



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

**CITY COUNCIL MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, MAY 2, 2023 – 7:00 PM  
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWF5bXovdz09>

Meeting ID: 599 786 6403

Passcode: 53538

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**AGENDA**

1. **Call meeting to order**
2. **Roll call**
3. **Public Hearing – None**
4. **Public Comment:** *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*
5. **Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*

- a. Review and possible action relating to the **minutes of the April 18, 2023 regular Fort Atkinson City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- b. Review and possible action relating to the **minutes of the April 25, 2023 regular Fort Atkinson Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- c. Review and possible action **Special Event: River Run and Rhapsody** on Saturday, Aug. 26, 2023 from 8 a.m. to 9 p.m. at various locations (Ebbert, Clerk/Treasurer/Finance Director)
- d. Review and possible action relating to **Citizen Appointments** to Committees, Commissions, and Boards (Houseman, City Manager)

**6. Petitions, Requests, and Communications – None**

**7. Resolutions and Ordinances**

- a. First reading of an Ordinance to amend the **Official Zoning Map of the City of Fort Atkinson** to change the zoning from Single-Family Residential (SR-2) to Multi-Family Residential (MRH-30) for a portion of the City-owned property located along Banker Road (Selle, City Engineer/Director of Public Works)
- b. First reading of an Ordinance to amend the **Official Zoning Map of the City of Fort Atkinson** to change the zoning from Single Family Residential (SR-5) to Duplex (DR-8) for the property located at 426 McMillan St. (Selle, City Engineer/Director of Public Works)

**8. Reports of Officers, Boards, and Committees:**

- a. City Manager's Report (Houseman, City Manager)

**9. Unfinished Business**

- a. Election of **President Pro Tem** for the term of May 2, 2023 – April 16, 2024 (Houseman, City Manager)

**10. New Business:**

- a. Review and possible action related to **moving the date of the July 4, 2023 Council meeting to July 6, 2023 due to 4<sup>th</sup> of July Holiday** (Ebbert, Clerk/Treasurer/Finance Director)
- b. Review and possible action related to the **2023 Water Main Replacement and Road Construction Project** (Selle, City/Engineer Director of Public Works)
- c. Review and possible action relating to a **Certified Survey Map** for a portion of the City-owned property located along Banker Road (Selle, Director of Public Works)

**11. Miscellaneous – None**

**12. Claims, Appropriations and Contract Payments:**

- a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)

**13. Adjournment**

*Date Posted: April 28, 2023*

*CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce*

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***Note the City's new .gov domain name and new phone numbers. Visit our website for more information.***



Agenda  
City of Fort Atkinson  
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**CITY COUNCIL MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, APRIL 18, 2023 – 7:00 PM  
CITY HALL – SECOND FLOOR**

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**1. CALL MEETING TO ORDER**

President Scherer called the meeting to order at 7:00 pm.

**2. ROLL CALL**

Present: Cm. Becker, Cm. Hartwick, Cm. Johnson, Cm. Schultz and President Scherer. Also present: City Manager, City Clerk/Treasurer, City Engineer, City Attorney, Park & Recreation Director, Library Director, Wastewater Utility Superintendent, Building Inspector, Public Works Superintendent and Park & Recreation Maintenance Supervisor.

**3. PUBLIC HEARINGS – NONE**

**4. PUBLIC COMMENT:**

Courtney Majeres, 414 East Street – Spoke on the condition of the street on S. 3<sup>rd</sup> Street West between Maple Street and Grant Street.

Jodie Raddatz, 1245 Janette Street – She commented on the poor condition of some roads. She also spoke on the condition of a flag outside of the Municipal Building.

**5. CONSENT AGENDA:**

- a) Review and possible action relating to the minutes of the April 11, 2023 regular Plan Commission meeting (Ebbert, Clerk/Treasurer/Finance Director)*
- b) Review and possible action relating to building, plumbing, and electrical permit report for March 2023 (Draeger, Building Inspector)*
- c) Review and possible action relating to the City Clerk-issued License and Permit Report for March 2023 (Ebbert, Clerk/Treasurer/Finance Director)*
- d) City Sewer, Water, and Stormwater Utility Financial Statements as of March 31, 2023 (Ebbert, Clerk/Treasurer/Finance Director)*
- e) Review and possible action relating to Temporary “Class B” Retailer’s Licenses for the Rotary Club of Fort Atkinson event An Evening in the Garden June 29 (beer) and August 2 (wine) (Ebbert, Clerk/Treasurer/Finance Director)*
- f) Review and possible action relating to a Special Event: BSA Troop 333 Battle of Wisconsin Heights Overnight Outing at Fort Koshkonong at Rock River Park April 28, 2023 at 6 p.m. to April 29, 2023 at 10 a.m. (Ebbert, Clerk/Treasurer/Finance Director)*
- g) Review and possible action relating to a Special Event: Badgerland After School Enrichment Program Wings and Wheels Fly-in Breakfast, Fort Atkinson Municipal Airport, June 11, 2023, 8 a.m. to 12 p.m. (Ebbert, Clerk/Treasurer/Finance Director)*



- h) Review and possible action relating to a Special Event: Tour da Goose rest stop located at Mechanic St. parking lot and Glacial River Trail, Saturday, June 24, 2023, 8 a.m. to 2:30 p.m. (Ebbert, Clerk/Treasurer/Finance Director)*
- i) Review and possible action relating to a Special Event: Special Event: Badgerland After School Enrichment Program Duck Race & Day for Kids located at Lorman Bicentennial Park and Milwaukee Ave. W., Saturday, August 26, 2023, 11 a.m. to 2 p.m. (Ebbert, Clerk/Treasurer/Finance Director)*

Cm. Becker moved, seconded by Cm. Hartwick to approve the Consent Agenda as listed, items 5.a. through 5.i. Motion carried.

## **6. PETITIONS, REQUESTS, AND COMMUNICATIONS**

- a) Review and possible action relating to proclamation recognizing National Library Week April 23-29, 2023 (Houseman, City Manager)*

Cm. Hartwick moved, seconded by Cm. Johnson to approve the proclamation recognizing National Library Week April 23-29, 2023. Motion carried.

- b) Review and possible action relating to proclamation recognizing the 54<sup>th</sup> Annual Professional Municipal Clerks Week (Houseman, City Manager)*

Cm. Becker moved, seconded by Cm. Johnson to approve the proclamation recognizing the 54<sup>th</sup> Annual Professional Municipal Clerks Week. Motion carried.

- c) Review and possible action relating to proclamation recognizing April as Fair Housing Month in the City of Fort Atkinson (Houseman, City Manager)*

Cm. Hartwick moved, seconded by Cm. Becker to approve the proclamation recognizing April as Fair Housing Month in the City of Fort Atkinson. Motion carried.

- d) Review and possible action relating to proclamation recognizing April 28, 2023 as Arbor Day in the City of Fort Atkinson (Williamson, Public Works Superintendent)*

Cm. Becker moved, seconded by Cm. Johnson to approve the proclamation recognizing April 28, 2023 as Arbor Day in the City of Fort Atkinson. Motion carried.

- e) Review and possible action relating to a proclamation recognizing Council President Christopher Scherer (Houseman, City Manager)*

Cm. Hartwick moved, seconded by Cm. Schultz to approve the proclamation recognizing Council President Christopher Scherer's service to the City of Fort Atkinson. Motion carried.

- f) Review and possible action relating to a proclamation recognizing Council Member Megan Hartwick (Houseman, City Manager)*

Cm. Schultz moved, seconded by Cm. Becker to approve the proclamation recognizing Council Member Megan Hartwick's service to the City of Fort Atkinson. Motion carried.

## **7. RESOLUTIONS AND ORDINANCES:**

*a) Review and possible action relating to a Resolution authorizing the execution of a cost share grant from the Department of Natural Resources for the purpose of funding a multi-purpose shelter building at the Bark River Nature Park (Franseen, Parks and Recreation Director)*

Park & Recreation Director Franseen stated the City is eligible to apply for a grant from the Wisconsin Department of Natural Resources (DNR) through the Land and Water Conservation Fund (LWCF) for a project supported by the 2023-2028 Comprehensive Outdoor Recreation Plan (CORP), adopted by the City Council on February 7, 2023. The eligible grants require a 50% match. The DNR requires the City to pass a resolution authorizing the submission of the grant application to move forward with the grant application process. The resolution provides the DNR with an official approval of the project and the governing board's commitment of funding to complete the project. The proposed project, a storage/concession building at Haumerson's Pond (Bark River Nature Park), is supported by the CORP and the City's Comprehensive Plan. The building would measure approximately 26'x44', provide essential storage space for park operations, and offer a shelter overhang of approximately 16'x20' with a concessions window for skate rentals, event donations, and a proposed wood fire pizza oven.

Cm. Becker moved, seconded by Cm. Johnson to approve the resolution authorizing the execution of a cost share grant from the Department of Natural Resources for the purpose of funding a multi-purpose shelter building at the Bark River Nature Park. Motion carried.

## **8. REPORTS OF OFFICERS, BOARDS, AND COMMITTEES:**

*a) City Manager's Report (Houseman, City Manager)*

No action required.

## **9. UNFINISHED BUSINESS**

*a) Review and possible action relating to proposals from consultants for the development of a Park Impact Fee Analysis (Franseen, Parks and Recreation Director)*

Park & Recreation Director Franseen referenced the City's first Comprehensive Outdoor Recreation Plan (CORP) in 2023, and SEH and Vandewalle & Associates (V&A) rewrote the Land Division and Development Ordinance (Chapter 70) in 2022. The CORP and Chapter 70 overlap in relation to the City's Park Development fees that are applied to new housing development. The CORP recommends revisions to section 70.04.04 in the Land Division and Development Ordinance to create Park Development impact fees. However, State Statutes require any municipality that imposes impact fees to have a sound basis of analysis to support the imposed fee. Thus, any modification to the City's existing Park Development fees requires supporting analysis. The City currently has a 'Park Development in Lieu of Land Dedication' fee for the purpose of purchasing parkland when developers are permitted to build new housing without dedicating land for parks. However, most municipalities have a "Fee in Lieu of Parkland Dedication" and a "Park Impact Fee." The park impact fees are used to fund the capital costs of parkland improvements (park amenities such as playgrounds, benches, etc.) in proportion to the increased demand on park facilities created by new households. In order to establish justification for the fees, as required by Wisconsin Statutes, staff sought proposals from consultants to perform the analysis. Staff received proposals from three consultants including Vandewalle & Associates, MSA, and Baker Tilly for the necessary work related to updating the

fees. Staff proposed to use \$5,800 from Contingency funds, along with the \$2,600 budgeted in the CIP, to complete the project.

Cm. Becker, moved, seconded by Cm. Johnson to approve the proposal from Vandewalle & Associates to serve as the Park Impact Fee Analysis consultant for a cost not to exceed \$8,400. Motion carried.

*b) Review and possible action relating to a three-lot Certified Survey Map for CBF Investments, LLC, for the property located at 1504 and 1530 Madison Avenue (Selle, Director of Public Works)* Engineer Selle presented the CSM provided by the property owner. The owner would like to redraw the current parcel boundaries creating a 3-Lot CSM, consisting of the current Goodwill Building, Fort Healthcare Building, and a vacant parking area to the west of the Goodwill parcel. The City required dedication of additional land on the end of Doris Dr and an easement for a private storm sewer line running immediately in front of the east side of the Goodwill building.

The Plan Commission recommended City Council approve this preliminary Certified Survey Map with the following conditions: A signed acknowledgement by the property owners affected by the closure of the Lexington Ave access; review of the final cross access agreement by the City Attorney and removal of the building setback lines on the CSM.

Cm. Hartwick moved, seconded by Cm. Johnson to approve the three-lot Certified Survey Map for CBF Investments, LLC, for the property located at 1504 and 1530 Madison Avenue subject to the conditions outlined in the staff report. Motion carried.

#### **10. CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS:**

*a) Review and possible action relating to the Verified Claims presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)*

Cm. Becker moved, seconded by Cm. Hartwick to approve the Verified Claims presented by the Director of Finance and authorize payment. Motion carried.

Cm. Hartwick submitted a formal letter of resignation from the City Council for the term that would begin April 18, 2023 following being elected on April 4, 2023.

#### **11. THE 2022-2023 CITY COUNCIL WILL ADJOURN – SINE DIE**

Cm. Becker moved, seconded by Cm. Johnson to adjourn sine die (pronounced “sin die” and simply means to adjourn without setting a date to reconvene). Motion carried.

NOTE: Chris Scherer and Megan Hartwick will step down from the dais and Kyle Jaeckel will sit down (taking Megan’s spot). The Council President’s seat will remain vacant.

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## **FIRST MEETING OF 2023-2024 COUNCIL**

### **12. THE CITY CLERK WILL ADMINISTER THE OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS (EBBERT, CLERK/TREASURER/FINANCE DIRECTOR)**

Council Members Mason Becker and Kyle Jaeckel will take the ceremonial oath of office at this time.

No action required.

### **13. CALL TO ORDER THE FIRST MEETING OF THE 2023-2024 CITY COUNCIL (HOUSEMAN, CITY MANAGER)**

Manager Houseman called the first meeting of the 2023-2024 Fort Atkinson City Council to order.

### **14. ACKNOWLEDGEMENT OF RECEIPT OF RESIGNATION LETTER FROM COUNCIL MEMBER MEGAN HARTWICK (HOUSEMAN, CITY MANAGER)**

No action required.

### **15. ROLL CALL**

Present: Cm. Becker, Cm. Jaeckel, Cm. Johnson and Cm. Schultz. Also present: City Manager, City Clerk/Treasurer, City Engineer, City Attorney, Park & Recreation Director, Library Director, Wastewater Utility Superintendent, Building Inspector, Public Works Superintendent and Park & Recreation Maintenance Supervisor.

### **16. ELECTION OF THE PRESIDENT OF THE CITY COUNCIL FOR THE TERM OF APRIL 18, 2023 – APRIL 16, 2024 (HOUSEMAN, CITY MANAGER)**

City Manager will call for nominations from the Council for the President.

Cm. Becker nominated Cm. Johnson to the position of City Council President for the 2023-2024 year. Seconded by Cm. Schultz. Cm. Johnson accepted the nomination.

No other nominations were made.

### **17. REVIEW AND POSSIBLE CONFIRMATION OF THE CITY MANAGER'S APPOINTMENT OF ERIC SCHULTZ TO SERVE AS THE COUNCIL REPRESENTATIVE ON THE PLAN COMMISSION (HOUSEMAN, CITY MANAGER)**

Cm. Becker moved, seconded by Cm. Jaeckel to approve Eric Schultz to serve as the Council Representative on the Plan Commission for the 2023-2024 term. Motion carried.

### **18. REVIEW AND POSSIBLE ACTION TO DESIGNATE THE DAILY JEFFERSON COUNTY UNION AS THE OFFICIAL CITY NEWSPAPER FOR PURPOSES OF PUBLISHING REQUIRED LEGAL NOTICES (EBBERT, CLERK/TREASURER/FINANCE DIRECTOR)**

Cm. Schultz moved, seconded by Cm. Becker to designate the Daily Jefferson County Union as the Official City Newspaper for purposes of publishing required legal notices. Motion carried.

**19. REVIEW AND POSSIBLE ACTION RELATING TO A RESOLUTION AUTHORIZING THE VACANT CITY COUNCIL POSITION TO BE FILLED (HOUSEMAN, CITY MANAGER)**

Manager Houseman reviewed the resolution that establishes several options. Houseman continued with the options for filling the seat per Wis. Stats. §17.23(1) and (2):

- 1) Appoint a successor for the remainder of the term;
- 2) Appoint a successor for one-year (appointment through April 16, 2024) and add a one-year term for a City Council member for the April 2, 2024 Election;
- 3) Order a Special Election; or
- 4) Leave vacant for one year and add a one-year term for a City Council member for the April 2, 2024 Election.

Cm. Becker supported the resolution that appoints a successor for one-year and add a one-year term for a City Council member for the April 2, 2024 election. Cm. Jaeckel and President Johnson supported the resolution.

Cm. Jaeckel moved, seconded by Cm. Schultz to adopt the resolution authorizing the vacant City Council position to be filled by appointment then special election. Motion carried.

**20. NEW BUSINESS:**

*a) Review and possible action relating to the purchase of a lawn mower for the Wastewater Treatment Facility at a cost not to exceed \$13,883 (Christensen, Wastewater Superintendent)*  
Wastewater Utility Superintendent Christianson shared the 2023 Wastewater Utility Budget that contains \$17,000 for the purchase of a Zero-Turn lawn mower for use at the Wastewater Utility. This unit will replace the current 2013 Kubota. The existing 2013 Kubota front mower tractor will be retained and continue to be used for snow blowing and sweeping operations. Utility staff contacted several dealers in the area to solicit pricing for the 2023 Scag Turf Tiger 2 Model 842D and received three quotes.

Cm. Becker moved, seconded by Cm. Jaeckel to approve the purchase of a lawn mower for the Wastewater Treatment Facility from Mid-State Equipment at a cost not to exceed \$13,883. Motion carried.

*b) Review and possible action on the purchase of an ABI Force Laser Grading Machine and attachments for the Parks and Recreation Department at a cost not to exceed \$48,160 (Franseen, Parks and Recreation Director)*

Park & Recreation Director Franseen discussed the three parks with a total of six ballfields that are used over 130 days of the season by user groups and Parks and Recreation programming. The ball diamonds are currently maintained with the help of infield groomers, which are stationed at each park. Staff had budgeted to replace one infield groomer this year, but after evaluating the needs of the parks, staff is proposing to invest in an ABI Force instead. This machine will allow staff to perform the necessary tasks such as laser grading work; leveling, smoothing, and finishing ball diamonds; and maintain the safety of the playing field through the use of a dual slope laser transmitter.

Director Franseen addressed the increased use of the fields by various ages and grades of players where base distances are altered regularly. The use of this machine would allow Staff to level the fields regularly to meet league regulations.

