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

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JUNE 11, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR

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

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by Location
+1 312 626 6799

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

AGENDA

1. **Call meeting to order**

2. **Roll call**

3. **New Business**
   a. Review and possible action relating to the **minutes of the May 14, 2024 regular Plan Commission meeting**
   b. **Public Hearing** relating to a Zoning Map Amendment to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)
   c. Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)

4. **Adjournment**

Date Posted: June 7, 2024

Plan Commission Members: Chairperson Rebecca Houseman; Secretary Andy Selle; Council Representative Eric Schultz; and Commissioners Roz Highfield, Jill Kessenich, Loren Gray and Diana Shull

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

Notice is hereby given that a majority of the Fort Atkinson City Council may be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d. 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

Visit us online! City news and information can be found at www.fortatkinsonwi.gov, and be sure to follow us on Facebook @FortAtkinsonWI.

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PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, MAY 14, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Commissioners Gray, Kessenich, Shull, Engineer Selle and Manager Houseman. Excused absence: Commissioner Highfield, Councilperson Schultz. Also present: City Clerk/Treasurer, City Attorney, Park & Recreation Director and Building Inspector.

3. New Business

a. Review and possible action relating to the ***minutes of the April 23, 2024 regular Plan Commission meeting***

Gray moved, seconded by Selle to approve the minutes of the April 23, 2024 regular Plan Commission meeting. Motion carried.

b. Review and possible recommendation to City Council relating to a request for ***Public Monument Review for the Haumerson's Pond accessory structure*** *(Dayton, Parks and Recreation Director) (PMR-2024-01)*

Director Dayton discussed how the Parks and Recreation Department has collaborated with the Friends of Haumerson's Pond (FHP) in regard to the facilities at the Bark River Nature Park (Haumerson's Pond). Most recently, the proposal for a new storage and concessions building was presented to the Planning Commission on April 11, 2023, as part of a Request for Resolution Recommendation. This step was necessitated by the Wisconsin Department of Natural Resources (DNR) to fulfill the Knowles-Nelson Stewardship grant application requirements. Subsequently, on April 18, 2023, the City Council endorsed Resolution No.1399 in favor of the city entering an Agreement/Contract with cost-sharing grant assistance from the DNR. On January 5, 2024, the City received confirmation of being awarded $100,000 from the DNR Knowles-Nelson Stewardship grant program, representing a 50% matching funds grant. The remaining project costs are being covered by contributions from the Friends of Haumerson's Pond (FHP) and the Fort Atkinson Community Foundation. The project is currently budgeted at around $200,000.

After securing the DNR grant, City staff have been actively engaged with the Friends of Haumerson's Pond (FHP) to develop the design for a multi-use storage/concession building and to fulfill all requirements for the Public Monument/Building Review application. City staff is requesting approval of the site plan and building design through the Public Monument/Building Review process.

Dayton explained that the proposed building measures 26'x 44' including a 24'x 24' open air timber frame shelter. The enclosed garage space will serve as essential storage for many items needed to run the operations at the park, including snow removal equipment, hockey equipment, donated skates, items for two large events, ten tables, fifty-five chairs, church pews, rubber mats, three panels of chain link security fence for flood openings, and small hand tools. In addition to the storage component, there is a concessions window within the shelter area. The idea behind the concessions window is to offer skate rentals through 2 Rivers, collect donations for events, and to add to the amenities when the shelter is rented for use as a serving area. Additionally, the plan includes a proposed wood-fire pizza oven that would utilize the concessions window during events held at the park. An outdoor drinking fountain, including a dog water bowl, has also been included in the site plan. In addition to the grant mentioned above, on April 26, 2022, the Friends of Haumerson's Pond was awarded a matching challenge grant through the Fort Atkinson Community Foundation of $45,000 to help build a storage/concession building for use at Haumerson's Pond. Additional funding beyond the matching grants will be provided by the Friends of Haumerson's Pond. The project will be publicly bid and overseen by City staff. The FHP organization will be managing and donating the timber frame portion of the project as their contribution.

