

1503893

Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
02/05/2026 08:02:25 AM
Staci M. Hoffman
Total Pages: 20
REC FEE: 30.00
TRANSFER FEE:
EXEMPT #

****The above recording information
verifies that this document has
been electronically recorded
and returned to the submitter****

Document No.

**DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR RIDGEVIEW
ESTATES**

Return to and drafted by:

Jack W. Rettler
Schloemer Law Firm, S.C.
143 S. Main Street
West Bend, WI 53095

Parcel Number

THIS DECLARATION ("Declaration") is hereby made this 30th day of January, 2026 by Intrepid Investments, LLC, a Wisconsin limited liability company, Greemar LLC, a Wisconsin limited liability company, and the City of Fort Atkinson, a municipal corporation (hereinafter collectively called the "Declarant").

WITNESSETH:

WHEREAS, Intrepid Investments, LLC and the City of Fort Atkinson entered into a Developer's Agreement to develop the real property described in Paragraph 1 of this Declaration; and

WHEREAS, Declarant, as the collective owners of the real property described in Paragraph 1 of this Declaration, desires to subject said real property to the covenants, conditions, easements and restrictions hereinafter set forth, all of which are binding upon the real property described and each owner thereof and every other party having any interest therein, and such covenants, conditions, easements and restrictions shall inure to the benefit of and pass with said real property.

NOW THEREFORE, Declarant hereby declares that the real property described in and referred to in Paragraph 1 hereof is held, transferred, sold, conveyed, used and occupied subject to this Declaration.

1. **Property.** That portion of the real property described on the Plat of Ridgeview Estates, consisting of Lots 6 through 50 and Lots 52 through 61 (referred to herein individually as "Lot" or together as "Lots") (collectively, the "Property"). A copy of the Plat of Ridgeview Estates is more particularly set forth on Exhibit A attached hereto and incorporated herein. The Property shall be held, transferred, sold, conveyed, used and occupied subject to this Declaration (hereinafter, "Ridgeview Estates"). Ridgeview Estates is legally described as set forth on Exhibit B attached hereto and incorporated herein.
2. **General Purpose.** The Declarant desires to develop Ridgeview Estates as single-family residential subdivision. As provided herein, the Declarant desires and intends to establish a general plan to ensure adequate and reasonable development of Ridgeview Estates for the use and enjoyment of property owners; to encourage the construction of attractive improvements in appropriate locations; to secure and maintain proper setbacks from streets and adequate free spaces between structures; to manage, repair and replace the entry treatment, utilities, drainage and storm water ponds; and in general to provide adequately for a type and quality of improvements in Ridgeview Estates which will mutually benefit all present and future Lot owners in Ridgeview Estates.
3. **Residential Use.** Each Lot shall be used for the construction of a single-family residence and related improvements authorized by this Declaration. No portion of a Lot may be used for any business or commercial purpose with the exception of a home office; provided such home office does not create business traffic within Ridgeview Estates, and that there is no signage other than the signage authorized hereunder and the office is not used for meetings with clients, customers or other persons for business purposes. This Paragraph shall not apply to any Outlot or Lot used for storm water detention or retention purposes.
4. **Dwelling Size.** The floor area of the living space of the residence totally above the exterior finish grade, exclusive of open porches and garages, shall be not less than:
 - a. For a ranch style residence, 1,400 square feet. A ranch style residence with a walk-out basement is permitted, but the floor area of the lower level shall not be counted for the purpose of this restriction.
 - b. For a two-story residence a minimum of 1,650 square feet;
 - c. For a residence with more than two (2) levels, a minimum of 1,900 square feet (with a minimum of 1,400 square feet on the two (2) primary levels).
 - d. A raised ranch, split level or other residence with only one (1) elevation visible from the front or rear shall be oriented so one (1) elevation is visible from the front and two (2) elevations are visible from the rear.

5. **Garages.** The construction of each residence shall include not less than a standard two (2) car attached garage. No garage may be more than thirty-six (36) feet in width and must be constructed at the same time as the residence.
6. **Storage Buildings.** No temporary or permanent buildings shall be located on a Lot, except a single-family residence with an attached garage and a garden shed not more than 150 square feet.
7. **Exterior of Buildings.** Any natural wood on the exterior of a residence (with the exception of cedar shake shingles) shall be stained with a non-transparent stain or painted within one (1) year of the commencement of the construction of the residence. No natural weathering exterior material, log or log siding shall be installed on any residence. No texture 1-11 hardboard or similar siding is permitted on any residence. The roof pitch of each residence shall be 5-12 or greater and all chimneys and exterior flues shall be enclosed. Any roof color other than an earth tone and any roof material other than asphalt or fiberglass shingles shall require the approval of the Architectural Control Committee. A minimum of twenty percent (20%) of the front of each residence, excluding doors and windows shall consist of brick, stone, no-maintenance shake or another similar material approved by the Architectural Control Committee.
8. **Fences.** No fence shall be constructed on any Lot except for the following:
 - a. Chain link or solid wood fences no more than four (4) feet in height, located at least two (2) feet from the rear Lot line and two (2) feet from the side Lot lines. No fence shall be constructed in the front of Lots or on the street side of any corner Lot. All fences must comply with the appropriate municipal code.
9. **Location of Residence and Improvements.** The location of the residence and any other authorized improvements on the Lot shall comply with all setback requirements shown on the plat and imposed by applicable ordinances and regulations, unless a variance is received from the Architectural Control Committee and each municipality having zoning jurisdiction over the Lot.
10. **Pet Shelters.** Any dog, cat or similar pet shelters shall be located within the garage attached to the residence.
11. **Driveways and Approaches.** All driveways shall be surfaced with concrete or asphalt within one (1) year from the commencement of construction of the residence. A concrete approach connecting the driveway to the finished street shall be installed prior to occupancy subject to the then-existing City of Fort Atkinson standards. All driveways and approaches shall be subject to review and approval by the City of Fort Atkinson.
12. **Antennas, Satellite Dishes and Other Equipment.** No ham radio antennas, radio towers or similar equipment shall be permitted on any Lot. No satellite television dish shall be located on any Lot, except one (1) satellite dish not exceeding twenty (20) inches in diameter installed as part of the residence. Said dish may not be in the front yard.

