Notification of airports within 1 mile of the petition Date: _____
- ❑ Plan Commission Public Hearing, review and recommendation Date: _____
- ❑ City Council review and action Date: _____

Dated this 10 day of June, 20 26

Respectfully submitted,

Calvin M. Akin
(Signature of Applicant)



1 A100 BASEMENT FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

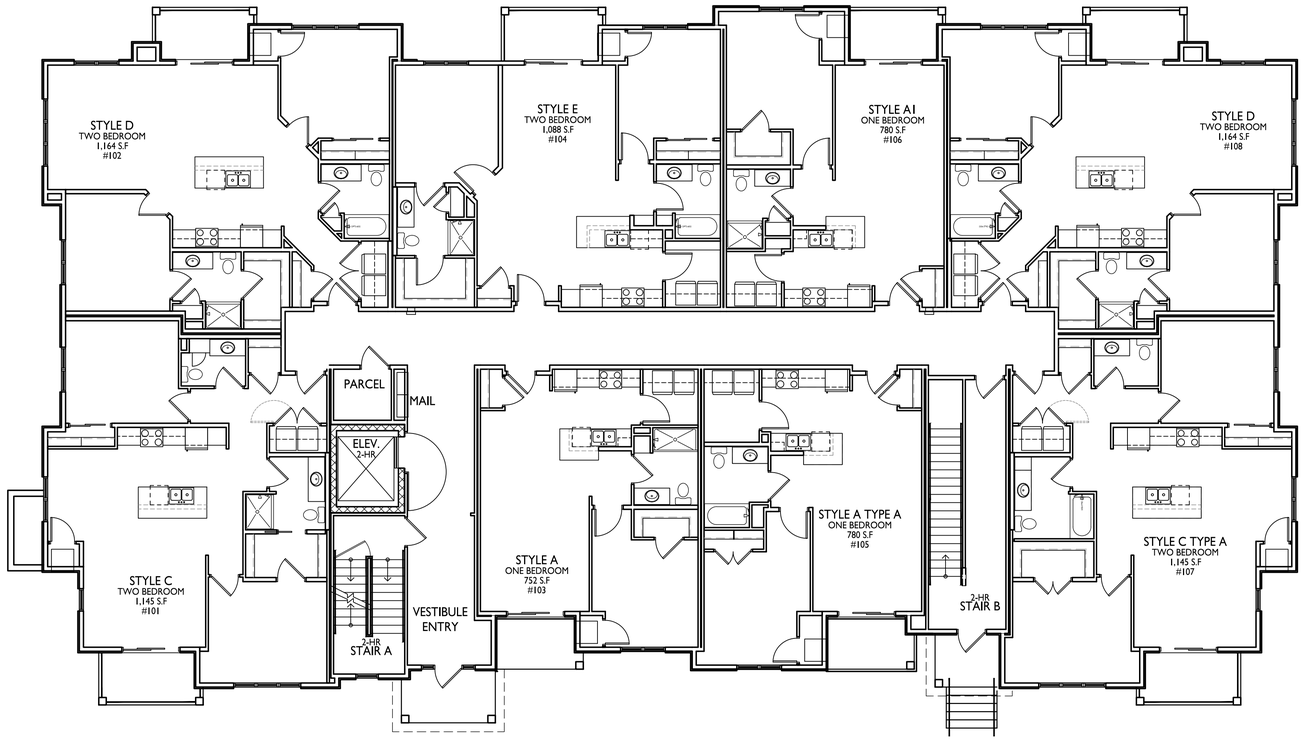
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET NUMBER
A100

PROJECT NUMBER 2617

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1 A101 FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS PRE / 3