Gray moved, seconded by Kessenich to application and recommend that the City Council approve this request for a Public Monument/Building Review. Motion carried.

c. *Review and possible action on a **Special Area Design Review for signage at McGee's Chicken** located at 122 N. Main St. (Draeger, Building Inspector/Zoning Administrator) (SADR-2024-02)*

Inspector Draeger presented the property at 122 N. Main Street, a building that has seen its commercial space sitting empty for a number of years. Before becoming vacant, the property was home to a restaurant for many years. McGee's Chicken is the tenant of the first floor commercial space and is currently renovating the restaurant. The proposed signage consists of a new internally lit sign featuring McGee's franchise font and design. The existing facade will be painted to compliment the building as well as the new sign. The proposed painting and the new sign have been approved by the Historic Preservation Committee. The proposed wall sign meets the requirements of the City's ordinances. The City's Management Team has reviewed the application and all comments have been included within this document. There is an existing protruding sign that has been unused for several years. The sign has not been maintained and is no longer permitted. Section 15.09.37(1)a. States "at 60 days of vacancy, nonconforming signs shall lose their legal nonconforming status". Commission continued discussion confirming the facade, existing

conditions, colors and the enhancement proposed.

Gray moved, seconded by Selle to approve the Special Area Design Review for signage at McGee's Chicken as proposed contingent on the removal of the unused non-conforming protruding sign currently on the building. Motion carried.

4. Adjournment

Gray moved, seconded by Kessenich to adjourn. Meeting adjourned at 4:32 pm.

Respectfully submitted
Michelle Ebbert
City Clerk/Treasurer/Finance Director

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

Zoning Map Amendment
REPORT TO THE PLAN COMMISSION

DATE: June 11, 2024
PROPERTY ADDRESS: 1233 Janesville Ave
PARCEL NUMBER: 226-0514-0924-004
OWNER: Black Hawk Phase III LLC

APPLICANT: Andrew Logan

FILE NUMBER: ZMA-2024-01
EXISTING ZONING: LI - Light Industrial
PROPOSED ZONING: UMU - Urban Mixed Use
EXISTING LAND USE: Vacant Office Space - Physical Activity Studio
REQUESTED USES: Mixed-Use Building

BACKGROUND

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.

REQUEST OVERVIEW

The proposed rezoning is requested for the existing parcel located at 1233 Janesville Ave. The property is currently Zoned LI- Light Industrial, and the applicant is seeking to rezone to UMU - Urban Mixed Use to provide for greater flexibility in the permitted uses on the site. Today, the building is primarily vacant and is struggling to find tenants that are appropriate for the current zoning.

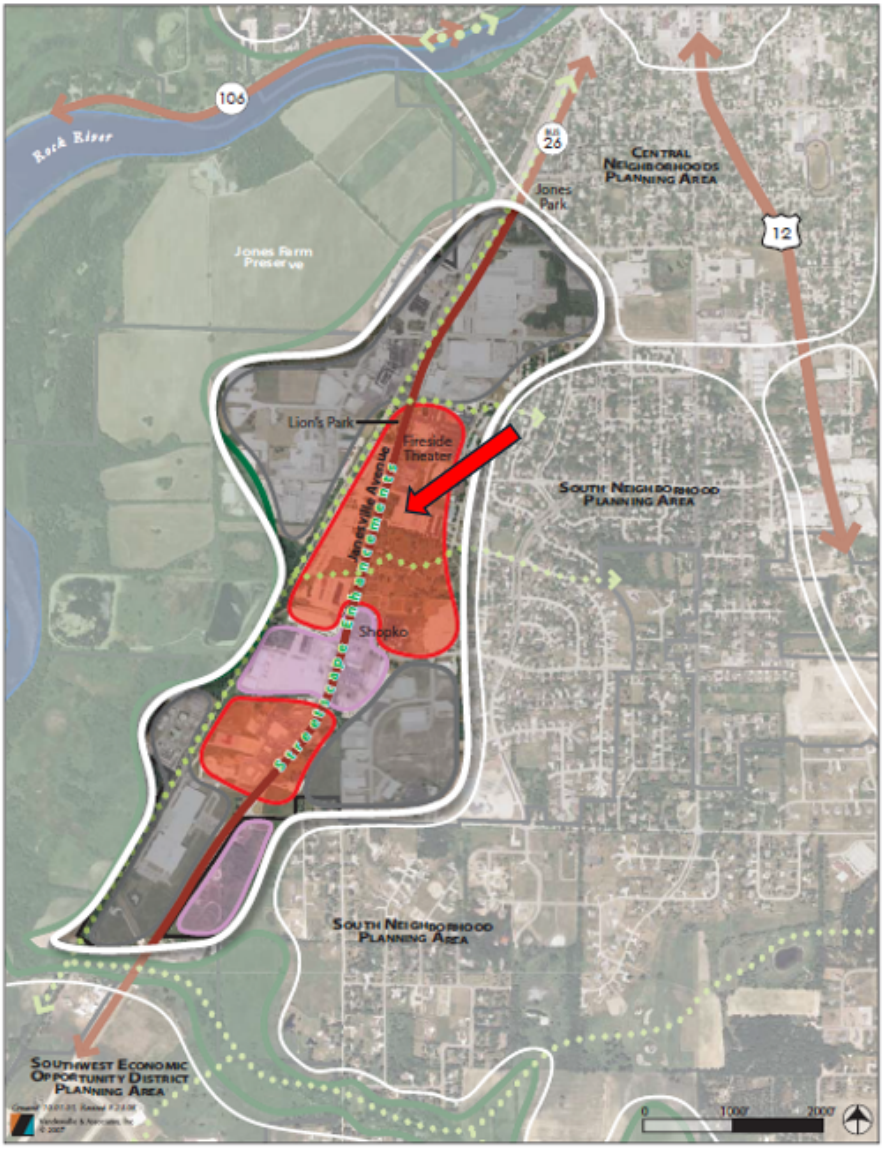
The applicant has expressed that over the last several years all interested parties and their uses would not be permitted given the property's current zoning. The rezoning to UMU would allow for a wider range of permitted uses, such as Indoor Sales, Commercial Kitchen, Apartments, Restaurants, and a Mixed-Use building while retaining the ability to have Offices and a Physical Activity Studio, which are the most recent uses. According to the applicant, these uses will increase the likelihood of utilizing the building's large space.