Cm. Becker moved, seconded by Cm. Jaeckel to approve the purchase of an ABI Force Laser Grading Machine and attachments for the Parks and Recreation Department at a cost not to exceed \$48,160. Motion carried.

## **21. MISCELLANEOUS – NONE**

President Johnson thanked the Council for nominating him as President to serve the City.

## **22. ADJOURNMENT**

Cm. Becker moved, seconded by Cm. Schultz to adjourn. Meeting adjourned at 8:30 pm.

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



City of Fort Atkinson  
City Clerk/Treasurer's Office  
101 N. Main Street  
Fort Atkinson, WI 53538

**PLAN COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
TUESDAY, APRIL 25, 2023 – 4:00 PM  
CITY HALL – SECOND FLOOR**

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**1. CALL MEETING TO ORDER**

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

**2. ROLL CALL**

Present: Manager Houseman, Engineer Selle, Council Rep Schultz, Commissioners: Highfield, Lescohier, Kessenich and Gray. Also present: City Clerk/Treasurer.

**3. REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE APRIL 11, 2023  
REGULAR PLAN COMMISSION MEETING**

Highfield moved, seconded by Gray to approve the minutes from the April 11, 2023 Plan Commission meeting as submitted. Motion carried.

**4. PUBLIC HEARING: PROPOSED ZONING MAP AMENDMENT TO CHANGE THE ZONING OF  
A PORTION OF THE CITY-OWNED LAND ALONG BANKER ROAD (226-0614-3323-000)  
FROM SINGLE-FAMILY RESIDENTIAL (SR-2) DISTRICT TO MULTI-FAMILY RESIDENTIAL  
(MRH-30) TO ACCOMMODATE A MULTIFAMILY RESIDENTIAL DEVELOPMENT (ZMA-  
2023-01) (SELLE)**

Engineer Selle stated that this request is part of the first phase of the implementation of the Banker Road Neighborhood Plan, adopted in 2021. In total, the Neighborhood Plan covers 75.62 acres located within 3 parcels on the east and west sides of Banker Road, from Campus Drive to Hoard Road. The City owns all 3 parcels within the planning area. The proposed Rezoning includes only the southernmost property (parcel number: 226-0614-3323-000). Plans have been submitted for formal review of rezoning of the new property to MRH-30, Multi-Family Residential. The existing property is adjacent to the High School campus on the west, Campus Drive Apartment project and remnant Town of Koshkonong parcels to the south, existing City of Fort Atkinson neighborhoods to the east, and City-owned farmland to the north. Banker Road currently splits the parcel in half north to south. The new proposed parcel is a total of 8.32 acres (Lot 1) with an 80-foot-wide right-of-way on the north and east sides of it. Lot 1 is proposed to be rezoned from SR-2 to MRH-30 to facilitate a planned multi-family development. Together, the new parcel, right-of-way, and rezoning align with the Banker Road Neighborhood Plan. The remnant portion of the existing parcel will remain in an agricultural use on the east side of Banker Road until future phases of the plan are implemented.

The public hearing was opened and closed without any comments.

No action required.

5. **REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO A CERTIFIED SURVEY MAP FOR A PORTION OF THE CITY-OWNED PROPERTY LOCATED ALONG BANKER ROAD (CSM-2023-05) (SELLE)**

Engineer Selle explained the Certified Survey Map within the 75 acres of land the City owns. The parcel will be the first project in developing the Neighborhood Plan approved by Plan Commission and City Council. The CSM includes dedication of new public right of way for a road, named Trillium Dr. along the north edge of the parcel, as well as Right of Way for the relocated Banker Rd, proposed in the overall plan.

Schultz moved, seconded by Lescohier to recommend the City Council approval of a Certified Survey Map for a portion of the City-owned property located along Banker Road. Motion carried.

6. **REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY RESIDENTIAL (SR-2) TO MULTI-FAMILY RESIDENTIAL (MRH-30) FOR A PORTION OF THE CITY-OWNED PROPERTY LOCATED ALONG BANKER ROAD (ZMA-2023-01) (SELLE)**

Engineer Selle continued the discussion on the Banker Road property and future development.

Cm. Schultz inquired on the traffic study of the Banker Road area. Selle confirmed a draft report should be available in May.

Gray moved, seconded by Schultz to recommend the City Council approval of a Zoning Map Amendment to change the zoning from Single-Family Residential (SR-2) to Multi-Family Residential (MRH-30) for a portion of the City-owned property located along Banker Road. Motion carried.

7. **INFORMATION ONLY - PRESENTATION RELATING TO PROPOSED AMENDMENTS TO THE CITY OF FORT ATKINSON COMPREHENSIVE PLAN – FUTURE LAND USE MAP (SELLE)**

No action required

8. **INFORMATION ONLY - PRESENTATION RELATING TO A REQUEST FOR A ZONING MAP AMENDMENT (ZMA-2023-03) TO CHANGE THE ZONING FOR THE PROPERTY FORMERLY ADDRESSED 426 MCMILLEN STREET (226-0614-3434-024, 226-0614-3443-016, 226-0614-3443-018) FROM INSTITUTIONAL (I) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SR-5) AND DUPLEX RESIDENTIAL (DR-8) AND REQUEST FOR PRELIMINARY PLAT REVIEW (PPR-2023-1) (SELLE)**

Engineer Selle shared the discussions with Fort Healthcare and Mike Foerster to develop a new neighborhood plan for the area generally defined as north of Florence Street on the east and west sides of McMillen Street (north of the main hospital campus). The neighborhood plan aims to relocate existing Fort Healthcare services and parking onto its main campus and foster new mixed-use redevelopment and infill development opportunities on existing or future



underutilized sites. The most immediate work, if approved, will be the relocation of four existing homes from Fourth Street to 426 McMillen Street. Other future phases of the plan include new residential development between N. High Street and McMillen Street and the potential mixed-use redevelopment of the existing clinic buildings on the east side of McMillen Street and existing remote hospital staff parking lot east of McMillen Street.

The following is a list of the proposed 2023 City of Fort Atkinson Comprehensive Plan Map 7 and 8 Amendments. Each are identified to match the Proposed Amendments Map.

1. Change the Future Land Use designation for two parcels at 426 McMillen Street (parcel numbers: 226-0614-3434-024 and 226-0614-3443-016) from “Health Facilities” to “Planned Neighborhood.”
2. Change the Future Land Use designation for five parcels at 500, 550, 650, and 660 McMillen Street (parcel numbers: 226-0614-3434-038, 226-0614-3443-018, 226-0614-3434-045, 226-0614-3434-042, and 226-0614-3434-044) from “Health Facilities” to “Planned Mixed Use.”
3. Change the Future Land Use designation for one parcel at 601 Handeyside Lane (parcel number: 226-0614-3434-021) from “Health Facilities” to “Planned Mixed Use.”
4. Change the Future Land Use designation for two parcels with no assigned address bounded by High Street and McMillen Street (parcel numbers: 226-0614-3434-046 and 226-0614-3434-041) from “Multi-Family Residential” to “Planned Neighborhood.”

No action required

#### 9. **ADJOURNMENT**

Schultz moved, seconded by Kessenich to adjourn. Meeting adjourned 4:43 pm.

Respectfully submitted

Michelle Ebbert

City Clerk/Treasurer/Finance Director



City of Fort Atkinson  
City Clerk/Treasurer's Office  
101 N. Main Street  
Fort Atkinson, WI 53538

## MEMORANDUM

**DATE:** May 2, 2023

**TO:** Fort Atkinson City Council

**FROM:** Michelle Ebbert, City Clerk/Treasurer/Finance Director

**RE:** Review and possible action relating to Special Event:  
Fort Atkinson Chamber of Commerce – River Run and Rhapsody 2023

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### BACKGROUND

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

### DISCUSSION

**Event:** River Run and Rhapsody 2023

**Dates and Hours of Event:** Saturday August 26, 2023, 8:00 am to 9:00 pm

**Locations:**

**5K Race:** Glacial River Trail and Jones Park

**Music Sites:** Riverwalk Plaza (behind Brocks Riverwalk Tavern & Grill at 99 S. Main St), Cafe Carpe Indoors (18 S. Water St. W.), Jones Market (601 Jones Ave, Good2Go (96 S Main Street) Mr. Brews Taphouse (201 N Main St #220), and Barrie Park (210 Robert St).

**Beer Sales:** Barrie Park

**Food Site:** No food court. Directing patrons to enjoy local bars/restaurants with event passport promoting business specials. Possible food vendors at private businesses TBD

**Kid Zones:** Bicentennial Park (in partnership with BASE Duck Race)

**Contact Person:** Dana Butson, [projects@fortchamber.com](mailto:projects@fortchamber.com)

**Estimated Number of Attendees:** 300-700

Event information was routed to Departments with the following comments without concerns. The Police Department was involved in the planning of this event, and supports the closure of Lincoln Street with the following requirements:

Department of Public Works will place two concrete jersey barricades at each end of Lincoln St. and place two flashing type sandwich barricades in front of them to increase visibility. An assigned volunteer's vehicle will be required to park between the barricades in order to allow the roadway to be available to emergency vehicle access.

The Chamber of Commerce will need to identify the two vehicles that would block the openings on each end of Lincoln St for the entire event and while people are present on the roadway. The keys for the vehicle and the authorized operators must also be present for the entirety of the event in case they need to be moved during an emergency.

#### **FINANCIAL ANALYSIS**

There is no financial impact to the City of Fort Atkinson for the event.

#### **RECOMMENDATION**

Staff recommends that City Council approve the Special Event for the Fort Atkinson Chamber of Commerce River Run and Rhapsody 2023 on Saturday August 26, 2023 at Jones Park.

#### **ATTACHMENTS**

Special Event Application, Event Proposal, and Map.

# River Run and Rhapsody 2023

Community Event Proposal || August 26, 2023

244 N. Main St, Fort Atkinson, WI || 920.563.3210

[projects@fortchamber.com](mailto:projects@fortchamber.com)



## EVENT OVERVIEW

For 18 years, the Fort Atkinson Area Chamber of Commerce organized Rhythm on the River, an end-of-summer block party that brings together 5,000 attendees to our downtown for an evening of musical entertainment. In 2021 as a response to COVID19 the Fort Atkinson Chamber of Commerce and the Rhythm on the River committee created a daytime event "Rhythm Remix." The free event featured five downtown venues with regional musical talent scheduled at each throughout the day.

Due to the success of the past two year's family-friendly celebration, the Fort Atkinson Chamber of Commerce will be hosting River Run and Rhapsody on August 26, 2023. The intent is to welcome people to our community, showcase our recreational assets, drive traffic to our local businesses, and provide quality entertainment. The anticipated crowd is to be between 1000-1500 people throughout the day.

The 5k and 1-mile fun run are contracted through RunSignUp and Race Day Events.

## EVENT SPECIFICATIONS

DATE: Saturday, August 26, 2023

TIME: 8:00 AM to 9:00 PM

**COST:** Free for music venues - \$30 for 5K and \$15 for 1 mile fun run

**Beer Sales:** The Chamber has the 400 Alcohol Rider on our Insurance Policy, it will only be sold at Barrie Park from 4:00 PM to 9:00 PM. Strictly Beer only

**5K Route:** Starting at Jones Park, contestants will proceed across Janesville Ave to Glacier Bike Trail on S 7<sup>th</sup> street, runners will then proceed down the path crossing 8<sup>th</sup> street, Rockwell Ave, Klement Street, Farmco Lane, and turning around behind the Spacesaver plant on the bike path. Runners will then return the same way they came crossing same side streets, and back over Janesville Ave to Jones Park.

**1 Mile Fun Run:** Contestants will start at the Lion's Pavilion on the Glacier Bike Trail near the Fireside. Crossing side streets, Rockwell Ave, and 8<sup>th</sup> Street. Runners will follow bike path down past Jones Market and then to turn around before the rotary pavilion. The finish line will be at Jones Market.

**MUSIC VENUE SITES:** Riverwalk Plaza (behind Brocks Riverwalk Tavern & Grill at 99 S. Main St), Cafe Carpe Indoors (18 S. Water St. W.), Jones Market (601 Jones Ave, Good2Go (96 S Main Street) Mr. Brews Taphouse (201 N Main St #220), and Barrie Park (210 Robert St).

The intent is to schedule one musical entertainer at each venue throughout the day. We will start at Jones Market at the end of the 5K race. It will then transition to downtown venues and end at Barrie Park in the evening. **CONFIRMED TO DATE:** Mambo Surfers, and Zac Matthews Band currently.

**Food Court:** There will be no food court this year due to the road construction on south main and the lack of visibility. Instead, we will be driving traffic to our local bars/restaurants with our event passport and promoting business specials. There may be a few food vendors setting up at private businesses. We can provide those details as they are confirmed.

**NOTE:** Extra trash cans will be needed.

**KID ZONES:** Bicentennial Park – intent is to provide free entertainment for kids. In partnership with BASE's duck race.

**STREET CLOSURES:** There are street closures required for this event, other than the already-approved closure of Water Street during the hours of the Fort Farmer Market. We do not require the street to be closed during the remainder of the day.

For the Music: Lincoln St, by Barrie Park will need to be closed 3:30 PM to 9:30 PM. The Chamber intends to provide beer at this event and would need the side street parking for the beer truck.

5K Race – We intend to utilize the glacier trail, when possible, for the race. 8:00 AM to 11:00 AM. Supervision will be needed on the cross streets: S 7<sup>th</sup> street, 8<sup>th</sup> street, Rockwell Ave, Klement Street, Farmco Lane, and turning around behind the Spacesaver plant on the bike path. Runners will then return the same way they came crossing same side streets, and back over Janesville Ave to Jones Park. We will need a temporary block on Janesville Ave as runners cross at the beginning and end.

RESTROOM FACILITIES: The Rhapsody Committee respectfully requests that the theatre building restrooms in the municipal lot across from the post office remain open during the hours of this event, 8:00am-6:00pm. Barrie Park restrooms will need to be available from 3:30 PM to 9:30 PM. Jones Park bathrooms are need from 8:00 AM to 12:00 PM.

ELECTRICAL REQUIREMENTS: We will need the City's permission to access electrical service at the Riverwalk Plaza during the hours of the event, 12:00 PM to 3:00 PM, and are willing to pay for that day's usage if needed. We will need electrical access for Jones Park 8:00AM to 12:00 PM and at Barrie Park 3:30 PM to 9:30 PM. We are willing to pay for that day's usage at Barrie Park and Jones if needed!

SIGNAGE / WAYFINDING: Directional signage in the form of corrugated yard signs will be erected by River Run and Rhapsody volunteers throughout the downtown area and be removed at the end of the day.

## **PROMOTIONS**

### **Festival Passport**

As a means of promoting local businesses, Rhapsody Passports will be distributed at each of the music venue sites. Passport holders can get stamps for visiting the music venues, 5K race, kid zones, Farmers Market, and be eligible for gift card drawings the following week. A map will be provided in this book, businesses can list their specials, and customers will be able to turn in their complete stamps at the final concert at Barrie Park. Rhythm volunteers will provide both the passports, the collection boxes, the stamps, and be responsible for picking up completed passports at the end of the day. The passport, which requires the holder to provide a home zip code, will be used as a metric to determine the economic impact of the event.

Event Layout (See Attached)

## Venue Set Up



Riverwalk Plaza – arrows dictate position of musicians who will be facing and projecting south towards the municipal parking lot. Seating already provided. 1



Good2Go - arrows dictate position of musicians who will be facing and projecting towards Main Street. Seating already provided.