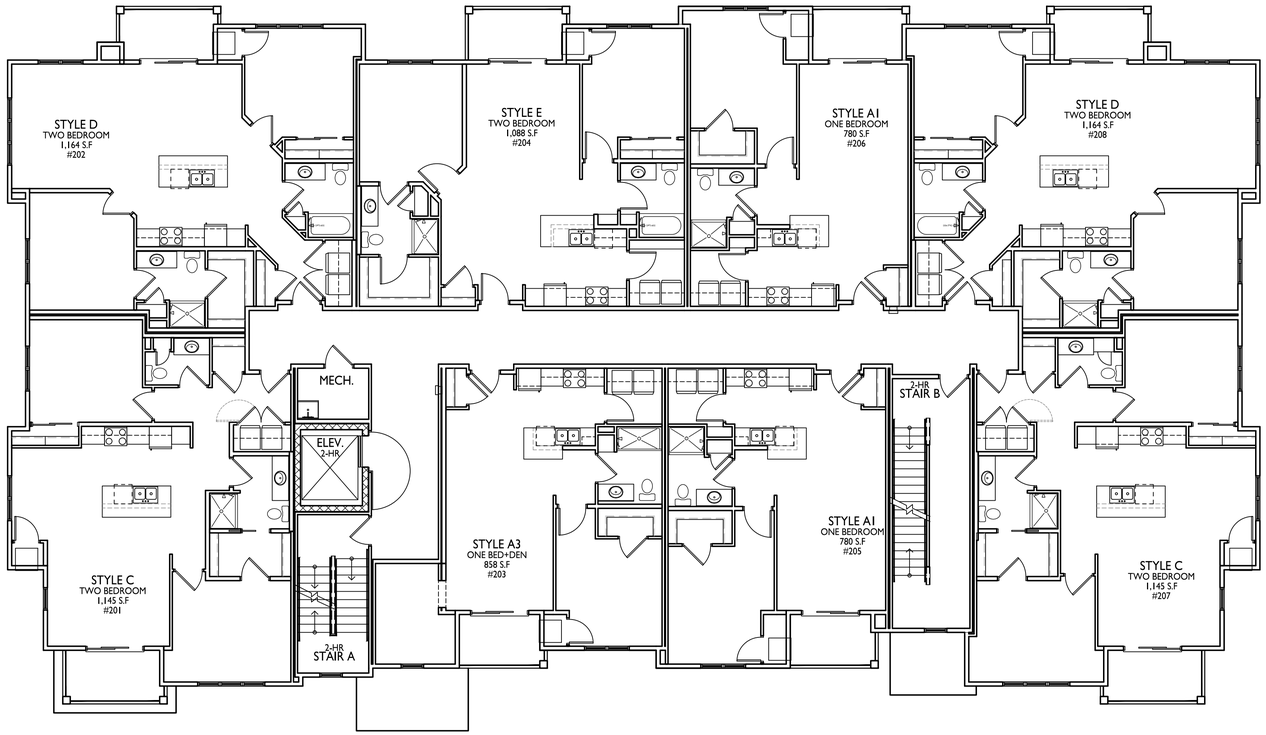
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A101

PROJECT NUMBER 2617

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1 / A102 SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

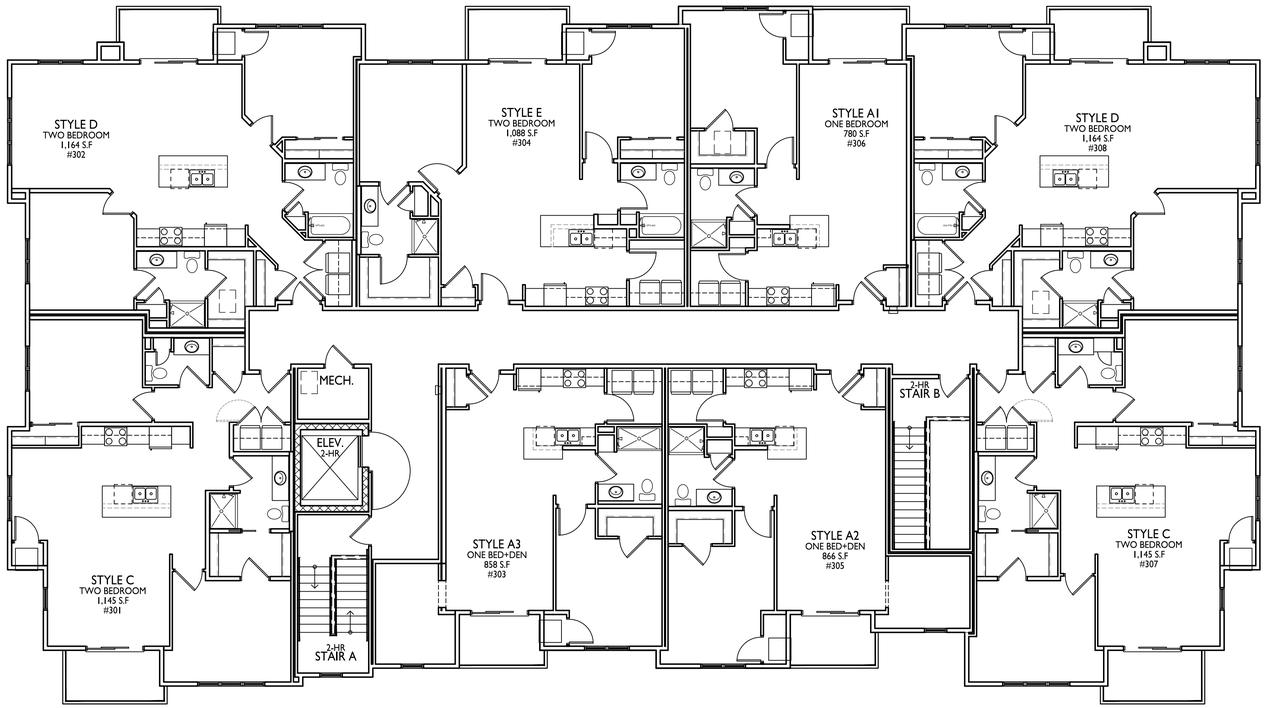
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
SECOND FLOOR
PLAN

SHEET NUMBER
A102

PROJECT NUMBER 2617

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1 / A103 THIRD FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