The Urban Mixed Use Zoning District is intended to permit areas, generally on established commercial corridors, that are or are planning to become mixed use in character. This district is intended to provide for a variety of employment, retail, and community service opportunities, while allowing some residential uses at an approximate density of up to 36 dwelling units per acre. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.

FIGURE: 2.18

Janesville Ave Business District Planning Area

City of Fort Atkinson
Futures Open House



The City's Comprehensive Plan has an inconsistency in two of its maps. The Future Land Use Map identifies the property as Light Industrial/Business Park. However, the Janesville Ave Business District Planning Area, figure 2.18, shows this property as a Community Commercial, for which the city's UMU Zoning would be appropriate.

The opportunities listed in the Janesville Ave Business District are
- Regional Entertainment Center

- Community Serving retail & dining redevelopment
- Some industrial relocation to modern business parks
- Fireside Theater helps support other uses (e.g. gifts, high-end hospitality)
- Development design standards & access control
- Landscaping, street & utility enhancements

It should also be noted that one of the associated Zoning districts for the Light Industrial/Business Park Future Land Use is the Business Park Zoning District. The Business Park District would permit by right or by conditional use a large portion of the permitted uses in the proposed UMU Zoning District for this parcel.

The proposed project's lot requirements must meet the minimum standards of the UMU zoning district to be rezoned.

Bulk Regulation	**UMU Standard**	**Proposed New Parcel**
Minimum Lot Area	10,000 Square Feet	246,000 Square Feet
Minimum Lot Width	60 feet	375 feet
Minimum Lot Depth	120 feet	665 feet
Minimum Lot Frontage at ROW	30 feet	740 feet
Minimum Setbacks; front, side, rear	10 feet	All Met

A public hearing is required for Rezoning review and action. All required public hearing notices have been properly posted in compliance with state law. The notice was published in the Daily Union on May 28 and June 4, 2024. The notice was also sent to adjacent property owners within 100 feet.

DISCUSSION

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 City 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 and advancement of community goals within adopted plans.
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 Downtown designation on the Janesville Ave Business District Planning Area Map.
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 intended

mix of uses.
4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment addresses factors that have changed in the market, making the subject property more appropriate for a different zoning district.

The applicant has discussed multiple options with City staff over the last year and has come up with the proposed rezoning as the best path forward for marketability of the properties. The City's Management Team has reviewed the application and all comments have been included within this document.

The proposed rezoning aims to provide additional land use opportunities and marketability. This location is inherently a transitional area that includes a variety of land uses, but still maintains the character and appropriate scale of the surrounding neighborhood.

Overall, the proposed rezoning meets the requirements of the City's ordinances, is in alignment with adopted City plans, and could potentially provide increased employment in the city as well as a potential for increased visits from non-residents.