13. **Alternative Energy Devices.** No alternative energy devices, other than solar panels or sun collection devices installed on roofs, shall be allowed on any Lot.
14. **Above-Ground Pools/Spas.** No above-ground pools shall be permitted without the prior written approval of the Architectural Control Committee. An outside whirlpool tub or spa on a deck or patio adjacent to the residence is permitted. Any above-ground pool or spa is subject to approval by the City of Fort Atkinson.
15. **Completion of the Residence.** The residence shall be completed in accordance with the plans and specifications approved by the Architectural Control Committee within one (1) year from the commencement of construction. The residence shall be deemed to be completed when a final permit has been issued by the municipality having jurisdiction over the construction of the residence. A copy of the final permit shall be filed with the Architectural Control Committee to evidence compliance with this requirement. Lot owners are responsible for any damage to the streets, curbs, gutters and/or street trees caused by the Lot owner's contractor and for ensuring that the contractor consistently maintains the Lot and street areas free of waste and debris during construction.
16. **Excess Excavation Dirt.** The Architectural Control Committee shall have the right to elect to have any excess dirt from any excavation deposited on any Lot or proposed Lot with the subdivision designated by the Architectural Control Committee at no expense to the Architectural Control Committee or the Declarant. Small berms may be constructed on the Lot; provided that they do not interfere with drainage.
17. **Weed Control.** Prior to the installation of the lawn on the Lot, the Lot shall be mowed at least two (2) times per year. One of the mandatory mowings shall be between June 1st and June 15th and the second mandatory mowing shall be between August 1st and August 15th. Additionally, the Lot shall be maintained in compliance with City of Fort Atkinson ordinances.
18. **Landscaping.** All Lots shall be graded immediately upon completion of construction of a residence and the grade shall thereafter be maintained to comply with the comprehensive grading plan for Ridgeview Estates and the municipality having jurisdiction thereof. The landscaping of each Lot shall be complete no more than twelve (12) months after the residence on the Lot is complete. All greenspace on the Lot must be landscaped using standard residential landscaping material and a conventional grass lawn. No natural areas shall be permitted, except existing wooded areas and other natural areas approved by the Architectural Control Committee. At least two (2) shade trees with a minimum diameter of at least two (2) inches shall be retained on the Lot or planted within the time period specified above. At least two (2) of the trees must be located between the residence and the street, and the front of each residence must be landscaped with plants and/or bushes and finished with mulch or landscape stone.
19. **Exterior Maintenance.** The owner of the Lot shall maintain the exterior of the residence and all driveways and sidewalks in a good state of repair and shall properly maintain all trees, shrubs and other landscaping. All grass clippings, fallen branches, brush and

other yard waste shall be promptly removed from the Lot. No yard waste shall be placed on any Lot, Outlot or Common Areas. The owner of the Lot shall take reasonable precautions to avoid the transmission by surface water run-off of nutrients and pollutants such as pet waste, commercial fertilizers, herbicides, soil sediment and lawn clippings into any wetland or navigable waterway.

20. **Architectural Review.** In order to maintain the integrity and aesthetics of Ridgeview Estates, all building plans for any residence or other permitted improvement including, but not limited to, the exterior design and color of each building to be constructed, and all yard grades and stakeout surveys showing erosion control measures shall be submitted to the Architectural Control Committee and the Architectural Control Committee shall have approved the same in writing prior to Lot owner (or its agents or contractors) submitting an application for a building permit. In addition, landscape plans and basic site features such as fences, decks, additions and other temporary or permanent structures or elements contributing significantly to the total environmental and aesthetic effect of Ridgeview Estates are subject to the prior written approval of the Architectural Control Committee. The Architectural Control Committee's approval of building design, square footage, building location, and any other restriction influencing the integrity and aesthetics of Ridgeview Estates shall be based upon the building and use restrictions contained in this Declaration and such guidelines as may be adopted from time-to-time by the Declarant at Declarant's reasonable discretion. The Architectural Control Committee shall have the right to withhold exterior design, material and minimum square footage approval if the design is too similar in appearance or does not aesthetically conform with the other buildings in close proximity, it being the intent of the Architectural Control Committee to maintain diversity in appearance and design in Ridgeview Estates. Prior to application for a building permit, each Lot owner shall submit the following documents to the Ridgeview Estates Architectural Control Committee c/o Randall Schmiedel, 230 Ohio Street, Suite 200, Oshkosh, WI 54902:

- a. Three (3) sets of drawings of the proposed residence showing, at a minimum: floor plans, elevations of all sides of the residence, exterior finishes, exterior colors (with color samples), roofing type (with color samples), landscaping, driveway location and size, exact location of the residence on the Lot;
- b. Three (3) sets of the proposed grading and landscaping plans for the Lot;
- c. A plat of survey showing the location of the home, driveways, and any other improvements to be made on the Lot to scale with dimensions and setback distances shown;
- d. Three (3) sets of architectural specifications for the above; and
- e. The address for mailing the written determination of the Architectural Control Committee.

All submissions shall contain sufficient detail as may be required by the Architectural Control Committee. The Architectural Control Committee shall review the plans submitted within thirty (30) days and render its written approval or rejection.

21. **Easements.**

- a. Declarant reserves all easements for installation and maintenance of utilities and drainage facilities as shown on the recorded plat for Ridgeview Estates or created by recorded easement agreements. In addition, easements for installation of cable TV, telephone, easements required by the governing municipality and other necessary utilities are reserved as shown on the recorded plat. No permanent structure shall be placed within the easement areas. The easement area of each Lot shall be maintained continuously by the Lot owner. Declarant or its authorized agents or subcontractors are granted a perpetual right to construct, maintain, and replace within the Ridgeview Estates the entry treatment at their respective locations, and is granted reasonable access for the purpose of maintenance of the same.

22. **Underground Utilities.** All gas, electrical, telephone, television and other utilities lines or cables serving the Lots and the improvements located therein shall be laid underground.

23. **Signs.** No signs of any kind shall be displayed to the public view, except (a) signs used by the Declarant or its realtor to advertise the sale of Lots; (b) signs used by a builder to advertise newly constructed residences for sale; (c) one sign of not more than eight (8) square feet used by the owner of a Lot or a realtor to advertise the Lot and improvements for rent or sale; or (d) signs created and installed by the Declarant at the entryway to Ridgeview Estates.

24. **Nuisances.** No noxious or offensive activity shall be carried on upon any of the Lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

25. **Burning Restriction.** No burning garbage or other refuse shall be permitted on any Lot, Outlot or Common Areas. The owner of a Lot may have a recreational fire on the Lot in a properly designed fire pit or fire container. The owner of a Lot may not have a fire on any Outlot, Common Areas or Lot not owned by that owner. All authorized burning on a Lot shall comply with any regulations or requirements established by the Architectural Control Committee and the municipality having jurisdiction over the Lot. The owner of a Lot shall be responsible for any damage caused by a fire originating on the Lot.

26. **Vehicle Restrictions.** No inoperable, partially dismantled, wrecked, junked, discarded or unlicensed motor vehicle shall be allowed to remain on any of the Lots outside of a building. No commercial vehicles other than a pickup truck or standard sized van may be parked on a Lot or the adjacent street on a regular basis. The intent of the restriction contained in the previous sentence is to prohibit the presence of cargo vans, box trucks,

semi-tractors, dump trucks and other large commercial vehicles whose presence detracts from the residential nature of the subdivision.

27. **Outside Storage of Certain Items Prohibited.** No construction or similar equipment; mobile home; motor home or recreational vehicle; camper; removable camper top; trailer; fishing shanty; boat on a trailer; personal water craft on a trailer; snowmobile on a trailer; movable boat lift or other item of similar nature shall be permitted on any Lot, except in the garage of the residence.
28. **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a maximum of two (2) domestic animals (dogs, cats or other normal household pets) may be kept on any Lot, provided they are not kept, bred or maintained for any commercial purpose. All dogs shall be kept in the residence (including a pet shelter within the garage of the residence) or within the fenced animal yard authorized by this Declaration when not on a leash or otherwise under the direct control of the owner. The person responsible for the pet shall collect and properly dispose of all animal waste deposited by the pet, including animal waste deposited on any Lot, Outlot or Common Areas.
29. **Garbage/Recyclables.** Garbage that is not recyclable shall be kept in properly covered containers or inside sealed plastic bags. Newspapers, cardboard and other recyclables shall be sorted, stored and disposed of in the manner required by applicable recycling rules and regulations. Garbage and recyclables shall not be placed on the curb more than twenty-four (24) hours prior to the designated pickup time and shall remain out of view from the street. All empty garbage cans and recycling containers shall be removed from the curb within twenty-four (24) hours of being emptied.
30. **Additional Lots.** Any additional Lots created by the conversion of any outlot to a residential Lot or Lots shall also be subject to this Declaration.
31. **Construction Deposit.** At the time of closing on a Lot, a construction deposit in the amount of One Thousand and 00/100 Dollars (\$1,000.00) ("Construction Deposit") shall be collected from the Lot owner and held in an escrow account by Declarant. This Construction Deposit is required to assure compliance with the terms and conditions of this Declaration which deal with contractor cleanup, damage to street, curbs, or gutters, installation of the required items to the Lot and security that the owner and its contractors will take adequate measures to protect the Common Areas during the construction and landscape process. In the event the Lot owner is unable to obtain compliance of its contractors, fails to install the requisite Lot improvements, or damage occurs to the Common Areas, rendering cleanup, installation, repair or replacement necessary by the Declarant, such costs will be deducted from the Construction Deposit. In the event that no deductions are made or there is a balance remaining after any deduction, the balance of the Construction Deposit shall be returned to the Lot owner upon completion and first occupancy of the residence, within thirty (30) days of Lot owner's written request.
32. **Architectural Control Committee.**