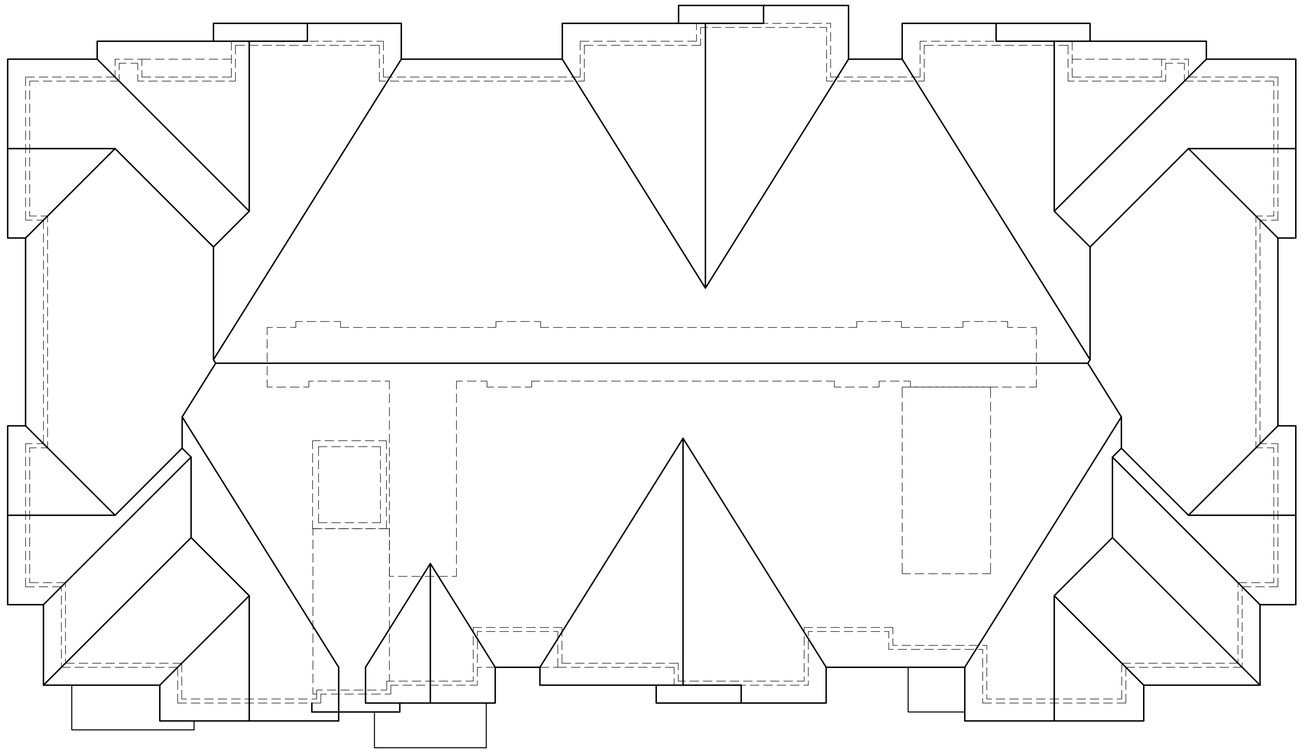
550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103

PROJECT NUMBER 2617

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1 A104 ROOF PLAN
1/8" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

NORTH

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

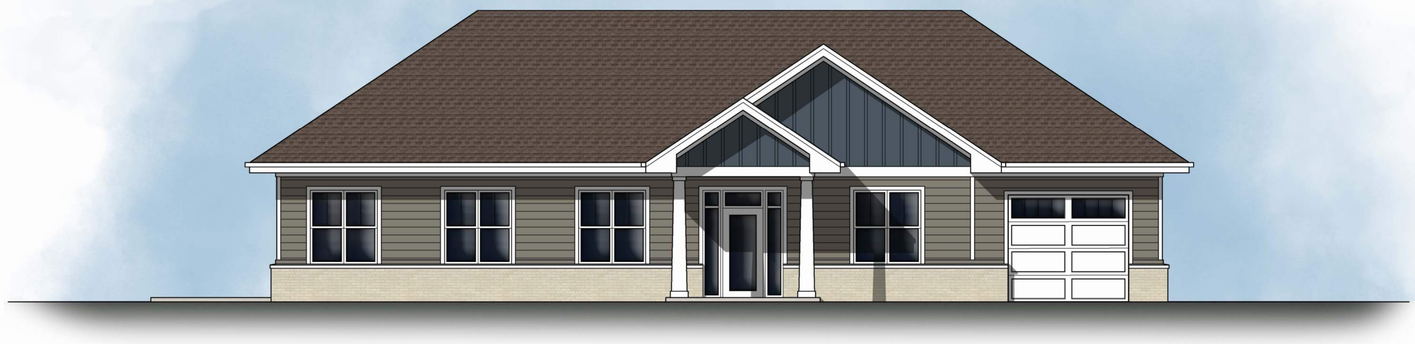
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FORT ATKINSON, WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A104