RECOMMENDATION

City staff recommends the Plan Commission recommend the Rezoning from LI to UMU to the City Council; subject to the following conditions:

- Site Plan review and approval by the Plan Commission for New Signage and Exterior Alterations.
- Any other recommendations of the Plan Commission

ATTACHMENTS

1. Application
2. Public Notice letter 1233 Janesville Ave with map
3. Site and Building Use Plan
4. Building Size Table

FORT • ATKINSON

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

CITY OF FORT ATKINSON
COST RECOVERY AGREEMENT

The City of Fort Atkinson may retain the services of **professional consultants** (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and/or other experts) to assist in the City's review of a development proposal that may be scheduled for review and action by the Plan Commission and/or City Council. The submittal of a development proposal or land use application by an Applicant shall be construed as an **agreement to pay for such professional services** applicable to the proposal or application. The City may apply reasonable charges for these services to the Applicant through invoices. The City may delay acceptance of the proposal or application as complete, or may delay final approval of the proposal, until the Applicant pays such fees. In the event invoices become delinquent, finance charges will accrue at 1% per month, 30 days after the due date. Review fees invoiced to the Applicant, which are not paid in a timely manner, may be assigned by the City as a special assessment to the subject property. The Applicant hereby waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. The City will provide notice to the applicant of the need to hire a professional consultant.

The Applicant is required to provide the City with an executed copy of this Cost Recovery Agreement as part of the land use application process. Applications are not considered complete and will not be considered by the Plan Commission without this executed Agreement.

Applicant Name: Andrew Logan

Project Name: Johnson Hill Press Bldg.

Project Address: 1233 Janesville Ave

Parcel Number: 226051409240 04

Dated this 1st **day of** April, 20 24.

Agreement signed and entered into by:

The City of Fort Atkinson

City Manager

Property Owner Information:

Owner Name: Andrew Logan / Black Hawk Phase III, LLC

Owner Signature: [signature]

Address: 1 Milwaukee Ave, W

Phone Number: 920 723 8081

Email Address: PALOGAN@gmail.com

Applicant Information (if different):

Applicant Name:

Applicant Signature:

Address:

Phone Number:

Email Address:

City of Fort Atkinson
Amendment to the Comprehensive Plan
APPLICATION FORM

PETITION: I, Andrew Logan, Owner of Black Hawk Phase III, LLC, hereby petition the City of Fort Atkinson to consider the following request for amendment to the Fort Atkinson Comprehensive Plan:

Please check those that apply:

___x___ Future Land Use Map (Map 7 and 8)

_____ Other Maps (Transportation, Community Facilities, etc.)

_____ Text Amendment (policies, programs, etc.)

_____ Other

Name of Applicant: Person(s) or Firm	Black Hawk Phase III, LLC
Address:	1 Milwaukee Ave, West / Fort Atkinson, WI 53538
Daytime Telephone:	920-723-8081
Email or Fax:	palogan@gmail.com
Property Owner Name and Address: If different from applicant	Same
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	1233 Janesville Avenue Fort Atkinson, WI 53538
Summary of the Proposed Amendment Request: Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable. Applicant MUST attach a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.	See attached
Present Zoning: If applicable	Light Industrial

Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	See documentation submitted by Craig Ellsworth.

The Fort Atkinson Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:

If additional space is needed for your response, please attach additional sheets to this form.

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?	Building is currently Light Industrial / office. The current uses are extremely limited. By opening up the uses, the building is more likely to attract investment in the business corridor.
2. How does the request advance the goals, objectives, and policies of the Comprehensive Plan?	The building is currently vacant. The best way to update the antiquated use challenge is to provide an all-of-the-above approach to occupancy categories. Doing so expands the market of potential users and uses. The owner is willing to make a substantial investment into the building in order to update it to serve present day market needs.
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?	The Covid 19 pandemic changed the landscape for office buildings for the foreseeable future, this building was effectively vacated in 2020 but remained under a 5-year least until February of 2024. The likelihood of a migration back to offices is not likely.
4. Is there any additional information that the City should consider in its evaluation of this request?	See documentation submitted by Craig Ellsworth.

Requests shall be submitted to City Hall or via email to aselle@fortatkinsonwi.gov.