- a. **Creation.** The Architectural Control Committee shall initially consist of two (2) persons: Randall Schmiedel and Kraig Sadownikow. In the event of the death or resignation of any member of the Architectural Control Committee, Declarant shall have the right to designate a successor so long as Declarant shall own real estate within Ridgeview Estates. It is the express intent of Declarant that it shall appoint all of the members of the Architectural Control Committee until its ownership of real estate in Ridgeview Estates is fully relinquished. After Declarants' ownership has been relinquished, all members of the Architectural Control Committee shall immediately resign, and an election shall be had by the Lot owners to nominate and elect three (3) new members of the Architectural Control Committee. Each Lot in Ridgeview Estates shall have one (1) vote, regardless of the number of Lot owners. A simple majority of votes cast shall elect each member of the Architectural Control Committee. Declarant shall have the further right to increase the membership of and to fix rules of procedure for the Architectural Control Committee.
- b. **Procedure.** Each Lot owner shall file all plans, specifications, and other materials for the approval of any improvements of any Lot with the office of the Declarant, for referral to the Architectural Control Committee. A response in writing setting forth the decision of the Architectural Control Committee and reasons thereof shall thereafter be transmitted to the applicant by the Architectural Control Committee within thirty (30) days after the date of filing the plans, specifications, and other materials by the Lot owner. Builders and/or Lot owners are encouraged to submit preliminary sketches for informal comment prior to the submittal of architectural drawings and specifications for approval. In the event the Architectural Control Committee fails to approve or disapprove in writing the proposed improvements within sixty (60) days after submission of the final plans, specifications and other material, as required in this Declaration, approval shall be deemed granted.

33. **General Provisions.**

- a. **Duration of Declaration.** This Declaration and any amendments shall be in force for a term of twenty (20) years from the date the Declaration is recorded. Upon the expiration date of such initial twenty (20) year term or any extended term as provided herein, this Declaration shall be automatically extended for a successive term of ten (10) years, unless prior to the end of the then current or extended term a Notice of Termination is executed by the Lot owners and mortgagees of at least seventy percent (70%) of all Lots in Ridgeview Estates, is consented to by the City of Fort Atkinson and is thereafter recorded in the Office of the Register of Deeds of Jefferson County. In the event the City does not consent to the termination, it will provide its reasons for doing so and allow the Lot owners and mortgagees the ability to address the City's concerns.

- b. **Binding Effect and Enforcement.** This Declaration shall run with the land and bind Declarant, its successors, agents or assigns, and any and all Lot owners. The Declarant or any Lot owner(s) shall have the right to enforce all of the terms, conditions and restrictions contained herein. Any Lot owner violating the terms, conditions or restrictions contained in this Declaration shall be personally liable for and shall reimburse all costs and expenses, including attorneys' fees, incurred by the Declarant or any other Lot Owner(s) in enforcing the terms, conditions and restrictions contained in this Declaration. Any Lot owner who causes or allows any improvement or improvements to be constructed, installed, placed or altered on its Lot without first obtaining the prior written approval of the Architectural Control Committee shall, at the Architectural Control Committee's discretion, be required to remove such improvement or improvements in their entirety at the Lot owner's expense. The foregoing shall be in addition to any other rights or remedies which may be available to the Declarant.
- c. **Amendment.** Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by Lot owners having at least seventy percent (70%) of the ownership of the Lots in Ridgeview Estates; however, that any such action must also be approved in writing by the Declarant so long as it shall be a Lot owner. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded and shall be effective upon recording in the office of the Register of Deeds for Jefferson County, Wisconsin.
- d. **Effect on Mortgages.** All covenants, liens and other provisions set forth in this Declaration shall be subject to and subordinate to all mortgages, land contracts or deeds of trust in the nature of a mortgage, encumbering any of the Lots in Ridgeview Estates. The terms of this Declaration shall not supersede or in any way reduce the security or affect the validity of any such mortgage, land contract or deed of trust in the nature of a mortgage.
- e. **Address Notification.** Each Lot owner shall file their correct mailing address with the Declarant and shall notify the Declarant promptly in writing of any subsequent change of address. A written or printed notice, deposited in a United States Post Office, postage prepaid, and addressed to any Lot owner at the last address filed shall be sufficient and proper notice to the Lot owner whenever notices are required. Unless otherwise specified herein, all communications to Declarant shall be in writing and shall be forwarded to the attention of Randall Schmiedel at 230 Ohio Street, Suite 200, Oshkosh, WI 54902.
- f. **Conflicts.** In the event any covenant or provision of this Declaration is in conflict with any law, regulation or ordinance of the City of Fort Atkinson or any other governmental authority, such law, regulation or ordinance shall control and supersede said covenant or provision of this Declaration. All remaining covenants and provisions of this Declaration shall remain valid and in effect.