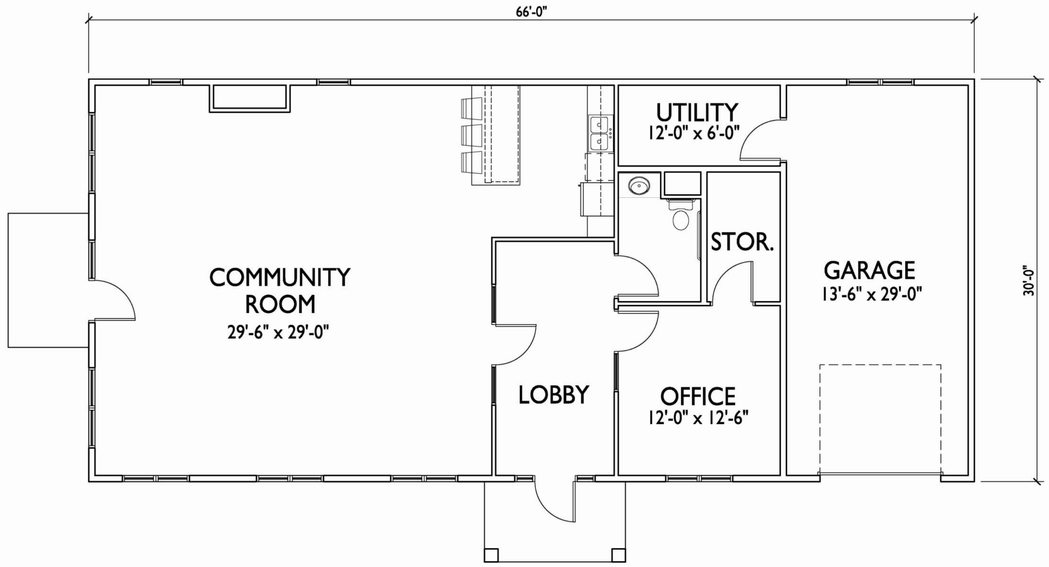
PROJECT NUMBER 2617

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2 / A105 FRONT ELEVATION

3/16" = 1'-0"



1980 S.F.

1 / A105 FLOOR PLAN

3/16" = 1'-0"

knothe bruce ARCHITECTS

KEY PLAN

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
CLUBHOUSE ELEVATION AND FLOOR PLAN

SHEET NUMBER
A105

PROJECT NUMBER 2617

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1 AC201 FRONT ELEVATION

1/8" = 1'-0"



2 AC201 SIDE ELEVATION

1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT COMMONS
PRE / 3

550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER 2617

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1 AC202 REAR ELEVATION

1/8" = 1'-0"



2 AC202 SIDE ELEVATION

1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR:
REVIEW 2026-06-24

PROJECT TITLE
RIVERPOINT
COMMONS
PRE / 3

550 MCMILLEN ST
FORT ATKINSON, WI

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER 2617

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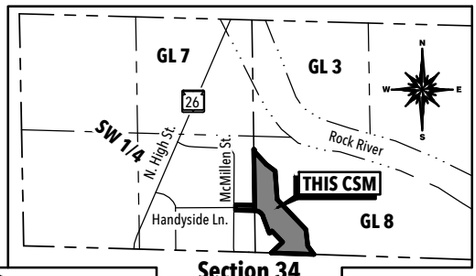
DRAFT

CERTIFIED SURVEY MAP _____

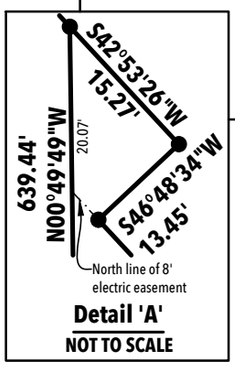
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CSM Number _____

Document Number _____



Section 34
T6N-R14E
VICINITY MAP
NOT TO SCALE



Detail 'A'
NOT TO SCALE

AFFECTED TAX PARCELS:

226-0614-3443-018
226-0614-3434-045

WISCONSIN
TROY E. HEWITT
S-2831
GREEN BAY
WI
LAND SURVEYOR
7/14/2026

See Detail 'A' on this sheet

Block 3 Edgewater Addition

Vacated Hike Street

Block 3 First Addition to Edgewater Addition

(N42°53'00"W) (S42°52'34"E)

S42°53'26"E 15.27'

(S46°49'00"E) (S46°49'26"W)

S46°48'34"W 13.45'

Compost bin

(N42°56'05"W) (N42°55'00"W) (S42°55'39"E)

S42°58'19"E 209.46'

(209.79') (209.64')

Landscape retaining wall southwest of property line

(N53°01'50"W) (N52°55'00"W) (S53°01'24"E)

S52°59'45"E 125.54'

(125.29') (125.31')

100 year floodplain line pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Jefferson County, Wisconsin, Map Number 55055C0312F.