Signature of Applicant

4/1/2024
Date

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

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): Andrew Logan, Black Hawk Phase III, LLC

Phone number: 920-723-8081 Email: palogan@gmail.com

Property address of requested zoning change: 1233 Janesville Avenue
Fort Atkinson, WI 53538

Zoning change request from LI/Light Industrial to Multi-uses designation

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.

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

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

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

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

May 15, 2024

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 located at 1233 Janesville Avenue (parcel number 22605140924004), from Light Industrial (LI) to Urban Mixed Use (UMU). This zoning change has been requested to accommodate future business use.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, June 11, 2024 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

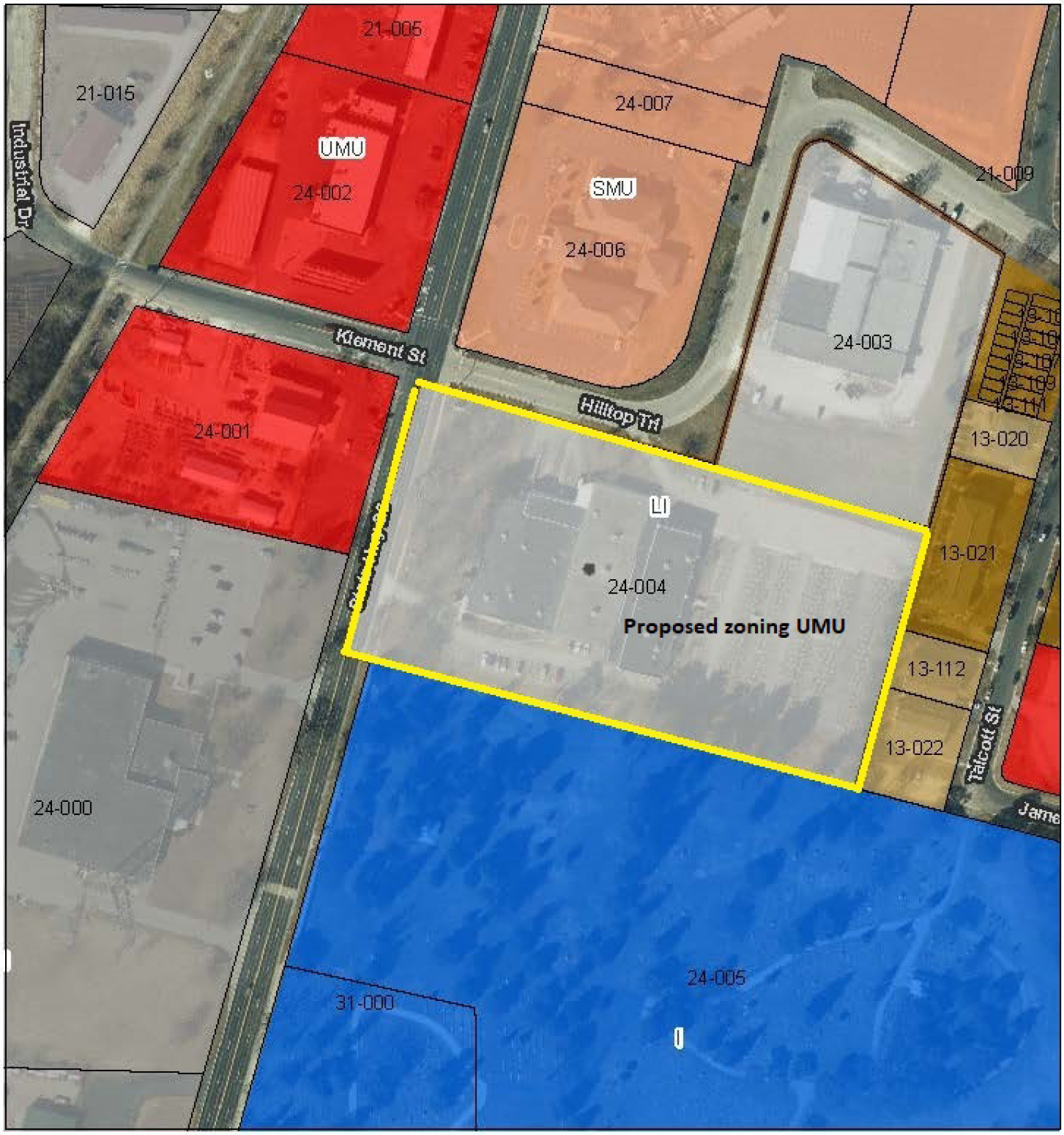
Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, June 18, 2024 and again on Tuesday, July 2, 2024.