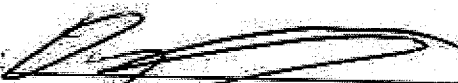
{signature page follows}

IN WITNESS WHEREOF the undersigned have caused this Declaration to be executed on this 30th day of January, 2026.

INTREPID INVESTMENTS, LLC

By: 
Randall Schmiedel, Managing Member

GREMAR LLC

By: 
David Werning, Authorized Signatory

CITY OF FORT ATKINSON

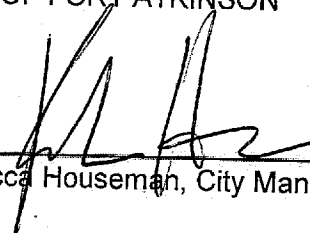
By: 
Rebecca Houseman, City Manager

EXHIBIT A
PLAT OF RIDGEVIEW ESTATES

1498533
NAME:
VOLUME: C PAGE: 4
Office of Register of Deeds
Jackson County, WI
RECEIVED FOR RECORD
03/26/2023 02:35:03 PM
Staci M. Hoffman
Total pages: 1
REC FEE: \$0.00

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief

57374.307
66.00'

5707
19'

— 314
116

6=02.35.47
 L=160.10°
 Cl=516.05.05 W
 160.00°

$$\frac{1.5}{14.5}$$

1000

Rough R/W
points

—

— — — — —

1121

1000

—

—

—

0

17

11

11

100

1. *Introduction*

Travis County and

AT

02-23

ALLAN, LLC
a/an Equal Opportunity Employer

g.com

1000000

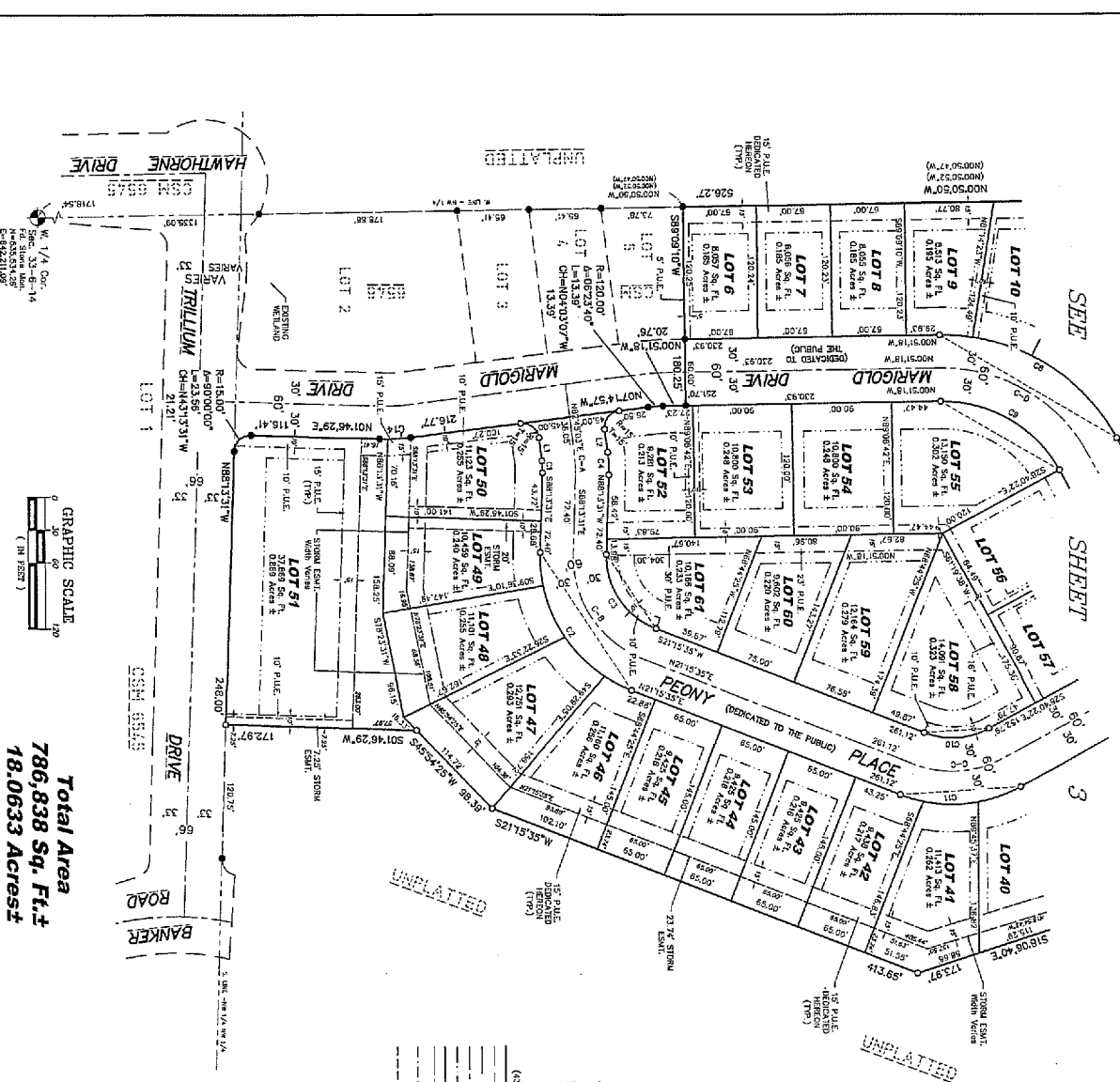
1

1

1

1

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

[illegible]