8' Electric easement Doc. #916823

Block 2 Edgewater Addition

Chainlink fence

Lot 2 CSM #5180

Building setback line

30'

McMillen Street

(N0°49'23"W) N00°49'49"W 639.44'

Government Lot 8

Southwest 1/4 - Southeast 1/4

(S4°00'43"E) (S04°00'16"E) N04°03'03"W 323.35'

LOT 1
329,445 Square Feet
7.563 Acres

Outlot 1 Fort Healthcare Addition

Handeyside Lane

Lot 1 CSM #5180

(S88°25'51"E) S88°26'17"E 215.91'

See sheet 4 of 7 for dimensions and details for this area

Building setback line

Lot 1 CSM #3992

(S43°40'00"E) S43°39'33"E 471.89'

421.48'

N00°06'55"E 60.02'

(S0°07'21"W)

Outlot 1 CSM #5180

216.90'

N88°26'17"W

(S88°25'58"E 216.66')

(S88°25'51"E)

C5

Non-tangent curve

Sanitary interceptor sewer easement doc. #774950

Schumacher Way
"Dedicated to the Public"
9,969 Square Feet
0.229 Acres

N20°27'36"W 174.25'

(S20°27'10"E) (174.21')

6 Fort Healthcare Addition

Electric easement doc. #916823

See sheet 3 of 7 for dimensions and details for this area

C3

N43°52'22"W 176.00'

Schumacher Way

S46°07'38"W 38.82'

S06°36'07"E 190.83'

(S6°36'34"E)

Southeast Corner Section 34, T6N-R14E Found limestone monument

Southwest Corner Section 34, T6N-R14E Computed point - Verified witness ties

South 1/4 Corner Section 34, T6N-R14E Found limestone monument

Fort Healthcare Addition

S88°05'26"E 255.90'

181.68'

N46°07'38"E 179.19'

See sheet 2 of 7 for dimensions and details for this area

(S36°38'40"E 117.94')

S36°38'22"E 117.92'

159.07'

S88°22'29"E 2722.69'

2563.62'

74.22'

Northwest Corner Section 3, T5N-R14E Found aluminum monument on top of limestone

North 1/4 Corner Section 3, T5N-R14E Found limestone monument

S88°05'26"E 486.33'

(S88°05'00"E) (S88°03'40"E) (S88°07'27"E)

1977.64'

50'

50'

Block 5 Weideman First Addition

Block 5 Weideman Second Addition

Vacated Unnamed Street

Block 6 Weideman Second Addition

Memorial Drive

S88°05'26"E 2645.65'

LEGEND:

- Set 1" x 18" Iron Pipe w/ ID Cap Weighing 1.13 lbs./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Existing 3/4" Iron Rod
- Existing 1 1/4" Iron Rod
- County PLSS Monument
- (N45°E) Record Bearing or Distance

SCALE: 1"= 150'

0' 75' 150' 300'

Bearings are referenced to the Jefferson County Coordinate System. The south line of Government Lot 8 of Section 34, T6N-R14E bears S88°05'26"E.

Curve Table Note

See sheet 5 of 7 for curve table

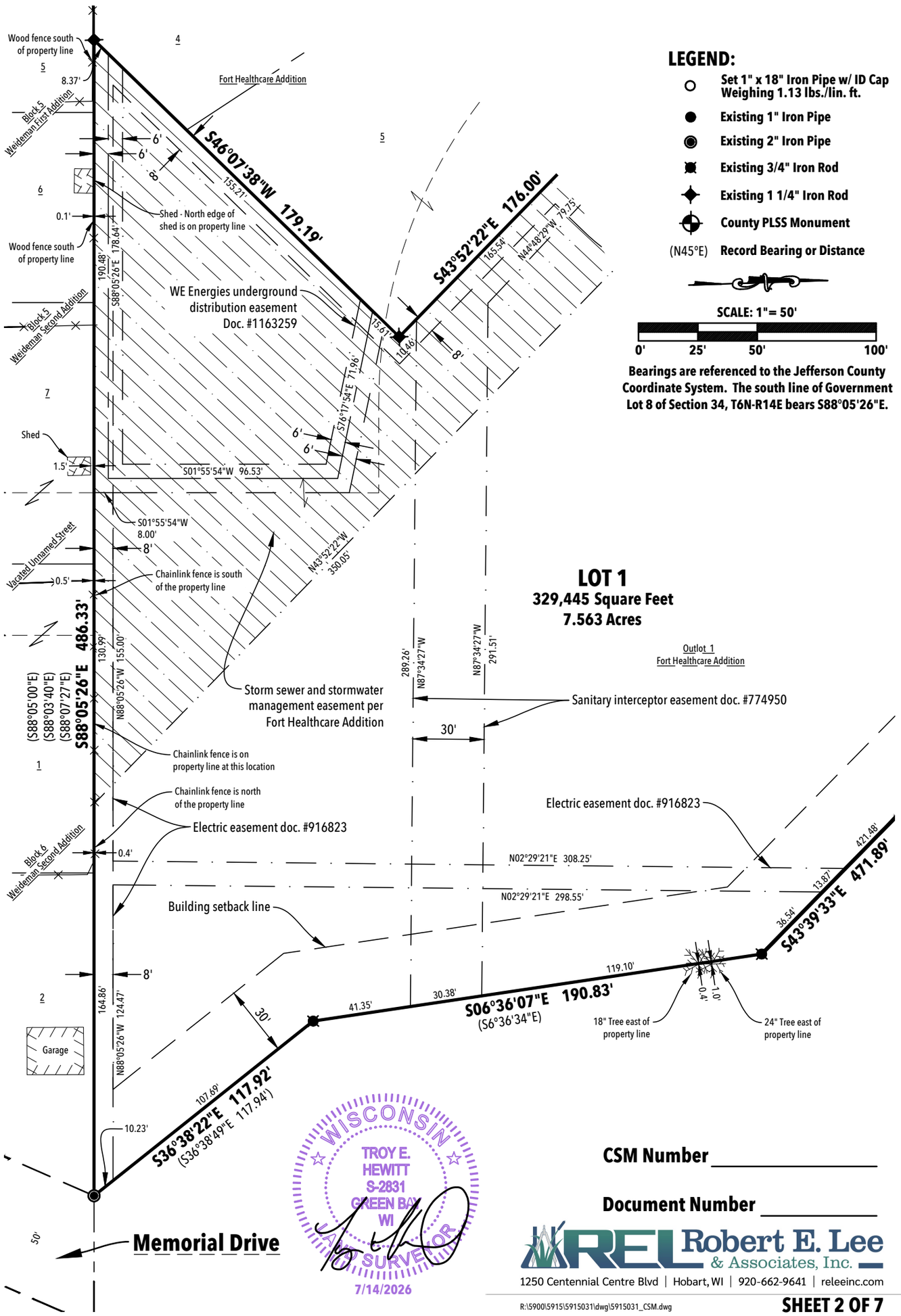
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SHEET 1 OF 7