The Plan Commission is seeking input from the public. For more information, please contact Building/Zoning Administrator Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts to Jedidiah Draeger.

If you have special needs or circumstances which make communication or accessibility difficult at the meeting, please call (920)-397-9901 prior to the meeting date. 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

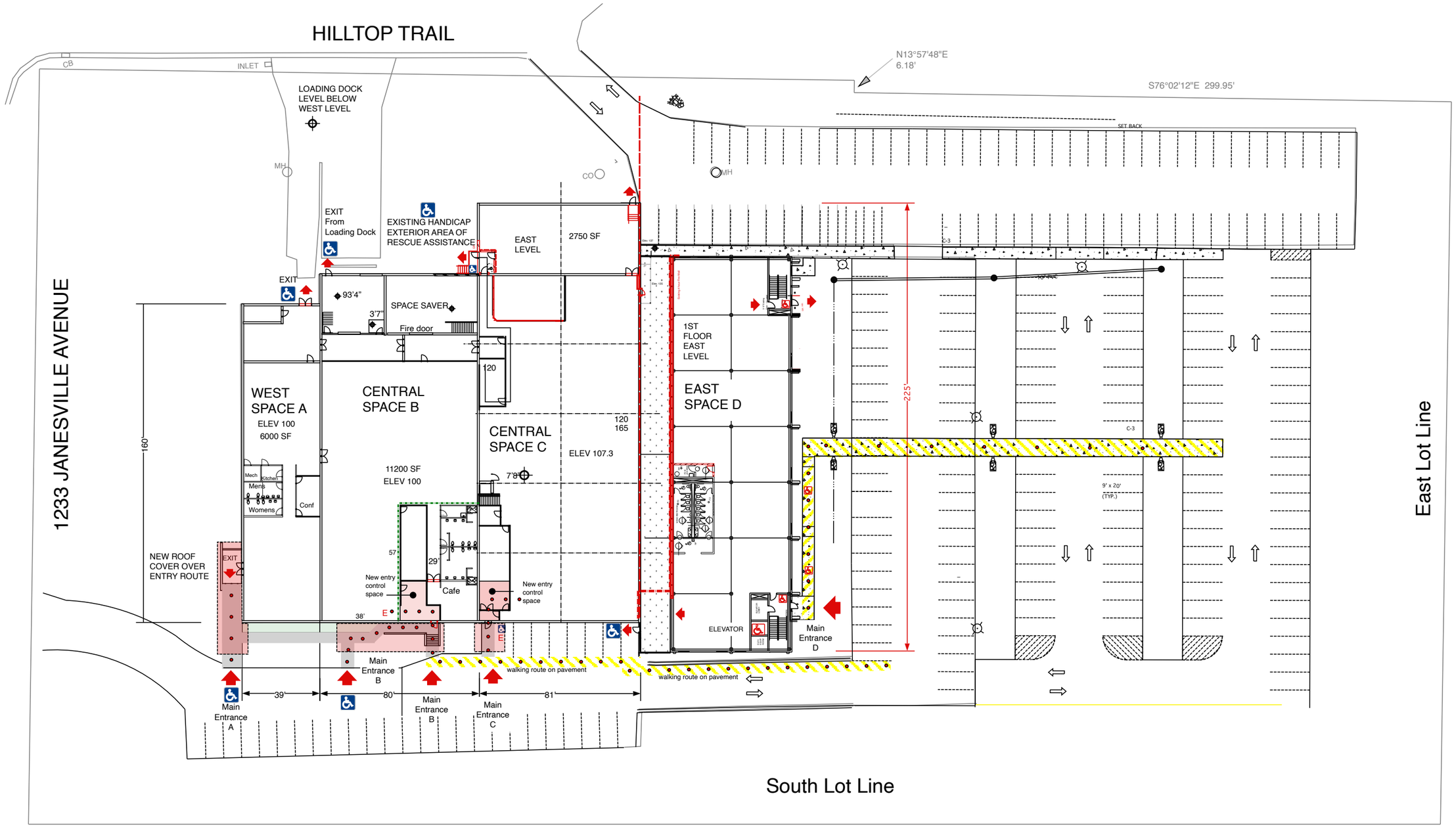
1233 Janesville Avenue



CITY OF FORT ATKINSON
Jefferson County Tax Parcels
City of Fort Atkinson Municipal Boundary 2022
City of Fort Atkinson Base Zoning
SR-3 - Single Family Residential - 10,000sf
SR-5 - Single Family Residential - 8,000sf
TF-10 - Two Flat Residential - 7,200sf
DR-8 - Duplex Residential - 10,000sf
MRL-8 - Multi-Family Residential
MRM-12 - Multi-Family Residential
NMU - Neighborhood Mixed Use
SMU - Suburban Mixed Use
UMU - Urban Mixed Use
I - Institutional
LI - Light Industrial
MI - Medium Industrial
HI - Heavy Industrial
City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction

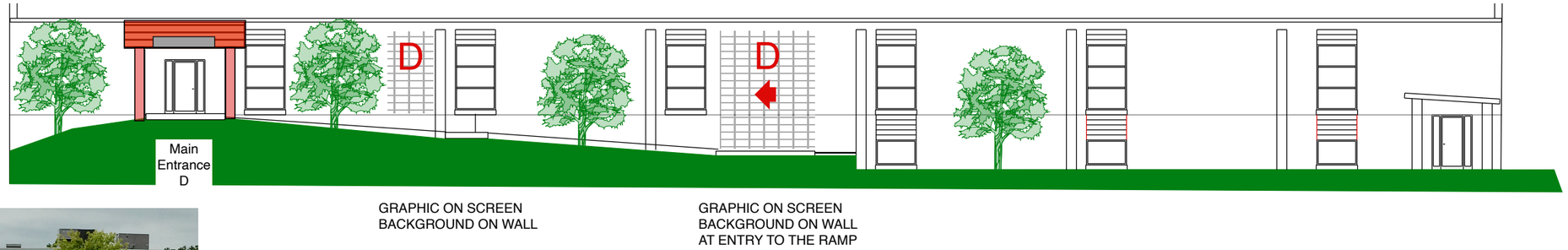
1:2,257
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

ArcGIS Web AppBuilder



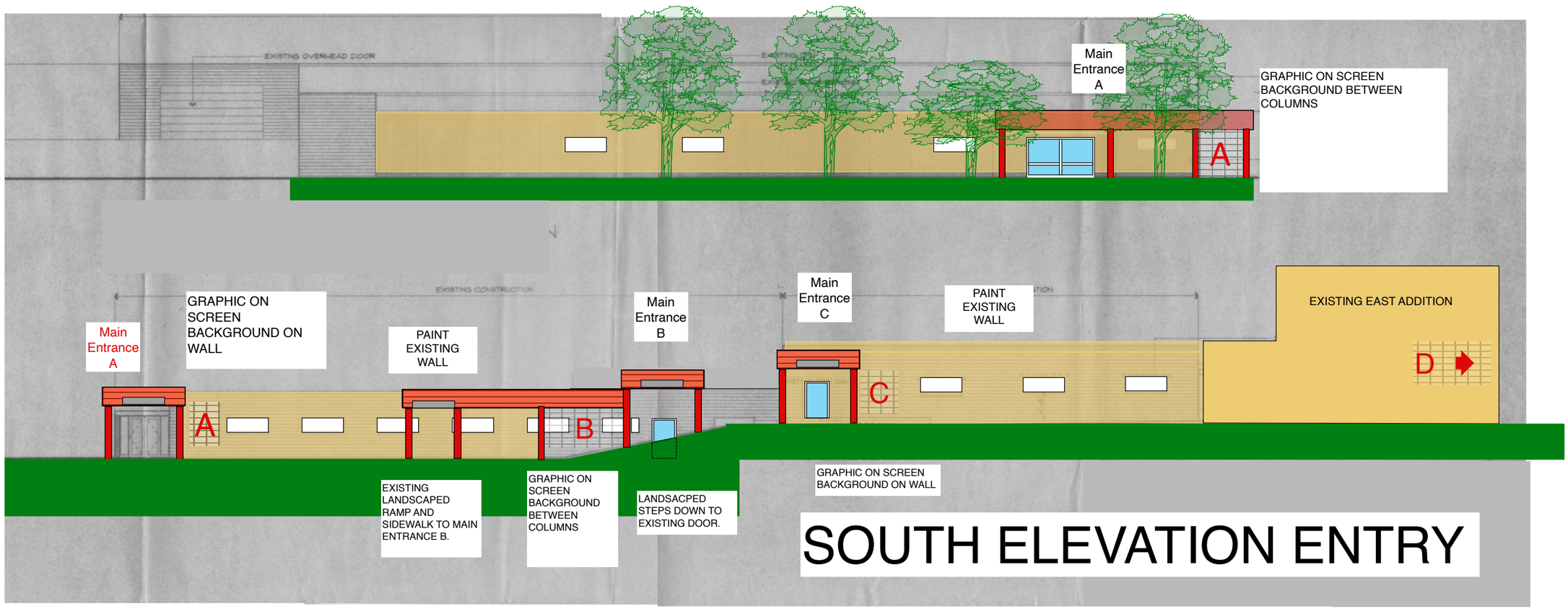
SITE AND BUILDING USE 1233 JANESVILLE AVE