3/4" Water Found
 ① 1" Pipe Found (unless noted)
 ② 1/2" by 10" Iron Water Set
 All other Lot and Cont'd Corners are 5/8" 3/4"
 by 1/2" Iron Water Weights 1.00 lbs./ft.
 (4312)
 Record Dimensions (if different)
 1/2" by 10" Iron Water Weights 1.00 lbs./ft.
 Ded./Adj. by Survey
 Existing R/W line
 Sectional Subdiv. Line
 Building Setback Line (See Notes)
 Lot or R/W line
 Public Utility Easement (Indicated Herein (See Notes Herein))
 Steam Power/Steamer Management
 Easement to be granted by Instrument

OWNER/SUBPOWDER:
CITY OF Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397-9901



 W. 1/4 Sec. 23-6-1A
 0 30 60 90 120
 GRAPHIC SCALE
 240
Total Area
786,838 Sq. Ft.±

100 200 300 400 500 600 700 800 900 1000
 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000
 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000
 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000
 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000
 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000
 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000
 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000
 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000
 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000
 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000
 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000
 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000
 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000
 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000
 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000
 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000
 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000
 18100 18200 18300 18400 18500 18600 18700 18800 18900 19000
 19100 19200 19300 19400 19500 19600 19700 19800 19900 20000
 20100 20200 20300 20400 20500 20600 20700 20800 20900 21000
 21100 21200 21300 21400 21500 21600 21700 21800 21900 22000
 22100 22200 22300 22400 22500 22600 22700 22800 22900 23000
 23100 23200 23300 23400 23500 23600 23700 23800 23900 24000
 24100 24200 24300 24400 24500 24600 24700 24800 24900 25000
 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000
 26100 26200 26300 26400 26500 26600 26700 26800 26900 27000
 27100 27200 27300 27400 27500 27600 27700 27800 27900 28000
 28100 28200 28300 28400 28500 28600 28700 28800 28900 29000
 29100 29200 29300 29400 29500 29600 29700 29800 29900 30000
 30100 30200 30300 30400 30500 30600 30700 30800 30900 31000
 31100 31200 31300 31400 31500 31600 31700 31800 31900 32000
 32100 32200 32300 32400 32500 32600 32700 32800 32900 33000
 33100 33200 33300 33400 33500 33600 33700 33800 33900 34000
 34100 34200 34300 34400 34500 34600 34700 34800 34900 35000
 35100 35200 35300 35400 35500 35600 35700 35800 35900 36000
 36100 36200 36300 36400 36500 36600 36700 36800 36900 37000
 37100 37200 37300 37400 37500 37600 37700 37800 37900 38000
 38100 38200 38300 38400 38500 38600 38700 38800 38900 39000
 39100 39200 39300 39400 39500 39600 39700 39800 39900 40000
 40100 40200 40300 40400 40500 40600 40700 40800 40900 41000
 41100 41200 41300 41400 41500 41600 41700 41800 41900 42000
 42100 42200 42300 42400 42500 42600 42700 42800 42900 43000
 43100 43200 43300 43400 43500 43600 43700 43800 43900 44000
 44100 44200 44300 44400 44500 44600 44700 44800 44900 45000
 45100 45200 45300 45400 45500 45600 45700 45800 45900 46000
 46100 46200 46300 46400 46500 46600 46700 46800 46900 47000
 47100 47200 47300 47400 47500 47600 47700 47800 47900 48000
 48100 48200 48300 48400 48500 48600 48700 48800 48900 49000
 49100 49200 49300 49400 49500 49600 49700 49800 49900 50000
 50100 50200 50300 50400 50500 50600 50700 50800 50900 51000
 51100 51200 51300 51400 51500 51600 51700 51800 51900 52000
 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000
 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000
 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000
 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000
 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000
 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000
 58100 58200 58300 58400 58500 58600 58700 58800 58900 59000
 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000
 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000
 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000
 62100 62200 62300 62400 62500 62600 62700 62800 62900 63000
 63100 63200 63300 63400 63500

FINAL PLAT

There are no objections with this plat with respect to

Total Area

MATERIALS
X 236.16 236.16 236.20 and 236.21 (1) and (2), WIS.
State nonconformity 236.17 Ucs Shale
69,840

RIDGE VIEW ESTATES

GRAPHIC SCALE
0 30 60 120

786,838 Sq. Ft.±

Full River

Units as per plan of 1/4 Doc.

Project No. FT-07-23

ENGINEERING

August 26, 2025

Confined

Sec. 33 B-14

W. 1/4 Doc.

110



 (IN TEXAS)

18.0633 Acres±

N=40N, S=34.28',
 E=48.21, 211.05'

Don Lim
 Department of Administration



 DALLAS

QUAW ENGINEERING, LLC
 2000 South Hampton
 www.quawengineering.com

4605 Singleton Road, Suite A - Midland, Western 79705

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.