CERTIFIED SURVEY MAP

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LEGEND:

- Set 1" x 18" Iron Pipe w/ ID Cap Weighing 1.13 lbs./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Existing 3/4" Iron Rod
- Existing 1 1/4" Iron Rod
- County PLSS Monument
- (N45°E) Record Bearing or Distance

SCALE: 1"= 50'

0' 25' 50' 100'

Bearings are referenced to the Jefferson County Coordinate System. The south line of Government Lot 8 of Section 34, T6N-R14E bears S88°05'26"E.

WISCONSIN
TROY E. HEWITT
S-2831
GREEN BAY
WI
LAND SURVEYOR
7/14/2026

CSM Number _____

Document Number _____

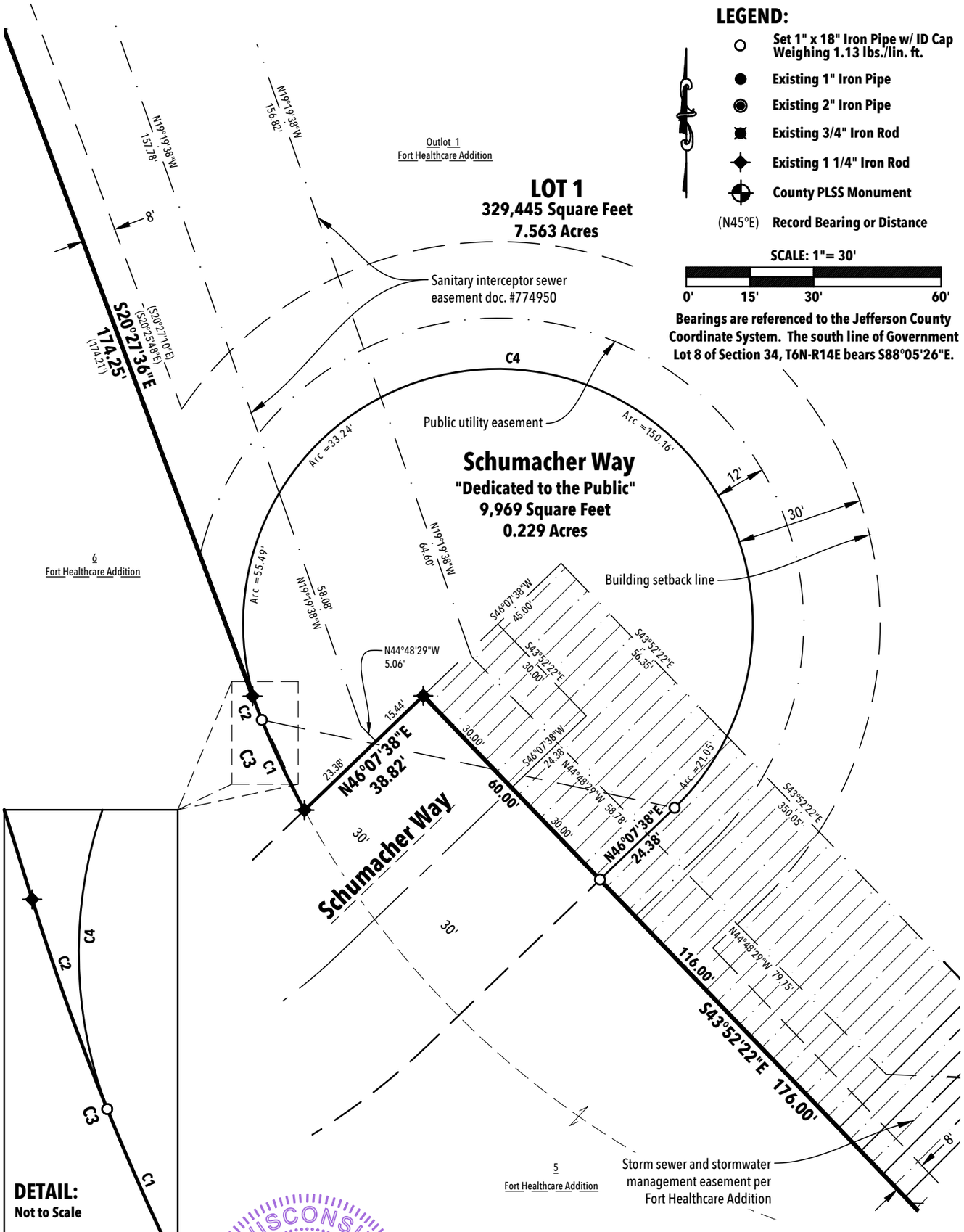
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SHEET 2 OF 7