3/27/24



EAST ELEVATION ENTRY

WEST ELEVATION ENTRY



EXTERIOR WORK 1233 JANESVILLE AVE

Formerly Endeavor Building
1233 Janesville Road
Zoning: LI Light Industrial.

3/27/24

CHAPTER 5 BUILDING SIZE AND HEIGHT

AREA OF BUILDING	Net SF	Person/ SF	Total Occupant	1/2 total	Male WC	Female WC	Inch of exit door on net
West Space A, Fire Area 1, S1							
Retail areas: West building retail area	3995	60	67	33	1	1	13
Business areas: West building Bathrooms	1000	100	10	5	0	0	2
North loading dock and storage	1025	300	3	2	0	0	0.7
Total Exiting required	**6020**		**80**		1	1	16
						Exits Provided:	72
						ADA exits provided:	2
West Space B, south, Fire Area 1,S1							
Retail areas	9000	60	150	75	2	2	30
Business areas	2200	100	22	11	0	0	4.4
Total Exiting required	**11200**		**172**		2	2	34
						Exits Provided:	72
						ADA exits provided:	2
West Space C, north, Fire Area 1,S1							
North loading dock and storage	**2923**	300	10	5	0	0	1.9
Note: loading docks are lower and have direct access out						Exits Provided:	72.0
						ADA exits provided:	2
CENTER SPACE D, Fire Area 1, S1							
North loading dock and storage	**2750**	300	9	5	0	0	1.833333333
Center Area mercantile fire area	**16800**	60	280	140	3	3	56
						Exits Provided:	108.0
						ADA exits provided:	2
Total all fire area 1 Net occupancy area	**39693**						
Allowable area per floor with frontage increase	**43289**						
East Building, Fire Area 2, SM							
					1:125 occ	*1:65 occ*	
First Floor Space	12639	50	253	126	1	2	51
Second Floor Space	12139	**50**	**243**	**121**	**1**	**2**	48.556
Fire Area 3 Allowable SF per floor per frontage increase						Exits Provided:	108.0
Total Fire Area 2	**24778**					ADA exits provided:	3
Allowable area per floor with frontage increase	**43289**						

Total required toilets:	7	9
Total toilets provided:	13	12

COMBINED WEST BUILDINGS FIRE AREA 1 WITH EXTENDED SPRINKLER

NEW A3 OCCUPANCY AREA					
TYPE IIIB WITH 0 RATING ON STRUCTURAL					
Floor Area 1 Increase Calculations	P	F	w	If	
Three full sides open and 1 side partially	856	658	30	51.8692	
Frontage Increase Calculation	**Aa**	At	Is	Actual	
MOST RESTRICTIVE OCCUPANCY IS A3 S1	**43289**	28500	1	42,643	

COMBINED EAST BUILDINGS FIRE AREA 2 WITH SPRINKLER

NEW A3 OCCUPANCY AREA					
TYPE IIIB WITH 0 RATING ON STRUCTURAL					
Floor Area 1 Increase Calculations	P	F	w	If	
Three full sides open and 1 side partially	856	658	30	51.8692	
Frontage Increase Calculation	**Aa**	At	Is	Actual	
MOST RESTRICTIVE OCCUPANCY IS A3 SM	**43289**	28500	1	0	

		Total SF	
Total all buildings		**Fire A1**	**Fire A2**
West and Central Fire Area 1 Building			
West and Central building	39693	39693	
West area East Addition Building	2950	2950	
Fire Area 2 first floor only	12500		12500
Total all first floor SF for entire building	55143		
Second floor east building	12139		12139
Totals		42643	24639