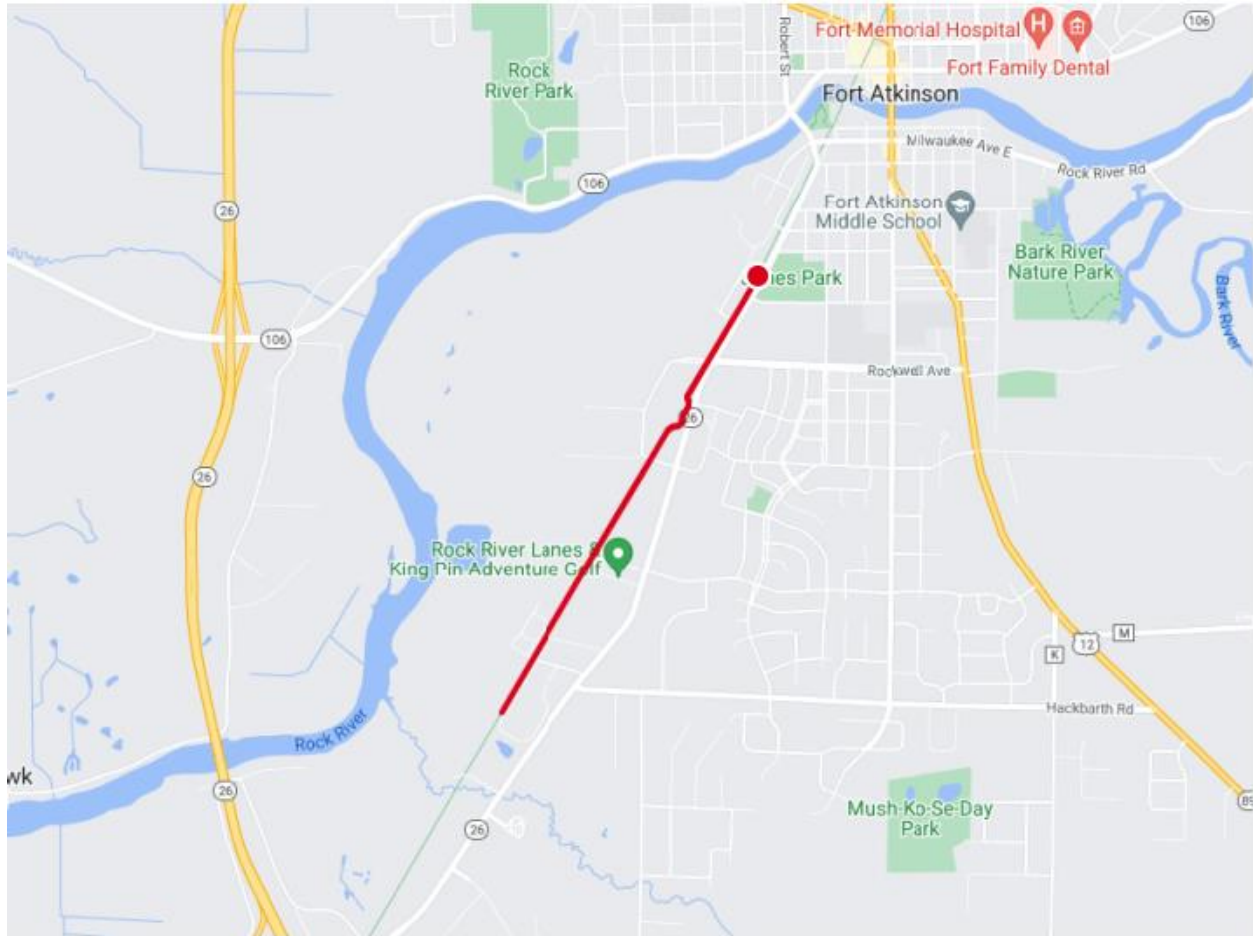




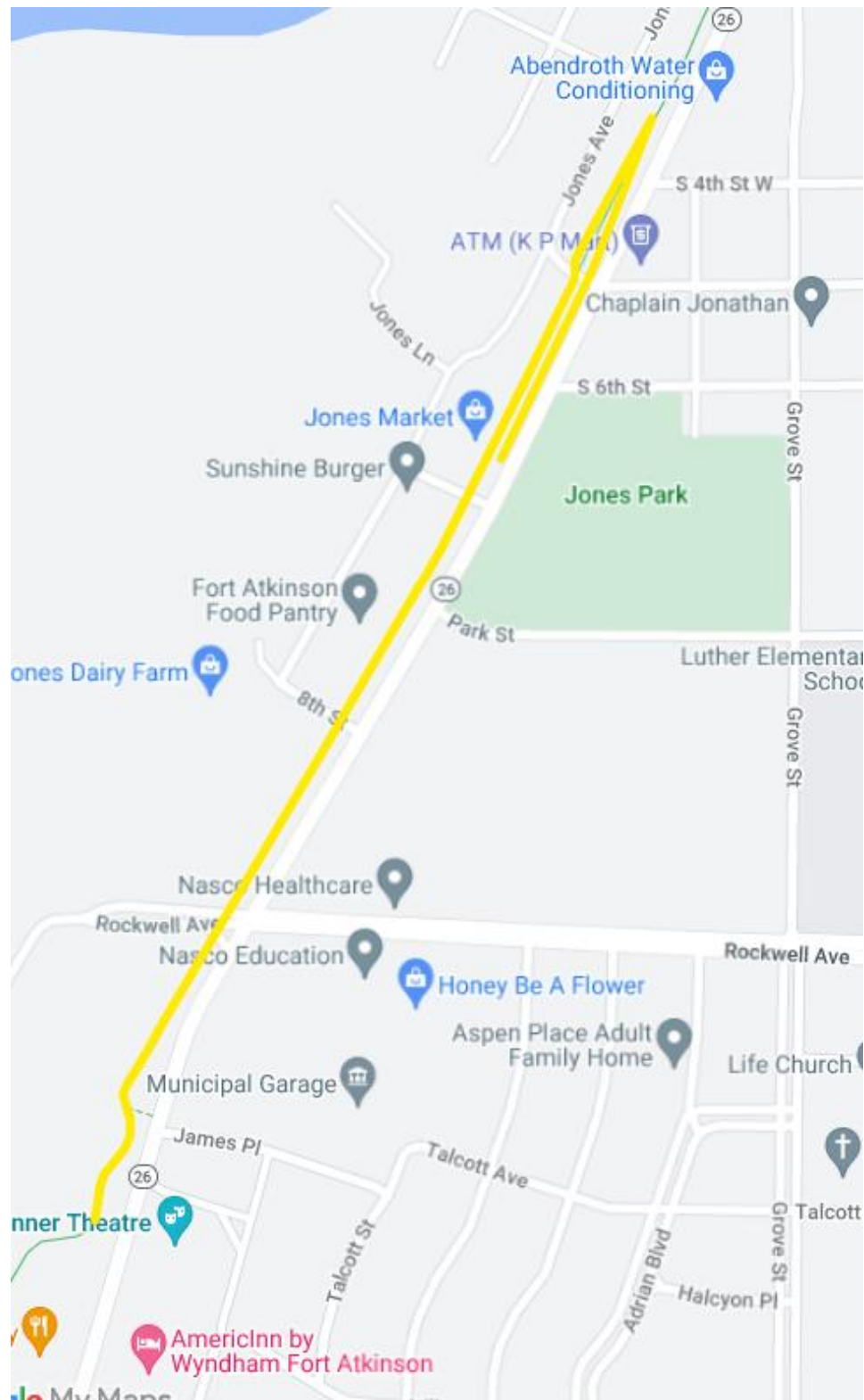
Mr. Brews - arrows dictate position of musicians who will be facing and projecting towards the parking lot.



## Race Layout – 5K Route



## 1 Mile Fun Run



## **Staffing & Volunteers**

Security and safety tasks include:

6:00 am - 8:00 am Event volunteers will convene at Fort Atkinson Area Chamber of Commerce to set up tents and signage at and between designated music venues. And setting up race route markers.

10:00 am - 6:00 pm Minimum of two volunteers required at each music venue during every hour of the event.

- All volunteer personnel associated with the festival will be identified by yellow vests or designated volunteer t-shirts.
- Volunteers will be provided a list of emergency numbers and instructed to contact trained first responders in case of an emergency.
- Volunteers at each music venue will be provided event maps detailing designated parking for performers, way-finding pathways for visitors, and event schedules pertaining to the timing of musical groups, kid activities, and event passports.

8:00 am – 9:00pm Event volunteers will strike the tents and tables at music venues as each phase completes, returning all equipment and supplies including way finding signs to the Fort Atkinson Area Chamber of Commerce.

### **Event Contact**

Shauna Wessely: (920) 563-3210  
E: [director@fortchamber.com](mailto:director@fortchamber.com)

Dana Butson (920) 563-3210  
E: [projects@fortchamber.com](mailto:projects@fortchamber.com)



City of Fort Atkinson  
Parks and Recreation's Office  
30 N. Water St. W.  
Fort Atkinson, WI 53538

## MEMORANDUM

**DATE:** May 2, 2023

**TO:** Fort Atkinson City Council

**FROM:** Rebecca Houseman LeMire, City Manager

**RE:** Review and possible action relating to Citizen Appointments to Committees, Commissions, and Boards

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### BACKGROUND

The City has a wide variety of Committees, Commissions, and Boards made up of citizens, staff, and elected officials. Some of these groups are outlined in the City's Ordinances. Most often, the City Manager is responsible for appointing citizen members, subject to approval by the City Council. Similarly, in most cases, the Council President is responsible for appointing Council representatives to these groups.

### DISCUSSION

The following citizen members are recommended for appointment or reappointment to the Committees, Commissions, and Boards below for the terms indicated:

- 1. Airport Committee:**
  - a. Chris Scherer for a four-year term ending in 2027 (appointment)
- 2. Economic Development Commission:**
  - a. Mark McGlynn for a three-year term ending in 2026 (reappointment)
- 3. Library Board:**
  - a. Sara Podoll for a three- year term ending in 2026 (reappointment)
  - b. Kirsten Mortimer for a three- year term ending in 2026 (reappointment)
  - c. Additional member to be determined and confirmed on May 16, 2023
- 4. Parks & Recreation Advisory Board:**
  - a. Robert Cassiday for a three-year term ending in 2026 (reappointment)
- 5. Police and Fire Commission:**
  - a. Megan Hartwick for a five-year term ending in 2028 (appointment)
- 6. Tourism Commission**
  - a. Mary Jo Eggers for a one-year term ending in 2024
  - b. Julie Nordeen for a one year term ending in 2024
- 7. Board of Zoning Appeals**
  - a. Jim Woodman for a two- year term ending in 2025

Note the following vacancies for citizens on City Commissions, Committees, and Boards:

- Board of Zoning Appeals (four seats)
- Cable Television Committee (one seat)
- Economic Development Commission (one seat)
- Parks and Recreation Advisory Board (one seat)
- Library Board (one seat; interviews ongoing)

Staff continues to work on filing these vacancies and encourages members of the public to submit an [application](#) to serve if interested.

#### **FINANCIAL ANALYSIS**

The appointments of citizens to these Committees, Commissions, and Boards is not expected to impact the City financially.

#### **RECOMMENDATION**

Staff recommends that the City Council confirm the appointments listed in this memo through the Consent Agenda.

#### **ATTACHMENTS**

None



## MEMORANDUM

**DATE:** May 2, 2023

**TO:** Fort Atkinson City Council

**FROM:** Andy Selle, P.E., City Engineer/Director of Public Works

**RE:** First reading of an Ordinance to amend the Official Zoning Map of the City of Fort Atkinson to change the zoning from Single-Family Residential (SR-2) to Multi-Family Residential (MRH-30) for a portion of the City-owned property located along Banker Road

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### BACKGROUND

This request is part of the first phase of the implementation of the Banker Road Neighborhood Plan, adopted in 2021. In total, the Neighborhood Plan covers 75.62 acres located within 3 parcels on the east and west sides of Banker Road, from Campus Drive to Hoard Road. The City of Fort Atkinson owns all 3 parcels within the planning area.

The proposed Rezoning includes only a portion of the southernmost property (parcel number: 226-0614-3323-000) from SR-2 to MRH-30. Today, the applicant has submitted plans for formal review of rezoning of the new property to MRH-30, Multi-Family Residential.

The existing property is adjacent to the High School campus on the west, Campus Drive Apartment project and remnant Town of Koshkonong parcels to the south, existing City of Fort Atkinson neighborhoods to the east, and City-owned farmland to the north. Banker Road currently splits the parcel in half north to south.

The new proposed parcel is a total of 8.32 acres (Lot 1) with an 80-foot-wide right-of-way on the north and east sides of it. Lot 1 is proposed to be rezoned from SR-2 to MRH-30 to facilitate a planned multi-family development. Together, the new parcel, right-of-way, and rezoning align with the Banker Road Neighborhood Plan. The remnant portion of the existing parcel will remain in an agricultural use on the east side of Banker Road until future phases of the plan are implemented.

City water and sewer are planned to be extended to the site to serve the property and future neighborhood as it develops. Additionally, a wetland delineation was completed for the property in 2023 and has been reflected in the submitted plans.

## DISCUSSION

The property is currently zoned SR-2 Single-Family Residential. This zoning district allows for and is oriented to large-lot single-family homes and neighborhoods. However, the property is shown on the City of Fort Atkinson's 2019 Comprehensive Plan Future Land Use Map as Planned Neighborhood because it was envisioned that this area would transition overtime to become an extension of residential neighborhoods served by public sewer and water.

The SR-2 zoning district's land uses, setbacks, and lot area do permit the type of project envisioned for this site. The MRH-30 zoning district is much better suited to accomplish the City's goals in this area and the Banker Road Neighborhood Plan. In terms of land uses, the MRH-30 zoning district permits a principal Apartment land uses by-right, which is not permitted in the SR-2 zoning district. Finally, if the proposed CSM is approved, the new parcel will meet the MRH-30 lot configuration requirements as shown below:

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 square feet	362,445 square feet
Minimum Lot Width	100 feet	544 feet
Minimum Lot Depth	120 feet	579 feet
Minimum Lot Frontage at ROW	50 feet	500+ feet

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan Commission and Common Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment advances community-wide goals and provides new housing opportunities within an identified growth area, which will serve as a component of the larger neighborhood plan in this area.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use and the Banker Road Neighborhood Plan.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan and the Banker Road Neighborhood Plan. This site is the first phase in the implementation of the larger plan for the area that calls for a diversity of housing types including multi-family.
4. Does the proposed Zoning Map Amendment address any of factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment addresses factors that have changed in respect to the growth patterns of this area. The City has identified this area for future residential growth for many years and has been working to make that happen through purchase of the property, annexation, and adoption of Banker Road Neighborhood Plan. This has created a situation in which the subject property is more appropriate for a different zoning district.

5. A public hearing is required for Rezoning review and action. All required Class 2 public hearing notices have been properly posted in compliance with state law. The public hearing was held at the Plan Commission meeting on April 25, 2023. No residents spoke at the public hearing.

#### **FINANCIAL ANALYSIS**

The change in zoning from single-family to multi-family to accommodate a multi-family residential project is expected to bring additional value to the City and additional housing units, both of which will benefit the City.

#### **RECOMMENDATION**

At the meeting on April 25, 2023, the Plan Commission reviewed this matter and recommended that the City Council adopt an Ordinance changing the zoning of the property.

Staff recommends that the City Council perform the first reading of this Ordinance and direct the City Manager to prepare the Ordinance for a second reading at the May 16, 2023 City Council meeting. Note that staff may request the second and third/final reading of this Ordinance on May 16<sup>th</sup>.

#### **ATTACHMENTS**

PC Staff Report Packet; Draft Ordinance Amending the Official Zoning Map





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

## ZONING MAP AMENDMENT REVIEW REPORT TO THE PLAN COMMISSION

**DATE:** April 25, 2023

**FILE NUMBER:** ZMA-2023-1

**PROPERTY ADDRESSES:** No Address

**EXISTING ZONING:** SR-2, Single-Family Residential

**PARCEL NUMBER:** 226-0614-3323-000

**PROPOSED ZONING:** MRH-30, Multi-Family Residential

**OWNER:** City of Fort Atkinson

**EXISTING LAND USE:** Vacant/Agriculture

**APPLICANT:** City of Fort Atkinson

**REQUESTED USES:** Multi-Family Residential Apartments

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### BACKGROUND ON CSM AND REZONING REVIEW:

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

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### REQUEST OVERVIEW:

This request is part of the first phase of the implementation of the Banker Road Neighborhood Plan, adopted in 2021. In total, the Neighborhood Plan covers 75.62 acres located within 3 parcels on the east and west sides of Banker Road, from Campus Drive to Hoard Road. The City of Fort Atkinson owns all 3 parcels within the planning area.

The proposed Rezoning includes only the southernmost property (parcel number: 226-0614-3323-000). Today, the applicant has submitted plans for formal review of rezoning of the new property to MRH-30, Multi-Family Residential.

The existing property is adjacent to the High School campus on the west, Campus Drive Apartment project and remnant Town of Koshkonong parcels to the south, existing City of Fort Atkinson neighborhoods to the east, and City-owned farmland to the north. Banker Road currently splits the parcel in half north to south.

The new proposed parcel is a total of 8.32 acres (Lot 1) with an 80-foot-wide right-of-way on the north and east sides of it. Lot 1 is proposed to be rezoned from SR-2 to MRH-30 to facilitate a planned multi-family development. Together, the new parcel, right-of-way, and rezoning align with the Banker Road Neighborhood Plan. The remnant portion of the existing parcel will remain in an agricultural use on the east side of Banker Road until future phases of the plan are implemented.

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City water and sewer are planned to be extended to the site to serve the property and future neighborhood as it develops. Additionally, a wetland delineation was completed for the property in 2023 and has been reflected in the submitted plans.

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**REZONING REVIEW:**

The property is currently zoned SR-2 Single-Family Residential. This zoning district allows for and is oriented to large-lot single-family homes and neighborhoods. However, the property is shown on the City of Fort Atkinson's 2019 Comprehensive Plan Future Land Use Map as Planned Neighborhood because it was envisioned that this area would transition overtime to become an extension of residential neighborhoods served by public sewer and water.

The SR-2 zoning district's land uses, setbacks, and lot area do permit the type of project envisioned for this site. The MRH-30 zoning district is much better suited to accomplish the City's goals in this area and the Banker Road Neighborhood Plan. In terms of land uses, the MRH-30 zoning district permits a principal Apartment land uses by-right, which is not permitted in the SR-2 zoning district. Finally, if the proposed CSM is approved, the new parcel will meet the MRH-30 lot configuration requirements as shown below:

Bulk Regulation	MRH-30 Standard	Proposed New Parcel
Minimum Lot Area	20,000 square feet	362,445 square feet
Minimum Lot Width	100 feet	544 feet
Minimum Lot Depth	120 feet	579 feet
Minimum Lot Frontage at ROW	50 feet	500+ feet

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**ZONING MAP AMENDMENT CRITERIA:**

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan Commission and Common Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment advances community-wide goals and provides new housing opportunities within an identified growth area, which will serve as a component of the larger neighborhood plan in this area.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use and the Banker Road Neighborhood Plan.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan and the Banker Road Neighborhood Plan. This site is the first phase in the implementation of the larger plan for the area that calls for a diversity of housing types including multi-family.

4. Does the proposed Zoning Map Amendment address any of factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment addresses factors that have changed in respect to the growth patterns of this area. The City has identified this area for future residential growth for many years and has been working to make that happen through purchase of the property, annexation, and adoption of Banker Road Neighborhood Plan. This has created a situation in which the subject property is more appropriate for a different zoning district.

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**PUBLIC NOTICE:**

A public hearing is required for Rezoning review and action. All required Class 2 public hearing notices have been properly posted in compliance with state law.

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

## NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.1

CITY OF FORT ATKINS  
FUTURES OPEN HOUSE



The subject property is located within the Northwest Quadrant Planning Area (see attachments) and is identified as Neighborhood Area on the plan. The opportunities indicated on the plan include traditional neighborhood and sustainable design, in addition to capitalizing on the proximity to existing businesses and schools.