CERTIFIED SURVEY MAP

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Curve Table Note
See sheet 5 of 7 for curve table

TROY E. HEWITT S-2831 GREEN BAY WI LAND SURVEYOR
7/14/2026

CSM Number _____

Document Number _____

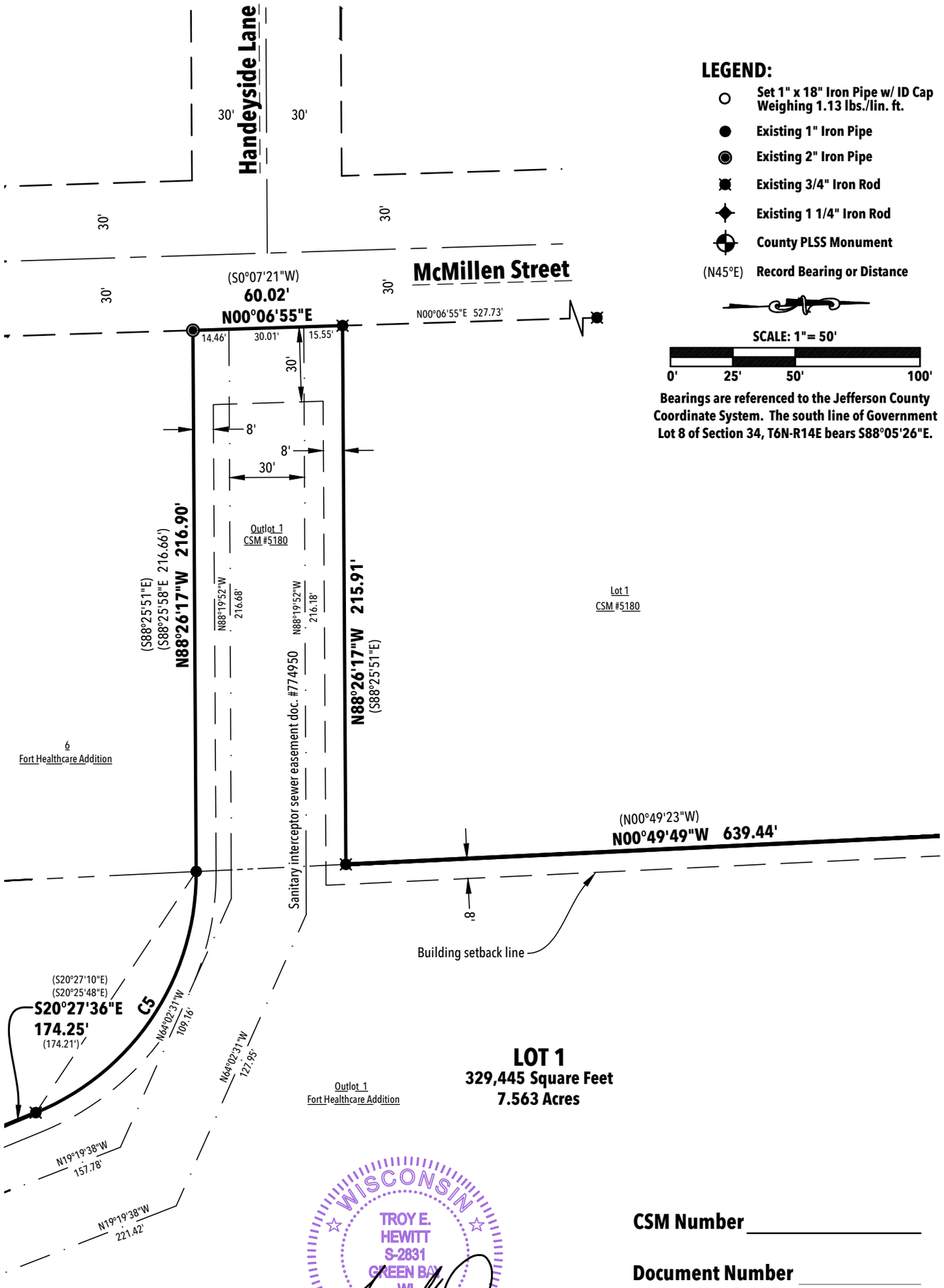
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SHEET 3 OF 7

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LOT 1
329,445 Square Feet
7.563 Acres

LEGEND:

- Set 1" x 18" Iron Pipe w/ ID Cap Weighing 1.13 lbs./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Existing 3/4" Iron Rod
- Existing 1 1/4" Iron Rod
- County PLSS Monument
- (N45°E) Record Bearing or Distance

SCALE: 1"= 50'

0' 25' 50' 100'

Bearings are referenced to the Jefferson County Coordinate System. The south line of Government Lot 8 of Section 34, T6N-R14E bears S88°05'26"E.

