




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

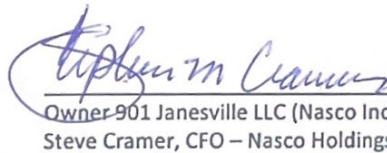
**Formal Petition to Fort Atkinson City Council for Vacation of a Portion of James Place Right of Way**

I (We), the undersigned, do hereby petition the City of Fort Atkinson to vacate a portion of James Place in support of the expansion of the City of Fort Atkinson's Public Works Facility. The request is formally presented in the attached Exhibit "A" showing the requested street vacation with legal description. The vacated right of way will be attached via CSM to the City of Fort Atkinson' Public Works campus.

The petitioners acknowledge changes in access via James Place to their respective parcels that will be created by this vacation. The facts presented herein and attached are true and correct to the best of the undersigned's knowledge. We, the undersigned petitioners, own property abutting the public way requested to be vacated:

 Date 9/7/2023  
Owner City of Fort Atkinson (DPW Facility)  
Rebecca Houseman, City Manager

 Date 9/7/23  
Owner Kloplic Enterprises (Fireside Theatre)  
Ryan Kloplic, Owner

 Date 9/14/2023  
Owner 901 Janesville LLC (Nasco Inc)  
Steve Cramer, CFO – Nasco Holdings

# EXHIBIT "A"

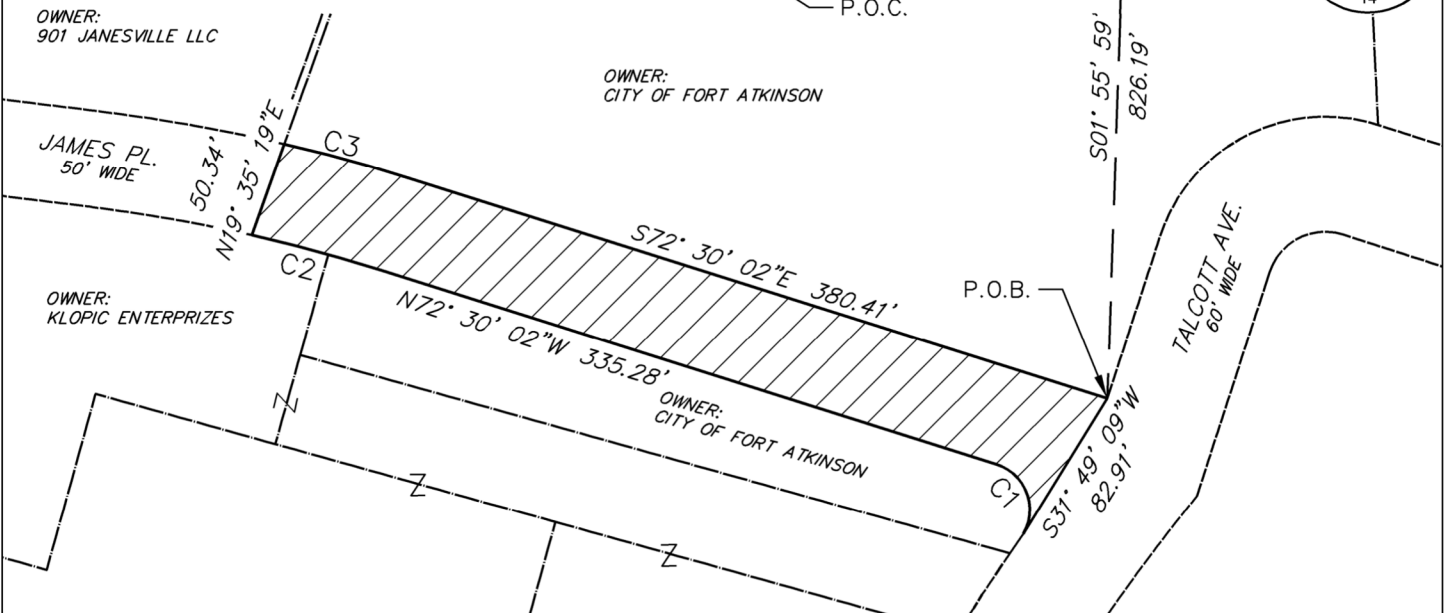
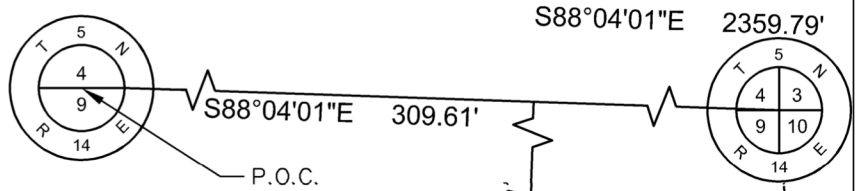
## VACATION OF PART OF JAMES PLACE

Being part of the NW 1/4 of the NE 1/4, and part of the NE 1/4m of the NW 1/4 of Section 9, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 9; thence bearing S88°04'01"E, along the North line of the NE 1/4 of said Section 9, a distance of 309.61 feet; thence bearing S01°55'59"W, a distance of 826.19 feet to the Northerly intersection of James Place and Talcott Avenue, and the POINT OF BEGINNING; thence bearing S31°49'09"W, a distance of 82.91 feet, to the Southerly intersection of James Place and Talcott Avenue to a point on a non-tangential curve; thence bearing Northwesterly, along the South line of James Place, along the arc of a curve to the left, a distance of 44.85 feet, radius of 25.00 feet, central angle of 102°47'08" with a chord bearing N21°34'50"W a distance of 39.07 feet to a point of tangency; thence bearing N72°30'02"W, along said South line, a distance of 335.28 feet to a point of curve; thence bearing Northwesterly, along said South line, along the arc of a curve to the left a distance of 69.97 feet, radius of 848.74 feet, central angle of 04°43'23" with a chord bearing N74°51'44"W a distance of 69.95 feet to a point; thence bearing N19°35'19"E a distance of 50.34 feet to a point on a curve on the North line of James Place; thence bearing Southeasterly, along said North line, along the arc of a curve to the right a distance of 68.12 feet, radius of 898.74 feet, central angle of 04°20'33", with a chord bearing S74°40'19"E a distance of 68.10 feet to a point of tangency; thence bearing S72°30'02"E, along said North line, a distance of 380.41 feet to the POINT OF BEGINNING, containing 22,389 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	25.00'	102°47'08"	39.07'	N21° 34' 50"W	44.85'	31.31'	N29° 48' 44"E	N72° 58' 24"W
C2	848.74'	4°43'23"	69.95'	N74° 51' 44"W	69.97'	35.00'	N72° 30' 02"W	N77° 13' 26"W
C3	898.74'	4°20'33"	68.10'	S74° 40' 19"E	68.12'	34.07'	S76° 50' 35"E	S72° 30' 02"E

IT IS THE INTENT OF THE CITY OF FORT ATKINSON TO VACATE THE ABOVE DESCRIBED PART OF JAMES PLACE, AND HAVE THE CITY TAKE OWNERSHIP OF IT, THEN RECORD A C.S.M. TO COMBINE ALL CITY OWNED PARCELS IN THE AREA UNDER 1 NEW LOT.



PREPARED FOR:  
 City of Fort Atkinson  
 101 N. Main St.  
 Fort Atkinson, WI 53538

PREPARED BY:  
 Ruekert & Mielke, Inc.  
 W233 N2080 Ridgeview Pkwy.  
 Waukesha, WI 53188

V:\Survey\WK\76-0352.00 City of Fort Atkinson ALTA\CADD\C3D\Vacation exhibit.dwg