SEE SHEET 1 FOR VICINITY MAP,
SHEET INDEX MAP, OVERALL
LAYOUT MAP AND SURVEYOR'S
CERTIFICATE.

There are no objections to this plat with respect to s. 236.13, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 26, 2025

Don Jones

Department of Administration



PROJECT NO. FT-02-23
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com
4004 Sigebow Road, Suite A - McFarland, Wisconsin 53558

Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

All conveyances of any lot in this subdivision shall be deemed to include, as an appurtenance, an undivided fractional interest in Quilt 2, the storm water management area, as stipulated in the Homeowner's Association Declarations and/or the Stormwater Management Agreement – document(s) to be recorded separately, and any Amendments thereto.

Public Utility Easements (P.U.E.) are hereby dedicated to public bodies and private quasi-public utilities, and their successors and assigns, having the right to serve this subdivision. Said easements shall be for underground utility installations across, over, under and upon the portions of Lots and Outlots hereof, shown as Public Utility Easements (P.U.E.) on Sheets 2 and 3.

1. The right to construct, inspect, maintain, and repair underground wires, cables, conduits, and appurtenant structures (transformers, pedestals, manholes, vaults, handholds, etc.) within the easement area for transmission of electricity, telephone, data, communication, and internet purposes.

1. No structures, buildings, trees, or other obstructions shall be placed, erected, or maintained within the easement area that would interfere with the intended use of the easement.

These easements shall run with the land and be binding upon all successors and assigns of the property.

Received, that the plat of Ridge View Estates, City of Fort Addison, owner, is hereby approved and the dedications accepted by the City Council.

Date: 8/28/25 Approved: W. J. [Signature]

I hereby certify that the foregoing is a copy of a Resolution adopted by the City Council of the City of Fort Atkinson.

Date: 3/21/05 Signed: Michelle Ebert
Michelle Ebert - City Clerk

City of Fort Atkinson, as owner, does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat and does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) City of Fort Atkinson
- 2) Jefferson County
- 3) Department of Administration

IN WITNESS WHEREOF, I, the said City of Fort Atkinson, has caused these presents to be signed by
Rebecca Hoesemann, City Manager, at Fort Atkinson, Wisconsin, on this 08 day of
August, 2005 11 A

Rebecca Houslyman - City Manager

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me the 28 day of January 2025 Rebecca Housman, to me known as the person who executed the foregoing instrument, and to me known to be the City Manager of the City of Madison, Wisconsin, and she acknowledged that she executed the foregoing instrument as such officer of said City.

Rebecca Housman
City Manager
City of Madison

My commission expires July 11, 2025

Nancy Puhls
Notary Public
for Wisconsin

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Michelle Ebert, being the duly appointed, qualified and acting City Treasurer of the City of Fall Arizon, do hereby certify that in accordance with the reports in my office, there are no unpaid taxes or unpaid special assessments as of 11/20/2025 (date) on any of the land included in the plot of Ridge View Estates.

Date 11/20/2025 signed Michelle Ebert

Michelle Ebbert
City Treasurer

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Kelly Stude, being the duly elected, qualified and acting Treasurer of the County of Jefferson, do hereby certify that the enclosed is my office copy of unencumbered tax sales and no unpaid taxes or unpaid special assessments as of _____ (date) affecting the lands included in the plat of Ridge View Estates.

Date: 8/16/2015 [Signature]

Deputy County Treasurer

Received for recording this 28 day of August, 2025, at _____

2:35 o'clock P.M. and recorded in Volume C of Plats on
91-91C as Document No. 1498533.
 Pages _____

Stacy M. Hoffman, Jefferson County Register of Deeds

1. Lots of this plot will be subject to Deed Restrictions document(s) to be recorded separately.

2. Outlot 2 is private and will be owned as an appurtenance, and undivided fractional interest of all lots of this subdivision, and will be maintained by the Homeowner's Association for stormwater management purposes.
3. Access to all Storm Sewer/Stormwater Management easements and Outlot 2 will be granted to the Homeowner's Association and the City of Fort Atkinson by separate document(s).
4. Dates of boundary field survey: 2/15/18, 2/13/18, 2/16/18, 5/15/18, 2/14/24 and 10/19/24
5. All egress will be dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
6. Proposed zoning of the Single Family Residential within this plot, Lots 6-50 and 52-61, is Single Family Residential SR-5.

Street Side (on corner lots) = 15'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR-5 District.

Note that setback lines shown on Sheets 2 and 3 here were increased if easement lines were more restrictive.

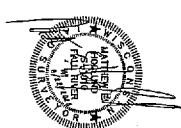
7. Proposed zoning of Lot 51 is Multi-Family Residential-12 (RMF-12) and is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for this Lot shown below and on Sheet 2, may be reduced as part of the PUD approval.

Front (minor street)	= 30'
Front (all other streets)	= 30'
Rear	= 30'
Side	= 8'
Street Side (on corner lots)	= 20'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRM-12 District and the PUD District.

Note that setback lines shown on Sheet 2 hereof were increased if easement lines were more restrictive.