WISCONSIN
TROY E. HEWITT
S-2831
GREEN BAY
WI
LAND SURVEYOR
7/14/2026

CSM Number _____

Document Number _____

Curve Table Note
See sheet 5 of 7 for curve table

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SHEET 4 OF 7

CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Outlot 1, Volume 28 of Certified Survey Maps, Pages 14 & 15, Map Number 5180, Document Number 1247124, said map located in part of the Southeast 1/4 of the Southwest 1/4 and all of Outlot 1, Fort Healthcare Addition, Volume C, Page 84, Document Number 1484482, said plat located in part of Government Lot 8, all located in Section 34, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

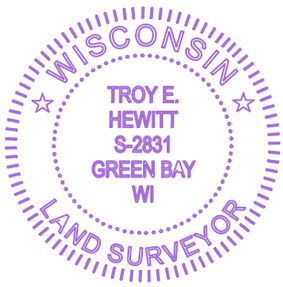
Said parcel contains 339,414 Square Feet (7.792 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 70 of the City of Fort Atkinson in the surveying, mapping and dividing of the same.

Dated this 14 **day of** July **, 2026.**

_____

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
Original: 7/13/2026



PUBLIC UTILITY EASEMENT DEDICATION:

A non-exclusive utility easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by Premier Real Estate Management, LLC, Grantors, to the City of Fort Atkinson and other Public Utilities, Grantee(s),

their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or CSM, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

NOTES:

1. **Dates of boundary field survey: 5/8/26**
2. **Schumacher Way is dedicated to the Public to be owned and maintained by the City of Fort Atkinson.**
3. **Setbacks shown are based on Fort Atkinson's (MR-30) Multi-Family Residential-30 Zoning District and are current as to the date of this CSM. To ensure accuracy, please confirm all setbacks with the Director of Neighborhood and Building Services prior to construction.**

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	6°25'01"	209.71'	23.49'	S25°18'39.5"E	23.47'	S22°06'09"E	S28° 31' 10"E (S28°32'17"E)
C2	1°38'33"	209.71'	6.01'	S21°16'52.5"E	6.01'	S20°27'36"E (S20°25'48"E)	S22°06'09"E
C3	8°03'34" (8°06'28")	209.71'	29.50' (29.68')	S24°29'23"E (S24°29'03"E)	29.47' (29.65')	S20°27'36"E (S20°25'48"E)	S28° 31' 10"E (S28°32'17"E)
C4	248°13'47"	60.00'	259.95'	N77°59'15.5"W	99.35'	N46°07'38"E	S22°06'09"E
C5	68°00'00"	103.78'	123.17'	N54°27'36"W (S54°27'10"E)	116.07'	N20°27'36"W	N88°27'36"W

CSM Number _____

Document Number _____

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CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF FORT ATKINSON

_____
Calvin Akin, Managing Member Date
Premier Real Estate Management, LLC

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CORPORATE MORTGAGEE CERTIFICATE

{to be named}, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of Premier Real Estate Management, LLC, Owner.

IN WITNESS WHEREOF, {to be named} has caused these presents to be signed by _____(Print Name) it's _____(Print Title) and countersigned by _____(Print Name) it's _____(Print Title) at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

In the presence of {to be named}:

_____ Date **_____ Date**

Print Title:_____ **Print Title:_____**

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____Notary Public,

_____, Wisconsin

My commission expires_____



CSM Number _____

Document Number _____

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SHEET 6 OF 7

CERTIFIED SURVEY MAP

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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: _____ Approved: _____
Kyle Jaeckel - Council President

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at _____ o'clock ____.M. and recorded as

Certified Survey Map Number _____ as Document Number _____.

_____
Staci Hoffman, Jefferson County Register of Deeds



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SHEET 7 OF 7

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): Troy Hewitt, REL on behalf of Pre/3

Phone number: [redacted] Email [redacted]

OWNER Name, company, and client (if applicable): Pre/3 Bob Murray

Phone number [redacted] Email: [redacted]

Postal address for proposed CSM: 550 Mc Millen Street, Fort Atkinson, WI 53538

Parcel Identification Numbers Involved: 226-0614-3443-018 226-0614-3434-045

Brief description of proposed division or combination and purpose: Pre/3 is looking at developing the property into a multi-family development. Pre/3 will be purchasing the property and then combining the two parcels to facilitate this development. Current zoning: I - Institutional / Proposed: MRH-30 - Multi-Family Residential

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) whichmaintains 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: _____
- ❑ 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

Dated this 16th day of July, 20 26

Respectfully submitted,

(Signature of Applicant)