The subject property is also shown as Planned Neighborhood on the Future Land Use Map. This designation includes a mix of Single Family, Two-Family, Multi-Family, Neighborhood Commercial, Community Facilities, Parks, and Environmental Corridors in a carefully designed, integrated, and interconnected neighborhood. While the Planned Neighborhood designation is intended to provide a mixture of housing types across a large area, the subject property is only proposed to include Multi-Family Residential. However, in viewing this entire area together through the lens of the Banker Road Neighborhood Plan, this designation aligns with the proposed land uses on the subject property. Staff believes the proposal is in concert with the Comprehensive Plan.

#### Housing Studies

The City of Fort Atkinson and Jefferson County conducted three different Housing Studies in 2019-2021. Each study found that there is existing demand for new housing of various formats (rental, owner, senior, etc.) and a shortage of supply for each of those formats. There was also a consensus among the studies that if communities didn't lead the effort to reverse these trends, that the situation would only get worse across the county. This project and the Banker Road Neighborhood Plan are in direct response to these studies and are consistent with their findings.

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#### **DISCUSSION:**

The proposed steps today are another phase in the implementation of the Banker Road Neighborhood Plan. The rezoning and creation of a new parcel enables the opportunity for future development to take place in alignment with adopted community plans and goals. Any proposed project on the property will require review and approval by the City prior to seeking building permits. The City is actively working with a developer on this site and conceptual plans will be brought before the Plan Commission as a next step in the process.

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

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#### **RECOMMENDATION:**

City staff recommends approval of the Rezoning from SR-2 to MRH-30, subject to the following conditions:

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

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#### **ATTACHMENTS:**

- Rezoning and Application
- Banker Road Neighborhood Plan

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE  
TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON**

**NOW, THEREFORE**, the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

**Section 1.** Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from **SR-2, Single-family Residential District**, to **MRH-30, Multi-family Residential District**.

A part of the Southwest quarter of the Northwest quarter, Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, being more particularly described as follows:

Commencing at the West quarter corner of said Section 33, Thence N00°50'52"W 659 30 feet along the West line of the Northwest quarter of said Section 33 to the point of beginning, Thence N00°50'52"W 68318 feet along said West line, Thence Southeasterly 3813 feet along the arc of a 25 00 foot radius curve concave Northeasterly whose chord bears S44 °32'11"E 34.54 feet to the North line of said Southwest quarter of the Northwest quarter; Thence S88°13'31"E 70349 feet along said North line, Thence Southerly 228 00 feet along the arc of a 358.00 foot radius curve concave Easterly whose chord bears S02°14'19"E 224 17 feet, Thence Southerly 19384 feet along the arc of a 265 00 foot radius curve concave Westerly whose chord bears S00°28'17"W 189 55 feet, Thence S21°25'36"W 26145 feet to the South line of the North half of said Southwest quarter of the Northwest quarter, Thence N88°09'29"W 629 27 feet along said South line to the point of beginning. Said parcel contains 468,160 square feet (10 75 acres) more or less, including rights-of-way.

**Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.** This ordinance shall take effect upon passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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**Bruce Johnson, President**

ATTEST:

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Michelle Ebbert, City Clerk/Treasurer/Finance Director



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

April 6, 2023

## NOTICE TO THE PUBLIC

The City of Fort Atkinson Plan Commission will hold a public hearing on **Tuesday, April 25, 2023 at 4 p.m.**, or as soon thereafter as the matter can be heard, to review and make a recommendation to the City Council on a request for a Zoning Map Amendment and a Conditional Use Permit for a Group Development to accommodate a multi-family residential development project located on the southern end of the City-owned property west of Banker Road in the City of Fort Atkinson (parcel number 226-0614-3323-000). The public hearing and Plan Commission meeting will take place both in-person at 101 N. Main Street, Fort Atkinson and via Zoom:

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTbnZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by your location

+1 312 626 6799

The Zoning Map Amendment and the Conditional Use Permit for a Group Development have been requested to accommodate the construction of three buildings with 141 total residential units. The requested **Zoning Map Amendment** is to change the zoning from Single-Family Residential (SR-2) to Multi-Family Residential (MRH-30). The requested **Conditional Use Permit** is for a Group Development to allow three buildings on one parcel. The Certified Survey Map creating the subject parcel will also be on the agenda for consideration.

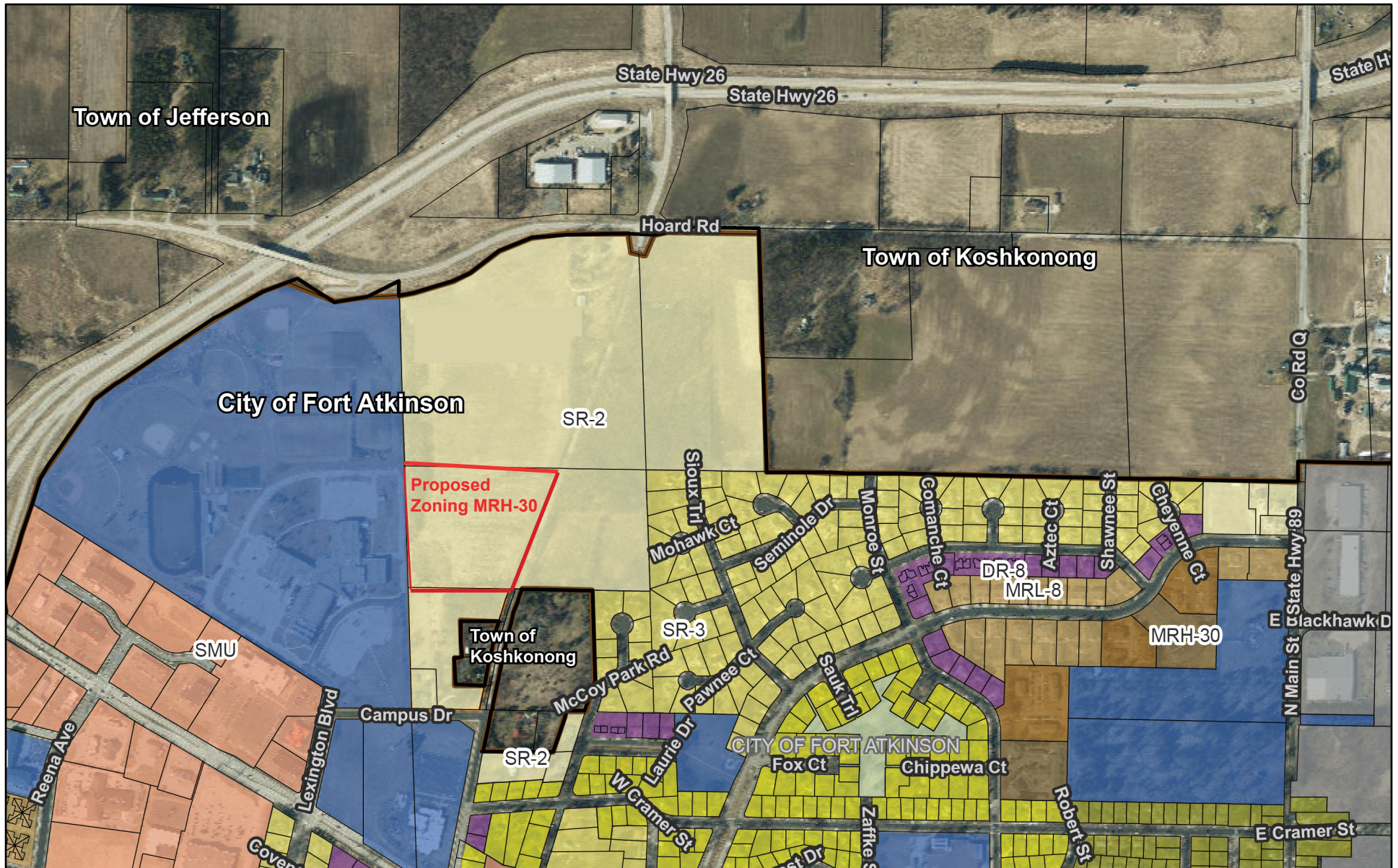
The Plan Commission and City Council are seeking input from the public. For more information, please contact City Engineer Andy Selle at [aselle@fortatkinsonwi.gov](mailto:aselle@fortatkinsonwi.gov) or (920) 397-9901. You may attend the public hearing in-person, via Zoom or submit a letter or email expressing your thoughts to City Engineer Selle.

Andy Selle, P.E.  
City Engineer/Dir. of Public Works

AS/sw



# Zoning Map Amendment and Conditional Use Permit for City-owned property West of Banker Road



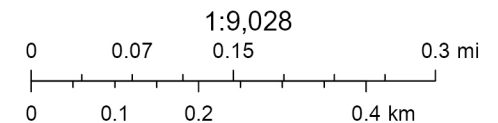
3/14/2023, 11:03:59 AM

- CITY OF FORT ATKINSON
- City of Fort Atkinson Municipal Boundary 2022

## City of Fort Atkinson Base Zoning

- SR-2 - Single Family Residential - 15,000sf
- SR-3 - Single Family Residential - 10,000sf
- SR-5 - Single Family Residential - 8,000sf
- SMU - Suburban Mixed Use

- I - Institutional
- DR-8 - Duplex Residential - 10,000sf
- MRL-8 - Multi-Family Residential
- MRM-12 - Multi-Family Residential





## PRELIMINARY PLAT AND REZONING REQUEST – REPORT TO CITY COUNCIL

**DATE:** May 2, 2023

**FILE NUMBER(S):** ZMA-2023-03, PPR-2023-01

**PROPERTY ADDRESSES:** 426 McMillen Street

**EXISTING ZONING:** I, Institutional

**PARCEL NUMBERS:** 226-0614-3434-024, 226-0614-3443-016, 226-0614-3443-018

**PROPOSED ZONING:** SR-5 Single-Family and DR-8 Duplex

**OWNER:** Fort Healthcare, Inc.

**EXISTING LAND USE:** Former Clinic Building

**APPLICANT:** Jim Nelson, Fort Healthcare

**REQUESTED USES:** Single-Family and Duplex Residential

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### BACKGROUND ON PRELIMINARY PLAT AND REZONING REVIEW:

Section 70.05.02 and 70.06.01 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements a Preliminary Plat review and approval by the Plan Commission and City Council for conformance with all ordinances, plans, and document requirements.

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

The proposed schedule for these two requests follows:

April 25, 2023 Plan Commission – public presentation of the request for information only

May 2, 2023 City Council – 1<sup>st</sup> Reading (of 3) for Rezoning Ordinance

May 9, 2023 – **JOINT** City Council and Plan Commission Meeting

*Public Hearing for Zoning Map Amendment*

*Plan Commission Considers:* Request for Zoning Map Amendment (recommendation to Council) and Preliminary Plat Request (recommendation to Council)

*City Council Considers:* 2<sup>nd</sup> Reading of Zoning Ordinance (move to 3<sup>rd</sup> reading)

May 16, 2023 City Council – 3<sup>rd</sup> Reading (of 3) for Rezoning Ordinance (approve/deny), Preliminary Plat Request (approve/deny)

---

### REQUEST OVERVIEW:

The project will consist of:

- A Preliminary Plat creating 5 new developable parcels, public right-of-way, and an outlet.



ZMA-2023-03, PPR-2023-01

- 
- The map displays an aerial view of a residential area in Fort Atkinson, Wisconsin, with a proposed street layout overlaid. The central focus is a yellow-outlined area labeled 'STREET A' and 'DESIGNATED FOR FUTURE USE FOR STREET PURPOSES'. This area is situated between 'FLORENCE STREET' to the north and 'Mendota St' to the south. To the east of this area is 'Mendota Dr', which runs diagonally. To the west is 'HANDEYSIDE LANE'. The map shows several lots, numbered 1 through 6, with their respective areas and dimensions. For example, Lot 1 is 11,687 S.F. (0.266 AC) and Lot 2 is 11,462 S.F. (0.262 AC). The map also includes labels for 'TOWN OF KOSKONONG' and 'CITY OF FORT ATKINSON'. A north arrow is located in the top right corner. The map is labeled 'SHEET 1' in the bottom left corner.

The planned new road (Street A) would extend from McMillen Street into the property to serve as access for the new duplex and relocated single-family homes. It is approximately in the same location

as the driveway entry point located on-site today. The road would accompany new sewer and water infrastructure in the same location and be stubbed at the eastern terminus, near the existing sanitary sewer easement running through outlot 1 (existing Fort Healthcare remote parking lot site). Eventually, the road would connect to the future potential redevelopment of the remote parking lot site.

---

**ZONING MAP AMENDMENT CRITERIA:**

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to assist the Plan Commission and Common Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with neighboring land use patterns, advancement of community goals within adopted plans, and retaining/generating housing opportunities within Fort Atkinson.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use for a combination of new single and two-family land uses.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan and the mix of uses in this transitional area from the existing residential neighborhoods to the south into the clinic and related institutional uses to the north.
4. Does the proposed Zoning Map Amendment address any of factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment addresses factors that have changed in respect to the growth patterns of this area, most notably Fort Healthcare's plan to stay in its existing campus location, the relocation of their services and parking to the main campus, and the community's need for more diverse housing stock. Together, this has created a situation in which the subject property is more appropriate for a different zoning district.

---

**PUBLIC NOTICE:**

No public notice is required for Preliminary Plat review and action. A public hearing is required for Rezoning review and action and is scheduled for the May 9, 2023 meeting. A Public Notice was mailed to property owners within 100 feet of the subject property on April 28, 2023.

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

The Comprehensive Plan will require amendment to accommodate this proposal. This request will come before a joint session of Planning Commission and City Council at their May 9 meeting. Assuming the proposed Comprehensive Plan amendments are approved, the subject property will be shown as Planned Neighborhood on the Future Land Use Map. This designation includes a mix of

Single Family, Two-Family, Multi-Family, Neighborhood Commercial, Community Facilities, and Parks and Environmental Corridors in a carefully designed, integrated, and interconnected neighborhood. This designation aligns with the proposed land uses on the subject property. Staff believes the proposal will be in concert with the Comprehensive Plan and is in the best interest of the City.

---

**DISCUSSION:**

The applicant has worked with City staff over the last two years in developing the neighborhood plan and preparing for the first phase of its implementation. Additionally, the applicant presented the project conceptually before the Plan Commission on April 25<sup>th</sup>. The City's Management Team has reviewed the application and all comments have been included within this document.

The proposed project and neighborhood plan aim to relocate existing Fort Healthcare services and parking onto its main campus and foster new mixed-use redevelopment and infill development opportunities on existing underutilized sites. The proposed project is just one phase of a potentially catalytic transformation of this area. The formal process of review by Council and Plan Commission as well as Public Input will provide further details on the broader project.

This evening, the Council considers ONLY the first reading (of three) of the Zoning Map Amendment. Zoning must be applied to parcels, and as noted earlier, those parcels exist only in Concept until the Plat is approved by the Council.

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**RECOMMENDATION:**

Staff recommend Council accept the application for a Zoning Map Amendment in the preliminary area noted on the Plat and move this ordinance to a second reading at the joint Plan Commission/City Council meeting on May 9, 2023.

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**ATTACHMENTS:**

Zoning Map Amendment Application; Preliminary Plat; Notice to the Public; Draft Ordinance

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

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

Name, company, and client (if applicable): \_\_\_\_\_

\_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Property address of requested zoning change: \_\_\_\_\_

\_\_\_\_\_

Zoning change request from \_\_\_\_\_ to \_\_\_\_\_

### I Application Packet Requirements

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

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

### II Criteria Used to Evaluate the Proposed Zoning Map Amendment

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

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

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

### III Process Checklist

- |  |             |
|--|-------------|
| <input type="checkbox"/> Staff-Applicant meeting (if applicable)                                     | Date: _____ |
| <input type="checkbox"/> Application fee of \$200.00 received by City Clerk                          | Date: _____ |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed.          | Date: _____ |
| <input type="checkbox"/> Receipt of complete application packet by Zoning Administrator              | Date: _____ |
| <input type="checkbox"/> City Staff input  | Date: _____ |
| <input type="checkbox"/> Class 2 legal notice sent to official newspaper by City Clerk               | Date: _____ |
| <input type="checkbox"/> Class 2 legal notice published on _____ and _____                           | Date: _____ |
| <input type="checkbox"/> Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| <input type="checkbox"/> Notification of clerks of municipalities within 1,000 feet of the petition  | Date: _____ |
| <input type="checkbox"/> Notification of airports within 1 mile of the petition                      | Date: _____ |
| <input type="checkbox"/> Plan Commission Public Hearing, review and recommendation                   | Date: _____ |
| <input type="checkbox"/> City Council review and action  | Date: _____ |



---

**To:** Andy Selle, City Engineer  
**From:** Bill Pinnow, PE  
**Subject:** Zoning Map Amendment Summary  
**Date:** April 6, 2023

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MSA Professional Services has submitted an application for Zoning Map Amendments on behalf of Fort Healthcare. Accompanying this submittal is a Preliminary Plat for the Fort Healthcare Addition. The nearest previous address of the property is 426 McMillen Street. The Preliminary Plat includes parcels 226-0614-3434-024, 226-0614-3443-016 and 226-0614-3443-018 and includes the platting of five parcels, an outlot and dedication of a 60' right-of-way for a future public street. The property is currently zoned as Institutional and the request for zoning amendment is to rezone Lot 1 to DR-8 (Duplex Residential) and Lots 2-5 to SR-5 (Single Family Residential). The rezoning of parcels 1-5 will allow a future duplex to be constructed on Lot 1 and allow the relocation of existing houses located at 603, 609 and 615 N Fourth Street and 403 McMillen Street to lots 2-5. The rezoning of Lots 1-5 is consistent with the Comprehensive Plan amendment concurrently being reviewed by the City of Fort Atkinson.



# PRELIMINARY PLAT OF FORT HEALTHCARE ADDITION

PARTS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND  
GOVERNMENT LOT 8, SECTION 34, TOWNSHIP 6 NORTH, RANGE 14  
EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

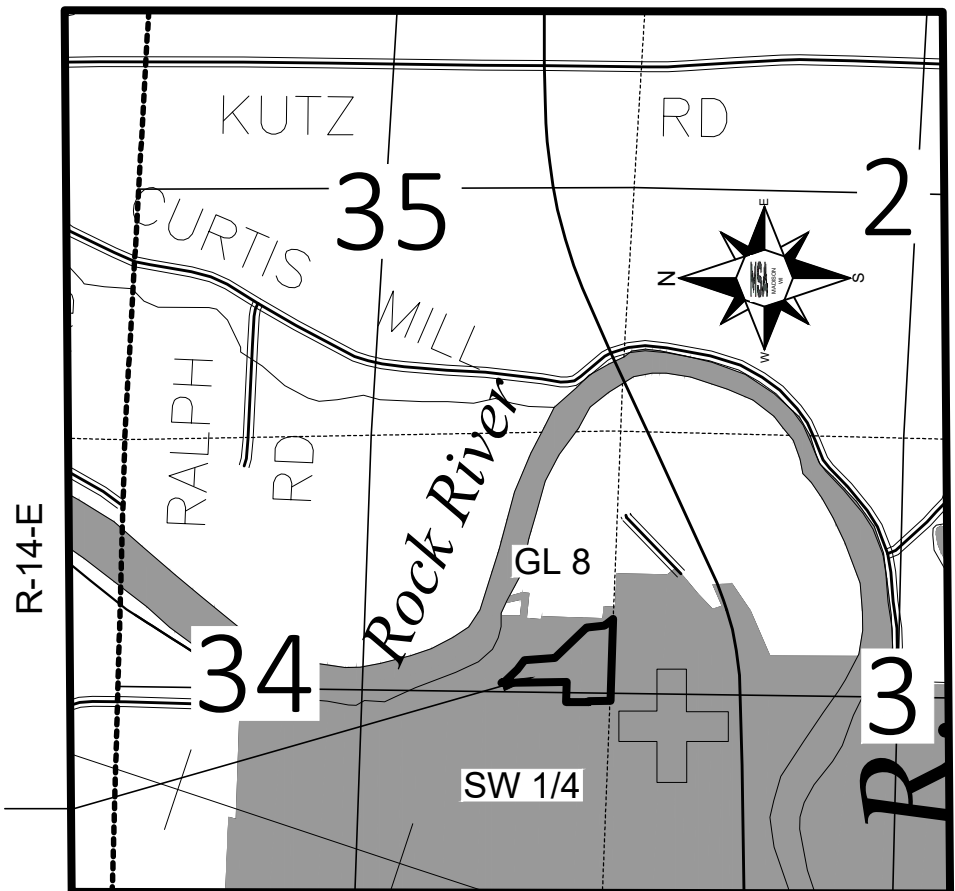
I, KEVIN C. LORD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE  
SUBDIVISION REGULATIONS OF THE CITY OF FORT ATKINSON, WISCONSIN, AND UNDER THE DIRECTION OF FORT  
HEALTHCARE, INC, I HAVE SURVEYED, DIVIDED, AND MAPPED FORT HEALTHCARE ADDITION;

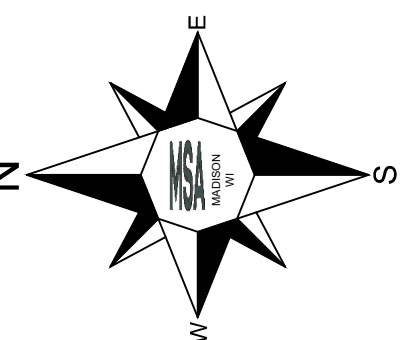
THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND  
SURVEYED AS SHOWN HEREON.

ALL PARCELS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD AND ALL SITUATED IN THE CITY OF  
FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

## VICINITY MAP



## PLAT LOCATION



GRAPHIC SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO THE  
WISCONSIN COORDINATE REFERENCE SYSTEM -  
JEFFERSON COUNTY, NAD83 (2011).  
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF  
SECTION 34, T6N, R14E BEARS N88°17'25"W.

TOTAL PARCEL AREA:  
514,072 SF  
11.801 ACRES

CURRENT OWNERSHIP:  
FORT HEALTHCARE, INC (DEVELOPER)  
611 E SHERMAN AVE  
FORT ATKINSON, WI 53538  
James.Nelson@forthc.com  
920-568-5000

FIVE HUNDRED MCMILLEN GROUP  
500 MCMILLEN STREET  
FORT ATKINSON, WI 53538  
bjanddon3@charter.net

SURVEYOR:  
KEVIN LORD, PLS  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704  
klord@msa-ps.com  
608-242-6617

ENGINEER:  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704

## LEGEND

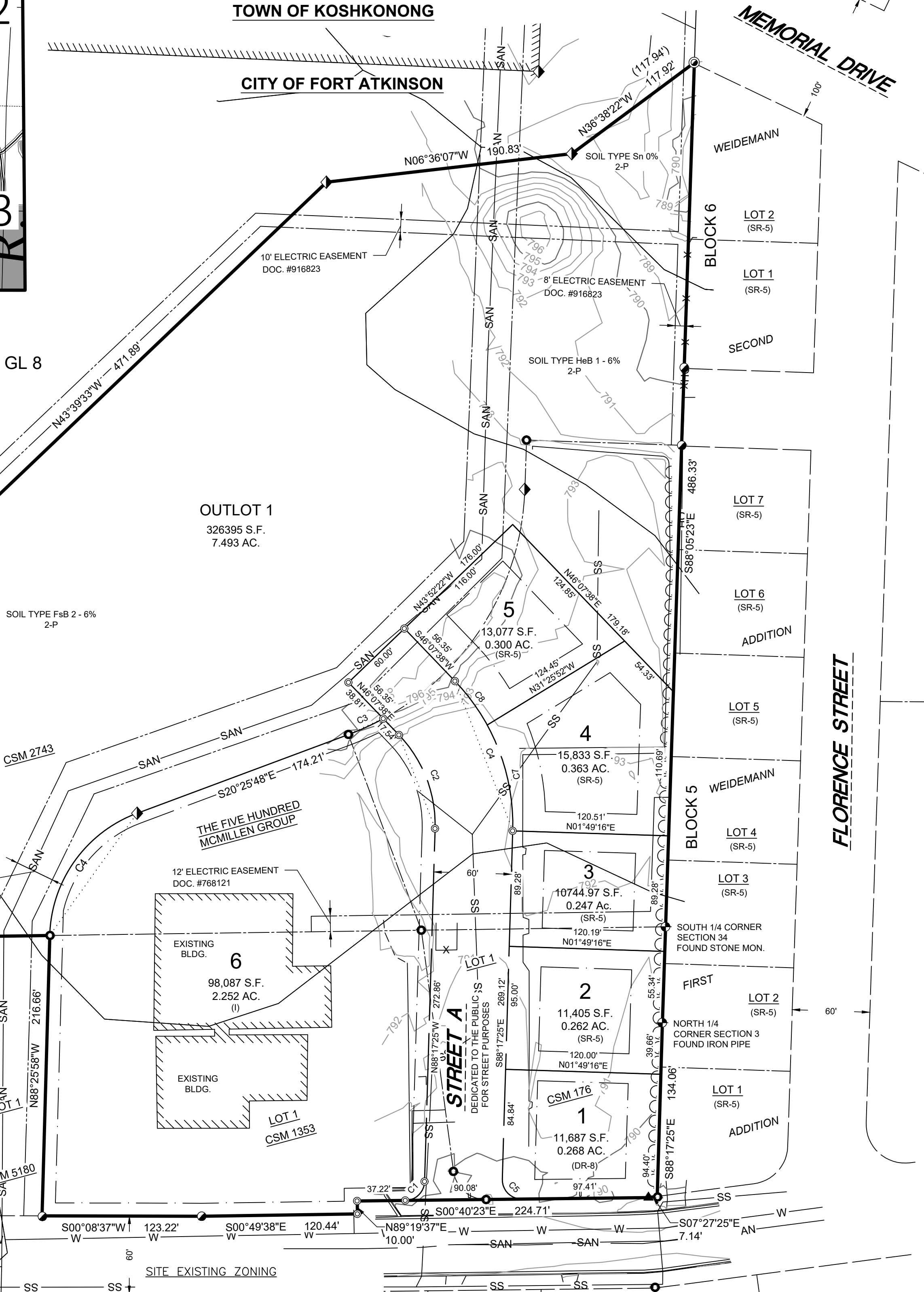
- FOUND SECTION CORNER
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1 1/4" IRON ROD
- FOUND MAG NAIL
- SET 1 1/4" BY 24" IRON  
REBAR WEIGHING 4.30  
LBS./FT.
- ALL OTHER LOT AND OUTLOT  
CORNERS ARE 3/4" X 24"  
IRON REBAR WEIGHING 1.50  
LBS./FT.

- SUBDIVISION BOUNDARY
- LOT LINE
- UTILITY EASEMENT LINE
- SECTION 1/2 SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- PREVIOUS SURVEY
- BUILDING SETBACK
- CORPORATE LIMIT LINE



ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL  
1702 Pankratz St Madison, WI 53704  
(608) 242-7779 www.msa-ps.com  
© MSA Professional Services, Inc.

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	TAN IN	TAN OUT
C1	22.94'	15.00'	87°37'02"	S44°28'54"E	20.77'	S00°40'23"E	S88°17'25"E
C2	79.57'	99.77'	45°41'38"	S68°55'07"W	77.47'	S46°04'18"W	N88°14'04"W
C3	29.68'	209.71'	8°06'28"	S24°29'03"E	29.65'	S20°25'48"E	S28°32'17"E
C4	123.17'	103.78'	68°00'09"	S54°25'53"E	116.07'	S88°25'58"E	S20°25'48"E
C5	24.19'	15.00'	92°22'58"	N45°31'06"E	21.65'	N00°40'23"W	S88°17'25"E
C6	127.29'	160.00'	45°34'57"	N68°55'07"E	123.96'	S88°17'25"E	N46°07'38"E
C7	85.12'	160.00'	30°28'57"	N76°28'07"E	84.12'	S88°17'25"E	N61°13'38"E
C8	42.17'	160.00'	15°06'00"	N53°40'38"E	42.05'	N61°13'38"E	N46°07'38"E





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

May 2, 2023

## NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review and make a recommendation to the City Council on a request for a Zoning Map Amendment for the property formerly located at 426 McMillen (parcel number 226-0614-3434-024 and 226-0614-3443-016), from Institutional (I) to Duplex Residential (DR-8) and Single Family Residential (SR-5). This zoning change has been requested to accommodate future housing development.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, May 9, 2023 at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link, or dial in for audio access.

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

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by your location

+1 312 626 6799

Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, May 9, 2023 and again on May 16, 2023.

The Plan Commission is seeking input from the public. For more information, please contact City Engineer Andy Selle at [aselle@fortatkinsonwi.gov](mailto:aselle@fortatkinsonwi.gov) or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts to City Engineer Selle.

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

Andy Selle, P.E.  
City Engineer/Dir. of Public Works

AS/sw



# Zoning Map Amendment 426 McMillen St.



4/19/2023, 1:05:13 PM

CITY OF FORT ATKINSON

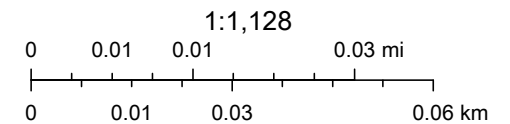
Jefferson County Tax Parcels

City of Fort Atkinson Municipal Boundary 2022

City of Fort Atkinson Base Zoning

SR-5 - Single Family Residential - 8,000sf

I - Institutional



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE  
TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON**

**NOW, THEREFORE,** the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

**Section 1.** Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from **I, Institutional, to SR-5, Single-family Residential District.**

*Lots 2-5 of Plat – Further Legal Description to be added*

**Section 2.** Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from **I, Institutional, to DR-8, Duplex Residential District.**

*Lot 1 of Plat – Further Legal Description to be added*

**Section 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall take effect upon passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Bruce Johnson, President**

ATTEST:

\_\_\_\_\_  
Michelle Ebbert, City Clerk/Treasurer/Finance Director



## MEMORANDUM

**DATE:** May 2, 2023

**TO:** Fort Atkinson City Council

**FROM:** Andy Selle PE, City Engineer / Director of Public Works

**RE:** Review and possible action relating to the 2023 Water Main and Street Work Bids

---

### BACKGROUND

The 2023 street and water main replacement work will occur on Rogers St (N High to Jefferson), Florence St (Sherman Ave to McMillan), Wilcox St (N High St to N 4<sup>th</sup> St), Glenview Court, and Curtis Circle. Water main and services, curb and gutter, driveway aprons, and new asphalt will be added. Wilcox and Florence St will have sidewalk completed on both streets. Rogers St, Glenview Ct and Curtis Circle will not.

### DISCUSSION

Two bids were received for this work, one from Forest Construction and a second from EN Hughes. Forest Construction was the low bid. Staff bid the project with a number of “Additional” items to allow reduction in scope if necessary to match funding. At present, staff intends to award the project activating all additional items, though the Wilcox storm sewer repair may be reduced or eliminated if the existing sewer proves to be in better shape than expected.

	Engineer Estimate	FOREST	EN HUGHES
Section Title			
BASE BID - ROGERS STREET (JEFFERSON STREET - N. HIGH STREET)	\$376,018.00	\$390,667.00	\$396,548.60
BASE BID - FLORENCE STREET (MCMILLEN STREET - EDGEWATER RD)	\$900,091.50	\$931,676.50	\$953,433.75
BASE BID - WILCOX STREET (N. HIGH STREET - N. FOURTH STREET)	\$840,431.50	\$824,280.00	\$873,516.17
ADD A - CURTIS CIRCLE	\$222,282.50	\$213,335.50	\$209,425.38
ADD B - GLENVIEW COURT	\$150,480.00	\$154,967.00	\$153,730.58
ADD C - WILCOX STORM SEWER	\$75,535.00	\$77,740.00	\$90,223.21
ADD D SIDEWALK FLORENCE	\$46,920.00	\$53,760.00	\$73,271.80
ADD E SIDEWALK WILCOX	\$19,644.00	\$22,312.00	\$31,203.10
TOTALS	\$ 2,631,402.50	\$ 2,668,738.00	\$ 2,781,352.59

## FINANCIAL ANALYSIS

There are five sources of funding for the 2023 work, noted below. Each bid item is further broken out to be charged to one or all of these “sources” of funding depending on the type of work. For example, road paving is billed in part to the water main account and the road account, as both accounts participate in the rehabilitation of the pavement surface.

CONSTRUCTION EXPENSES	ACCOUNTS					GRAND TOTALS
	SAN ACCT	WATER MAIN	WATER HYD/SERV	STORM ACCT	ROAD ACCT	
BASE CONSTRUCTION TOTAL	\$ 261,602.50	\$ 663,995.83	\$ 293,460.00	\$ 138,579.50	\$ 788,985.67	\$ 2,146,623.50
ADD A-B TOTAL	\$ 20,280.00	\$ 101,733.67	\$ 50,000.00	\$ 31,725.00	\$ 164,563.83	\$ 368,302.50
ADD C-E TOTAL	\$ -	\$ -	\$ -	\$ 77,740.00	\$ 76,072.00	\$ 153,812.00
CONTINGENCY 10%	\$ 28,188.25	\$ 76,572.95	\$ 34,346.00	\$ 24,804.45	\$ 102,962.15	\$ 266,873.80
<b>TOTAL</b>	<b>\$ 310,070.75</b>	<b>\$ 842,302.45</b>	<b>\$ 377,806.00</b>	<b>\$ 272,848.95</b>	<b>\$ 1,132,583.65</b>	<b>\$ 2,935,611.80</b>

This project was included in the 2023 Capital Improvements Budget; however, the amount and funding sources were not explicitly outlined.

## RECOMMENDATION

Staff recommends that Council approve a contract with Forest Construction in an amount not to exceed \$2,668,738.00 and authorize the Director of Public Works to manage a 10% contingency fund in the amount of \$266,873 on the project with oversight of the City Manager. Note, as stated earlier in this memo, the Wilcox Storm Sewer item may be removed from the contract total during construction.

Forest Construction has indicated that the project will start mid-summer 2023 and be substantially completed by November 1<sup>st</sup>.

## ATTACHMENTS

2023 Bid List Summary

					Engineer Estimate		FOREST		EN HUGHES	
Secti	Item Code	Item Description	UNIT	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
<b>BASE BID - ROGERS STREET (JEFFERSON STREET - N. HIGH STREET)</b>					<b>\$376,018.00</b>		<b>\$390,667.00</b>		<b>\$396,548.60</b>	
	1	Traffic Control - Work Zone	LS	1	\$7,500.00	\$7,500.00	\$ 15,000.00	\$ 15,000.00	\$ 18,870.79	\$ 18,870.79
	2	Tracking Pad	EACH	1	\$1,200.00	\$1,200.00	\$ 500.00	\$ 500.00	\$ 1,072.69	\$ 1,072.69
	3	Inlet Protection - Type D	EACH	8	\$150.00	\$1,200.00	\$ 150.00	\$ 1,200.00	\$ 124.66	\$ 997.28
	4	Full Depth Pulverize	SY	2,704	\$1.25	\$3,380.00	\$ 1.50	\$ 4,056.00	\$ 0.68	\$ 1,838.72
	5	Shape and Grade Pulverized Material	SY	2,704	\$1.75	\$4,732.00	\$ 2.75	\$ 7,436.00	\$ 5.18	\$ 14,006.72
	6	Excavation Below Subgrade (EBS) and Backfill	CY	270	\$35.00	\$9,450.00	\$ 35.00	\$ 9,450.00	\$ 55.02	\$ 14,855.40
	7	Geogrid Subgrade Reinforcement	SY	810	\$4.50	\$3,645.00	\$ 3.50	\$ 2,835.00	\$ 2.22	\$ 1,798.20
	8	Supplemental Crushed Aggregate Base Course	TON	57	\$16.00	\$912.00	\$ 25.00	\$ 1,425.00	\$ 17.08	\$ 973.56
	9	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	1,375	\$19.00	\$26,125.00	\$ 24.00	\$ 33,000.00	\$ 32.43	\$ 44,591.25
	10	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	1,742	\$9.00	\$15,678.00	\$ 8.50	\$ 14,807.00	\$ 11.16	\$ 19,440.72
	11	Remove and Replace Asphalt Driveway (3-Inch)	SF	156	\$8.50	\$1,326.00	\$ 10.00	\$ 1,560.00	\$ 19.10	\$ 2,979.60
	12	New Concrete Sidewalk (Across Driveways)	SF	660	\$8.00	\$5,280.00	\$ 8.50	\$ 5,610.00	\$ 12.91	\$ 8,520.60
	13	Curb Ramp (Type 4B1) w/ Detectable Warning Field	EACH	2	\$2,000.00	\$4,000.00	\$ 1,400.00	\$ 2,800.00	\$ 1,230.00	\$ 2,460.00
	14	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	345	\$90.00	\$31,050.00	\$ 86.00	\$ 29,670.00	\$ 90.22	\$ 31,125.90
	15	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	268	\$90.00	\$24,120.00	\$ 86.00	\$ 23,048.00	\$ 102.83	\$ 27,558.44
	16	8-Inch PVC Sanitary Sewer Point Repair (STA 12+60)	LS	1	\$7,500.00	\$7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 4,915.50	\$ 4,915.50
	17	8-Inch PVC Sanitary Sewer Point Repair (STA 16+30)	LS	1	\$7,500.00	\$7,500.00	\$ 8,500.00	\$ 8,500.00	\$ 4,862.64	\$ 4,862.64
	18	Remove and Replace Sanitary Manhole Adjustment (Above Cone)	EACH	4	\$500.00	\$2,000.00	\$ 400.00	\$ 1,600.00	\$ 541.78	\$ 2,167.12
	19	Remove and Replace Sanitary Manhole Casting (Includes Chimney Seal)	EACH	4	\$1,500.00	\$6,000.00	\$ 1,500.00	\$ 6,000.00	\$ 959.98	\$ 3,839.92
	20	8-Inch Water Main w/Granular Backfill	LF	728	\$105.00	\$76,440.00	\$ 110.00	\$ 80,080.00	\$ 101.23	\$ 73,695.44
	21	8-Inch Water Main Valve	EACH	4	\$3,000.00	\$12,000.00	\$ 2,900.00	\$ 11,600.00	\$ 2,623.74	\$ 10,494.96
	22	Hydrant Assembly	EACH	2	\$7,500.00	\$15,000.00	\$ 8,000.00	\$ 16,000.00	\$ 7,984.84	\$ 15,969.68
	23	6-Inch Hydrant Lead	LF	24	\$100.00	\$2,400.00	\$ 120.00	\$ 2,880.00	\$ 93.48	\$ 2,243.52
	24	1-Inch Water Service - Open Trench w/Granular Backfill	LF	380	\$90.00	\$34,200.00	\$ 80.00	\$ 30,400.00	\$ 53.65	\$ 20,387.00
	25	1-Inch Tap and Corporation Valve	EACH	13	\$375.00	\$4,875.00	\$ 400.00	\$ 5,200.00	\$ 284.99	\$ 3,704.87
	26	1-Inch Curb Valve and Curb Box	EACH	13	\$375.00	\$4,875.00	\$ 400.00	\$ 5,200.00	\$ 574.19	\$ 7,464.47
	27	Abandon Existing Water Main	LS	1	\$5,000.00	\$5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 14,969.80	\$ 14,969.80
	28	New 48-Inch Storm Manhole w/Frame and Cover	EACH	1	\$4,500.00	\$4,500.00	\$ 2,800.00	\$ 2,800.00	\$ 2,603.56	\$ 2,603.56
	29	New 72-Inch Storm Manhole w/Frame and Cover	EACH	1	\$7,000.00	\$7,000.00	\$ 3,800.00	\$ 3,800.00	\$ 4,084.30	\$ 4,084.30
	30	New 2'x3' Inlet w/Frame and Grate	EACH	3	\$2,000.00	\$6,000.00	\$ 2,400.00	\$ 7,200.00	\$ 2,439.71	\$ 7,319.13
	31	12-Inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	75	\$60.00	\$4,500.00	\$ 70.00	\$ 5,250.00	\$ 85.82	\$ 6,436.50
	32	18-Inch RCP CL III Storm Sewer Relay w/Granular Backfill	LF	72	\$65.00	\$4,680.00	\$ 80.00	\$ 5,760.00	\$ 88.50	\$ 6,372.00
	33	6-Inch Sump Manifold Including Cleanout	LF	230	\$50.00	\$11,500.00	\$ 55.00	\$ 12,650.00	\$ 22.26	\$ 5,119.80
	34	Existing Sump to Sump Manifold Connection	EACH	1	\$450.00	\$450.00	\$ 350.00	\$ 350.00	\$ 119.73	\$ 119.73
	35	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$20,000.00	\$20,000.00	\$ 15,500.00	\$ 15,500.00	\$ 8,688.79	\$ 8,688.79
<b>BASE BID - FLORENCE STREET (MCMILLEN STREET - EDGEWATER RD)</b>					<b>\$900,091.50</b>		<b>\$931,676.50</b>		<b>\$953,433.75</b>	
	36	Traffic Control - Work Zone	LS	1	\$10,000.00	\$10,000.00	\$ 14,000.00	\$ 14,000.00	\$ 26,106.04	\$ 26,106.04
	37	Tracking Pad	EACH	2	\$1,200.00	\$2,400.00	\$ 500.00	\$ 1,000.00	\$ 1,076.51	\$ 2,153.02
	38	Inlet Protection - Type B	EACH	3	\$150.00	\$450.00	\$ 150.00	\$ 450.00	\$ 73.83	\$ 221.49
	39	Inlet Protection - Type D	EACH	9	\$150.00	\$1,350.00	\$ 150.00	\$ 1,350.00	\$ 124.66	\$ 1,121.94
	40	1.75-Inch Asphalt Mill	SY	606	\$2.25	\$1,363.50	\$ 8.00	\$ 4,848.00	\$ 6.90	\$ 4,181.40
	41	Full Depth Pulverize	SY	6,830	\$1.25	\$8,537.50	\$ 1.50	\$ 10,245.00	\$ 0.60	\$ 4,098.00



	42	Shape and Grade Pulverized Material	SY	6,830	\$1.75	\$11,952.50	\$	3.75	\$	25,612.50	\$	5.18	\$	35,379.40
	43	Excavation Below Subgrade (EBS) and Backfill	CY	683	\$35.00	\$23,905.00	\$	30.00	\$	20,490.00	\$	55.29	\$	37,763.07
	44	Geogrid Subgrade Reinforcement	SY	2,049	\$4.50	\$9,220.50	\$	3.50	\$	7,171.50	\$	2.22	\$	4,548.78
	45	Supplemental Crushed Aggregate Base Course	TON	142	\$16.00	\$2,272.00	\$	25.00	\$	3,550.00	\$	17.14	\$	2,433.88
	46	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	3,431	\$17.00	\$58,327.00	\$	26.00	\$	89,206.00	\$	32.51	\$	111,541.81
	47	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	2,939	\$9.00	\$26,451.00	\$	8.50	\$	24,981.50	\$	11.17	\$	32,828.63
	48	Remove and Replace Asphalt Driveway (3-Inch)	SF	1,505	\$8.50	\$12,792.50	\$	5.00	\$	7,525.00	\$	9.99	\$	15,034.95
	49	New Concrete Sidewalk (Across Driveways)	SF	1,170	\$8.00	\$9,360.00	\$	8.50	\$	9,945.00	\$	12.91	\$	15,104.70
	50	Curb Ramp (Type 3) w/ Detectable Warning Field	EACH	4	\$2,000.00	\$8,000.00	\$	1,200.00	\$	4,800.00	\$	1,137.75	\$	4,551.00
	51	Remove and Replace Sidewalk	SF	240	\$9.00	\$2,160.00	\$	8.00	\$	1,920.00	\$	11.26	\$	2,702.40
	52	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	892	\$90.00	\$80,280.00	\$	86.00	\$	76,712.00	\$	88.50	\$	78,942.00
	53	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	733	\$90.00	\$65,970.00	\$	86.00	\$	63,038.00	\$	101.66	\$	74,516.78
	54	8-Inch PVC Sanitary Sewer Point Repair (STA 52+10)	LS	1	\$7,500.00	\$7,500.00	\$	7,500.00	\$	7,500.00	\$	4,068.86	\$	4,068.86
	55	8-Inch PVC Sanitary Sewer Point Repair (STA 55+20)	LS	1	\$5,000.00	\$5,000.00	\$	7,500.00	\$	7,500.00	\$	4,137.03	\$	4,137.03
	56	8-Inch PVC Sanitary Sewer Point Repair (STA 57+70)	LS	1	\$7,500.00	\$7,500.00	\$	7,500.00	\$	7,500.00	\$	5,125.63	\$	5,125.63
	57	New 48-Inch Sanitary Manhole w/Frame and Cover	EACH	1	\$6,000.00	\$6,000.00	\$	4,000.00	\$	4,000.00	\$	4,136.53	\$	4,136.53
	58	Remove and Replace Sanitary Manhole Adjustment (Above Cone)	EACH	10	\$500.00	\$5,000.00	\$	400.00	\$	4,000.00	\$	542.24	\$	5,422.40
	59	Remove and Replace Sanitary Manhole Casting (Includes Chimney Seal)	EACH	10	\$1,500.00	\$15,000.00	\$	1,500.00	\$	15,000.00	\$	960.44	\$	9,604.40
	60	8-Inch Water Main w/Granular Backfill	LF	2,006	\$105.00	\$210,630.00	\$	110.00	\$	220,660.00	\$	102.61	\$	205,835.66
	61	10-Inch Water Main w/Granular Backfill	LF	91	\$110.00	\$10,010.00	\$	130.00	\$	11,830.00	\$	109.08	\$	9,926.28
	62	8-Inch Water Main Valve	EACH	10	\$3,000.00	\$30,000.00	\$	2,900.00	\$	29,000.00	\$	2,623.74	\$	26,237.40
	63	10-Inch Water Main Valve	EACH	2	\$5,500.00	\$11,000.00	\$	3,800.00	\$	7,600.00	\$	3,924.45	\$	7,848.90
	64	Hydrant Assembly	EACH	4	\$7,500.00	\$30,000.00	\$	8,000.00	\$	32,000.00	\$	8,427.36	\$	33,709.44
	65	Relocate Hydrant Assembly	EACH	1	\$2,500.00	\$2,500.00	\$	3,000.00	\$	3,000.00	\$	3,982.40	\$	3,982.40
	66	6-Inch Hydrant Lead	LF	84	\$100.00	\$8,400.00	\$	125.00	\$	10,500.00	\$	80.54	\$	6,765.36
	67	1-Inch Water Service - Open Trench w/Granular Backfill	LF	1,060	\$90.00	\$95,400.00	\$	80.00	\$	84,800.00	\$	52.79	\$	55,957.40
	68	1-Inch Tap and Corporation Valve	EACH	33	\$375.00	\$12,375.00	\$	400.00	\$	13,200.00	\$	284.99	\$	9,404.67
	69	1-Inch Curb Valve and Curb Box	EACH	33	\$375.00	\$12,375.00	\$	400.00	\$	13,200.00	\$	574.19	\$	18,948.27
	70	Abandon Existing Water Main	LS	1	\$10,000.00	\$10,000.00	\$	10,000.00	\$	10,000.00	\$	33,108.25	\$	33,108.25
	71	New 48-Inch Storm Inlet Manhole w/Frame and Cover	EACH	1	\$4,500.00	\$4,500.00	\$	3,500.00	\$	3,500.00	\$	2,547.43	\$	2,547.43
	72	New 2'x3' Inlet w/Frame and Grate	EACH	5	\$2,000.00	\$10,000.00	\$	2,500.00	\$	12,500.00	\$	2,386.31	\$	11,931.55
	73	10-Inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	37	\$55.00	\$2,035.00	\$	1.00	\$	37.00	\$	64.48	\$	2,385.76
	74	12-Inch RCP CL IV Storm Sewer w/Granular Backfill	LF	79	\$60.00	\$4,740.00	\$	165.00	\$	13,035.00	\$	66.92	\$	5,286.68
	75	12-Inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	36	\$65.00	\$2,340.00	\$	165.00	\$	5,940.00	\$	64.20	\$	2,311.20
	76	18-Inch RCP CL III Storm Sewer Relay w/Granular Backfill	LF	47	\$65.00	\$3,055.00	\$	85.00	\$	3,995.00	\$	61.90	\$	2,909.30
	77	21-Inch RCP CL III Storm Sewer w/Granular Backfill	LF	24	\$75.00	\$1,800.00	\$	90.00	\$	2,160.00	\$	93.80	\$	2,251.20
	78	Salvage and Relay 12-Inch HDPE Storm Sewer w/Granular Backfill	LF	23	\$55.00	\$1,265.00	\$	50.00	\$	1,150.00	\$	52.76	\$	1,213.48
	79	12-Inch RCP Apron Endwall w/Riprap	EACH	1	\$1,000.00	\$1,000.00	\$	750.00	\$	750.00	\$	976.17	\$	976.17
	80	21-Inch RCP Apron Endwall w/Riprap	EACH	1	\$2,000.00	\$2,000.00	\$	1,500.00	\$	1,500.00	\$	1,201.93	\$	1,201.93
	81	Storm Sewer Removal	LF	65	\$35.00	\$2,275.00	\$	10.00	\$	650.00	\$	11.24	\$	730.60
	82	6-Inch Sump Manifold Including Cleanout	LF	205	\$50.00	\$10,250.00	\$	55.00	\$	11,275.00	\$	22.44	\$	4,600.20
	83	Existing Sump to Sump Manifold Connection	EACH	3	\$450.00	\$1,350.00	\$	350.00	\$	1,050.00	\$	120.19	\$	360.57
	84	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$40,000.00	\$40,000.00	\$	26,000.00	\$	26,000.00	\$	17,279.51	\$	17,279.51
BASE BID - WILCOX STREET (N. HIGH STREET - N. FOURTH STREET)						\$840,431.50				\$824,280.00				\$873,516.17
	85	Traffic Control - Work Zone	LS	1	\$10,000.00	\$10,000.00	\$	16,000.00	\$	16,000.00	\$	22,272.13	\$	22,272.13
	86	Tracking Pad	EACH	2	\$1,200.00	\$2,400.00	\$	500.00	\$	1,000.00	\$	1,076.51	\$	2,153.02

	87	Inlet Protection - Type B	EACH	5	\$150.00	\$750.00	\$ 150.00	\$ 750.00	\$ 73.83	\$ 369.15
	88	Inlet Protection - Type D	EACH	20	\$150.00	\$3,000.00	\$ 150.00	\$ 3,000.00	\$ 124.66	\$ 2,493.20
	89	Tree Removal	ID	40	\$50.00	\$2,000.00	\$ 50.00	\$ 2,000.00	\$ 97.49	\$ 3,899.60
	90	Construct Roadway to Subgrade	LS	1	\$85,000.00	\$85,000.00	\$ 105,000.00	\$ 105,000.00	\$ 72,773.60	\$ 72,773.60
	91	Excavate Subgrade Topsoil and Stockpile at Lorman Site (22-Inches)	CY	3,436	\$20.00	\$68,720.00	\$ 12.00	\$ 41,232.00	\$ 16.07	\$ 55,216.52
	92	Geogrid Subgrade Reinforcement	SY	5,623	\$4.50	\$25,303.50	\$ 3.00	\$ 16,869.00	\$ 2.22	\$ 12,483.06
	93	3-Inch Breaker Run Backfill	TON	2,886	\$15.00	\$43,290.00	\$ 14.00	\$ 40,404.00	\$ 16.79	\$ 48,455.94
	94	Crushed Concrete Backfill (Import from Lorman Site)	CY	1,600	\$8.00	\$12,800.00	\$ 10.00	\$ 16,000.00	\$ 6.05	\$ 9,680.00
	95	Crushed Aggregate Base Course	TON	2,343	\$16.00	\$37,488.00	\$ 14.00	\$ 32,802.00	\$ 17.93	\$ 42,009.99
	96	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	2,577	\$17.00	\$43,809.00	\$ 24.00	\$ 61,848.00	\$ 27.99	\$ 72,130.23
	97	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	1,712	\$9.00	\$15,408.00	\$ 8.50	\$ 14,552.00	\$ 10.96	\$ 18,763.52
	98	New Concrete Sidewalk (Across Driveways)	SF	696	\$8.00	\$5,568.00	\$ 7.50	\$ 5,220.00	\$ 12.63	\$ 8,790.48
	99	Curb Ramp (Type 1A) w/ Detectable Warning Field	EACH	5	\$2,000.00	\$10,000.00	\$ 2,200.00	\$ 11,000.00	\$ 2,982.75	\$ 14,913.75
	100	Curb Ramp (Type 1B) w/ Detectable Warning Field	EACH	6	\$2,000.00	\$12,000.00	\$ 1,200.00	\$ 7,200.00	\$ 1,230.00	\$ 7,380.00
	101	Remove and Replace Sidewalk	SF	320	\$9.00	\$2,880.00	\$ 8.50	\$ 2,720.00	\$ 11.26	\$ 3,603.20
	102	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	622	\$90.00	\$55,980.00	\$ 80.00	\$ 49,760.00	\$ 89.36	\$ 55,581.92
	103	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	483	\$90.00	\$43,470.00	\$ 86.00	\$ 41,538.00	\$ 102.03	\$ 49,280.49
	104	8-Inch PVC Sanitary Sewer Point Repair (STA 36+80)	LS	1	\$7,500.00	\$7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 4,068.86	\$ 4,068.86
	105	8-Inch PVC Sanitary Sewer Point Repair (STA 41+30)	LS	1	\$7,500.00	\$7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 4,137.03	\$ 4,137.03
	106	Remove and Replace Sanitary Manhole Adjustment (Above Cone)	EACH	5	\$500.00	\$2,500.00	\$ 400.00	\$ 2,000.00	\$ 542.24	\$ 2,711.20
	107	Remove and Replace Sanitary Manhole Casting (Includes Chimney Seal)	EACH	5	\$1,500.00	\$7,500.00	\$ 1,500.00	\$ 7,500.00	\$ 960.44	\$ 4,802.20
	108	8-Inch Water Main w/Granular Backfill	LF	1,404	\$105.00	\$147,420.00	\$ 110.00	\$ 154,440.00	\$ 104.62	\$ 146,886.48
	109	8-Inch Water Main Valve	EACH	13	\$3,000.00	\$39,000.00	\$ 2,900.00	\$ 37,700.00	\$ 2,623.74	\$ 34,108.62
	110	Hydrant Assembly	EACH	3	\$7,500.00	\$22,500.00	\$ 8,000.00	\$ 24,000.00	\$ 8,427.36	\$ 25,282.08
	111	6-Inch Hydrant Lead	LF	39	\$100.00	\$3,900.00	\$ 120.00	\$ 4,680.00	\$ 77.91	\$ 3,038.49
	112	1-Inch Water Service - Open Trench w/Granular Backfill	LF	445	\$90.00	\$40,050.00	\$ 80.00	\$ 35,600.00	\$ 58.41	\$ 25,992.45
	113	1-Inch Tap and Corporation Valve	EACH	16	\$375.00	\$6,000.00	\$ 400.00	\$ 6,400.00	\$ 284.99	\$ 4,559.84
	114	1-Inch Curb Valve and Curb Box	EACH	16	\$375.00	\$6,000.00	\$ 400.00	\$ 6,400.00	\$ 574.19	\$ 9,187.04
	115	Abandon Existing Water Main	LS	1	\$7,500.00	\$7,500.00	\$ 10,000.00	\$ 10,000.00	\$ 31,420.06	\$ 31,420.06
	116	New 48-Inch Storm Manhole w/Frame and Cover	EACH	1	\$4,500.00	\$4,500.00	\$ 3,000.00	\$ 3,000.00	\$ 5,053.54	\$ 5,053.54
	117	New 60-Inch Storm Manhole w/Frame and Cover	EACH	1	\$5,500.00	\$5,500.00	\$ 3,400.00	\$ 3,400.00	\$ 8,945.26	\$ 8,945.26
	118	New 72-Inch Storm Manhole w/Frame and Cover	EACH	1	\$7,000.00	\$7,000.00	\$ 4,200.00	\$ 4,200.00	\$ 8,502.12	\$ 8,502.12
	119	New 2'x3' Inlet w/Frame and Grate	EACH	4	\$2,000.00	\$8,000.00	\$ 2,500.00	\$ 10,000.00	\$ 2,317.17	\$ 9,268.68
	120	12-Inch RCP CL IV Storm Sewer Point Repair	EACH	1	\$2,500.00	\$2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,223.74	\$ 2,223.74
	121	12-Inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	33	\$65.00	\$2,145.00	\$ 85.00	\$ 2,805.00	\$ 86.85	\$ 2,866.05
	122	6-Inch Sump Manifold Including Cleanout	LF	62	\$50.00	\$3,100.00	\$ 55.00	\$ 3,410.00	\$ 27.61	\$ 1,711.82
	123	Existing Sump to Sump Manifold Connection	EACH	1	\$450.00	\$450.00	\$ 350.00	\$ 350.00	\$ 120.19	\$ 120.19
	124	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$30,000.00	\$30,000.00	\$ 22,000.00	\$ 22,000.00	\$ 36,380.62	\$ 36,380.62
<b>ADD A -CURTIS CIRCLE</b>						<b>\$222,282.50</b>		<b>\$213,335.50</b>		<b>\$209,425.38</b>
	A-1	Inlet Protection - Type D	EACH	2	\$150.00	\$300.00	\$ 150.00	\$ 300.00	\$ 115.69	\$ 231.38
	A-2	Tree Removal	ID	10	\$50.00	\$500.00	\$ 60.00	\$ 600.00	\$ 113.16	\$ 1,131.60
	A-3	Construct Roadway to Subgrade	LS	1	\$20,000.00	\$20,000.00	\$ 22,000.00	\$ 22,000.00	\$ 16,282.38	\$ 16,282.38
	A-4	Excavate Subgrade Topsoil and Stockpile at Lorman Site (22-Inches)	CY	743	\$20.00	\$14,860.00	\$ 12.00	\$ 8,916.00	\$ 16.07	\$ 11,940.01
	A-5	Geogrid Subgrade Reinforcement	SY	1,217	\$4.50	\$5,476.50	\$ 3.00	\$ 3,651.00	\$ 2.22	\$ 2,701.74
	A-6	3-Inch Breaker Run Backfill	TON	1,120	\$15.00	\$16,800.00	\$ 14.00	\$ 15,680.00	\$ 16.79	\$ 18,804.80
	A-7	Crushed Aggregate Base Course	TON	509	\$16.00	\$8,144.00	\$ 14.00	\$ 7,126.00	\$ 17.93	\$ 9,126.37

	A-8	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	550	\$17.00	\$9,350.00	\$ 26.00	\$ 14,300.00	\$ 28.91	\$ 15,900.50
	A-9	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	617	\$9.00	\$5,553.00	\$ 8.50	\$ 5,244.50	\$ 10.96	\$ 6,762.32
	A-10	New Concrete Sidewalk (Across Driveways)	SF	428	\$8.00	\$3,424.00	\$ 8.50	\$ 3,638.00	\$ 12.63	\$ 5,405.64
	A-11	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	135	\$90.00	\$12,150.00	\$ 82.00	\$ 11,070.00	\$ 96.00	\$ 12,960.00
	A-12	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	105	\$90.00	\$9,450.00	\$ 82.00	\$ 8,610.00	\$ 107.32	\$ 11,268.60
	A-13	Remove and Replace Sanitary Manhole Adjustment (Above Cone)	EACH	1	\$500.00	\$500.00	\$ 400.00	\$ 400.00	\$ 542.24	\$ 542.24
	A-14	Remove and Replace Sanitary Manhole Casting (Includes Chimney Seal)	EACH	1	\$1,500.00	\$1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 960.44	\$ 960.44
	A-15	New 48-Inch Sanitary Manhole w/Frame and Cover	EACH	1	\$4,500.00	\$4,500.00	\$ 2,900.00	\$ 2,900.00	\$ 3,022.32	\$ 3,022.32
	A-16	8-Inch Sanitary Sewer Relay w/Granular Backfill	LF	81	\$90.00	\$7,290.00	\$ 100.00	\$ 8,100.00	\$ 56.77	\$ 4,598.37
	A-17	6-Inch Sanitary Sewer Lateral Extension w/Granular Backfill	LF	57	\$60.00	\$3,420.00	\$ 90.00	\$ 5,130.00	\$ 62.94	\$ 3,587.58
	A-18	8-Inch Water Main w/Granular Backfill	LF	209	\$105.00	\$21,945.00	\$ 115.00	\$ 24,035.00	\$ 96.94	\$ 20,260.46
	A-19	Hydrant Assembly	EACH	1	\$7,500.00	\$7,500.00	\$ 8,000.00	\$ 8,000.00	\$ 8,253.85	\$ 8,253.85
	A-20	6-Inch Hydrant Lead	LF	9	\$100.00	\$900.00	\$ 120.00	\$ 1,080.00	\$ 97.04	\$ 873.36
	A-21	1-Inch Water Service - Open Trench w/Granular Backfill	LF	196	\$90.00	\$17,640.00	\$ 80.00	\$ 15,680.00	\$ 61.80	\$ 12,112.80
	A-22	1-Inch Tap and Corporation Valve	EACH	5	\$375.00	\$1,875.00	\$ 400.00	\$ 2,000.00	\$ 284.99	\$ 1,424.95
	A-23	1-Inch Curb Valve and Curb Box	EACH	5	\$375.00	\$1,875.00	\$ 400.00	\$ 2,000.00	\$ 574.19	\$ 2,870.95
	A-24	Abandon Existing Water Main	LS	1	\$2,500.00	\$2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,117.66	\$ 2,117.66
	A-25	New 48-Inch Storm Manhole w/Frame and Cover	EACH	1	\$4,500.00	\$4,500.00	\$ 2,800.00	\$ 2,800.00	\$ 2,735.14	\$ 2,735.14
	A-26	New 2'x3' Inlet w/Frame and Grate	EACH	2	\$2,000.00	\$4,000.00	\$ 2,500.00	\$ 5,000.00	\$ 2,278.16	\$ 4,556.32
	A-27	12-Inch RCP CL IV Storm Sewer w/Granular Backfill	LF	173	\$60.00	\$10,380.00	\$ 70.00	\$ 12,110.00	\$ 63.49	\$ 10,983.77
	A-28	6-Inch Sump Manifold Including Cleanout	LF	183	\$50.00	\$9,150.00	\$ 55.00	\$ 10,065.00	\$ 23.65	\$ 4,327.95
	A-29	Existing Sump to Sump Manifold Connection	EACH	4	\$450.00	\$1,800.00	\$ 350.00	\$ 1,400.00	\$ 147.37	\$ 589.48
	A-30	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$15,000.00	\$15,000.00	\$ 8,500.00	\$ 8,500.00	\$ 13,092.40	\$ 13,092.40
<b>ADD B - GLENVIEW COURT</b>					<b>\$150,480.00</b>		<b>\$154,967.00</b>		<b>\$153,730.58</b>	
	B-1	Tree Removal	ID	10	\$50.00	\$500.00	\$ 50.00	\$ 500.00	\$ 113.16	\$ 1,131.60
	B-2	Construct Roadway to Subgrade	LS	1	\$20,000.00	\$20,000.00	\$ 34,000.00	\$ 34,000.00	\$ 13,459.95	\$ 13,459.95
	B-3	Excavate Subgrade Topsoil and Stockpile at Lorman Site (22-Inches)	CY	634	\$20.00	\$12,680.00	\$ 12.00	\$ 7,608.00	\$ 16.07	\$ 10,188.38
	B-4	Geogrid Subgrade Reinforcement	SY	1,038	\$4.50	\$4,671.00	\$ 3.00	\$ 3,114.00	\$ 2.22	\$ 2,304.36
	B-5	3-Inch Breaker Run Backfill	TON	952	\$15.00	\$14,280.00	\$ 14.00	\$ 13,328.00	\$ 16.79	\$ 15,984.08
	B-6	Crushed Aggregate Base Course	TON	432	\$16.00	\$6,912.00	\$ 14.00	\$ 6,048.00	\$ 17.93	\$ 7,745.76
	B-7	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	459	\$17.00	\$7,803.00	\$ 26.00	\$ 11,934.00	\$ 29.55	\$ 13,563.45
	B-8	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	442	\$9.00	\$3,978.00	\$ 9.00	\$ 3,978.00	\$ 10.96	\$ 4,844.32
	B-9	New Concrete Sidewalk (Across Driveways)	SF	276	\$8.00	\$2,208.00	\$ 9.00	\$ 2,484.00	\$ 12.83	\$ 3,541.08
	B-10	Remove and Replace Sidewalk	SF	72	\$9.00	\$648.00	\$ 9.00	\$ 648.00	\$ 11.26	\$ 810.72
	B-11	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	115	\$90.00	\$10,350.00	\$ 86.00	\$ 9,890.00	\$ 94.46	\$ 10,862.90
	B-12	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	90	\$90.00	\$8,100.00	\$ 90.00	\$ 8,100.00	\$ 108.36	\$ 9,752.40
	B-13	Remove and Replace Sanitary Manhole Adjustment (Above Cone)	EACH	1	\$500.00	\$500.00	\$ 400.00	\$ 400.00	\$ 542.24	\$ 542.24
	B-14	Remove and Replace Sanitary Manhole Casting (Includes Chimney Seal)	EACH	1	\$1,500.00	\$1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 960.44	\$ 960.44
	B-15	8-Inch Water Main w/Granular Backfill	LF	193	\$90.00	\$17,370.00	\$ 115.00	\$ 22,195.00	\$ 98.56	\$ 19,022.08
	B-16	Hydrant Assembly	EACH	1	\$7,500.00	\$7,500.00	\$ 8,000.00	\$ 8,000.00	\$ 8,170.29	\$ 8,170.29
	B-17	6-Inch Hydrant Lead	LF	9	\$100.00	\$900.00	\$ 120.00	\$ 1,080.00	\$ 97.04	\$ 873.36
	B-18	1-Inch Water Service - Open Trench w/Granular Backfill	LF	112	\$90.00	\$10,080.00	\$ 80.00	\$ 8,960.00	\$ 64.07	\$ 7,175.84
	B-19	1-Inch Tap and Corporation Valve	EACH	4	\$375.00	\$1,500.00	\$ 400.00	\$ 1,600.00	\$ 284.99	\$ 1,139.96
	B-20	1-Inch Curb Valve and Curb Box	EACH	4	\$375.00	\$1,500.00	\$ 400.00	\$ 1,600.00	\$ 574.19	\$ 2,296.76
	B-21	Abandon Existing Water Main	LS	1	\$2,500.00	\$2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 6,268.21	\$ 6,268.21
	B-22	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$15,000.00	\$15,000.00	\$ 5,500.00	\$ 5,500.00	\$ 13,092.40	\$ 13,092.40



<b>ADD C - WILCOX STORM SEWER</b>						<b>\$75,535.00</b>		<b>\$77,740.00</b>		<b>\$90,223.21</b>
	C-1	New 48-Inch Storm Manhole w/Frame and Cover	EACH	5	\$4,500.00	\$22,500.00	\$ 3,200.00	\$ 16,000.00	\$ 4,617.20	\$ 23,086.00
	C-2	New 2'x3' Inlet w/Frame and Grate	EACH	1	\$2,000.00	\$2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,462.62	\$ 2,462.62
	C-3	12-Inch RCP CL IV Storm Sewer w/Granular Backfill	LF	12	\$60.00	\$720.00	\$ 80.00	\$ 960.00	\$ 82.63	\$ 991.56
	C-4	12-Inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	90	\$65.00	\$5,850.00	\$ 80.00	\$ 7,200.00	\$ 79.19	\$ 7,127.10
	C-5	15-Inch RCP CL III Storm Sewer Relay w/Granular Backfill	LF	14	\$70.00	\$980.00	\$ 85.00	\$ 1,190.00	\$ 94.68	\$ 1,325.52
	C-6	18-Inch RCP CL III Storm Sewer w/Granular Backfill	LF	338	\$70.00	\$23,660.00	\$ 80.00	\$ 27,040.00	\$ 91.75	\$ 31,011.50
	C-7	18-Inch RCP CL III Storm Sewer Relay w/Granular Backfill	LF	11	\$75.00	\$825.00	\$ 100.00	\$ 1,100.00	\$ 83.50	\$ 918.50
	C-8	24-Inch RCP CL III Storm Sewer w/Granular Backfill	LF	175	\$80.00	\$14,000.00	\$ 90.00	\$ 15,750.00	\$ 114.60	\$ 20,055.00
	C-9	Abandon Existing Storm Sewer	LS	1	\$5,000.00	\$5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,245.41	\$ 3,245.41
<b>ADD D SIDEWALK FLORENCE</b>						<b>\$46,920.00</b>		<b>\$53,760.00</b>		<b>\$73,271.80</b>
	D-1	New Concrete Sidewalk	SF	3,740	\$8.00	\$29,920.00	\$ 9.00	\$ 33,660.00	\$ 12.35	\$ 46,189.00
	D-2	Curb Ramp (Type 1A) w/ Detectable Warning Field	EACH	3	\$2,000.00	\$6,000.00	\$ 2,200.00	\$ 6,600.00	\$ 2,982.75	\$ 8,948.25
	D-3	Tree Removal	ID	120	\$50.00	\$6,000.00	\$ 50.00	\$ 6,000.00	\$ 97.45	\$ 11,694.00
	D-4	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$5,000.00	\$5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 6,440.55	\$ 6,440.55
<b>ADD E SIDEWALK WILCOX</b>						<b>\$19,644.00</b>		<b>\$22,312.00</b>		<b>\$31,203.10</b>
	E-1	New Concrete Sidewalk	SF	1,268	\$8.00	\$10,144.00	\$ 9.00	\$ 11,412.00	\$ 13.05	\$ 16,547.40
	E-2	Curb Ramp (Type 3) w/ Detectable Warning Field	EACH	2	\$2,000.00	\$4,000.00	\$ 1,200.00	\$ 2,400.00	\$ 2,982.75	\$ 5,965.50
	E-3	Tree Removal	ID	70	\$50.00	\$3,500.00	\$ 50.00	\$ 3,500.00	\$ 92.48	\$ 6,473.60
	E-4	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	\$2,000.00	\$2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,216.60	\$ 2,216.60



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

## MEMORANDUM

**DATE:** May 2, 2023

**TO:** Fort Atkinson City Council

**FROM:** Andy Selle, P.E., City Engineer/Director of Public Works

**RE:** Review and possible action relating to a Certified Survey Map for a portion of the City-owned property located along Banker Road

---

### BACKGROUND

The City of Fort Atkinson is requesting approval of a Certified Survey Map within the 75 acres of land the City owns. The parcel will be the first project in developing the Neighborhood Plan approved by Plan Commission and City Council. The CSM includes dedication of new public right of way for a road, named Trillium Dr. along the north edge of the parcel, as well as Right of Way for the relocated Banker Rd, proposed in the overall plan.

### DISCUSSION

City Staff have reviewed the preliminary CSM and have no concerns. As noted previously the City is in negotiations with the School District of Fort Atkinson to dedicate a Right of Way along the east side of the High School, providing a connection to the proposed Trillium Dr. shown. This lot will define the area for the proposed 141-unit multifamily development that has been proposed in concept to the Planning Commission at a previous meeting.

### FINANCIAL ANALYSIS

There is no financial impact to the City.

### RECOMMENDATION

The Plan Commission recommended City Council approve this preliminary Certified Survey Map.

### ATTACHMENTS

Plan Commission Memo  
CSM Application



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

## PRELIMINARY CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

**DATE:** April 25, 2023

**FILE NUMBER:** CSM-2023-05

**PROPERTY ADDRESS:** NA

**EXISTING ZONING:** SR-2

**PARCEL NUMBER:** 016-0614-3323-000

**PROPOSED ZONING:** MRH-30

**OWNER:** City of Fort Atkinson

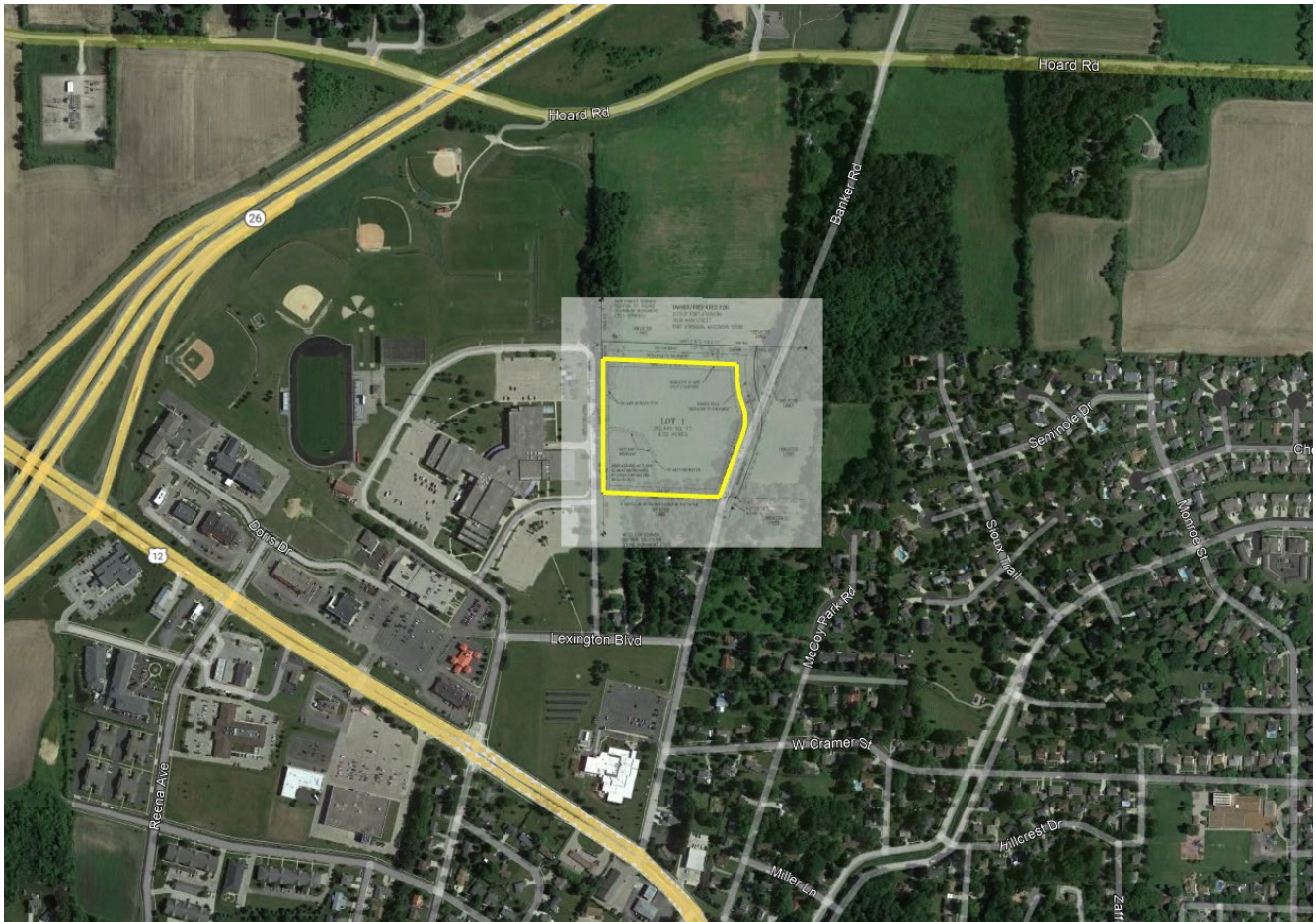
**EXISTING LAND USE:** Vacant / Ag

**APPLICANT:** City of Fort Atkinson

**REQUESTED USES:** N/A

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### REQUEST OVERVIEW:





The City of Fort Atkinson is requesting approval of a Certified Survey Map within the 75 acres of land the City owns. The parcel will be the first project in developing the Neighborhood Plan approved by Plan Commission and City Council. The CSM includes dedication of new public right of way for a road, named Trillium Dr. along the north edge of the parcel, as well as Right of Way for the relocated Banker Rd, proposed in the overall plan.



**PUBLIC NOTICE:**  
Public Notice is not required.

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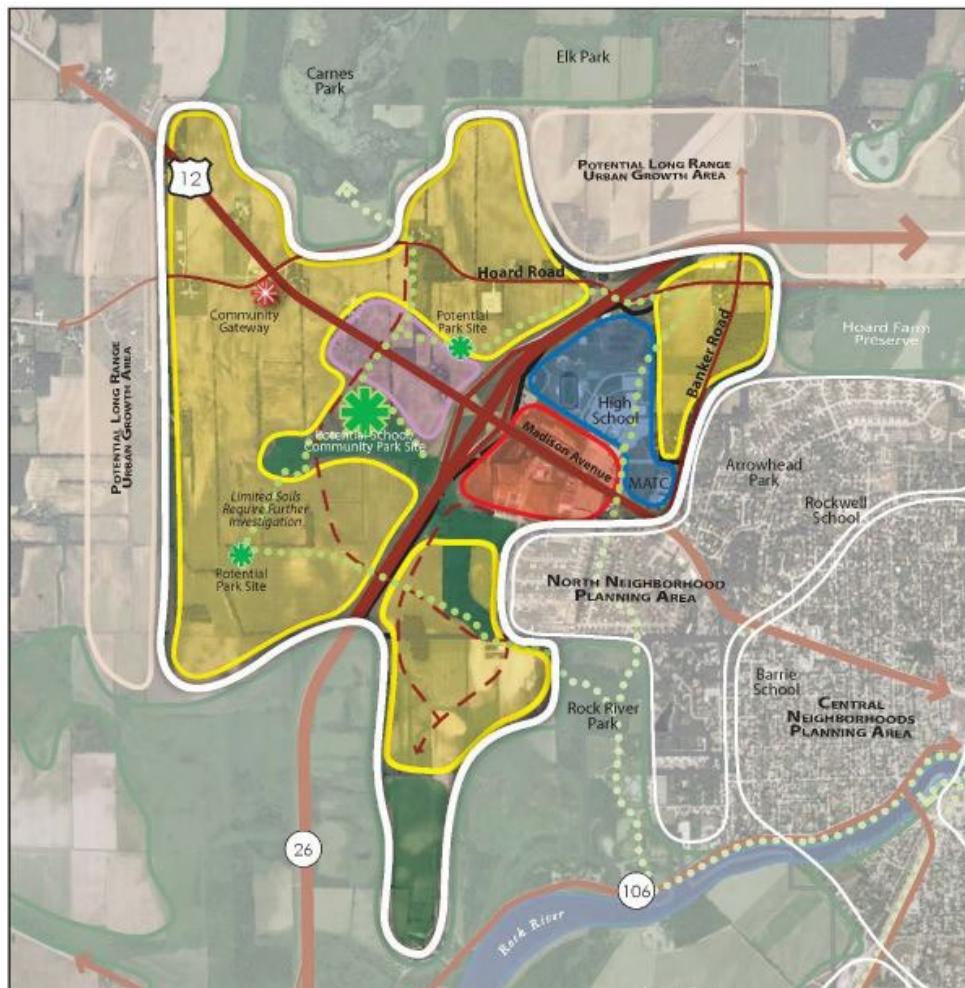
**COMPREHENSIVE LAND USE PLAN (2019):**

The subject parcel will continue to be used for commercial purposes and is in concurrence with the Comprehensive Plan as well as the Neighborhood Plan approved by Plan Commission and City Council.

## NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.1

CITY OF FORT ATKINSON  
FUTURES OPEN HOUSE



---

**DISCUSSION:**

City Staff have reviewed the preliminary CSM and have no concerns. As noted previously the City is in negotiations with the School District of Fort Atkinson to dedicate a Right of Way along the east side of the High School, providing a connection to the proposed Trillium Dr shown. This lot will define the

Certified Survey Map  
April 25, 2023  
CSM-2023-05

area for the proposed 141-unit multifamily development that has been proposed in concept to the Planning Commission at a previous meeting.

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**RECOMMENDATION:**

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map.

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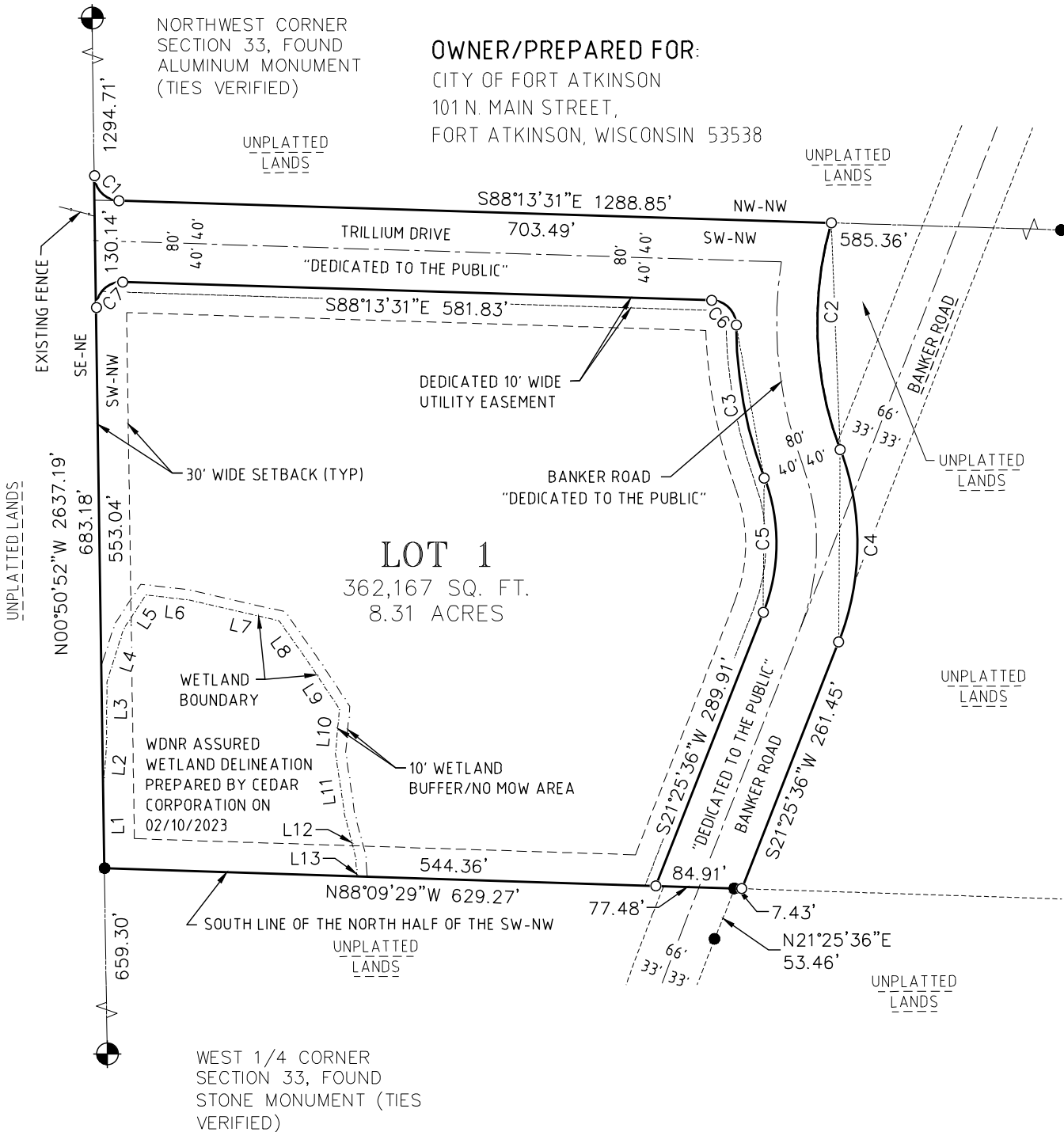
**ATTACHMENTS:**

Preliminary CSM Application






CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY  
OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



## LEGEND

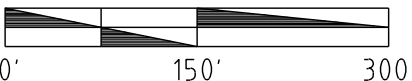
-  .....Government Corner (As Noted)  
 .....Set 3/4" x 18" Iron Rebar Weighing  
 1502 Pounds/Lineal Foot  
 .....Found 1" O.D. Iron Pipe

# Preliminary

04/19/2023

Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751

SCALE: 1" = 150'



04/ /2023 COMPLETION DATE OF THE FIELDWORK



North is referenced to the West line of the Northwest 1/4, Section 33, which bears N00°50'52"W (Jefferson County Grid System)

SHIFT 1 OF 2 SHIFTS

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY  
OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southwest quarter of the Northwest quarter, Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the West quarter corner of said Section 33;  
Thence N00°50'52"W 659.30 feet along the West line of the Northwest quarter of said Section 33 to the point of beginning;  
Thence N00°50'52"W 683.18 feet along said West line;  
Thence Southeasterly 38.13 feet along the arc of a 25.00 foot radius curve concave Northeasterly whose chord bears S44°32'11"E 34.54 feet to the North line of said Southwest quarter of the Northwest quarter;  
Thence S88°13'31"E 703.49 feet along said North line;  
Thence Southerly 228.00 feet along the arc of a 358.00 foot radius curve concave Easterly whose chord bears S02°14'19"E 224.17 feet;  
Thence Southerly 193.84 feet along the arc of a 265.00 foot radius curve concave Westerly whose chord bears S00°28'17"W 189.55 feet;  
Thence S21°25'36"W 261.45 feet to the South line of the North half of said Southwest quarter of the Northwest quarter;  
Thence N88°09'29"W 629.27 feet along said South line to the point of beginning.

Said parcel contains 468,160 square feet (10.75 acres) more or less.

Said survey is subject to easements of record and as shown.

That I have made such survey, land division, and map at the direction of the City of Fort Atkinson, owner, 101 N. Main Street, Fort Atkinson, Wisconsin 53538. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Fort Atkinson in surveying, dividing and mapping the same.

Dated this 19th day of April, 2023.

**Preliminary**  
Dustin J LaBlonde, P.L.S. #3096

Line Table		
Line #	Direction	Length
L1	N00°50'52"W	82.57'
L2	N05°06'39"E	35.02'
L3	N00°30'12"E	66.16'
L4	N17°30'13"E	55.09'
L5	N33°07'35"E	39.87'
L6	S83°22'28"E	42.64'
L7	S77°02'37"E	91.41'

Line Table		
Line #	Direction	Length
L8	S35°18'12"E	48.83'
L9	S33°39'53"E	56.61'
L10	S05°04'39"W	43.59'
L11	S08°18'22"E	61.12'
L12	S14°38'43"E	43.37'
L13	S04°30'25"E	19.38'

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	38.13'	25.00'	87°22'39"	S44°32'11"E	34.54'	S00°50'52"E	S88°13'31"E
C2	228.00'	358.00'	36°29'27"	S02°14'19"E	224.17'	S16°00'24"W	S20°29'02"E
C3	154.09'	438.00'	20°09'23"	S10°24'21"E	153.29'	S00°19'40"E	S20°29'02"E
C4	193.84'	265.00'	41°54'39"	S00°28'17"W	189.55'	S20°29'02"E	S21°25'36"W
C5	135.32'	185.00'	41°54'39"	S00°28'17"W	132.33'	S20°29'02"E	S21°25'36"W
C6	38.38'	25.00'	87°58'17"	S44°18'48"E	34.72'	S88°17'56"E	S00°19'40"E
C7	40.41'	25.00'	92°37'21"	N45°27'49"E	36.16'	N00°50'52"W	S88°13'31"E

Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER, SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY  
OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE OF DEDICATION

The City of Fort Atkinson, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Fort Atkinson

IN WITNESS WHEREOF, said City of Fort Atkinson has caused these presents to be signed by Rebecca LeMire, its City Manager, and countersigned by Michelle Ebbert, its City Clerk, at Fort Atkinson, Wisconsin, and its Corporate Seal to be hereto affixed on this

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

In presence of:

\_\_\_\_\_  
Rebecca LeMire, City Manager

\_\_\_\_\_  
Michelle Ebbert, City Clerk

STATE OF WISCONSIN )  
\_\_\_\_\_ COUNTY) SS

Preliminary  
04/19/2023

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, Rebecca LeMire, City Manager, and Michelle Ebbert, City Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such City Manager and City Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_.

CERTIFICATE OF CITY OF CITY OF FORT ATKINSON

This Certified Survey Map is approved of as complying with the Subdivision Ordinance, of the Municipal Code of the City of Fort Atkinson.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Rebecca LeMire, City Manager

\_\_\_\_\_  
Michelle Ebbert, City Clerk