- B. No direct vehicular access from Lots 28 and 29 to Banker Road is allowed.**



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

 *Donline*
Department of Administration

SHEET 4 OF 4

1. B/22/205 – Addressed Jefferson County and DOA Pilot Review comments.

FINAL PLAT

RIDGE VIEW ESTAT
PROJECT MD: FT-02-23

QUAM ENGINEERING, LLC
Remedial and Commercial Site Design Consultants

4604 Strydom Road, Suite A - Uteford, Wisconsin 53555
Phone (608) 836-7750 Fax (608) 838-7752
www.quanengineering.com

EXHIBIT B
LEGAL DESCRIPTION

EXHIBIT B

Part of the Northwest one-quarter of the Northwest one-quarter, the Northeast one-quarter of the Northwest one-quarter, and the Southwest one-quarter of the Northwest one-quarter; all of 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 one-quarter Corner of said Section 33;

thence, along the West line of said Northwest one-quarter, N00°50'50"W, 1718.54 feet to the POINT OF BEGINNING, said point being the Northwest corner of Certified Survey Map No. 6546, recorded as Document No. 1492838;

thence, continuing along said West line, N00°50'50"W, 526.27 feet to the Southerly right-of-way line of Hoard Road, being the Southerly line of Parcel 6 of Transportation Project Plat No. 1390-04-36.403, recorded in Volume 2 of Transportation Project Plats on Page 39 as Document No. 1248096, and conveyed by Document No. 1269297;

thence, along said Southerly right-of-way line, the following courses:

1. North 81°26'33" East, 78.53 feet;
2. North 74°24'16" East, 222.73 feet;
3. North 65°10'44" East, 104.08 feet;
4. North 53°29'50" East, 201.09 feet;
5. North 68°43'40" East, 186.78 feet;
6. North 85°36'25" East, 187.98 feet;
7. North 89°56'56" East, 340.11 feet to the Westerly right-of-way line of Banker Road;

thence, leaving said Southerly right-of-way line along said Westerly right-of-way line per said Document Nos. 1248096 and 1269297, South 06°42'29" East, 102.67 feet;

thence, continuing along said Document Nos. 1248096 and 1269297, South 75°14'50" East, 66.00 feet to the Easterly right-of-way line of Banker Road;

thence, along said Easterly right-of-way line, South 14°45'10" West, 116.19 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 3533.00 feet and a chord which bears South 16°03'03" West, 160.09 feet;

thence, continuing along said Easterly right-of-way line, Southerly, 160.10 feet along the arc of said curve through a central angle of 02°35'47";

thence, leaving said Easterly right-of-way line, North 72°39'03" East, 66.00 feet to a point on the Westerly right-of-way line of Banker Road, said point being the beginning of a non-tangent curve, being concave Westerly, having a radius of 217.00 feet and a chord which bears South 26°10'45" West, 66.62 feet;

thence, leaving said Westerly right-of-way line, Southwesterly, 66.89 feet along the arc of said curve through a central angle of 17°39'37";

thence North 74°17'43" West, 331.90 feet;

thence South 86°32'51" West, 29.13 feet;

thence South 61°19'38" West, 204.00 feet;

thence South 28°40'22" East, 35.03 feet;

thence South 18°06'40" East, 173.97 feet;

thence South 21°15'35" West, 413.65 feet;

thence South 45°54'25" West, 98.39 feet;

thence South 01°46'29" West, 172.97 feet to its intersection with the Northerly right-of-way line of Trillium Drive and the North line of Certified Survey Map No. 6545, recorded as Document No. 1492837;

thence, along said Northerly right-of-way line and North line, North 88°13'31" West, 248.00 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 15.00 feet and a chord which bears North 43°13'31" West, 22.21 feet;

thence, continuing along said Northerly right-of-way line and North line, Northwesterly, 25.56 feet along the arc of said curve through a central angle of 90°00'00" to the Point of Tangency thereof, said point lying on the Easterly right-of-way line of Marigold Drive and the Easterly line of Certified Survey Map No. 6546, recorded as Document No. 1492838;

thence, along said Easterly right-of-way line and said Easterly line, the following courses:

1. North 01°46'29" East, 116.41 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 180.00 feet and a chord which bears North 02°44'14" West, 28.32 feet;
2. Northerly, 28.35 feet along the arc of said curve through a central angle of 09°01'26" to the Point of Tangency thereof;
3. North 07°14'57" West, 216.77 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 120.00 feet and a chord which bears North 04°03'07" West, 13.39 feet;
4. Northerly, 13.39 feet along the arc of said curve through a central angle of 06°23'40" to the Point of Tangency thereof;
5. North 00°51'18" West, 20.76 feet to the Northeast corner of last said Certified Survey Map;

thence, along the North line of last said Certified Survey Map, South 89°09'10" West, 180.25 feet to the POINT OF BEGINNING.

The above-described Parcel contains 786,838 square feet or 18.0633 acres, more or less, and is SUBJECT TO all easements and agreements of record and/or fact.

EXCEPTING THEREFROM, Lot Fifty-One (51) in Ridge View Estates, being a Subdivision of a part of the Northwest one-quarter of the Northwest one-quarter, the Northeast one-quarter of the Northwest one-quarter, and the Southwest one-quarter of the Northwest one-quarter; all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin