



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, JANUARY 28, 2025 – 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 January 14, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- b. Review and possible action relating to a **Site Plan Review** for signage at Riedl and Son Exterior Specialists, 1550 Madison Ave. (SPR-2025-03) (Draeger, Building Inspector/Zoning Administrator)
- c. Review and possible recommendation to the City Council relating to the Ridge View Estates Preliminary Plat, formerly known as the Banker Road property (PPR-2025-01) (Draeger, Building Inspector/Zoning Administrator)
- d. **Concept Plan**-Planned Unit Development-Group Development Plan and Specific Implementation Plan Ridge View Estates, Lot 61 (PUD-2025-01) (Draeger, Building Inspector/Zoning Administrator)
- e. **Concept Plan**-Planned Unit Development-Group Development Plan and Specific Implementation Plan Ridge View Estates, Lot 1 (PUD-2025-02) (Draeger, Building Inspector/Zoning Administrator)

- f. Update on previous Plan Commission items (Houseman, City Manager)

4. Adjournment

Date Posted: January 24, 2025

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

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

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



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JANUARY 14, 2025 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Chairperson Manager Houseman, Council Rep Schultz, Commissioners Highfield, Shull.
Also present: City Clerk/Treasurer/Finance Director, Building Inspector and City Attorney.

Excused absence: Cm. Kessenich.

Absent: Cm. Hough.

3. New Business

- a. **Public Hearing** relating to a Zoning Map Amendment to change the zoning district for a portion of the property located at 401 Madison Ave. (parcel number 226-0514-0412-006), from Urban Mixed Use (UMU) to Single Family Residential (SR-7) (ZMA-2025-01) (Draeger) Inspector Draeger presented the proposed project that involves splitting an existing parcel into two parcels and rezoning the new southern parcel (Lot 2 - facing Lincoln Street) from the UMU zoning district to the SR-7 zoning district. The new northern parcel (Lot 1 - facing Madison Avenue) is proposed to remain in the UMU zoning district. The existing parcel takes access from an alley that runs from Madison Avenue to Barrie Street. A detached garage structure is currently located near the alley and is proposed to remain as part of Lot 1 facing Madison Avenue, creating a slightly odd configuration in the northwest corner of the new Lot 2. All existing structures on the parcel today will remain with Lot 1. The applicant has expressed interest in developing the new Lot 2 into a new single-family home that would take access from Lincoln Street. This would be a permitted land use in the SR-7 zoning district, if the rezoning and CSM are completed.

Chairperson Manager Houseman opened the Public Hearing at 4:03 pm.

The public hearing was closed at 4:04 pm without comment after three calls.

- b. **Review and possible action relating to the minutes of the December 10, 2024 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)

Shull moved, seconded by Schultz to approve the minutes of the December 10, 2024 Plan Commission meeting. Motion carried.

- c. *Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the property located at 401 Madison Avenue (CSM-2025-01) (Draeger)*
Inspector Draeger discussed the proposed Certified Survey Map that is planned to separate the existing parcel into two parcels. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. The two new parcels proposed to be created via the CSM meet the minimum standards for the applicable UMU and SR-7 zoning districts. This process, in combination with the proposed rezoning, provides the opportunity for the new Lot 2 to be developed and meet the Zoning Ordinance's bulk dimensional standards. Draeger stated a garage could be added to lot 2 in the future with access from the alley or Lincoln Street.

Houseman moved, seconded by Highfield to recommend the City Council approve the two lot Certified Survey Map located at 401 Madison Avenue, subject to the following conditions: Permit the CSM with one existing nonconforming setback associated with the front yard setback of the existing residential structure that is proposed to remain unchanged and any other recommendations of City staff and the Plan Commission. Motion carried.

- d. *Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for a portion of the property located at 401 Madison Ave. (parcel number 226-0514-0412-006), from Urban Mixed Use (UMU) to Single Family Residential (SR-7) (ZMA-2025-01) (Draeger)*
Inspector Draeger continued with requests for 401 Madison Avenue; the existing property is currently zoned UMU. This zoning district allows for and is oriented to a mix of commercial and residential land uses. The Comprehensive Plan identifies the property as Two-Family Residential on the Future Land Use Map. The consistency between the proposed rezoning and the Comprehensive Plan is further described below. The proposed project's lot requirements must meet the minimum standards of the UMU and SR-7 zoning districts to accommodate the proposed CSM and rezoning. All proposed land uses and structures must also meet the minimum standards of each district.

Shull moved, seconded by Highfield to approve the Zoning Map Amendment for Lot 2 from UMU to SR-7, subject to the following conditions: Building Permit review and approval by City staff prior to any new construction on the new southern parcel (Lot 2) and any other recommendations of City staff and the Plan Commission. Motion carried.

- e. *Review and possible action relating to a **Site Plan Review** for signage, paving, and fencing at Hupke Power Center, 1200 Whitewater Ave. (SPR-2025-01) (Draeger)*
Inspector Draeger refreshed the Commission that on November 26, 2024 this site was approved by the Plan Commission for a Conditional Use Permit for a Small engine sales and service center with the following conditions: - Outside storage shall not be permitted

unless the applicant applies to amend this Conditional Use Permit and receives approval by the Plan Commission. - The applicant must submit a site restoration plan to City staff within three months from the approval of this CUP, showing the stabilization of all gravel surfaces within five years of approval of this CUP. Stabilization includes removal of gravel to create green space and/or landscaping, paving of gravel area with asphalt or concrete, or other plans acceptable to City staff. - All proposed site and building signage shall be approved by the Plan Commission before installation. Hupke Power Center is proposing three new signs located on the North and East facades of the building, One facing Highland Avenue and Two facing Janesville Avenue, as well as a Dual Post sign along Janesville Avenue in the Southeast corner of the property. The building owner is also planning to remove a un-used non-conforming pylon sign in the same location. Following the conditions set with the Conditional Use Permit, the owner is providing a plan to pave and restore all gravel surfaces on the site within five years. The applicant also plans to install a Nonresidential Accessory Structure, set on concrete and a privacy fence in the Southwest portion of the property. The building and the fence will aid in screening the surrounding properties from the business. Hupke Power Center plans to complete the conditions in stages as noted in the Staff report. Mr. Hupke clarified the signage and stated he is open to the material of the proposed fence.

Schultz moved, seconded by Highfield to approve the Site Plan with the following conditions:

- Install curb and gutter in the Public Right of Way adjacent to the proposed green space along Hilltop Trail.
- Remove the existing non-conforming Pylon sign.
- Accessory structure building materials must match the existing principal structure.
- Chain-link fencing is not to be used as screening - Wood, vinyl, or similar solid fencing is appropriate.
- Owner to follow the Overview timeline for completion of stages.
- Allow owner to work with City staff on potential locations for terrace trees, if appropriate, to be installed at the applicant's expense.

Motion carried.

- f. Update on previous Plan Commission items*
No discussion.

4. Adjournment

Schultz moved, seconded by Shull to adjourn. Meeting adjourned at 4:32 pm.

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



SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: January 28, 2025
PROPERTY ADDRESS: 1550 Madison Ave.

PARCEL NUMBER: 226-0614-3213-006
OWNER: CBF Investment Company LLC
APPLICANT: Riedl and Son LLC

FILE NUMBER: SPR-2025-03
EXISTING ZONING: SMU - Suburban Mixed Use
PROPOSED ZONING: No Change Proposed
EXISTING LAND USE: Mixed Use - Office
REQUESTED USES: No Change

BACKGROUND

Section 15.09.27 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Sign Permit application. This requires review of the proposed sign's conformance to the code, materials, legibility and visual clarity, compatibility with building characteristics, land uses, and site conditions, and potential conflicts with vehicular or pedestrian circulation.

REQUEST OVERVIEW

Riedl and Son LLC is proposing a new Wall Sign located on the front façade of the building facing Madison Ave, as well as a panel replacement on an existing development sign adjacent to Madison Ave. The signs will depict the company logo and the business type.

The wall sign is proposed to be 11'x4' and the panel replacement sign is proposed to be 5'9" wide and would have a height of 1'9", this is the existing space to be filled on the existing development sign. Panel replacements on existing signs are permitted by right in Article IX.

Sign Code Requirements for Wall Signs

Requirement	Proposed
1 sign per exterior wall, plus 1 per customer entry	Met: 1 Sign
All businesses are allowed a min. of 40 sq. ft.	Met: 30 Square Feet
Shall not extend over any roof or parapet	Met: Located on the façade, no roof or parapet overhang
Shall be made of durable, all-weather materials.	Met: Aluminum
Shall be ambient, backlit, or gooseneck lighting	Met: Internal LED lighting is proposed
Shall be a minimum of 8ft above the sidewalk	Met: Sign is not located above a walkway
Shall project a maximum of 12 in. from the	Met: Proposed 4" projection

front façade face of the building

Sign must be designed of materials harmonious Met: Metal Sign with harmonious colors with the building and site

No public notice is required for a sign review and action.

DISCUSSION

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Northwest Quadrant Planning Area and is identified as Community Commercial within the City's Comprehensive Plan. The opportunities included in the Plan in this planning area include enhancing marketability due to the proximity to Madison, providing a community gateway experience, encouraging traditional neighborhood & sustainable design, capitalizing on existing businesses & schools, and encouraging urban mixed-use development & redevelopment. The subject property is also shown as Community Commercial on the Future Land Use Map. This designation includes indoor commercial, office, community facilities and controlled outdoor display land uses intended to serve the entire community. The proposed signs match the existing character of the building and its surroundings. Staff believes the proposal is in concert with the Comprehensive Plan.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12
CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



Riedl and Son Exterior Specialists have moved their office operations to the proposed site and are filling a vacant office unit next to Subway along Madison Avenue. The proposed wall sign and group development panel signs meet the requirements of the City's Zoning Ordinances and are aligned with the surrounding commercial area. The owner of the building has provided an Owner's Authorization Letter approving the proposed signage. City staff has reviewed the application, and all comments have been included within this document.

RECOMMENDATION

Staff recommends that the Plan Commission approve the requested wall sign and the requested Monument sign as proposed.

ATTACHMENTS

1. Riedl and son sign permit application
2. Pylon sign PROOF rev 2
3. Exterior wall sign PROOF
4. Owner approval

City of Fort Atkinson Procedural Checklist for Sign Permits Requirements per Section 15.09.27

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

Name, company, and client (if applicable): Riedl and Son LLC - Cole Riedl 920-222-1713 1550 Madison Ave, Fort Atkinson, WI 53538

Sign Company: Alphagraphics - Bill Downs - bdowns@alphagraphics.com - 3223 Parmenter Street, Middleton, WI 53562

Property owner: CBF Investment Company, LLC 3234 County Highway N Cottage Grove, WI 53527

Phone number: 608-843-4562 Email: bdowns@alphagraphics.com

Property address of proposed sign: 1550 Madison Ave, Fort Atkinson

I Application Packet Requirements

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

- ☐ The name, address, phone number, and email address of the applicant.
- ☐ The name of the business or land use the proposed sign will serve.
- ☐ The name, address, phone number, email address, and signature of the property owners.
- ☐ The name, address, phone number, and email address of the sign contractor.
- ☐ The property's zoning designation and use of the building for which the sign will provide information.
- ☐ The property's current land use or uses for entire subject property, including all indoor and outdoor areas.
- ☐ A signage plan, drawn to a recognizable scale, for the property shall be submitted showing the following:
 - ☐ Location, type, height, width, and area of the proposed sign.
 - ☐ Location, type, height, width, and area of all existing signs on the property and indication of whether existing sign(s) will remain or be removed/replaced.
 - ☐ All property lines and buildings on the property and within 50 feet of the proposed sign.
 - ☐ All customer entrances, parking areas, driveways, and public roads.
 - ☐ Method of attachment, structural support, method of illumination, and sign materials.
 - ☐ Approximate value of the sign to be installed, including cost of installation.
- ☐ Payment of the sign permit fee.
- ☐ Any other information that may reasonably be requested by the Zoning Administrator for the purpose of application evaluation.
- ☐ A written statement that all temporary signs will be removed per the limits.
- ☐ Any existing or proposed sign on property abutting a State Highway, United States Highway, or Interstate Highway shall also require approval from the Wisconsin Department of Transportation or the Federal Highway Administration.

II Applicability

- 1) No Freestanding Sign listed under Section 15.09.05(1)(a), On-Building Sign listed under Section 15.09.05(1)(b), Pedestrian Sign listed under Section 15.09.05(1)(c), Bulletin Board or Order Board Sign under Section 15.09.05(1)(d), or Optional Miscellaneous Sign under Section 15.09.05(3)(b) shall be erected, installed, or constructed without approval from the City of Fort Atkinson Plan Commission.
- 2) No Menu Board or Sandwich Board Signs listed under Section 15.09.05(1)(d) or Building Management Identification Sign, On-Site Warning Sign, or On-Site Directional Sign listed under Section 15.09.05(3)(a), shall be erected, installed, constructed, or maintained without the granting of a permit from the Zoning Administrator in accordance with the provisions of this Section.
- 3) For signs requiring a permit in Subsection (a), above, this Section shall apply and be construed to require a permit for a change of copy on any sign or for any conversions or changes in the sign structure.
- 4) This Section shall not apply to repainting or re-facing with the same sign copy, cleaning, repair, or other normal maintenance of the sign or sign structure.
- 5) No new permit is required for signs which are in place as of the effective date this Chapter, and such signs may remain as legal nonconforming signs. Any alteration or relocation of such signs shall conform to the requirements of this Chapter. Refer to Section 15.09.35 for rules pertaining to nonconforming signs.
- 6) Any sign permit granted hereunder shall not be assigned or transferred to any other sign, including a modified sign face or modified sign structure.
- 7) The owner or tenant may request all such signs at one site be included under one permit.

III Criteria Used to Evaluate the Sign Permit Application

In deciding whether or not to grant a sign permit, the Zoning Administrator shall determine whether the proposed sign is in compliance with the provisions of Article IX of the City of Fort Atkinson Zoning Ordinance. In such review, the Zoning Administrator may also consider the following factors:

- 1) Conformance to the zoning and sign code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses, and adjacent signs.
- 4) Compatibility with the specific physical site conditions which warrant approval of the proposed sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

IV Process Checklist

- | | |
|---|-------------|
| ☐ Application fee of \$55.00 received by City Treasurer | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ Review and action by Zoning Administrator | Date: _____ |



JOB DESCRIPTION

NEW VINYL GRAHICS FOR EXISITNG PYLON SIGN PANELS

APPLY NEW VINYL GRAGHICS TO EXISTING PYLON SIGN PANELS. OPAQUE BLACK AND TRANSLUCENT RED VINYL.

FILE NAME _____ DATE _____ SCALE _____

JOB NAME _____

LOCATION _____

DRAWN BY _____ SALESMAN _____

DESIGN APPROVED BY: _____

AUTHORIZED SIGNATURE _____

DATE _____



JOB DESCRIPTION

LED ILLUMINATED CHANNEL LETTERS, LOGO AND CABINET

A- "ROOF LINE"
-4" PREFINISHED RED ALUMINUM RETURNS
-PREFINISHED RED TRIM CAP
-ACRYLIC FACES WITH APPLIED TRANSLUCENT RED VINYL
-ILLUMINATE WITH LEDs
-REMOTE POWER SUPPLIES

B- "RIEDL AND SON"
-4" PREFINISHED BLACK ALUMINUM RETURNS
-PREFINISHED BLACK TRM CAP
-ACRYLIC FACES WITH APPLIED PERFORATED BLACK VINYL
-ILLUMINATE WITH LEDs
-REMOTE POWER SUPPLIES

C- TAG LINE CABINET
-4" PREFINISHED BLACK ALUMINUM RETURNS
-PREFINISHED BLACK TRM CAP
-ACRYLIC FACES WITH BLACK VINYL W/ REVERSE CUT GRAPHICS
-ILLUMINATE WITH LEDs
-REMOTE POWER SUPPLIES

INSTALL SIGN TO EXTERIOR FACADE. CUSTOMER IS RESPONSIBLE FOR RUNNING ELECTRICAL TO SIGN LOCATION PRIOR TO INSTALLATION.



FILE NAME	DATE	SCALE
JOB NAME		
LOCATION		
DRAWN BY	SALESMAN	
DESIGN APPROVED BY:		
AUTHORIZED SIGNATURE		
DATE		

----- Forwarded message -----

From: **Rodney Hetts / Shore Intl** <rhetts@jefnet.com>

Date: Sat, Jan 4, 2025 at 7:54 AM

Subject: Re: Riedl and Son

To: Jesse Riedl <jesse@riedlandson.com>

Jesse,

Look very nice, I have no concerns with it

RH

Sent from my iPhone

On Jan 2, 2025, at 4:12 PM, Jesse Riedl <jesse@riedlandson.com> wrote:

Rodney

I hope you enjoyed your holidays. I am attaching a proof of the sign that we would like to have made for the new office space. Please let us know if you have any concerns or questions.

Thank you



PRELIMINARY PLAT REVIEW REPORT TO THE PLAN COMMISSION

DATE: January 28, 2025

FILE NUMBER: PPR-2025-01 Ridge View Estates

PROPERTY ADDRESS: Undetermined

EXISTING ZONING: MRH-30 and SR-2

PARCEL NUMBER: 226-0614-3323-020, 226-0614-3322-000

PROPOSED ZONING: MRH-30, MRM-12, SR-5, CON

OWNER: City of Fort Atkinson

EXISTING LAND USE: Undeveloped

APPLICANT: City of Fort Atkinson

REQUESTED USES: Residential

BACKGROUND

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.

The proposed new subdivision shown on the Preliminary Subdivision Plat is a long-anticipated residential development located between Fort Atkinson High School and Banker Road. The Plat shows 76 residential lots with several zoning designations and densities. Also seen on the Plat are six outlots, these lots are designed to accommodate additional storm waters created by the increased impervious surfaces such as streets, driveways, and buildings. The plat has five public streets shown, Hawthorne Drive, Trillium Drive, Marigold Drive, Peony Place, and Banker Road. All new public right of ways will be constructed to city standards as well as the re-routed Banker Rd.

REQUEST OVERVIEW

The Land Division and Development Ordinance (LDDO) requires that the Preliminary Plat be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. A Preliminary Plat is required to subdivide land into five or more new parcels. Following the review and approval of the Preliminary Plat by the City, it will be reviewed by the State and County. A Final Plat, inclusive of any requested changes of any reviewing party, is then brought before the Plan Commission and City Council for action. This two-step process ensures that all requirements are met prior to the land division being recorded.

Standards for this are provided within the Land Division and Development Ordinance (LDDO).

The City Engineer has reviewed the Preliminary Plat in comparison to the applicable requirements of the LDDO and determined the following:

- Section 70.05.02 - *Preliminary Plat Review – The majority of requirements have been met - Available Utilities To Be on Final Plat*
- Section 70.08.07 – *Preparation, Dedication and Construction of Public Streets and Road* – this section requires the dedication of a minimum 60’ of Right of Way for local streets, which is met.

As noted- details related to cross sections, pedestrian accommodations, utility design etc. will come before Plan Commission and City Council for approvals prior to the Final Plat approvals.

No public notice is required for Preliminary Plat review and action.

DISCUSSION

Zoning:

The Ridge View Estates Preliminary Plat, formerly known as the Banker Road Development is a development plan that will provide a large number of residential units. Fort Atkinson has a high demand for additional housing of all types and this proposed subdivision will provide a large quantity and variety of those units. The majority of the lots shown on the Plat will be Zoned Single-Family Residential (SR-5) which will provide an opportunity for 71 single-family homes; these lots are numbered 2-49, 51-60, 63-69, and 71-76. There are also four lots; 1, 50, 62, and 70, that are proposed to be in the MRM-12 Zoning district, which is a medium density zoning that allows one residential unit per 2,178 square feet. The last of the lots on the Preliminary Plat is Lot 61 which is proposed to be zoned MRH-30 which is the city's highest density residential zoning, allowing for one residential unit per 871 square feet. During review of the Preliminary Plat it was determined that Lot 50 would not meet the minimum requirements for the MRM-12 Multi-Family Residential - 12 district in regards to lot depth. To note: Lots 1, 50, 61, 62, and 70 are labeled as PUD on the Preliminary Plat. Planned Unit Developments are a unique zoning designation that requires a base zoning other than the PUD district. This base zoning should be labeled on the Preliminary Plat rather than the PUD, which is only designated after a General implementation Plan and Specific Implementation Plan for those lots has been approved by the Plan Commission and the City Council. Outlots have no required maximum or minimum lot requirements.

Zoning Requirements for lots in the SR-5 District

Description	Requirement	Proposed
Minimum Lot Area	8,000 square feet	Met - all lots 8,000 sf or greater
Minimum Lot Width	65 feet	Met - all lots 65' or greater

Minimum Lot Depth	120 feet	Met - all lots 120' or greater
Minimum Lot Frontage	30 feet	Met - all lots 30' or greater

Zoning Requirements for lots in the MRM-12 District

Description	Requirement	Proposed
Minimum Lot Area	20,000 square feet	Met - all lots 20,000 sf or greater
Minimum Lot Width	100 feet	Met - all lots 100 feet or greater
Minimum Lot Depth	120 feet	Met - Lots 1,62,70 Not met - Lot 50
Minimum Lot Frontage	50 feet	Met - all lots 50 feet or greater

Zoning Requirements for lots in the MRH-30 District

Description	Requirement	Proposed
Minimum Lot Area	20,000 squarer feet	Met - Lot 61 = 233,958 sf
Minimum Lot Width	100 feet	Met - Lot 61 = 557 feet
Minimum Lot Depth	120 feet	Met - Lot 61 = 288 feet
Minimum Lot Frontage	50 feet	Met - Lot 61 = 557+ feet

Land Division and Development Plan:

There are five public roads on the Preliminary Plat. All public infrastructure substantially meets the city's road design requirements with some radius discrepancies.

1. Hawthorn Drive - which travels north and south and is currently used as a high school access roadd. A Preliminary CSM and Right of Way Dedication Request was reviewed and recommended by the Plan Commission on September 26, 2023.
2. Trillium Drive - this road has been dedicated and then vacated prior to this Preliminary Plat. Plan Commission recommended a Preliminary Plat on April 25, 2023 and then vacated on December 17, 2024, by the City Council due to a need to re-configure.
3. Marigold Drive - New Road
4. Peony Drive - New Road
5. Banker Road - Banker remains in its original location but will be moved in the future with funds from the DOT. The dedication on this Preliminary Plat is for stormwater purposes.

Utilities- Utility easements are not currently shown on the Preliminary Plat. The city is working with WE Energies to create the necessary easements to facilitate providing gas and electric to the new parcels. Cable and fiber will also share in the use of those easements.

Comprehensive Land Use Plan

The proposed Preliminary Plat is located in the Northwest Quadrant Planning Area and is shown

as Planned Neighborhood. This designation includes Single-Family residential, Two Family/Townhouse residential, Multi-Family residential, Neighborhood Commercial, Community Facilities, Parks, and Environmental Corridor Land Uses. This designation aligns with the proposed land uses shown on the Preliminary Plat. Recall that the City commissioned a Neighborhood Plan from Vandewalle in 2022 for the subject property. The proposed subdivision plat is consistent with the approved Neighborhood Plan, which can be found [here](#).

RECOMMENDATION

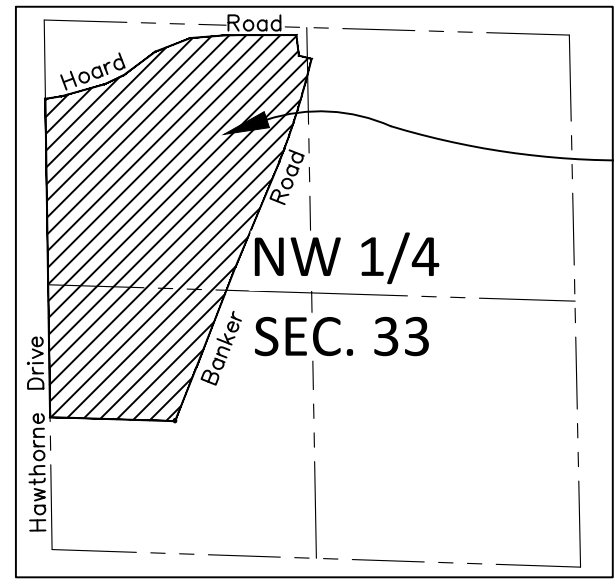
City staff recommends the Plan Commission recommend the City Council approve the Preliminary Map with the conditions listed below:

1. PUD lots to be labeled with each individual lot's base Zoning
2. Outlot 2 to be eliminated and replaced with stormwater easements; bringing all proposed lots into conformity with respect to dimensions
3. Outlot 3 to be eliminated to accommodate changes in road grading per the Design Engineer
4. Utility easements to be shown on Final Plat
5. Set all collector street radius' to city standards
6. Outlots to be described or labeled as CON - Conservancy on Final Plat

Any other recommendations by the Plan Commission

ATTACHMENTS

1. Ridge View Estates Prelim Plat 1-14-25
2. CSM_6820003-CSM

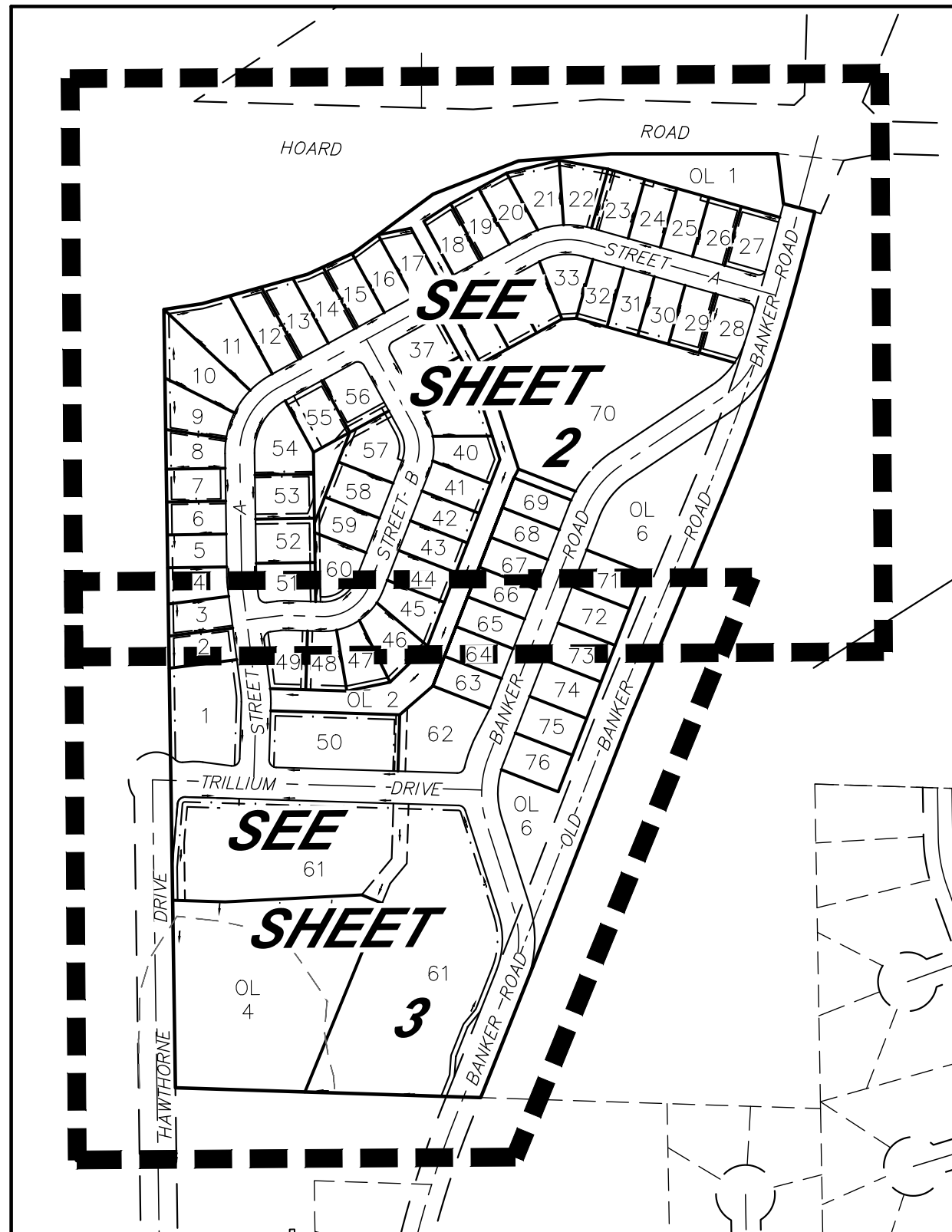


SITE

NW 1/4
SEC. 33

Vicinity Map

Not to Scale

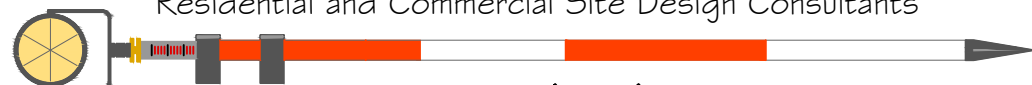


Sheet Index Map

Not to Scale

REVISIONS

PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 1 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation - report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (2) Phases - Phase 1 will consist of Lots 1-61, Outlots 1-4 and included streets. Phase 2 will consist of Lots 62-76, Outlots 5-6 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 1, 50, 62 and 70 is Multi-Family Residential-12 (MRM-12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
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.

Proposed zoning of Lot 61 is Multi-Family Residential-30 (MRH-30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 61 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
Front (minor street) = 30'
Front (all other streets) = 30'
Rear = 30'
Side = 8'
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH-30 District.

Proposed zoning of the Single Family Residential within this plat (All other Lots) is SR-5.

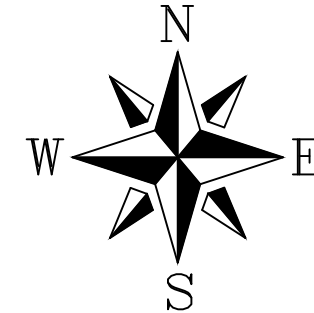
Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

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

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 8)
- Existing Easement Line
- Public Utility Easement Dedicated Hereon (10' Wide Unless Noted)
- Public Stormwater Management Easement Dedicated Hereon
- Sectional Subdivision Line
- Soil Classification Zones
- Wetland Line
- 75' Wetland Buffer
- Final Plat Phase Line
- Lot line
- Centerline
- Woods Line
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

HSG B
HSG B/D
HSG C



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System.

Total Area
1,793,077 Sq. Ft.
41.1634 Acres±

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

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road - Suite A
McFarland, WI 53558
Ph: (608) 838-7750

CITY APPROVAL CERTIFICATE:

I, Rebecca Houseman, City Manager for the City of Fort Atkinson, hereby certify that this Preliminary Plat of "Banker Heights" is approved by the City of Fort Atkinson.

Date: _____

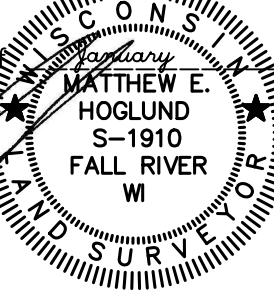
Rebecca Houseman, City Manager
City of Fort Atkinson

SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 70: Land Division and Development Ordinance of the City of Fort Atkinson.

Dated this 14th day of November, 2025.

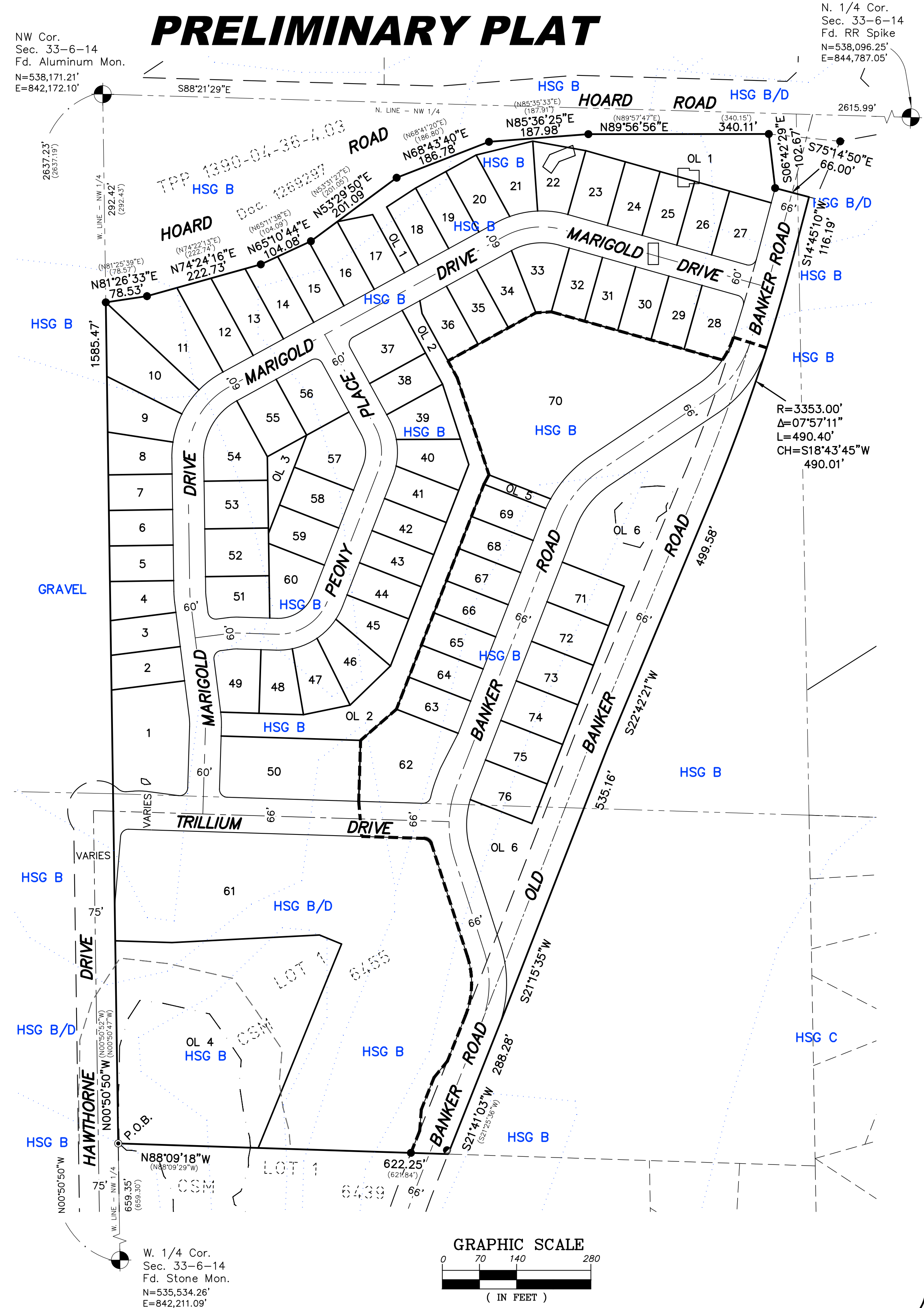
By: Matthew E. Hoglund
P.L.S. S-1910



RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and 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

PRELIMINARY PLAT



GRAPHIC SCALE

0 70 140 280

(IN FEET)

NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation – report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (2) Phases – Phase 1 will consist of Lots 1–61, Outlots 1–4 and included streets. Phase will consist of Lots 62–76, Outlots 5–6 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 1, 50, 62 and 70 is Multi-Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
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.

Proposed zoning of Lot 61 is Multi-Family Residential–30 (MRH–30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 61 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:
Front (minor street) = 30'
Front (all other streets) = 30'
Rear = 30'
Side = 8'
Street Side (on corner lots) = 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

Proposed zoning of the Single Family Residential within this plat (All other Lots) is SR–5.

Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

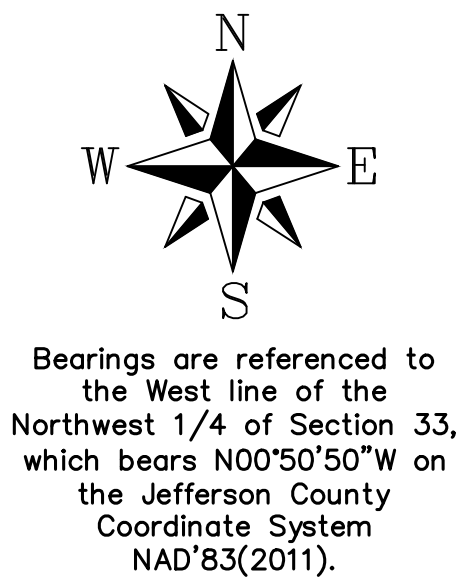
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR–5 District.

LEGEND

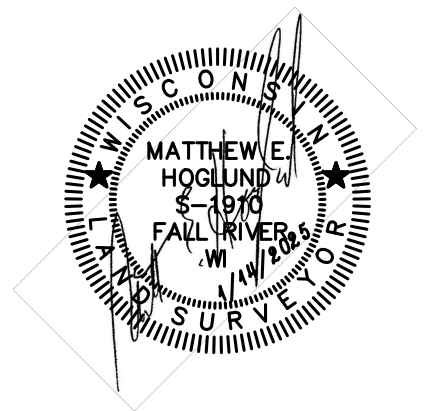
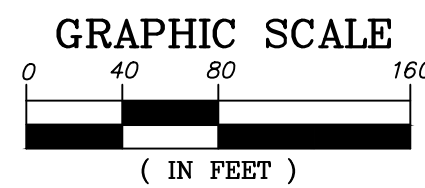
●	Found 3/4" Rebar
○	Found 1" Iron Pipe
○	Found 1–1/4" Iron Pipe
⊙	Soil Boring Location
(88')	Record Data (if different)
→	Drainage Arrow (Proposed)
---	Boundary Lines per this Survey
---	Deed/Survey/Lot Line of Record
---	R/W Line
---	Principal Building Setback line (See Note 8)
---	Existing Easement Line
---	Public Utility Easement Dedicated Hereon (10' Wide Unless Noted)
---	Public Stormwater Management Easement Dedicated Hereon
---	Sectional Subdivision Line
---	Soil Classification Zones
---	Wetland Line
---	75' Wetland Buffer
---	Final Plat Phase Line
---	Lot line
---	Centerline
---	Woods Line
HSG B	Hydrologic Soil Group B
HSG B/D	Hydrologic Soil Group B/D
HSG C	Hydrologic Soil Group C

OWNER/SUBDIVIDER:
City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397–9901

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).

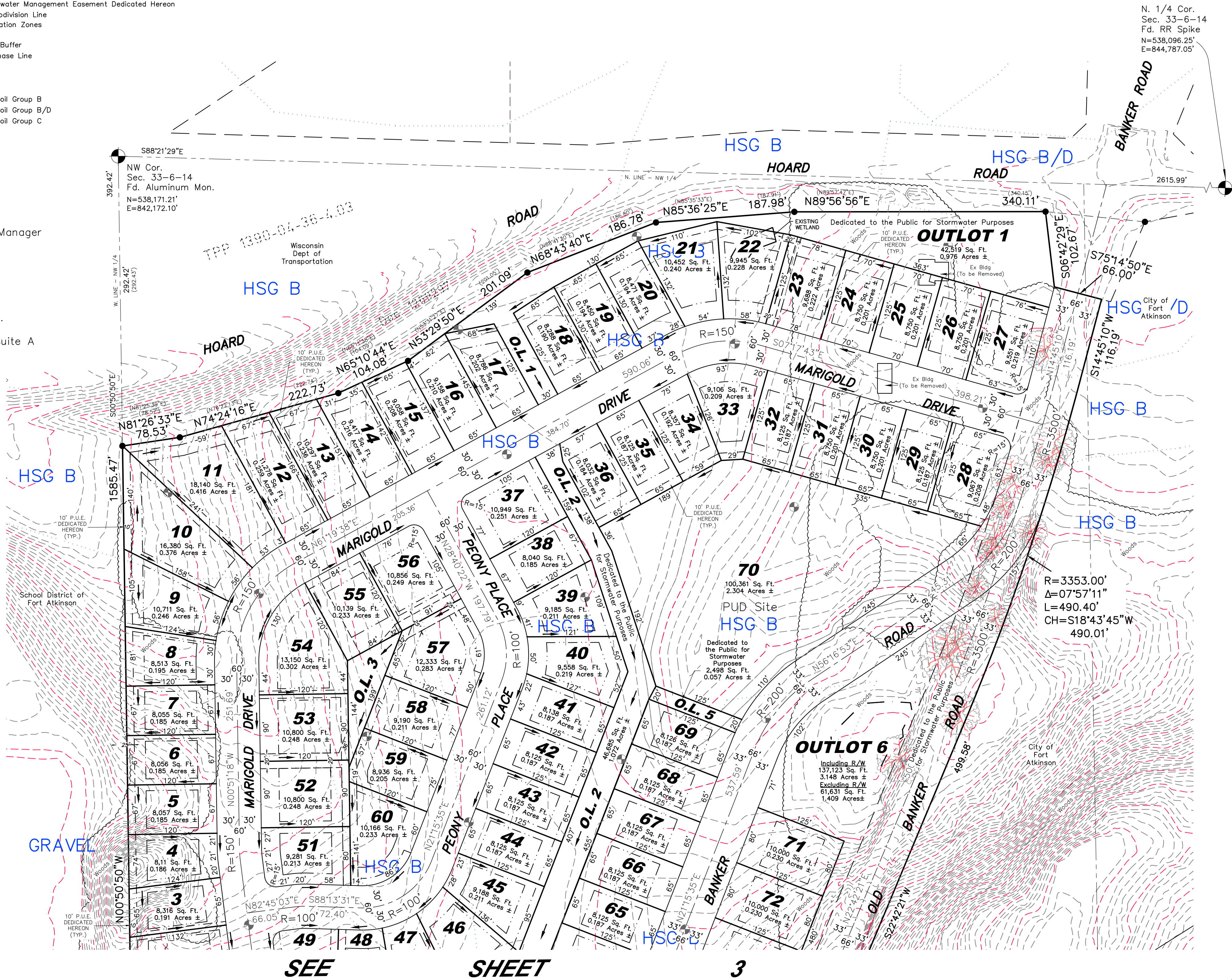


OUTLOT 3
Dedicated to the Public for Stormwater Purposes
5,398 Sq. Ft.
0.124 Acres ±

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and 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

PRELIMINARY PLAT



PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 2 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

NOTES:

- See engineering plans and reports submitted concurrently herewith for details of existing and proposed streets, sidewalks, sanitary sewer, water, storm sewer and stormwater management facilities.
- Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
- Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
- All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
- See Sheet 3 for Legal Description.
- Wetlands shown based on the delineation by Stacy E. Jepson, WDNR Assured Delineator, Cedar Corporation – report for Project No. F06820-0001 dated 2/10/2023.
- Ridge View Estates will be final platted in (2) Phases – Phase 1 will consist of Lots 1–61, Outlots 1–4 and included streets. Phase 2 will consist of Lots 62–76, Outlots 5–6 and included streets. Old Banker Road will be discontinued upon the dedication of the R/W and completion and acceptance of improvements of the relocated Banker Road within Phase 2.
- Proposed zoning of Lots 1, 50, 62 and 70 is Multi-Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

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.

Proposed zoning of Lot 61 is Multi-Family Residential–30 (MRH–30) with the Planned Unit Development Overlay Zoning District (PUD). Note setbacks for Lot 61 are not shown as they will be established as part of the PUD approval.

Principal Structure Setbacks:

Front (minor street)	= 30'
Front (all other streets)	= 30'
Rear	= 30'
Side	= 8'
Street Side (on corner lots)	= 25'

See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

Proposed zoning of the Single Family Residential within this plat (All other Lots) is SR–5.

Principal Structure Setbacks:

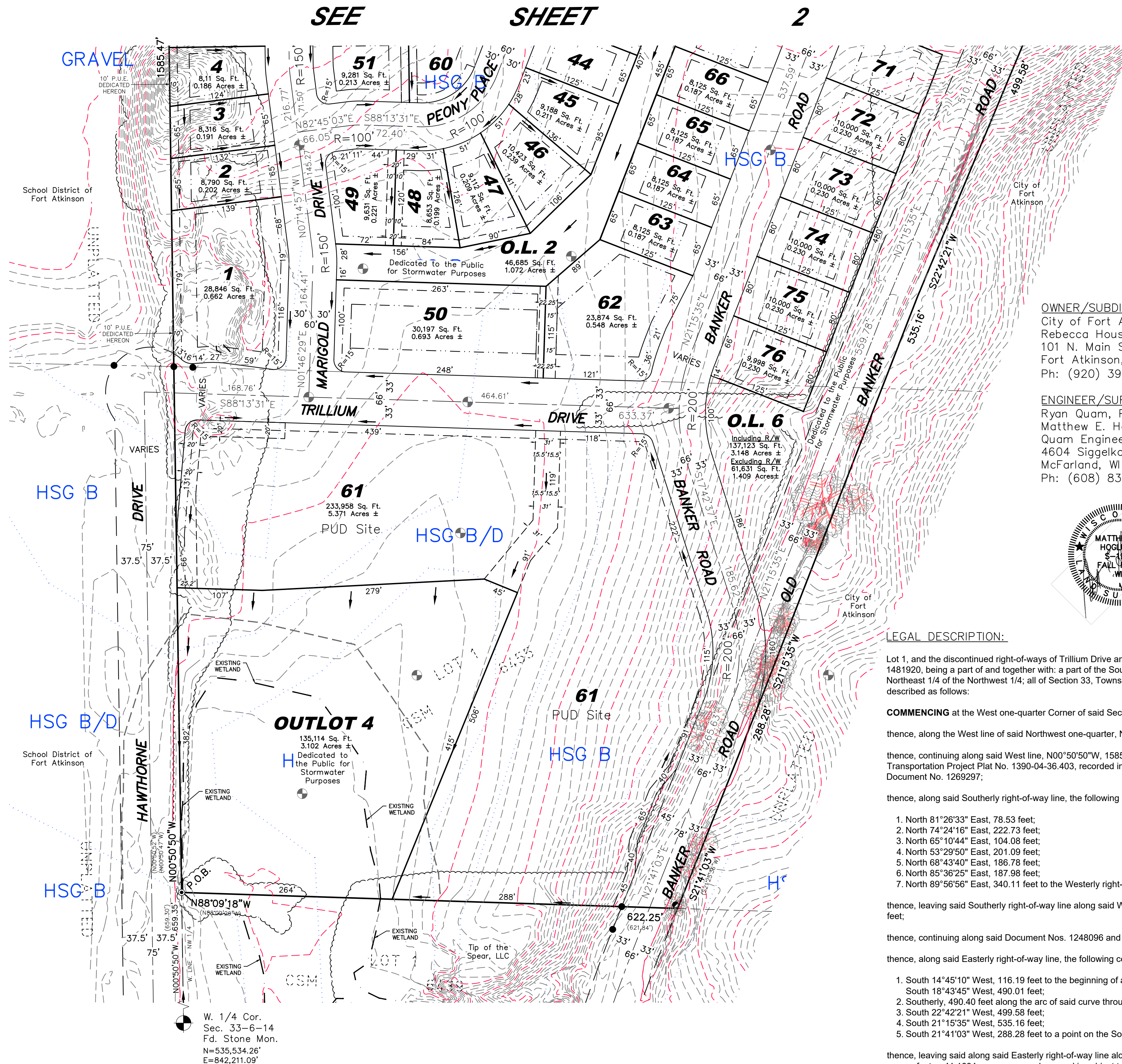
Front (minor street)	= 25'
Front (all other streets)	= 30'
Rear	= 25'
Side	= 8'
Street Side (on corner lots)	= 15'

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

RIDGE VIEW ESTATES

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and 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.

PRELIMINARY PLAT

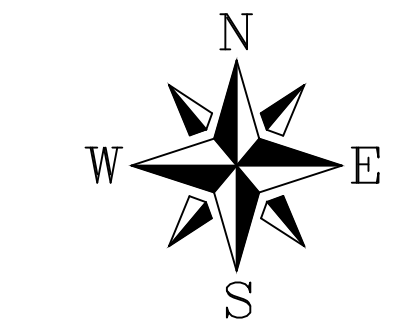


LEGEND

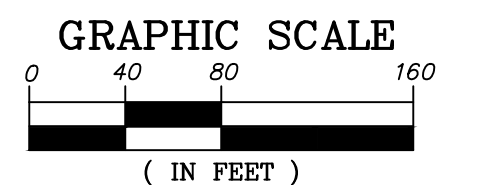
- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 8)
- Existing Easement Line
- Public Utility Easement Dedicated Hereon (10' Wide Unless Noted)
- Public Stormwater Management Easement Dedicated Hereon
- Sectional Subdivision Line
- Soil Classification Zones
- Wetland Line
- 75' Wetland Buffer
- Final Plat Phase Line
- Lot line
- Centerline
- Woods Line
- HSG B
- HSG B/D
- HSG C
- Hydrologic Soil Group B
- Hydrologic Soil Group B/D
- Hydrologic Soil Group C

OWNER/SUBDIVIDER:
City of Fort Atkinson
Rebecca Houseman, City Manager
101 N. Main Street
Fort Atkinson, WI 53538
Ph: (920) 397–9901

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750



Bearings are referenced to the West line of the Northwest 1/4 of Section 33, which bears N00°50'50"W on the Jefferson County Coordinate System NAD'83(2011).



LEGAL DESCRIPTION:

Lot 1, and the discontinued right-of-ways of Trillium Drive and Banker Road, of Jefferson County Certified Survey Map (CSM) 6455, recorded as Document No. 1481920, being a part of and together with: a part of the Southwest 1/4 of the Northwest 1/4; a part of the Northwest 1/4 of the Northwest 1/4; and part of the Northeast 1/4 of the Northwest 1/4; 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, 659.35 feet to the **POINT OF BEGINNING**, being the Southwest corner of said Lot 1;

thence, continuing along said West line, N00°50'50"W, 1585.47 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, the following courses:

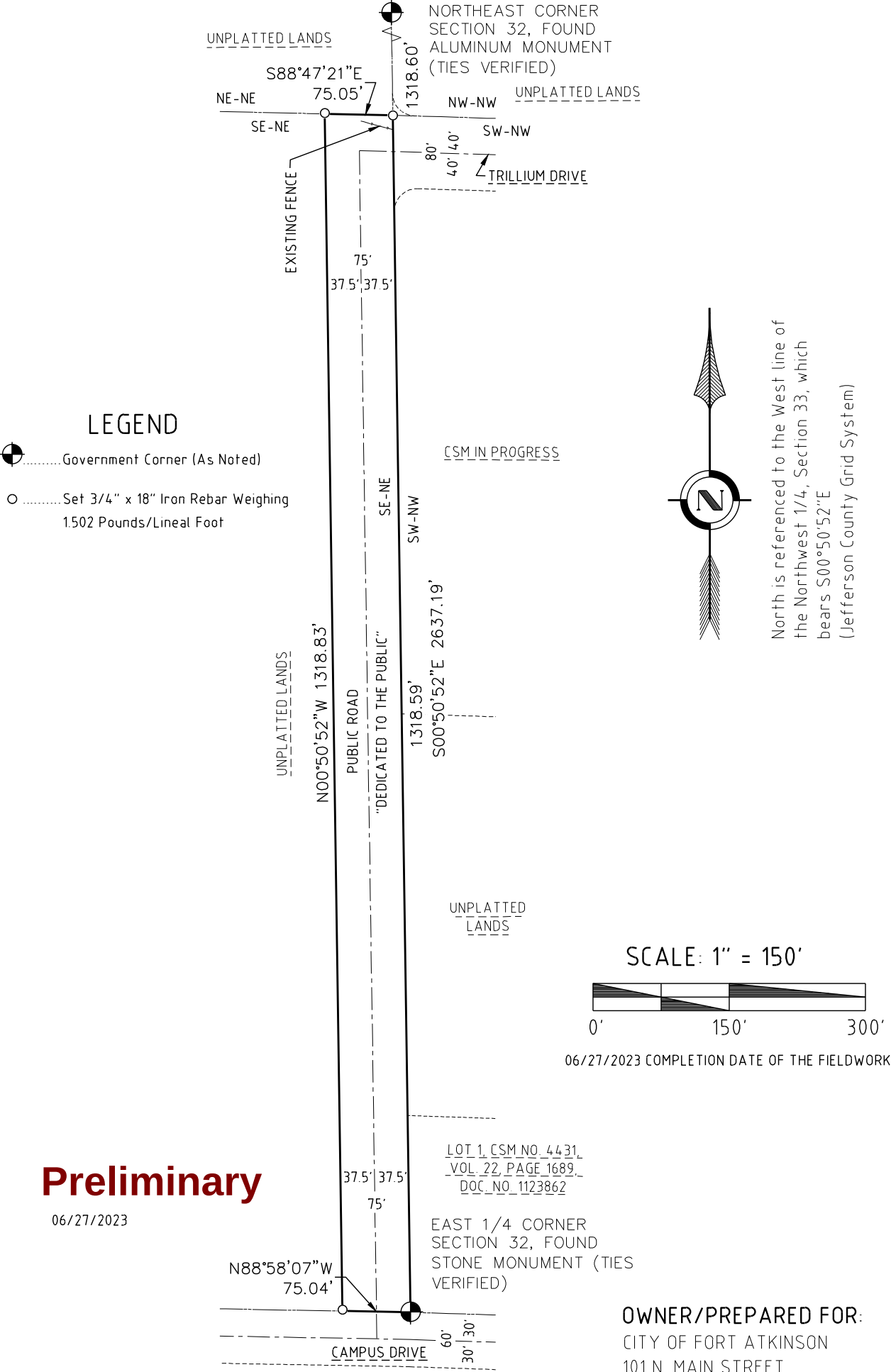
1. South 14°45'10" West, 116.19 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 3353.00 feet and a chord which bears South 18°43'45" West, 490.01 feet;
2. Southerly, 490.40 feet along the arc of said curve through a central angle of 07°57'11" to the Point of Tangency thereof;
3. South 22°42'21" West, 499.58 feet;
4. South 21°15'35" West, 535.16 feet;
5. South 21°41'03" West, 288.28 feet to a point on the South line of said CSM No. 6455;

thence, leaving said along said Easterly right-of-way line along said South line, North 88°09'18"W, 622.25 feet to the **POINT OF BEGINNING**, containing 1,793,077 square feet or 41.1634 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 3 OF 3
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER, SECTION 32, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY
OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



Preliminary
06/27/2023

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

OWNER/PREPARED FOR:
CITY OF FORT ATKINSON
101 N. MAIN STREET,
FORT ATKINSON, WISCONSIN 53538

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER, SECTION 32, 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 Southeast quarter of the Northeast quarter, Section 32, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, more particularly described as follows:

Beginning at the East quarter corner of said Section 32;
Thence N88°58'07"W 75.04 feet along Northerly right-of-way of Campus Drive and the South line of the Southeast quarter of the Northeast quarter of said Section 32;
Thence N00°50'52"W 1318.83 feet to the North line of said Southeast quarter of the Northeast quarter;
Thence S88°47'21"E 75.05 feet along said North line to the East line of said Southeast quarter of the Northeast quarter;
Thence S00°50'52"E 1318.59 feet along said East line to the point of beginning.

Said parcel contains 98,905 square feet (2.27 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 27th day of June, 2023.

Preliminary

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

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER, SECTION 32, 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
06/27/2023

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



Concept Plan Presentation REPORT TO THE PLAN COMMISSION

DATE: January 28, 2025
PROPERTY ADDRESS: N/A
PARCEL NUMBER: 226-0614-3323-020
OWNER: City of Fort Atkinson
APPLICANT: Applicant: Adam Hertel, AAG

FILE NUMBER: PUD-2025-01
EXISTING ZONING: MRH-30
PROPOSED ZONING: PUD
EXISTING LAND USE: Vacant
REQUESTED USES: Multi-Family Residential

BACKGROUND

Section 15.02.81 of the [City of Fort Atkinson Zoning Ordinance](#) provides the purpose and intent of the Planned Unit Development overlay zoning district. The purpose of this district is to provide for the possible relaxation of certain development standards pertaining to the underlying zoning district (such as use or setbacks). In exchange for such flexibility, it is expected that the development will reflect the City's planning policies as set forth in the Comprehensive Plan and offer additional advantages such as positively contributing to the appearance and function of land uses and site design; promoting a greater level of architectural quality; providing substantial buffers and transitions between different land uses; or other advantages outlined in the Zoning Ordinance.

Section 15.10.44 establishes a review approval procedure for Planned Unit Developments. It requires a pre-application conference with staff, an optional Concept Plan Review by the Plan Commission, a potential workshop or public meeting as part of the Concept Plan Review, a General Development Plan (GDP) Review, and a Specific Implementation Plan (SIP). The SIP serves as the final site plan review and establishes the final design of the project. During this process, the applicant must apply for a Zoning Map Amendment to officially change the zoning classification from the established underlying zoning district to the Planned Unit Development (PUD) zoning district.

This request from the applicant is for Plan Commission review of the PUD Concept Plan. Per Section 15.10.44(3)(d), "the Plan Commission shall comment, but not take formal action, on the concept plan and inform the applicant to move on to the next step in the PUD process, General Development Plan." It is also appropriate at this point for the Plan Commission to schedule a workshop to further review the Concept Plan or indicate a lack of support for the project based on the submitted Concept Plan if it so chooses.

REQUEST OVERVIEW

The applicant and the City have agreed in concept to the development. Conversations have been productive to date and the City and the applicant are ready to enter the PUD process with what appears to be a mutually beneficial project in concept. The PUD process is designed to formalize the project into a final package for Plan Commission and City Council approval.

No public notice is required for the review of a PUD Concept Plan. Public notice is required for additional steps in the process.

DISCUSSION

The planning of the overall area has been in concept for some time and the City and the Developer are now far enough along in the process to present a concept for a portion of the overall development of the Banker Road area, now known as the Ridge View Estates. This portion of the overall development would be for a Planned Unit Development on a MRH-30 zoned parcel of a 3 Story apartment building with underground parking .

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Northwest Quadrant Planning Area. Opportunities are noted in the figure below for this area. This area represents a significant growth opportunity for both Commercial and Residential options within the City Limits. This development opportunity is in keeping with that overall plan and lends itself to the City's planning efforts just to the north on the Banker Road parcels. Recall that the City commissioned a Neighborhood Plan from Vandewalle in 2022 for the subject property. The proposed subdivision plat is consistent with the approved Neighborhood Plan, which can be found [here](#).

Staff believes the proposal is in concert with the Comprehensive Plan.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



RECOMMENDATION

Plan Commission takes no action at the Concept Proposal stage of the PUD process. Formal action is taken at the General Development Plan (step 2) and Site Implementation Plan (step 3). Plan Commission, through its discussion of the submittal, can provide an indication to the applicant if an opportunity for a successful PUD process exists. Staff support this proposal at its current stage in the process.

ATTACHMENTS

1. 00_Site Plan Lot 61 FILLABLE
2. 01_Site Submittal - Lot 61
3. 02_Exhibit #1_Site Location Map
4. 04_Ridge View Estates Lot 61 Development Plans_01-14-2025
5. 05_Lighting Specifications

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

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

Name, company, and client (if applicable): Applicant: Adam Hertel, AAG

Owner: Kraig Sadownikow, Intrepid Investments, LLC, 230 Ohio Street - Suite 200, Oshkosh, WI 54902

Phone number: 262-334-3811 Email: adam@teamaag.net

Property address for site plan: Ridge View Estates, Lot 61

I Applicability

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

II Application Requirements

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

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

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$200.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

Site Application

Statement of Owners Intent,
Location Map, Pre-Development Site Information, Post-
Development Site Information, Development Plans,
Operational Plan

Project:
Ridge View Estates - Lot 61 Multifamily Development

Owner:
Intrepid Investments, LLC
230 Ohio Street – Suite 200
Oshkosh, WI 54902
Attn: Kraig Sadownikow

Written Description of intended use

It is the intent of the Owner to develop the lands controlled by the Owner as a multifamily development with two phases of apartment buildings consistent with MRH-30 zoning.

- 1) Existing Zoning: PUD Underlying Zoning MRH-30. Proposed Zoning: MRH-30
- 2) Existing Land Use: Undeveloped. Proposed Land Use: Multifamily apartment buildings;
- 3) Proposed Dwelling units: Phase 1 building: 87 units; Phase 2 building: 100 units;

Location Map

- 1) See General Location Map as Exhibit #1;
- 2) Lot Size: 5.37 total acres;
- 3) Fort Atkinson high school is adjacent to the west;
- 4) Trillium Drive and City owned lands with planned development is adjacent to the north;
- 5) Banker Road is adjacent to the east;
- 6) Two single family homes are adjacent to the south;
- 7) City sanitary sewer and water main will be extended into property from Trillium Drive;

Pre-Development Site Information

The existing site features are as follows:

- 1) Legal Description: Lot 61 of Ridge View Estates Plat (See Exhibit #2)
- 2) Existing property lines and setback lines: Existing and proposed setback lines are the same. See Site Plan Sheet C-1
- 3) Existing structures and paved areas: None
- 4) Existing right of way lines with bearings and dimensions clearly labeled: See Ridge View Estates Plat (Exhibit #2)
- 5) Existing easements and utilities: Existing and proposed easements are the same. See Site Plan Sheet C-1. The proposed utilities tie-into existing stubbed sanitary lateral and water service from Trillium Drive, see Sheet C-3.
- 6) Existing and proposed topography: See proposed Grading and Erosion Control Plan, Sheet C-2

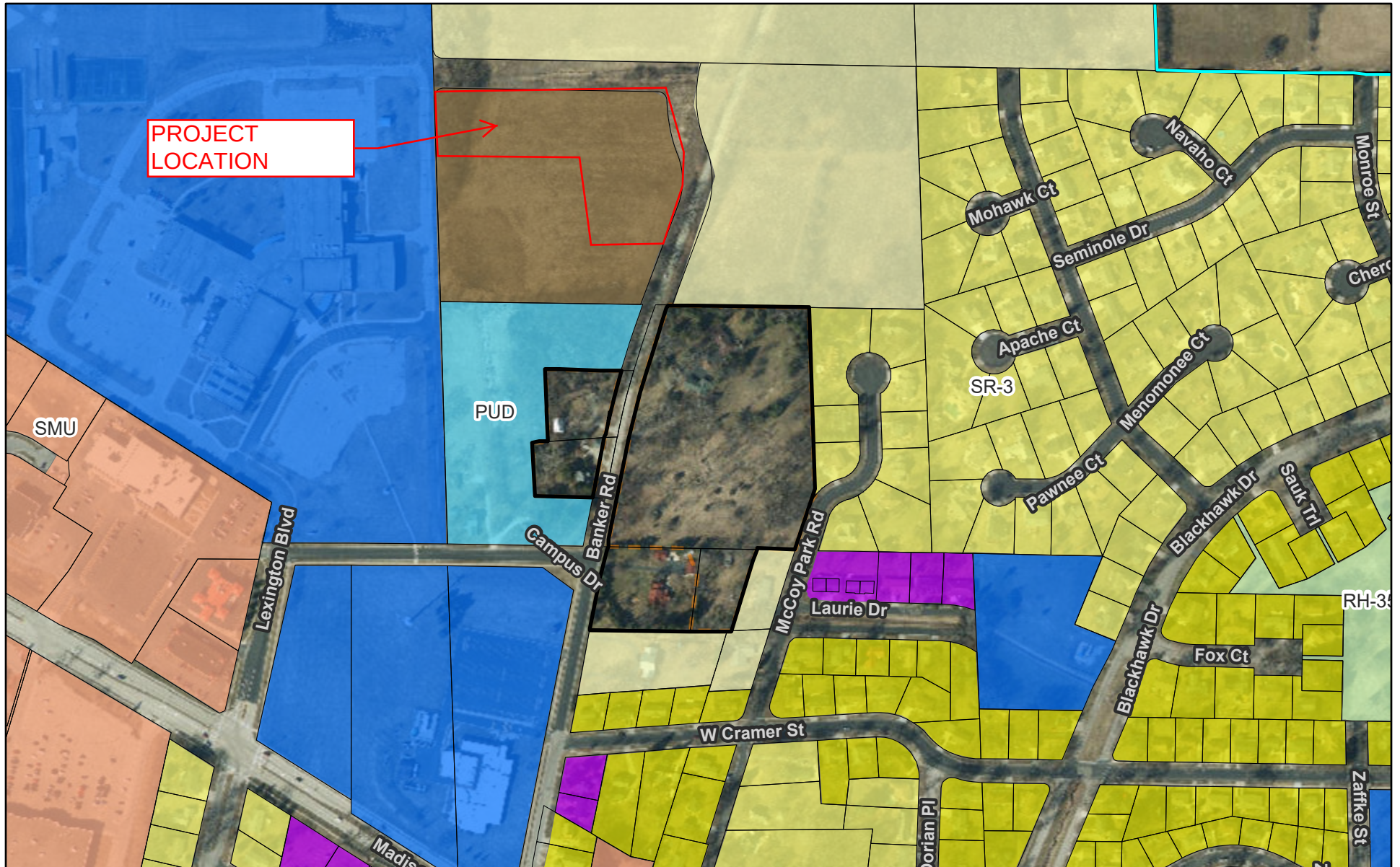
Proposed Post-Development Site Information

This parcel is designated as “Planned Neighborhood” on the Future Land Use Map of the Comprehensive Plan. The development proposes two three-story apartment buildings with associated parking and drive aisles and the details are as follows:

- 1) The Phase 1 building Site Plan is included as Sheet C-1 with features as follows:
 - Phase 1 with 32,400 square foot footprint;
 - 66 above ground parking stalls, 84 underground parking stalls;
 - 34.8 dwelling units per acre after phase 2 development
- 2) The Grading Plan is included as Sheet C-2 with features as follows:
 - Underground garage entrances on the east side of the phase 1 building;
 - First floor doors on the north side of the phase 1 building;
 - Garage floor pedestrian and overhead door on the east side of the phase 1 building;
 - Regional drainage safe overflow on the northwest and southeast side of the phase 1 building;

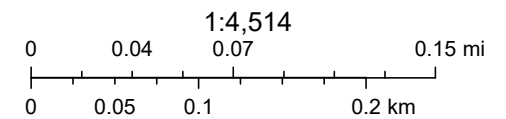
- 3) The Utility Plan is included as Sheet C-3
 - The existing 8" PVC sanitary lateral will be extended with 8" PVC sanitary lateral to serve the phase 1 building;
 - The existing 6" water service will be extended with 6" water service to serve the phase 1 building;
 - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the regional wet pond;
- 4) The Landscape, and Lighting/Photometric plan, are included as Sheets L-1 and L-2
 - Tree and shrub locations with species;
 - Parking light locations;
 - Lighting specifications are included providing detail of type, height, design, illumination power and orientation of exterior lighting with impact of lighting shown in foot candles.
- 5) Elevation drawings have been included to provide details of exterior materials, color, texture, treatment and overall appearance, rooftop, wall-mounted and ground-mounted mechanical equipment.
- 6) The Site Plan Sheet C-1 indicates the locations for snow storage during the winter.

ArcGIS Web Map



1/13/2025, 8:02:02 AM

- | | | |
|---|--|---|
| Jefferson County Tax Parcels | SR-5 - Single Family Residential - 8,000sf | RH-35 - Rural Holding |
| City of Fort Atkinson Municipal Boundary 2022 | DR-8 - Duplex Residential - 10,000sf | PUD - Planned Unit Development |
| City of Fort Atkinson Base Zoning | MRH-30 - Multi-Family Residential | City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction |
| SR-2 - Single Family Residential - 15,000sf | SMU - Suburban Mixed Use | Extrateritorial Limits |
| SR-3 - Single Family Residential - 10,000sf | I - Institutional | 3 mi Plat Review |



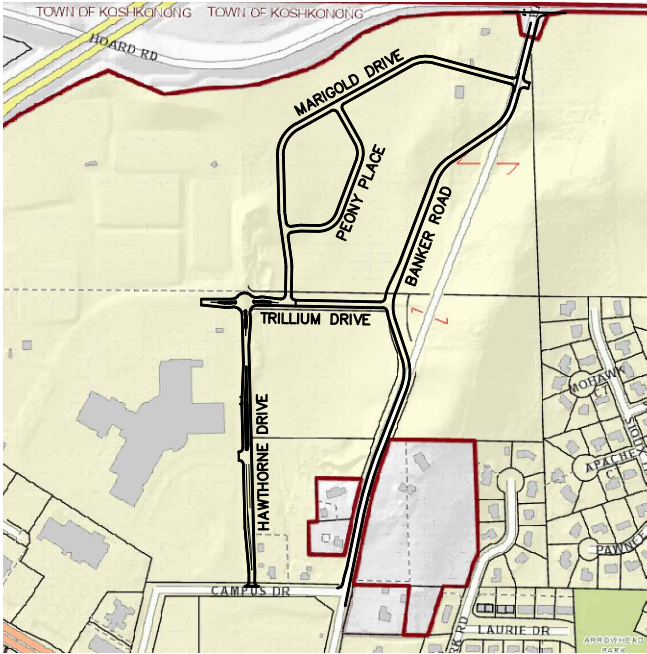
RIDGE VIEW ESTATES

LOT 61 MULTIFAMILY DEVELOPMENT

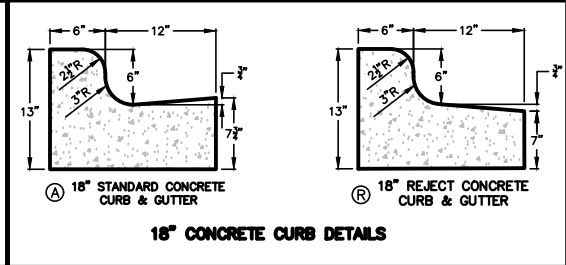
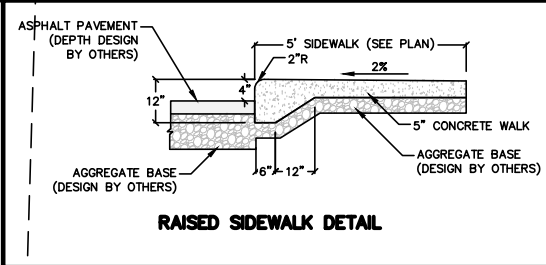
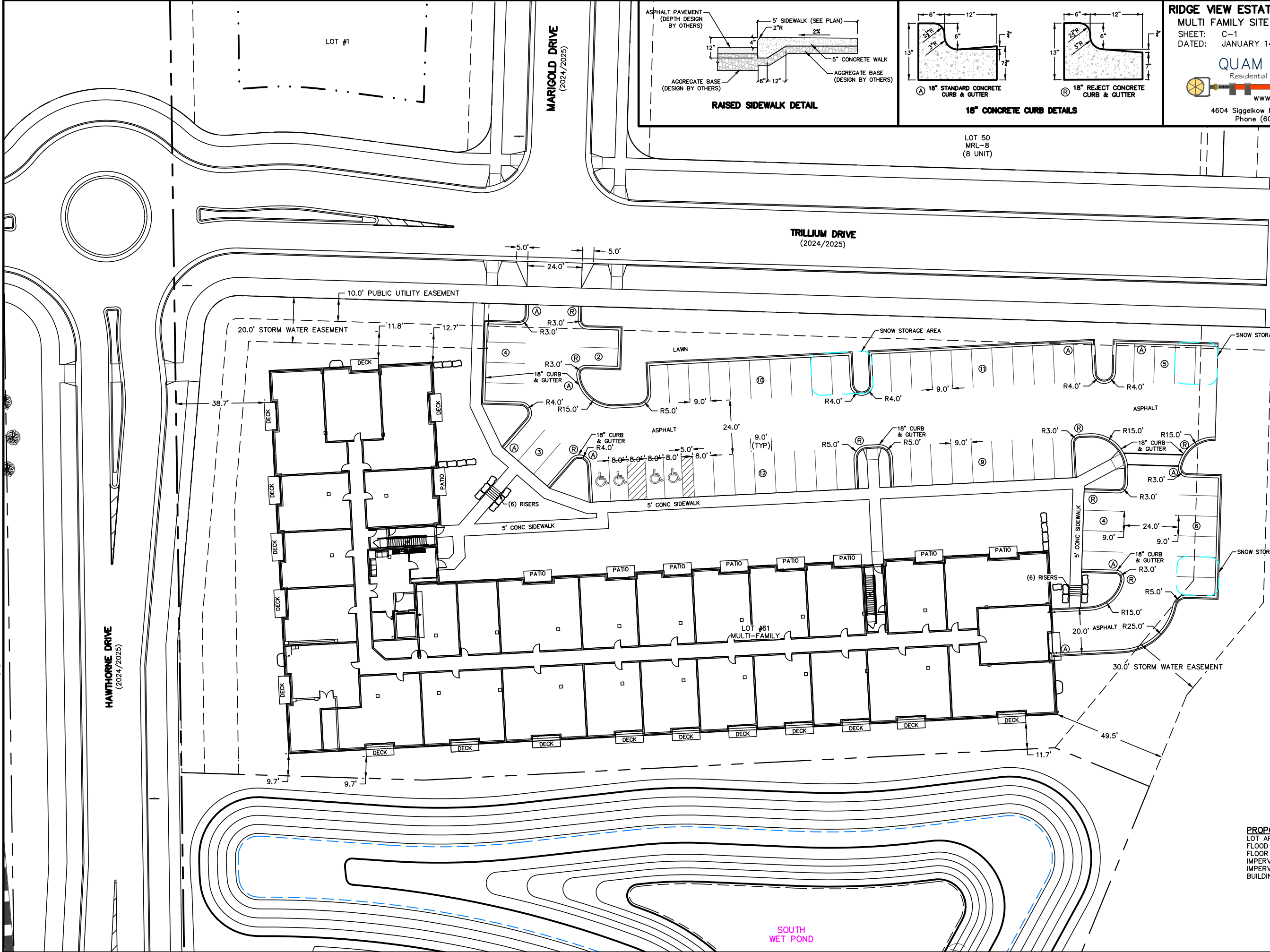
CITY OF FORT ATKINSON

JEFFERSON COUNTY, WISCONSIN

SHEET	INDEX	DESCRIPTION
		COVER PAGE
C-1		SITE PLAN
C-2		GRADING AND EROSION CONTROL PLAN
C-3		UTILITY PLAN
L-1		LANDSCAPE PLAN
L-2		LIGHTING PLAN
A-101		PARKING GARAGE AND FIRST FLOOR PLAN
A-102		SECOND FLOOR PLAN AND THIRD FLOOR PLAN
A-201		EXTERIOR ELEVATIONS



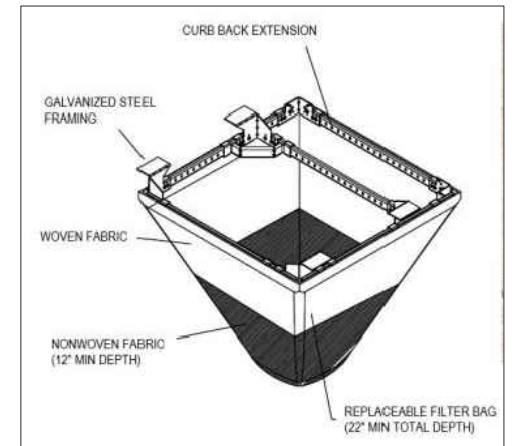
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



RIDGE VIEW ESTATES
MULTI FAMILY SITE PLAN
SHEET: C-1
DATED: JANUARY 14, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

PROPOSED SITE INFORMATION	
LOT AREA	5.37 ACRES
FLOOD AREA	0 SQFT
FLOOR AREA RATIO	14 %
IMPERVIOUS SURFACE AREA	25,380 SQFT
IMPERVIOUS SURFACE RATIO	11 %
BUILDING HEIGHT	135.41 FT



- FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
 - NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
 - CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
 - "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

APRIL 1 – MAY 1, 2025

MAY 1, 2025 – MAY 1, 2026

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

RESTORATION AND...

INSTALL INITIAL EROSION CONTROL DEVICES
AND ROUGH GRADE SITE.

CONSTRUCT MULTIFAMILY BUILDING AND
PARKING LOT.

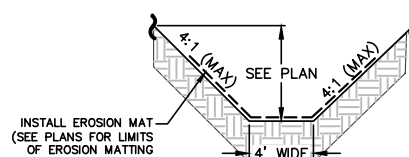
RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

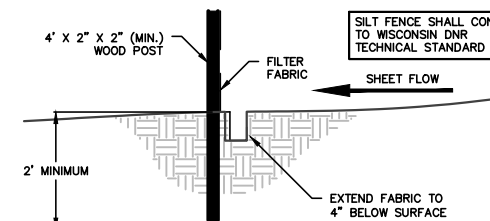
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

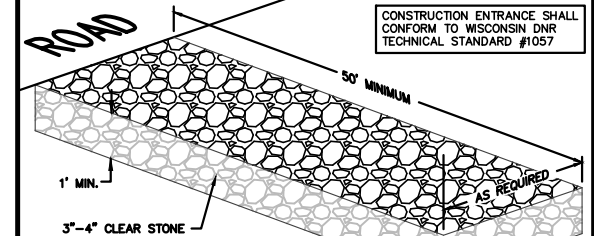
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.



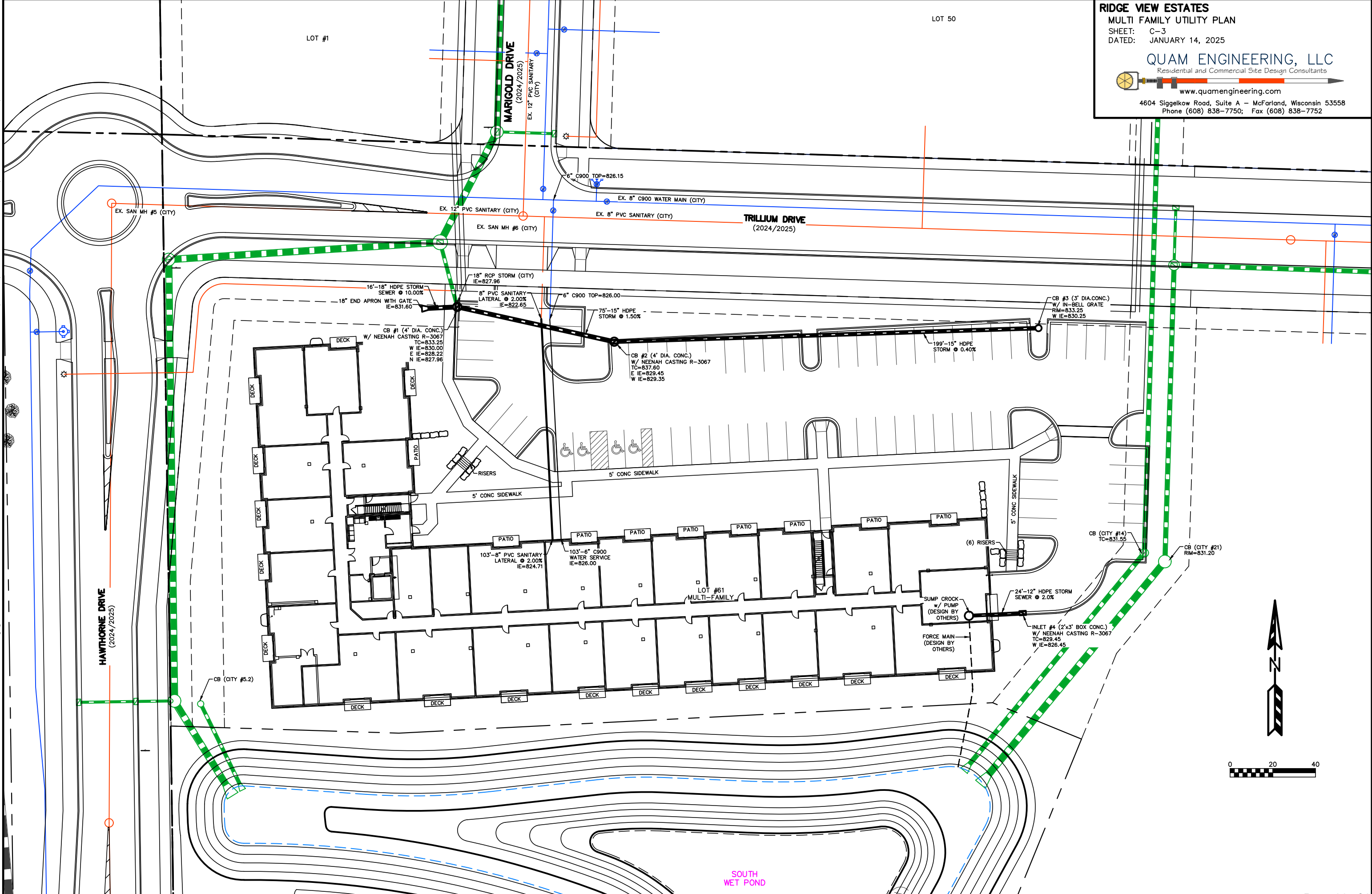
SWALE CROSS SECTION



SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE



RIDGE VIEW ESTATES

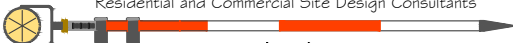
MULTI FAMILY UTILITY PLAN

SHEET: C-3

DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC

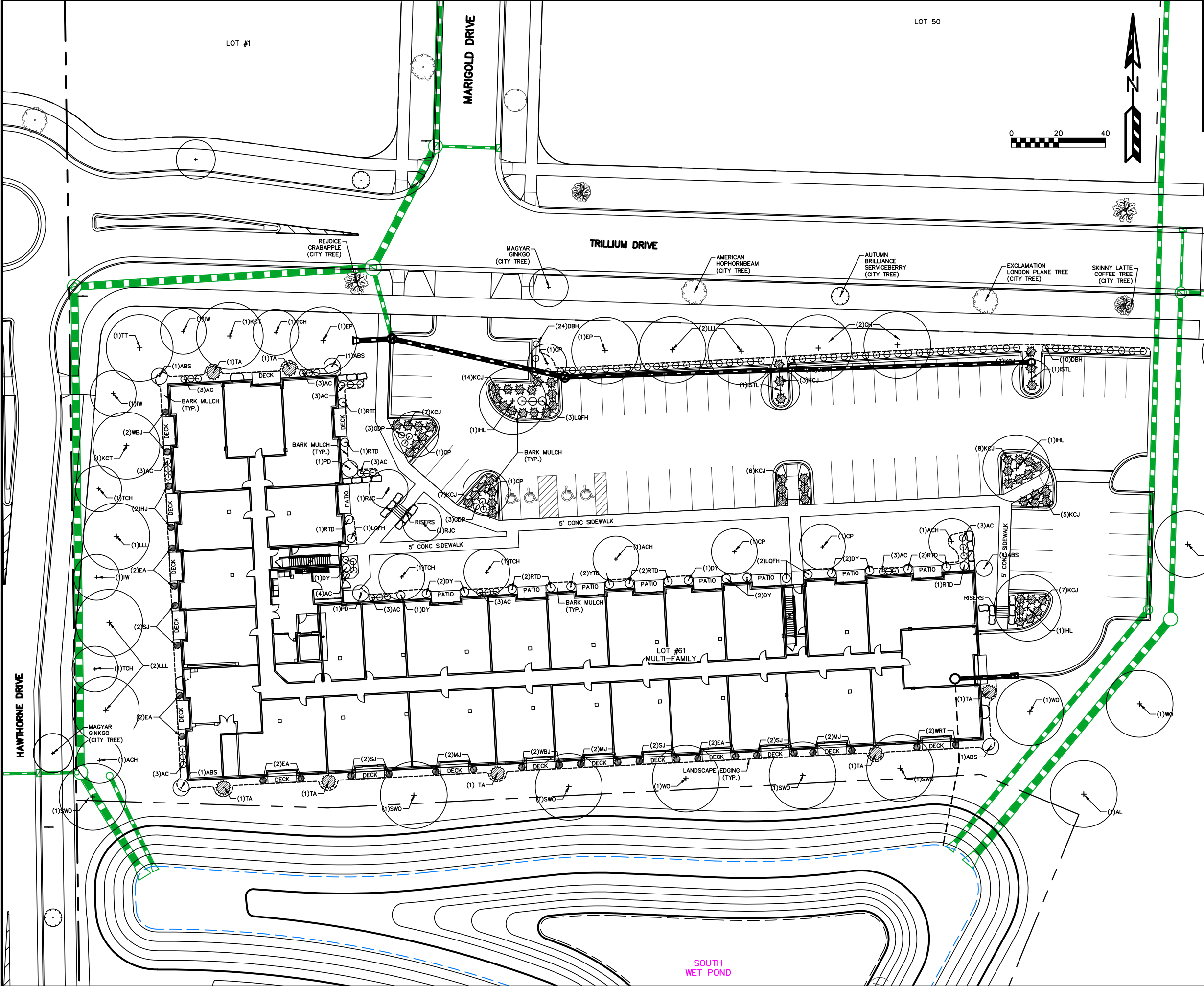
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752



RIDGE VIEW ESTATES

MULTI FAMILY LANDSCAPE PLAN

SHEET: C-4

DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

PLANTLIST					
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
SWO	(9)		Shade Deciduous Trees		
	5	2"	Swamp White Oak	Quercus bicolor	BB
	4	2"	White Oak	Quercus alba	BB
AL	(21)		Tall Deciduous Trees		
	1	2"	American Linden	Tilia americana	BB
	3	2"	Common Hackberry	Celtis occidentalis	BB
	EP	2"	Exclamation Planetree	Platanus occidentalis	BB
	IHL	4"	Imperial Honey Locust	Gleditsia tricanthos 'Imperial'	BB
	KCT	4"	Kentucky Coffeetree	Gymnocladus dioica	BB
	LLL	5"	Little Leaf Linden	Tilia cordata	BB
TT	2	2"	Tulip Tree	Liriodendron tulipifera	BB
ABS	(26)		Medium Deciduous Trees		
	5	1 1/2"	Autumn Brilliance Serviceberry	Amelanchier grandiflora 'AB'	BB
	ACH	4	Amur Chokecherry	Prunus americana	BB
	CP	6	Callery Pear	Pyrus calleryana	BB
	WH	2	Ironwood	Ostrya virginiana	BB
	PD	2	Pagoda Dogwood	Cornus alternifolia	BB
	TCH	6	Thornless Cockspur Hawthorn	Crataegus crusgalli	BB
ISTL	(4)		Low Deciduous Trees		
	RJC	2	Red Jade Crab	Syringa reticulata	BB
EA	8	3"	Tall/Medium Evergreen Trees		
	WB	6	Emerald Arborvitae	Thuja occidentalis smaragd	BB
M	3	3"	Wichita Blue Juniper	Juniperus scopulorum	BB
	SJ	8	Mountain Juniper	Juniperus 'mountbatten'	BB
TA	7	4"	Skyrocket Juniper	Juniperus 'skyrocket'	BB
	TA	7	Techy Arborvitae	Thuja occidentalis techy	BB
LOFH	(18)		Large Deciduous Shrubs		
	6	30"	Little Quick Fire Hydrangea	Hydrangea paniculata	Pot
	RTD	10	Red Twig Dogwood	Cornus sericea	Pot
	YTD	2	Yellow Twig Dogwood	Cornus sericea 'flaviramea'	Pot
AC	(96)		Medium Deciduous Shrubs		
	34	18"	Alpine Currant	Ribes alpinum	Pot
	DBH	56	Dwarf Bush Honeyuckle	Diervilla lonicera	Pot
	GDP	6	Gold Drop Potentilla	Potentilla fruticosa	Pot
DY	(9)		Medium Evergreen Shrubs		
	9	24"	Densaform Yew	Taxus densiformis	Con
KCJ	(67)		Low Evergreen Shrubs		
	67	18"	Kalaya's Compact Juniper	Juniperus c. 'kalaya's compact'	Con

NOTES:

- 1) Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
- 2) Lawn areas in swales and on slopes in excess of 3:1 shall be mulched with strawmat.
- 3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" crisp shovel-out edge.

LANDSCAPE WORKSHEET

Landscape Points Required Lot zoning: (MRH-30) Multi Family Residential

Foundation Points Required:
(60 points/100 LF building foundation) 1,182/100 * 60 = 709 points

Street Frontage Points Required:
(100 points/100 LF building foundation) 675/100 * 100 = 675 points

Paved Area Points Required:
(50 points/10 parking stalls 66/10 * 50 = 330 points
(50 points/10,000 SF) 25,380/10,000 * 50 = 127 points

Developed Lot (Yard) Points Required:
(20 points/1,000 SF GFA) 129,616/1,000 SF * 20 = 2,592 points

Total Landscape Points Required 4,306 points

Landscape Points Supplied

Foundation Points Supplied:
11 Medium deciduous trees @ 15 = 165 points
35 Medium/tall evergreen trees @ 12 = 420 points
16 Large deciduous shrubs @ 5 = 80 points
34 Medium deciduous shrubs @ 3 = 102 points
Foundation subtotal: 767 points

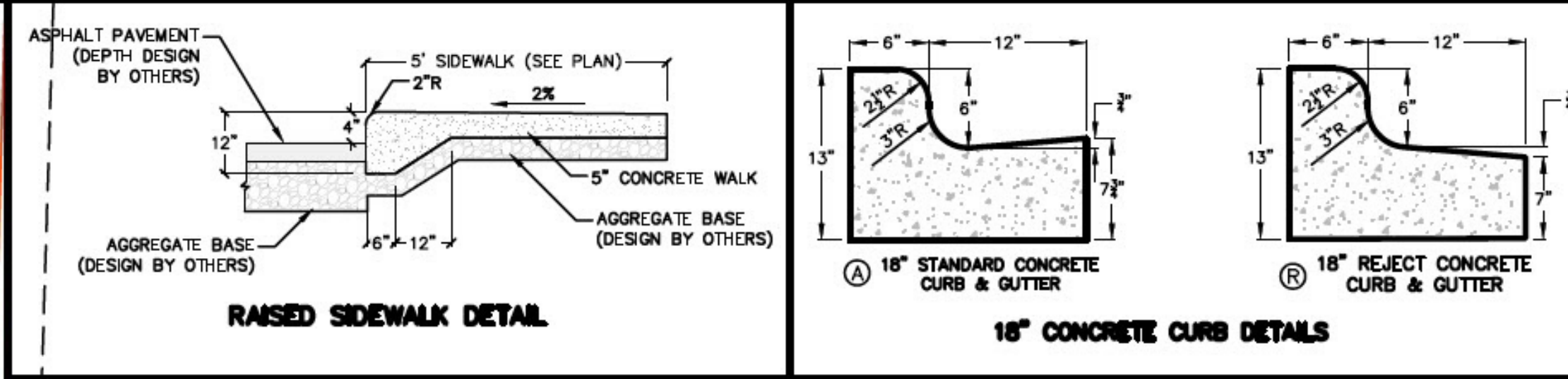
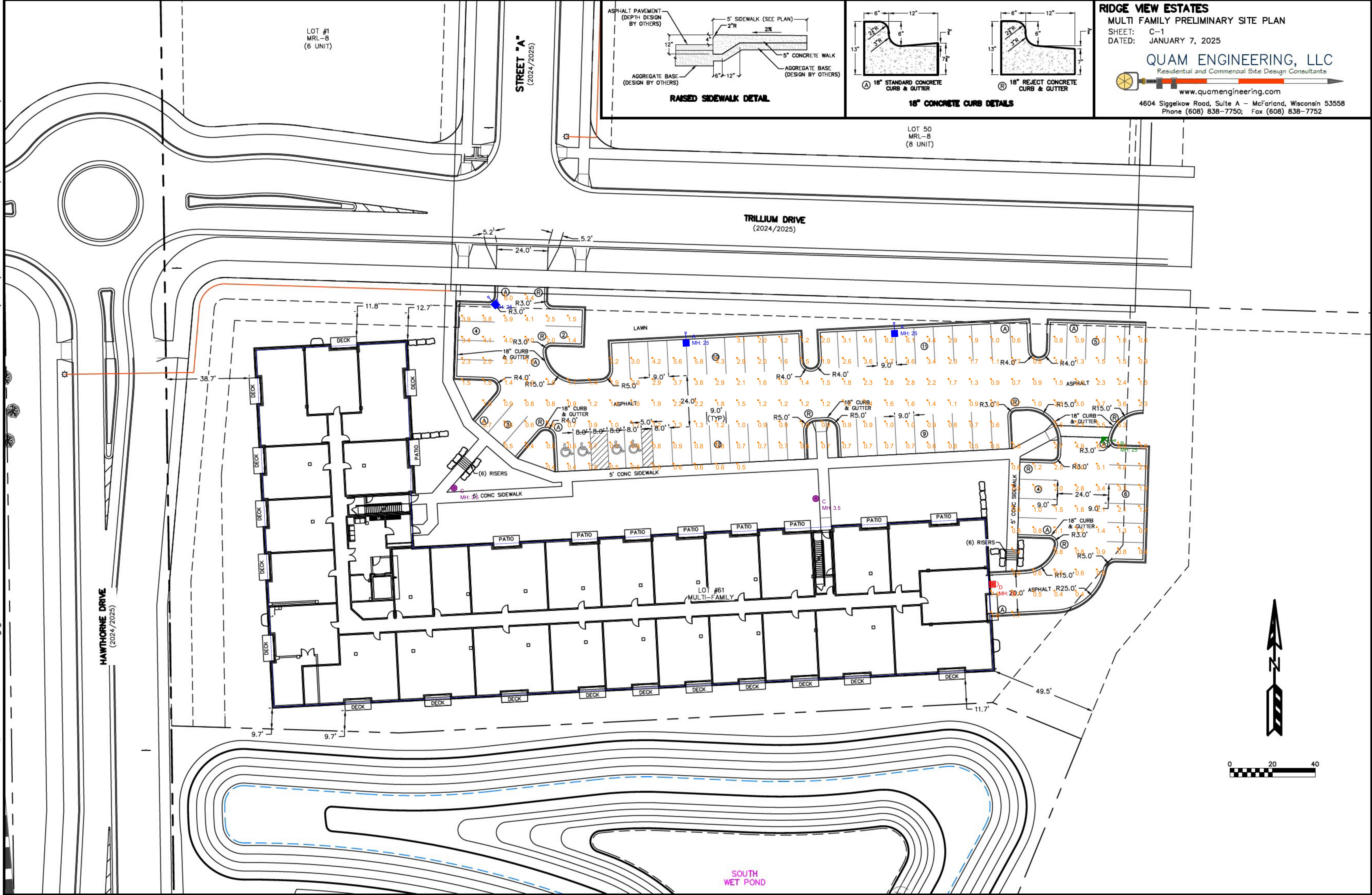
Street Frontage Points Supplied:
14 Tall trees @ 30 = 420 points
8 Medium deciduous trees @ 15 = 120 points
Street Frontage subtotal: 540 points

Paved Area Points Supplied:
3 Tall deciduous trees @ 30 = 90 points
10 Medium deciduous shrubs @ 3 = 30 points
60 Small evergreen shrubs @ 3 = 180 points
Paved Area subtotal: 300 points

Developed Lot (Yard) Points Supplied:
9 Shade trees @ 50 = 450 points
4 Medium deciduous trees @ 15 = 60 points
4 Low deciduous trees @ 10 = 40 points
2 Large deciduous shrubs @ 5 = 10 points
9 Medium evergreen shrubs @ 5 = 45 points
79 Medium deciduous shrubs @ 3 = 237 points
Developed Lot subtotal: 842 points

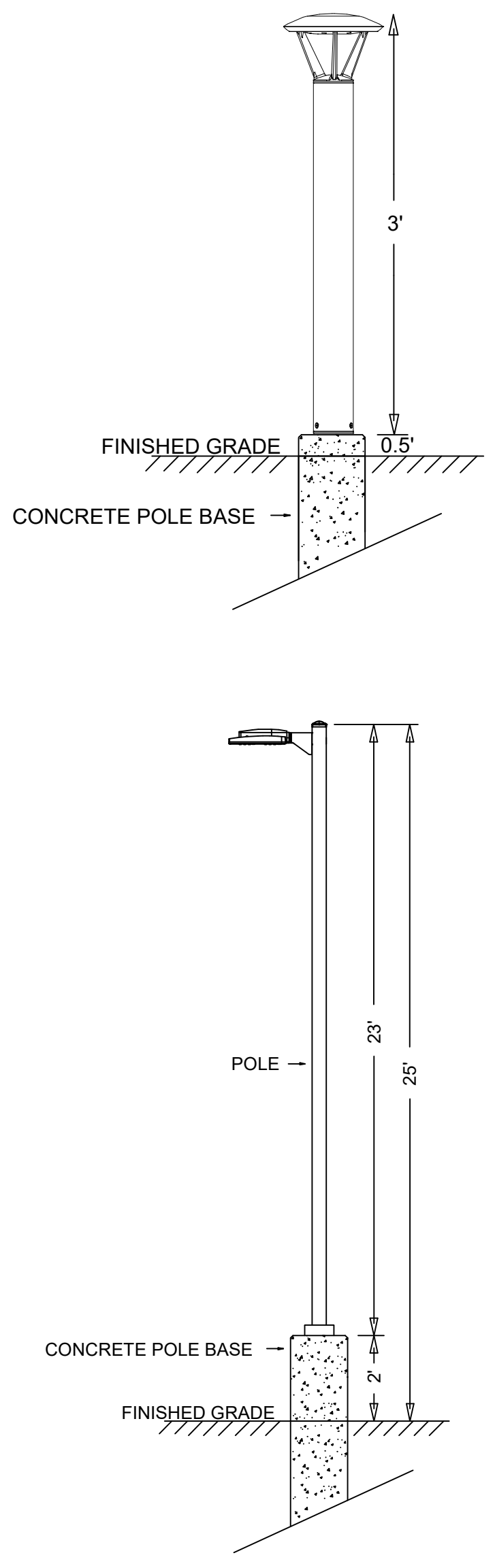
Total landscape points supplied = 2,449 points

Page 40 of 84



RIDGE VIEW ESTATES
MULTI FAMILY PRELIMINARY SITE PLAN
SHEET: C-1
DATED: JANUARY 7, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



FIXTURE MOUNTING HEIGHT: SHOWN AS "MH" IN FEET ABOVE GRADE

Symbol	Label	Qty	Arrangement	Manufacturer	Description	Luminaire Watts	Luminaire Lumens	LLF
	A	3	Single	CREE	NTA-A-NM-T4-19L-40K-UL-BZ + NTA-DA-BZ-U + LPI4C231Z-0 + LPI4ABT-0	130	19200	0.890
	B	1	Single	CREE	NTA-A-NM-T3-19L-40K-UL-BZ + NTA-DA-BZ-U + LPI4C231Z-0 + LPI4ABT-0	130	19200	0.890
	C	2	Single	CREE	PWY-EDG-5M-P3-02-E-UL-BZ-350-40K	47	2025	0.890
	D	1	Single	CREE	NTW-A-WM-T3-1L-40K-UL-BZ	24	3331	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.85	7.6	0.4	4.63	19.00

ERI

**ENGINEERED
REPRESENTATION
INC.**

www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:1/8/2025

Scale: 1"=20'

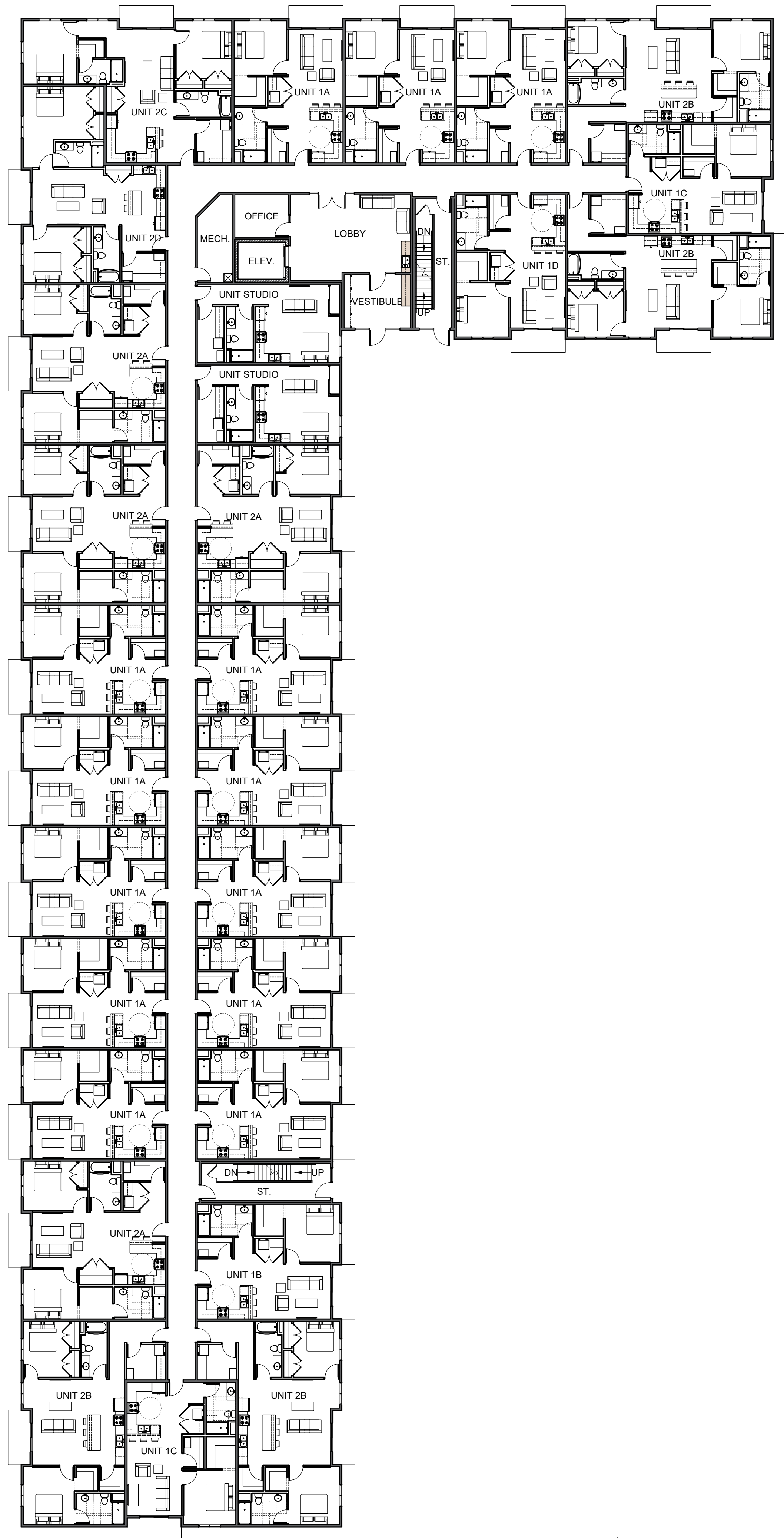
0 10 20

Layout By: Andy

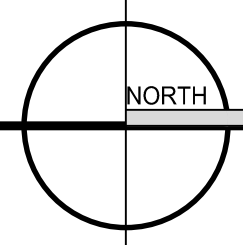
Project: Ridge View Estates Lot 61 - Fort Atkinson, WI

Filename: 250108QE1AKC.AGI

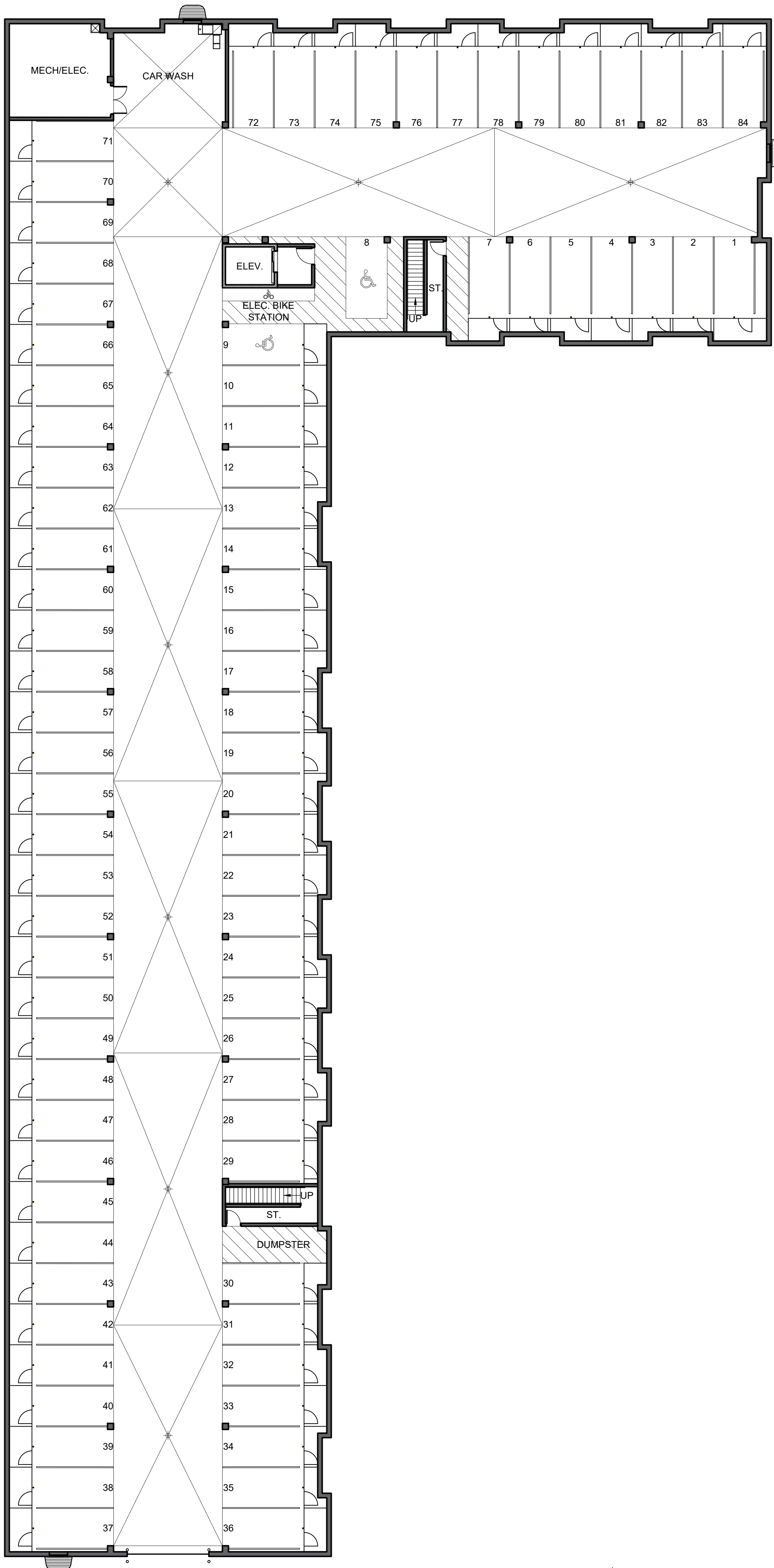
LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC./WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



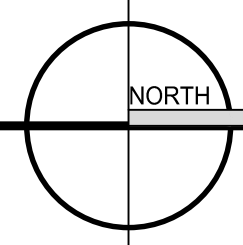
1ST FLOOR PLAN



1/16" = 1'-0"



PARKING GARAGE FLOOR PLAN



1/16" = 1'-0"

PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road
City of Fort Atkinson , Jefferson County

Issue:
01 / 14 / 2025

Revision:

Project Number:
24017

Sheet Title:
APARTMENT PARKING
GARAGE AND 1ST
FLOOR PLAN

Sheet Number:

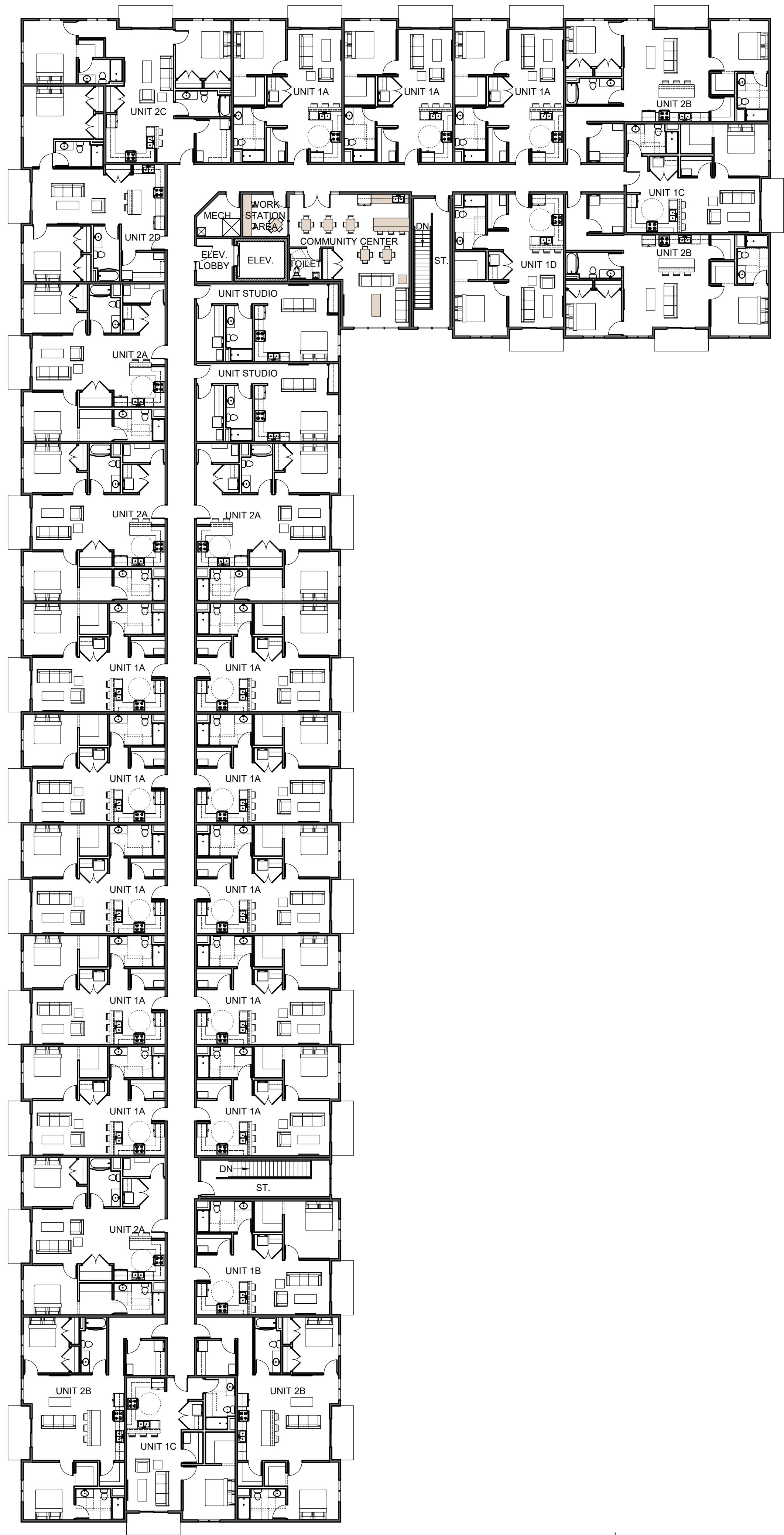
A-101

AMERICAN
ARCHITECTURAL GROUP, INC.

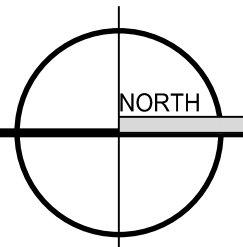
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN
CONSTRUCTION SERVICES, INC.

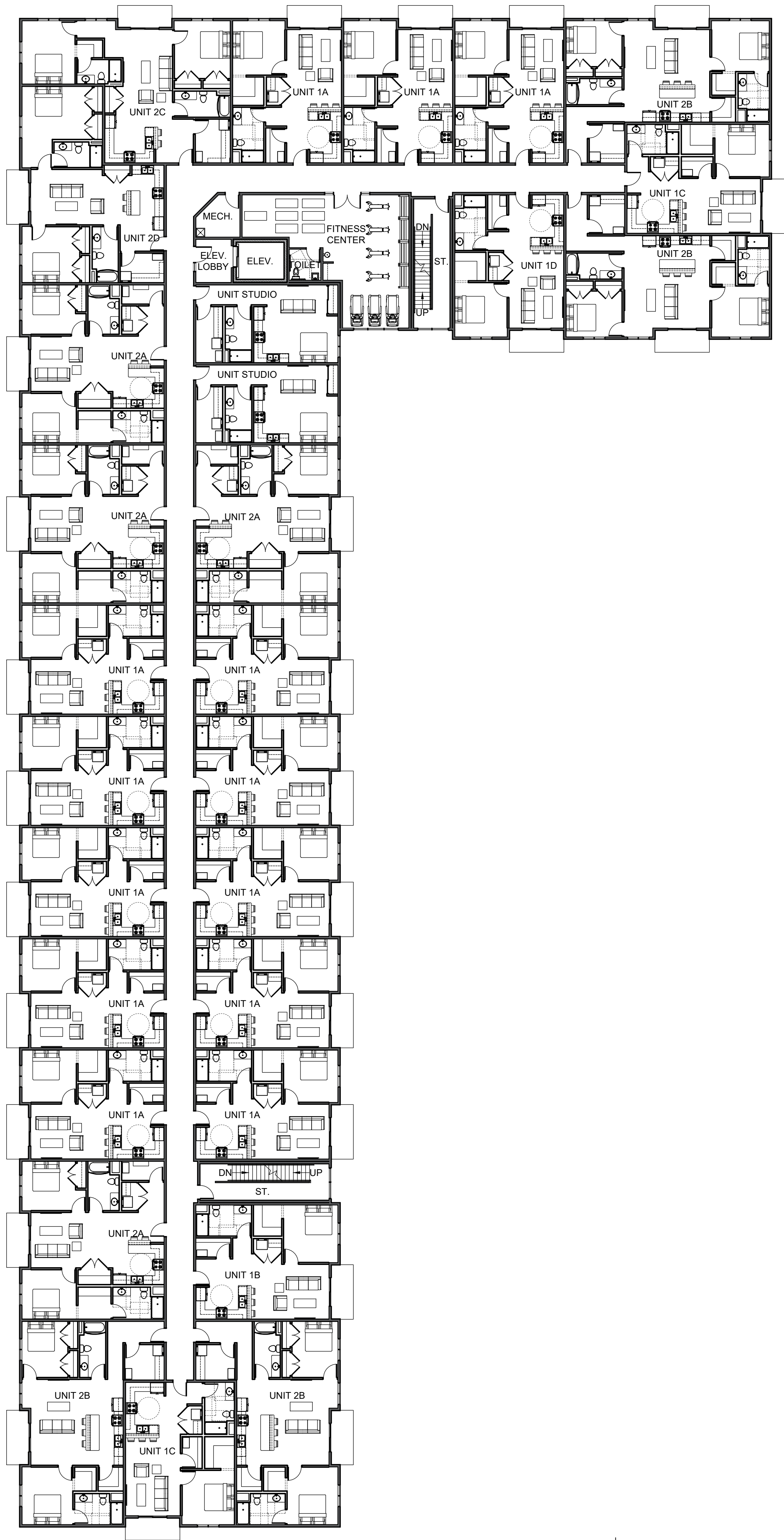
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990



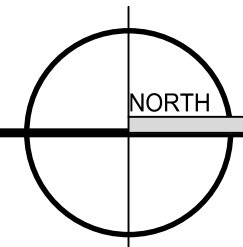
THIRD FLOOR PLAN



1/16" = 1'-0"



SECOND FLOOR PLAN



1/16" = 1'-0"

PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road
City of Fort Atkinson , Jefferson County

Issue:
01 / 14 / 2025

Revision:

Project Number:
24017

Sheet Title:
APARTMENT 2ND AND
3RD FLOOR PLAN

Sheet Number:

A-102



PROPOSED DEVELOPMENT
RIDGE VIEW LOFTS
Trillium and Banker Road
City of Fort Atkinson, Jefferson County

Issue:
01 / 14 / 2025

Revision:

Project Number:
24017

Sheet Title:
EXTERIOR
ELEVATIONS

Sheet Number:

A-201



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

KEYNOTES:

1. LP LAP SIDING - RAPIDS BLUE OR SIMILAR
2. LP BOARD AND BATTEN - HARVEST HONEY OR SIMILAR
3. PRE-FINISHED METAL RAILING - DARK GRAY
4. ALUMINUM FASCIA - DARK GRAY
5. WHITE VINYL SINGLE HUNG WINDOW WITH LP TRIM - WHITE
6. VINYL SLIDING PATIO DOOR - WHITE
7. LP TRIM BOARD - ABYSS GRAY OR SIMILAR
8. HARDIE PANEL - ARTIC WHITE OR SIMILAR
9. ALUMINUM STOREFRONT SYSTEM - WHITE
10. VINYL WINDOW WALL - WHITE



EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

Noctura Series

LED Wall Mount Luminaires

Rev. Date: V14 12/11/2024

Product Description

The Noctura® LED Wall Mount luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles (4" square, 3" and 4" octagonal, single gang (vertical or horizontal mounts)). Luminaires (1L & 3L) allow for through-wired or conduit entry from the top, sides and rear. Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear.

Applications: Ideal for both retrofit and new installation: building facade, security and general lighting applications.

Performance Summary

Initial Delivered Lumens: Up to 22,600 lumens

Efficacy: Up to 154 LPW

CRI: Minimum 70 CRI

CCT: 4000K, 5000K

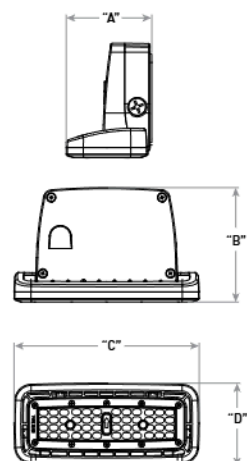
Limited Warranty*: 5 years for luminaire/ up to 5 years for Synapse® accessory/ 1 year for photocell accessory

* See <https://www.creelighting.com/resources/warranties/> for warranty terms

Accessories

Field-Installed
Field-Installed Button Photocell JL-423CZ - UL (120-277V) Voltage only Synapse® SimplySnap 10V Interface DIM10-220F - 120V-277V - Requires other Synapse components to complete system - Refer to DIM10-220F spec sheet for details

7L



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
1L*	2.2 lbs. (1.0kg)	3.7" (93mm)	5.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs. (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.6 lbs. (2.1kg)	6.5" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

* See page 3 for large housing line drawings

Ordering Information**

Example: NTW-A-WM-T3-1L-40K-UL-BZ

Luminaire															
Family	Series	Mounting	Optic	Lumen Package*	CCT	Voltage	Finish	Family	Series	Mounting	Optic	Lumen Package*	CCT	Voltage	Finish
Small Housings								Large Housings							
Available 1L Product Combinations								Available 17L Product Combinations							
NTW	A	WM	T3 - Type III	1L	40K	UL - 120-277V	BZ	NTW	A	WM	T3 - Type III	17L	40K	UL - 120-277V	BZ
Available 3L Product Combinations								Available 23L Product Combinations							
NTW	A	WM	T3 - Type III	3L	40K	UL - 120-277V	BZ	NTW	A	WM	T3 - Type III	23L	40K	UL - 120-277V	BZ
NTW	A	WM	T3 - Type III	3L	50K	UH - 347-480V	BZ								
Available 7L Product Combinations															
NTW	A	WM	T3 - Type III	7L	40K	UH - 347-480V	BZ								
NTW	A	WM	T3 - Type III	7L	50K	UH - 347-480V	BZ								

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
**Note: Limited product availability. Consult factory for availability



Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING**

Product Specifications

CONSTRUCTION & MATERIALS

- Luminaire housing is rugged die cast aluminum with integral, LED driver compartment is specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for easy installation of a variety of junction box styles: 4" square, 3" and 4" octagonal, single gang, vertical or horizontal mounts
- Luminaire can also be direct mounted to a wall and surface wired
- Direct mount to junction box with knockouts and grommet on back
- 17L and 23L housings have knockouts for additional mounting screws to provide added mounting stability (recommended)
- Luminaires (1L and 3L) allow for through-wired or conduit entry from the top, sides and rear
- Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear
- Housing includes a knockout for field installed button type photocontrol (by others)
- Housing and mounting accessories finished in bronze polyester powder coat paint, 2.5 mil nominal thickness
- Weight:** 1L-2.2 lbs. (1.0kg); 3L-3.0 lbs. (1.4kg); 7L-4.6 lbs. (2.1kg); 17L-9.9 lbs. (5.5kg); 23L-12.8 lbs. (7.8kg)

ELECTRICAL SYSTEM

- Input Voltage:** 120-277V or 347-480V, 50/60Hz
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- 10V Source Current:** 0.20 mA
- Operating Temperature Range:** -30°C - +40°C (-22°F - +104°F)
- Snap connectors make wiring quick and simple

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Designed for downlight applications only
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure meets IP65 requirements per IEC 60529
- Certified to ANSI C136.31-2018, 3G vibration standards
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- RoHS compliant. Consult factory for additional details
- CA RESIDENTS WARNING:** Cancer and Reproductive Harm - www.p65warnings.ca.gov

Electrical Data*								
Lumen Package	System Watts 120-277V	System Watts 347-480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
1L	12	N/A	0.12	0.07	0.06	0.05	N/A	N/A
3L	24	24	0.24	0.14	0.12	0.10	0.08	0.06
7L	N/A	46	N/A	N/A	N/A	N/A	0.16	0.12
17L	111	N/A	1.11	0.64	0.56	0.48	N/A	N/A
23L	148	N/A	1.48	0.85	0.74	0.64	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

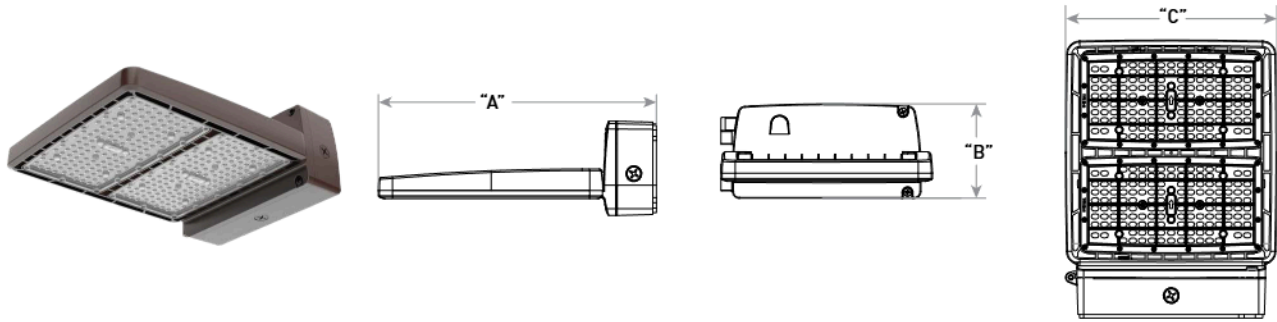
Noctura Series Ambient Adjusted Lumen Maintenance ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	0.98	0.92	0.87	0.82
10°C (50°F)	1.03	0.97	0.91	0.86	0.81
15°C (59°F)	1.02	0.96	0.91	0.85	0.80
20°C (68°F)	1.01	0.95	0.90	0.84	0.79
25°C (77°F)	1.00	0.94	0.89	0.83	0.79
30°C (86°F)	0.99	0.93	0.88	0.83	0.78
35°C (95°F)	0.98	0.93	0.87	0.82	0.77
40°C (104°F)	0.97	0.92	0.86	0.81	0.76

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

17L

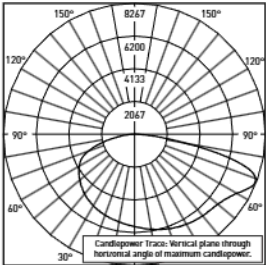


Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"
17L	9.9 lbs. (5.5kg)	16.26" (413mm)	5.51" (140mm)	12.36" (314mm)
23L	12.8 lbs. (7.8kg)	20.30" (516mm)	5.51" (140mm)	12.36" (314mm)

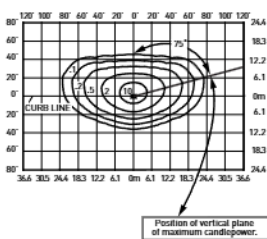
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/wall-mount/noctura-wall>

T3



Ningbo TengLi Testing Co. Test Report #:
STD190155NB-BK
NTW-A-WM-T3-23L-30K-UL-**
Initial Delivered Lumens: 21,664



NTW-A-WM-T3-23L-40K-UL-BZ
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 22,600
Initial FC at grade

Type III Medium Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 20	Efficacy (LPW)
1L	1,580 (4000K)	B1 U0 G1	132
3L	3,370 (4000K/5000K)	B1 U0 G1	140
7L	6,750 (4000K/5000K)	B2 U0 G1	147
17L	17,100 (4000K/5000K)	B3 U0 G3	154
23L	22,600 (4000K)	B3 U0 G3	153

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ Series

OSQP™ LED Pathway Bollard featuring Patented NanoComfort® Technology - Version C

Rev. Date: V5 12/10/2024

Product Description

The OSQP LED Pathway Bollard features NanoComfort® Technology to deliver precise and comfortable illumination and offers application flexibility with top-mounted rotatable optics. Using an updated and refined form factor to complement and carry forward the OSQ styling, the durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). Note: T45 Torx 3/8" socket required for head installation. Suitable upgrade for existing 50-100W PSMH bollards.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 2,830

Input Power: 11 - 25W

Efficacy: Up to 142 LPW

CRI: Minimum 70 CRI

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for bollard/10 years for Colorfast DeltaGuard® finish/ 5 years for OCC1 and OCC2 controls/1 year for accessories

Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

* See <https://www.creelighting.com/resources/warranties/> for warranty terms

Field-Installed	
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) - Not required for existing Cree Lighting bollards w/WB as they have a bolt circle of 5.75" (146mm)	GFI Receptacle Outlet, 120V, 20A - Requires bollard with 12 voltage and GFI option OSQP-GFI
XA-XBP8RSV XA-XBP8RBK	XA-XBP8RWH XA-XBP8RBZ

Ordering Information

Fully assembled bollard is composed of two components that must be ordered separately.

Example: **Anchor Bolts w/Template:** OSQP-C-P348-ABT-WB + **Bollard:** OSQP-C-2L-27K7-2R-12-P3-BK-GFI-WB

Note: Anchor bolts w/template should not be ordered with HD mount.

Anchor Bolts w/Template (Bollard must be ordered separately)									
Standard Base (P3 & P4 Mounts ONLY) - 2.7" Bolt Circle OSQP-C-P34-ABT - Anchor Bolts & Template for P3 or P4 Mounts w/Standard Pole Base - Includes (3) 3/8"-16x6" anchor bolts with 1.25" hook - 2.7" (69mm) Bolt Circle (refer to page 5 for details)					Welded Base (P8, P3/P4 Mounts w/WB Option) - 5.75" Bolt Circle OSQP-C-P348-ABT-WB - Anchor Bolts & Template for P3, P4 or P8 Mounts w/Welded Base - Includes (3) 3/8"-16x6" anchor bolts with 1.25" hook - 5.75" (150mm) Bolt Circle (refer to page 5 for details)				
Bollard (Anchor Bolts w/Template must be ordered separately)									
OSQP	C								
Family	Series	Lumen Package ¹	CCT/CRI	Optic	Voltage*	Mounting**	Finish	Controls***	Options
OSQP	C	2L 2,000 lumens 3L 3,000 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K7 5000K, 70 CRI 57K7 5700K, 70 CRI	2R Type II Mid Rotatable 3R Type III Mid Rotatable 5M Type V Mid	UL Universal 120-277V 12 120V - Available only when OCC1 or OCC2 controls or GFI option is selected 27 277V - Available only when OCC1 or OCC2 controls are selected 34 347V 48 480V	HD Head only (no pole) - For use only with Cree Light- ing bollard poles P3 36.5" (927mm) pathway P4 42.5" (1080mm) pathway P8 96.5" (2451mm) pathway	BK Black BZ Bronze SV Silver WH White	HL High/Low (Dual Circuit Input) - Sensor not included - Provides 40% or 60% low dimming - Available with UL, 34 (347V) or 48 (480V) voltages - Not available with other controls - Refer to HL spec sheet for details OCC1 Microwave Sensor (40% Dim/Full Power) - Utilizes a multifunction sensor - Available only with 12 (120V) or 27 (277V) voltages - Not available with other controls - Refer to OCC/TL spec sheet for details OCC2 Microwave Sensor (Off/Full Power) - Utilizes a multifunction sensor - Available only with 12 (120V) or 27 (277V) voltages - Not available with other controls - Refer to OCC/TL spec sheet for details P Button Photocell - Not available with other controls - Not available with HD mount	EB Emergency Battery Back-Up - Provides 90 minutes and 7W of power in emergency mode - Available only with UL, 34 and 48 voltages - Not available with HL, OCC1, OCC2, or P controls F Fusing - Compatible only with 120V or 277V (phase to neutral) - Consult factory if fusing is required for 208V or 240V (phase to phase) - When code dictates fusing, use time delay fuse - Not available with EB option GFI Standard GFI Festoon - Located 7.7" (195mm) above the base of the pole - Available only with 12 (120V) voltage - Not available with HD mount - Requires OSQP-GFI GFI Receptacle Outlet accessory (refer to accessory table above) WB Welded Base Plate - Not available with HD mount - Available for P3 and P4 mount - WB suffix not required for P8 mount, ships standard - Includes aluminum welded base cover - Requires use of OSQP-C-P348-ABT-WB anchor bolts (ordered separately)

¹ Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.

* 34 (347V) and 48 (480V) utilize magnetic step-down transformers. For input power for 347V and 480V, refer to the Electrical Data table on page 2.

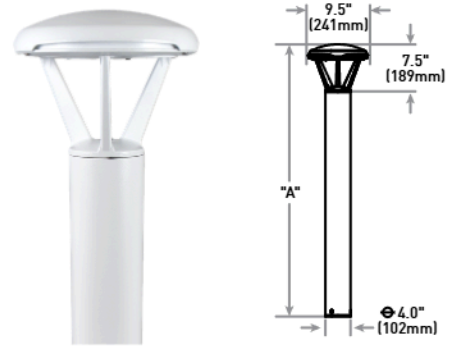
** Consult factory for other pole heights

*** Bollard comes standard with 0-10V dimming. Controls by others.



Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234



Model	Dim. "A"	Weight
Head Only (HD)	—	7.6 lbs. (3.45kg)
Pathway (P3)	36.5" (927 mm)	14.4 lbs. (6.53kg)
Pathway (P4)	42.5" (1080 mm)	15.2 lbs. (6.89kg)
Pedestrian (P8)	96.5" (2451 mm)	24.6 lbs. (11.16kg)

Please refer to page 4 for drawing of OSQP with GFI, photocell and WB options, and page 5 for base plate and base cover drawings.

Option	Weight Adder
EB	2.2 lbs. (1.00kg)
GFI	1.0 lb. (0.45kg)
34/48 Volt	1.2 lbs. (0.54kg)
34/48 Volt w/EB	4.6 lbs. (2.09kg)
WB*	1.2 lbs. (0.54kg)

* WB adder is for P3 & P4 models only. WB weight is included on P8.

Note: XA-XBP8R weighs 5.2 lbs. (2.3kg); OSQP-GFI weighs 0.75 lbs. (0.3kg); OSQP-C-P34-ABT weighs 0.7 lbs. (0.3kg); OSQP-C-P348-ABT-WB weighs 0.8 lbs. (0.4kg).

CREE **LIGHTING**

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY

Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided).
- **Note:** T45 Torx 3/8" socket required for head installation
- Acrylic optic w/clear tempered glass lens
- 2R and 3R optics include lockable rotatable optic which provides superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 4
- Includes QR code on driver plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed inside pole bases, next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V; 347V or 480V with step-down transformer; 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +55°C (-40°F - +131°F); Operating temperature with EB option: -20°C - +45°C (-4°F - +113°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- UL924 (EB Option) Maximum mounting height: 8.0' (2.4m)
- OSQP is suitable for use in wind zones up to 180 MPH
- Luminaire meets IP66 requirements per IEC 60598-1
- Certified to ANSI C136.31-2018, 1.5G normal vibration standards
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Some configurations meet requirements of BAA and/or BABA. Consult factory when needed for a project: www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- Lens meets IK06 requirements per IEC 60068-2
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. Please refer to <https://darksky.org/what-we-do/darksky-approved/products-companies/#/1/-/search/keyword=cree>
- DLC Premium qualified SKUs available. Please refer to <https://qpl.designlights.org/solid-state-lighting> for most current information
-  **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
Lumen Package	System Watts 120-277V	System Watts 347/480V**	Total Current (A)				
			120V	208V	240V	277V	347V 480V
2L	11	13	0.09	0.05	0.05	0.04	0.04 0.03
3L	20	22	0.17	0.10	0.08	0.07	0.06 0.05

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or at 347 or 480V +/- 10%.

** Utilizes step-down transformer.

Emergency Electrical Data*							
Lumen Package	System Watts 120-277V	System Watts 347/480V**	Total Current (A)				
			120V	208V	240V	277V	347V 480V
2L	14	16	0.12	0.07	0.06	0.05	0.04 0.03
3L	23	25	0.19	0.11	0.10	0.08	0.07 0.05

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or at 347 or 480V +/- 10%.

** Utilizes step-down transformer.

Delivered Emergency Lumens		
Lumen Package	CCT/CRI	
	2700K/3000K, 70 CRI	4000K/5000K/5700K, 70 CRI
2L	920	950
3L	950	990

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or at 347 or 480V +/- 10%.

** Utilizes step-down transformer.

OSQP Series Ambient Adjusted Lumen Maintenance¹					
Ambient	Initial LMF	25K hr Reported² LMF	50K hr Reported² LMF	75K hr Reported² LMF	100K hr Reported² LMF
5°C (41°F)	1.02	0.99	0.97	0.94	0.92
10°C (50°F)	1.02	0.99	0.96	0.94	0.91
15°C (59°F)	1.01	0.98	0.96	0.93	0.91
20°C (68°F)	1.01	0.97	0.95	0.93	0.90
25°C (77°F)	1.00	0.97	0.94	0.92	0.90
30°C (86°F)	0.99	0.96	0.94	0.91	0.89
35°C (95°F)	0.99	0.96	0.93	0.91	0.88
40°C (104°F)	0.98	0.95	0.92	0.90	0.87
45°C (113°F)	0.98	0.94	0.92	0.89	0.87
50°C (122°F)	0.97	0.94	0.91	0.88	0.86
55°C (131°F)	0.96	0.93	0.90	0.88	0.85

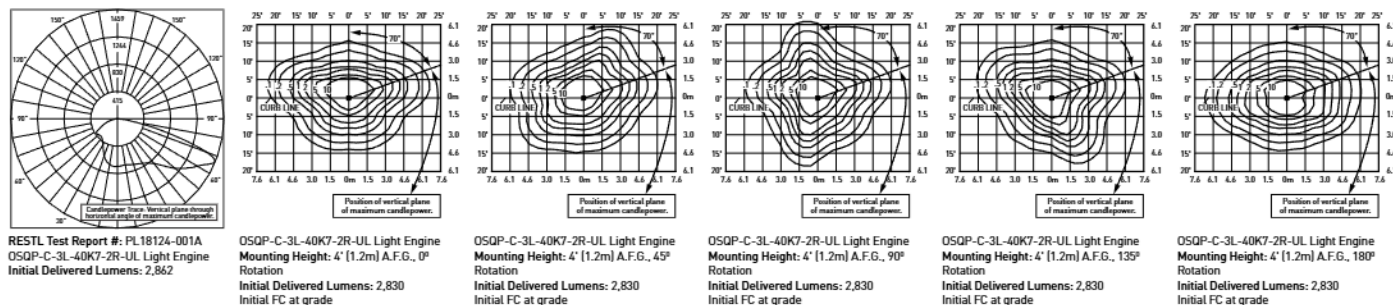
¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to × the tested duration in the IES LM-80 report for the LED.

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://www.creelighting.com/products/outdoor/bollards-and-pathway/osq-series-3/>

2R

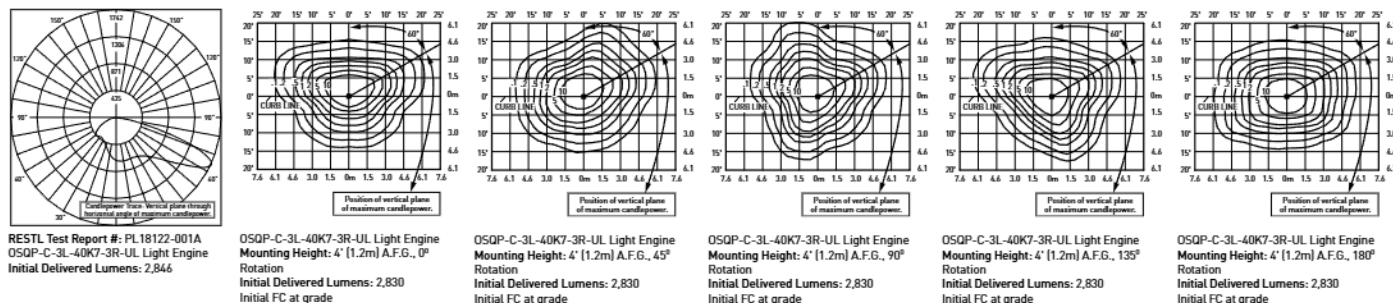


Type II Mid Rotatable				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G1	1,500	B1 U0 G1
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3R



Type III Mid Rotatable				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G1	1,500	B1 U0 G1
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

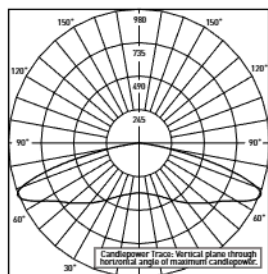
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

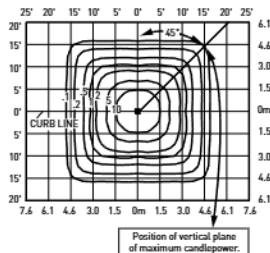
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://www.creelighting.com/products/outdoor/bollards-and-pathway/osq-series-3/>

5M



RESTL Test Report #: PL18125-001A
OSQP-C-3L-40K7-5M-UL Light Engine
Initial Delivered Lumens: 2,850



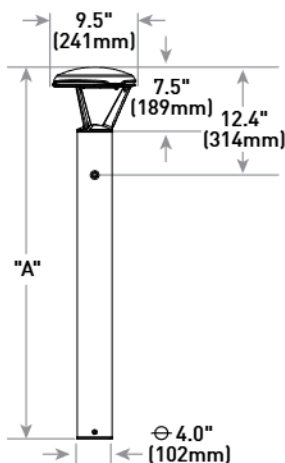
OSQP-C-3L-40K7-5M-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G.
Initial Delivered Lumens: 2,830
Initial FC at grade

Type V Mid				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G0	1,500	B1 U0 G0
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

OSQP shown with Photocell Option



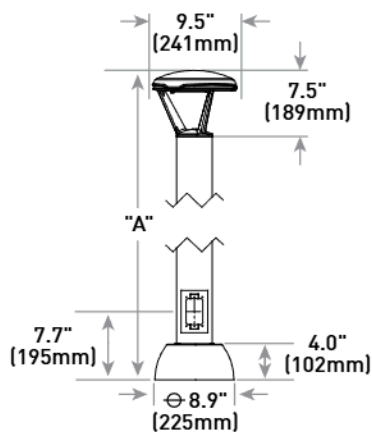
Model	Dim. "A"	Weight
Pathway (P3)	36.5" (927 mm)	14.4 lbs. (6.53 kg)
Pathway (P4)	42.5" (1080 mm)	15.2 lbs. (6.89 kg)
Pedestrian (P8)	96.5" (2451 mm)	24.6 lbs. (11.16kg)

Option	Weight Adder
GFI	1.0 lb. (0.45 kg)
34/48 Volt	1.2 lbs. (0.54 kg)
WB*	1.2 lbs. (0.54kg)

* WB adder is for P3 & P4 models only. WB weight is included on P8.

OSQP shown with GFI Option and Welded Base

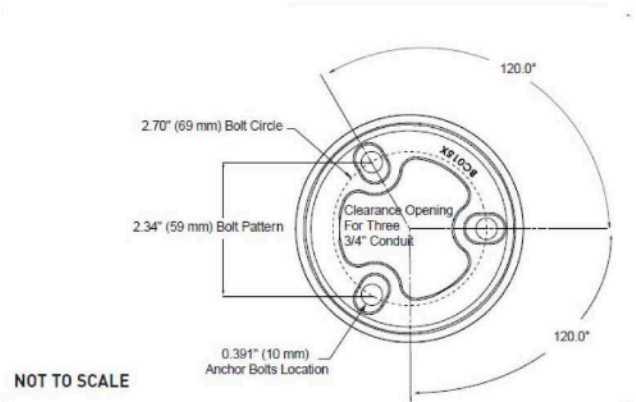
Note: OSQP-GFI accessory required for outlet.



Model	Dim. "A"	Weight
Pathway (P3)	36.5" (927 mm)	16.6 (7.53kg)
Pathway (P4)	42.5" (1080 mm)	17.4 (7.89kg)
Pedestrian (P8)	96.5" (2451 mm)	25.6 lbs. (11.61kg)

Option	Weight Adder
EB	2.2 lbs. (1.00 kg)

Standard Base Plate Detail
Standard on P3 & P4 Mounts



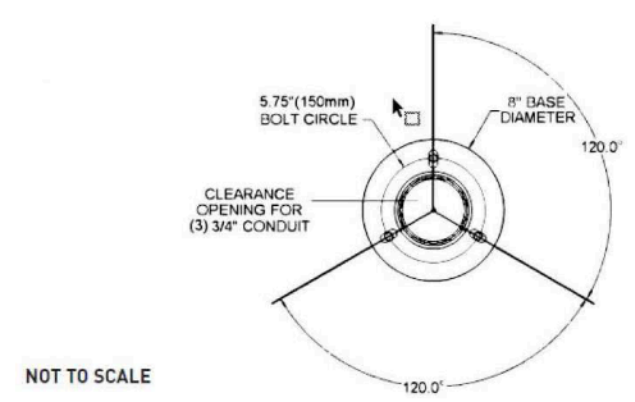
Base Cover
Not included with Standard Base Plates
(P3 & P4 Mounts)

Replacement Parts	
EB Replacement Kit OSQP-C-EBKIT - For use with UL, 34 or 48 voltages - For 347 or 480V applications, separate transformer kit(s) may be required depending on mode of failure (see transformer replacement kits to the right)	Transformer Replacement Kits NOTE: Depending on mode of failure, separate driver replacement kit(s) may also be required (see driver replacement kits below) OSQP-C-TRFKT-34 - For use in 347V applications OSQP-C-TRFKT-48 - For use in 480V applications

Driver Replacement Kits		
Product	Lumen Package	Controls
OSQP-C-DVRKT	2L 2,000 Lumens	BLANK - For use with no controls (standard 0-10V dimming), OCC2 or P controls HL-L - For use with luminaires with OCC1 option with issues in low mode (40% Dim) - For use with luminaires with HL option where output isn't working properly on Line 1 - Depending on mode of failure, both HL-L and HL-H kits may be required for luminaires with OCC1 or HL option - Sensor not included HL-H - For use with luminaires with OCC1 option with issues in high mode (Full Power) - For use with luminaires with HL option where output isn't working properly on Line 2 - Depending on mode of failure, both HL-H and HL-L kits may be required for luminaires with OCC1 or HL options - Sensor not included
	3L 3,000 Lumens	

NOTE: For 347 or 480V applications, separate transformer kit(s) may be required depending on mode of failure (see transformer replacement kits above).

Welded Base (WB) Base Plate Detail
Included on P8, Optional on P3 & P4 Mounts



Base Cover
Welded Base
(Included on P8, Optional on P3 & P4 Mounts)



Base Cover
Welded Base (Included on P8, Optional on P3 & P4 Mounts) w/GFI
Option and Required OSQP-GFI Accessory



OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V4 09/03/2024

Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories

Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

* See <https://www.creelighting.com/resources/warranties/> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs Synapse® SimplySnap 10V Interface DIM10-220F - 120V-277V - Requires either Synapse Central Base Station or On-Site Controller - Refer to DIM10-220F spec sheet for details Synapse SimplySnap Central Base Station CBSSW-450-002 - Includes On-Site Controller (SS450-002) and 5-button switch - Indoor and Outdoor rated - Refer to CBSSW-450-002 spec sheet for details	Synapse SimplySNAP On-Site Controller SS450-002 - Verizon® LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details Synapse Building Management System (BMS) Gateway BMS-GW-002 - Required for BACnet integration - Refer to BMS-GW-002 spec sheet for details Synapse Wireless Sensor WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-DPM spec sheet for details

** Must specify color

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C								
Family	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	2L 2,550 lumens - Available only with UL voltage 4L 4,020 lumens 6L 6,075 lumens 8L 8,600 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	2M Type II Mid 3M Type III Mid 4M Type IV Mid	UL Universal 120-277V UH Universal 347-480V - Not available with 2L lumen package, controls options, or EB option 34 347V - Available only with P control - Not available with 2L lumen package, BML or ML controls, or EB option	WM Wall	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20" sensor lens installed on luminaire; 20-40" sensor lens and aisle shrouds included - Not available with other controls or EB option ML Multi-Level - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option P Button Photocell - Available with UL and 34 voltages only - Not available with other controls or EB option	20KV 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection EB Emergency Battery Back-Up - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.

** Luminaire comes standard with 0-10V dimming. Controls by others.



Cree TrueWhite® Technology



Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING®**

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY

Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg); Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed inside pole bases, next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to [Dimming spec sheet](#) for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB option: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com

US: (800) 236-6800 Canada: (800) 473-1234

- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets the requirements for Buy American Act (BAA) because it qualifies as a commercially-available off-the-shelf (COTS) item. Please refer to www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. Please refer to <https://darksky.org/what-we-do/darksky-approved/products-companies/#/~/search/?keyword=cree> for most current information
- DLC Premium qualified SKUs available. Please refer to <https://qpl.designlights.org/solid-state-lighting> for most current information
- DLC Luna qualified when ordered with 27K7 or 30K7 CCTs. Please refer to <https://qpl.designlights.org/solid-state-lighting> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	System Watts						EB System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V	347V**	480V**		120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.08	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

** 2L lumen package is only available with 120-277V.

OSQW Series Ambient Adjusted Lumen Maintenance Factors¹

Ambient	Lumen Package	Initial LMF	25K hr Reported² LMF	50K hr Reported² LMF	75K hr Reported² LMF	100K hr Reported² LMF
5°C	2L	1.02	0.99	0.97	0.94	0.92
	4L-8L	1.02	0.99	0.93	0.88	0.83
10°C	2L	1.02	0.99	0.96	0.94	0.91
	4L-8L	1.02	0.98	0.93	0.87	0.82
15°C	2L	1.01	0.98	0.96	0.93	0.91
	4L-8L	1.01	0.98	0.92	0.87	0.82
20°C	2L	1.01	0.97	0.95	0.93	0.90
	4L-8L	1.01	0.97	0.92	0.86	0.81
25°C	2L	1.00	0.97	0.94	0.92	0.90
	4L-8L	1.00	0.97	0.91	0.86	0.81
30°C	2L	0.99	0.96	0.94	0.91	0.89
	4L-8L	0.99	0.96	0.90	0.85	0.80
35°C	2L	0.99	0.96	0.93	0.91	0.89
	4L-8L	0.99	0.95	0.90	0.85	0.80
40°C	2L	0.98	0.95	0.93	0.90	0.88
	4L-8L	0.98	0.95	0.89	0.84	0.79
45°C	2L	0.98	0.95	0.92	0.90	0.87
	4L-8L	0.98	0.94	0.89	0.84	0.79
50°C	2L	0.97	0.94	0.91	0.89	0.87
	4L-8L	0.97	0.94	0.88	0.83	0.79

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Delivered Emergency Lumens

Lumen Package	CCT/CRI			
	2700K/3000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,020	1,060	780	1,060
8L	1,110	1,160	800	1,160

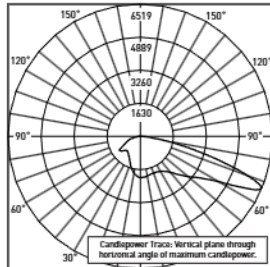
CREE  **LIGHTING®**

Photometry

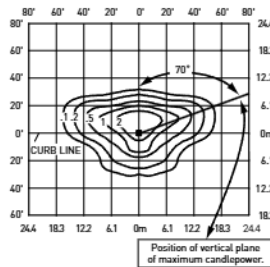
All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/>

2M



RESTL Test Report #: PL18035-001A
OSQW-C-4L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577



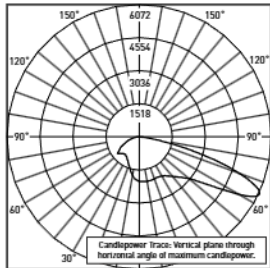
OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

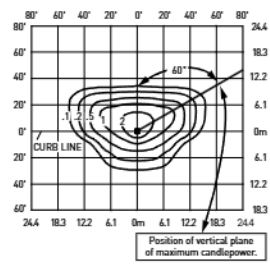
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3M



RESTL Test Report #: PL18034-001A
OSQW-C-4L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



OSQW-C-4L-40K7-3M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

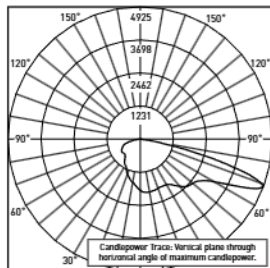
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

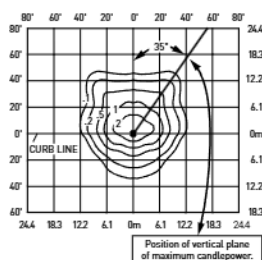
All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/>

4M



RESTL Test Report #: PL18037-001A
OSQW-C-8L-30K7-4M-UL-WM-WH
Initial Delivered Lumens: 8,441



OSQW-C-4L-40K7-4M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type IV Mid Distribution

Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Replacement Parts

EB Replacement Kit

OSQW-C-EBKIT

- Suitable for use with all lumen packages and UL voltage

Back Box Replacement Kit

OSQW-C-JBOXKIT

- Suitable for use with all OSQW-C luminaires

Driver Replacement Parts

Product	Lumen Package	Voltage
OSQW-C-DVRKT	2L 2,550 Lumens - Available only with UL voltage	UL 120-277V
	4L 4,020 Lumens	UH 347-480V
	6L 6,075 Lumens	- For use with UH and 34 voltages
	8L 8,600 Lumens	- Not available with 2L lumen package

© 2024 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Colorfast DeltaGuard® and NanoComfort® are registered trademarks, and OSQW™ is a trademark of Cree Lighting USA LLC. TrueWhite®, Cree TrueWhite® and the Cree TrueWhite Technology logo are registered trademarks of CREEL, Inc. Cree Lighting® and the Cree Lighting logo are registered trademarks of CLNA Holdings LLC. The UL logo is a registered trademark of UL LLC. Synapse® is a registered trademark of Synapse Wireless, Inc. Verizon® is a registered trademark of Verizon Trademark Services LLC. DarkSky and the DarkSky Approved logo are trademarks of DarkSky International. LEVITON® is a registered trademark of Leviton Manufacturing Co., Inc. The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks is under license. Other trademarks, service marks, and trade names are those of their respective owners. IOS is a registered trademark or trademark of Cisco Systems, Inc. and/or its affiliates in the United States and certain other countries. Apple and App Store are trademarks of Apple Inc. Android is a trademark of Google, Inc. The DLC QPL, DLC QPL Premium and the DLC LUNA Logos are the registered and unregistered trademarks of Efficiency Forward, Inc.

Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING®**

LPI Series

Straight Square Steel Poles

Rev. Date: V6 12/11/2024

Product Description

Cree Lighting's LPI Series square straight steel poles are constructed of ASTM A 500 Grade B carbon steel structural tubing which provides a minimum yield strength of 46,000 psi. The one-piece construction with a full-length longitudinal resistance weld is uniformly square in cross section with flat sides, small corner radii and excellent torsional properties. The pole is welded to a formed carbon steel base plate (ASTM A-36 HRS) with a minimum yield strength of 36,000 psi. Pole base has slotted holes to accommodate installation. Poles are supplied with a paper mounting template, four partially galvanized (ASTM A153) L-shaped anchor bolts with a minimum yield strength of 55,000 psi, eight hex nuts and eight flat washers. A two-piece ABS plastic base cover that secures with four push pins provides a rust-proof and tamper resistant cover for the base plate and anchor bolts. A 3" x 5" (4-6" poles) or 1.63" x 3.5" (3" poles) hand hole is located 14" above the bottom of pole base. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. Drilled poles include a painted plastic pole cap with a spring steel clip. The welded tenon top mounting configuration includes a 2.38" O.D. x 4" long tenon at the top of the pole. The open top mounting configuration is designed to accept internal mount tenons or brackets.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. Iron phosphate is then applied, creating an iron oxide base with a flat or amorphous metal phosphate topcoat. This coating significantly adds to the performance of the finished coating by improving bonding and minimizing the spread of oxidation if the coating is scratched, improving corrosion resistance. Polyester powder coating is applied to a 6-mil thickness.

REGULATORY & VOLUNTARY QUALIFICATIONS

- Meets requirements of BAA and/or BABA when ordered with US option. Consult factory when needed for a project: www.creelighting.com/BAA-BABA

LIMITED WARRANTY*

- 7 years for pole and tenons/7 years for finish /1 year for GFI receptacle

* See <https://www.creelighting.com/resources/warranties/> for warranty terms

Ordering Information

Fully assembled pole is composed of two components that must be ordered separately.

Example: **Anchor Bolts w/Template:** LPI4ABT-0 + **Pole:** LPI4C251Z-0

Anchor Bolts/Templates	
LPI3ABT-0	Anchor Bolts & Template for 3" Poles: 0.75" anchor bolts, 8.5" bolt circle (8-9" range)
LPI4ABT-0	Anchor Bolts & Template for 4" Poles: 0.75" anchor bolts, 8.5" bolt circle (8-9" range)
LPI5ABT-0	Anchor Bolts & Template for 5" Poles: 1" anchor bolts, 11" bolt circle (10-12" range)
LPI6ABT-0	Anchor Bolts & Template for 6" Poles: 1" anchor bolts, 11.5" bolt circle (11-12" range)

NOTE: For BAA/BABA compliant anchor bolts, -US must be specified before the -0 prior to order.



Note: Poles must be unwrapped upon delivery.

LPI							-0
Product	Face (IN)/Wall Thickness (GA)	Pole Height (FT)	Mounting Configuration	Fixture Mounting Drill Pattern**	Color Options	Options	Pole Only Designator
LPI	3C 3", 11 gauge (0.125") 4C 4", 11 gauge (0.125") 4S 4", 7 gauge (0.188") - Available only in 20', 22' and 25' mounting heights 5S 5", 7 gauge (0.188") 6S 6", 7 gauge (0.188")	3" Poles 10=10' 15=15' 4" Poles 10=10' 12=12' 13=13' 14=14' 15=15' 17=17' 18=18' 20=20' 22=22' 23=23' 25=25'	5" Poles 20=20' 22=22' 6" Poles 30=30' Drilled Poles 1 Drilled for Direct Mount (Single) 2 Drilled for Direct Mount (2@180deg) 3 Drilled for Direct Mount (2@90deg) 5 Drilled for Direct Mount (3@90deg) 6 Drilled for Direct Mount (4@90deg) Open Top Poles T* Open top to accept internal mount tenons Welded Tenon Top Poles W Welded Tenon Top - 2.38" O.D. x 4.0" Long	Use Only w/Drilled Poles BLANK Standard Cree Lighting Drill Pattern - For use with Cree Lighting area/flood luminaires except OSQX Q OSQX Drill Pattern - Drill Pattern for use only with OSQX luminaires	K Black S Silver W White Z Bronze	CSA CSA Certified for Canada GFI Standard GFI - Located 28" above the base of the pole on same side as hand hole. Consult factory for placement in other locations - Available only with 4"-6" poles UL ULus Listed US BAA/BABA Compliant - Must be specified prior to order	-0 Order anchor bolts & templates separately

* Order tenon separately. Refer to [Bracket and Tenons spec sheet](#) for additional information.

** Refer to page 3 for fixture mounting patterns.

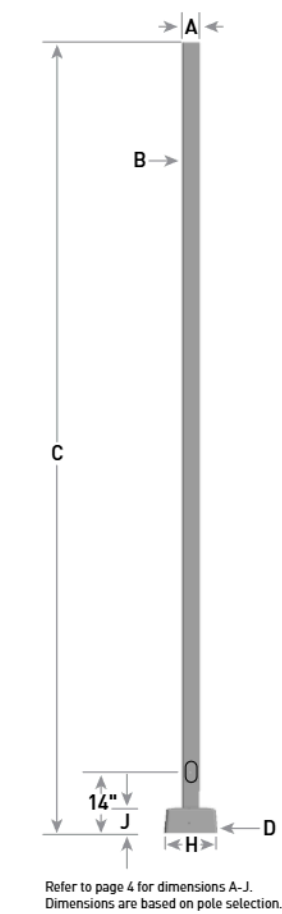


Website: creelighting.com

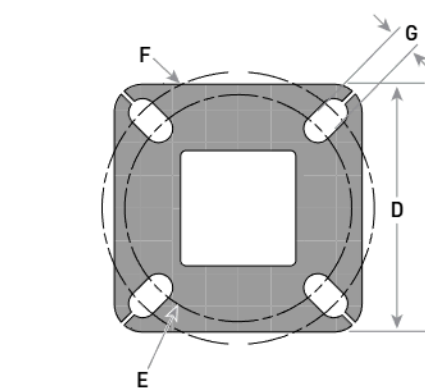
US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING**

Pole Drawing



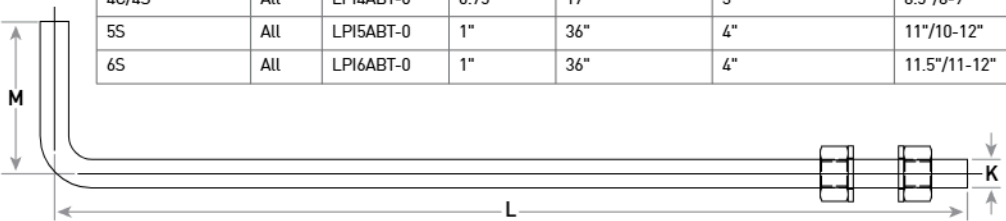
Base Plate Detail



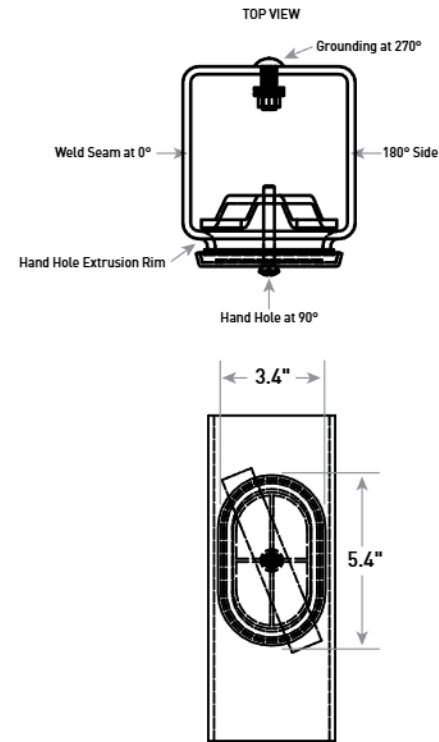
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Anchor Bolt Detail

Face (IN)/Wall Thickness (GA)	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/Range
3C	All	LPI3ABT-0	0.75"	17"	3"	8.5"/8-9"
4C/4S	All	LPI4ABT-0	0.75"	17"	3"	8.5"/8-9"
5S	All	LPI5ABT-0	1"	36"	4"	11"/10-12"
6S	All	LPI6ABT-0	1"	36"	4"	11.5"/11-12"



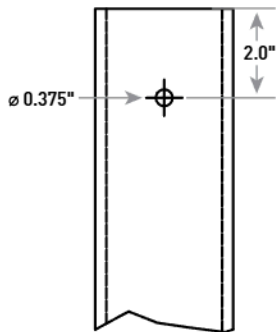
Hand Hole Drawings (4-6" Poles Only)



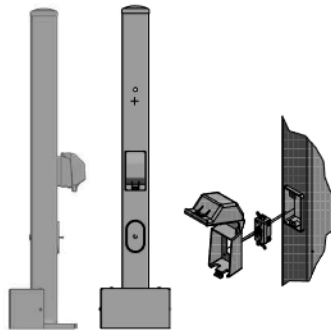
Note: Hand hole on 3" poles is 1.63" x 3.5" oval.

Fixture Mounting Drill Patterns

T - Open Top Mounting Configuration



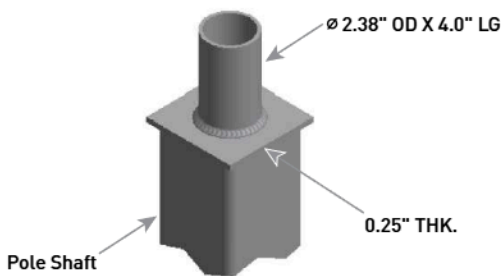
Optional GFI (shown on 4-6" pole)



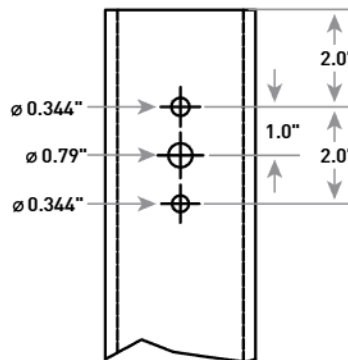
CONSTRUCTION & MATERIALS

- Heavy-duty steel construction
- Lockable security cover
- Includes adapter plates and foam gasket
- 20A, 120V, 60Hz GFCI, and cover also included
- 3-1/4" internal depth
- Standard GFI is located 28" above the pole base on the same side as the hand hole. Consult factory for placement in other locations
- Weatherproof while in use
- Meets NEC Extra Duty requirements
- Receptacle and cover ship separately in hardware bag

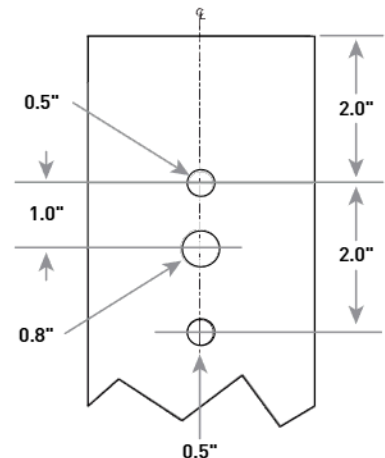
W - Welded Tenon Top Mounting Configuration



Standard Cree Lighting Fixture Mounting Drill Pattern



Q - OSQX Fixture Mounting Drill Pattern



Field-Installed Accessories

Vibration Dampeners

SSS-ACC-VIB-DMPNR-10-15FT (for 10'-15' poles)
 SSS-ACC-VIB-DMPNR-16-20FT (for 16'-20' poles)
 SSS-ACC-VIB-DMPNR-21-25FT (for 21'-25' poles)
 SSS-ACC-VIB-DMPNR-26-30FT (for 26-30' poles)
 - Chain encased in plastic tubing used to minimize the effects caused by wind-induced Aeolian vibration

Field-Installed Accessories

Vibration Dampeners

SSS-ACC-VIB-DMPNR-10-15FT (for 10'-15' poles)
 SSS-ACC-VIB-DMPNR-16-20FT (for 16'-20' poles)
 SSS-ACC-VIB-DMPNR-21-25FT (for 21'-25' poles)
 SSS-ACC-VIB-DMPNR-26-30FT (for 26-30' poles)
 - Chain encased in plastic tubing used to minimize the effects caused by wind-induced Aeolian vibration

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A* (180)	2.22
PB-4A* (90)	1.11
PD Series Tenons	0.09
XA-TMDA8	0.07

Tenons and Brackets* (must specify color)

Square Internal Mount Vertical Tenons (Steel)

- Mounts to 3-6" (76-152mm) square aluminum or steel poles
 - For use with adjustable arm & horizontal/vertical tenon mounts
 - Not for use with THE EDGE® Area Round Post Top mounts
- PB-1A* - Single PB-4A*(90) - 90° Quad
 PB-2A* - 180° Twin PB-4A*(180) - 180° Quad
 PB-3A* - 180° Triple

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles
 - For use with adjustable arm mounts and RUL luminaires
 - Not for use with OSQX Area/Flood luminaires
- PD-2A4(90) - 90° Twin PD-3A4(90) - 90° Triple
 PD-2A4(180) - 180° Twin PD-4A4(90) - 90° Quad

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles
 - For use with horizontal tenon mounts that require extended tenon length
 - Not for use with OSQX Area/Flood luminaires
- PD-1H4 - Single PD-3H4(90) - 90° Triple
 PD-2H4(90) - 90° Twin PD-4H4(90) - 90° Quad
 PD-2H4(180) - 180° Twin

Direct Arm Pole Adaptor Bracket (Aluminum)

- Mounts to 3-6" (76-152mm) round or square aluminum or steel poles
 - For use with horizontal tenon mounts that require extended tenon length
 - Not for use with OSQX Area/Flood luminaires
- XA-TMDA8

* Refer to the [Bracket and Tenons spec sheet](#) for more details on tenons. Refer to product specification sheets for compatible tenons.

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation.

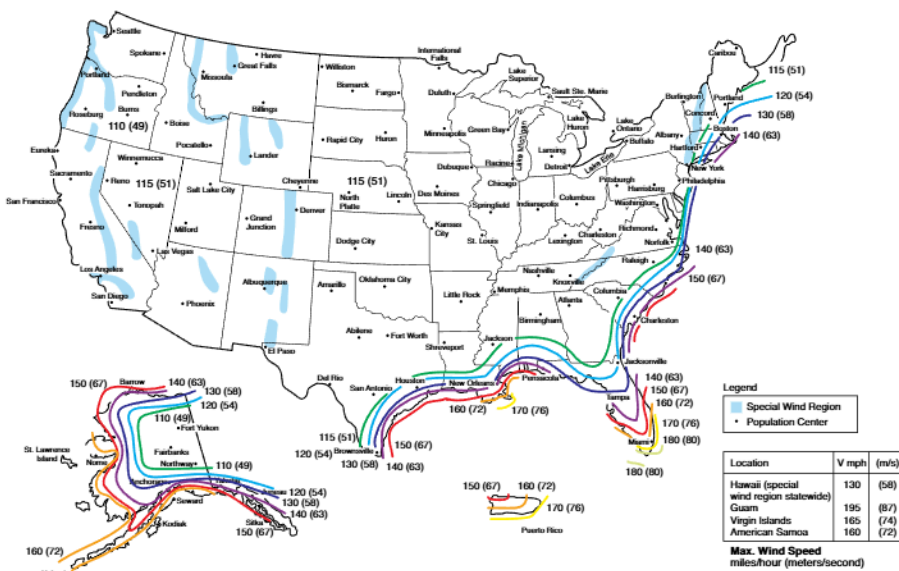
Dimensions, EPA & Weight

Pole	Face (A) x Wall (B) x Height (C)	Base Plate (D) x Thickness	Bolt Circle/Range Min (E) - Max (F)	Bolt Hole Size (G)	Base Cover (H) x Height (J)	Pole EPA Rating per AASHTO LRFDLTS-1																Approx. Shipping Weight
						115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH		
						150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	
LPI3C10*-0	3" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	15.4	15.3	14.0	13.9	11.6	11.5	9.7	9.6	8.2	8.1	6.9	6.8	5.9	5.8	5.0	4.9	61 lbs.
LPI3C15*-0	3" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.6	8.5	7.6	7.5	6.0	5.9	4.7	4.6	3.7	3.6	2.9	2.8	2.2	2.1	1.6	1.5	85 lbs.
LPI4C10*-0	4" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	21.8	20.5	19.7	18.6	16.4	15.4	13.7	12.8	11.5	10.8	9.8	9.1	8.3	7.7	7.1	6.5	96 lbs.
LPI4C12*-0	4" x 11ga. x 12'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	17.0	16.0	15.3	14.4	12.5	11.7	10.3	9.6	8.5	7.9	7.0	6.5	5.8	5.3	4.8	4.3	108 lbs.
LPI4C13*-0	4" x 11ga. x 13'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	15.1	14.1	13.6	12.7	11.2	10.2	8.9	8.3	7.2	6.7	5.9	5.4	4.8	4.3	3.8	3.4	114 lbs.
LPI4C14*-0	4" x 11ga. x 14'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	13.5	12.5	12.0	11.2	9.6	8.9	7.7	7.1	6.1	5.6	4.9	4.4	3.8	3.4	3.0	2.6	120 lbs.
LPI4C15*-0	4" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	12.0	11.1	10.6	9.8	8.4	7.7	6.6	6.0	5.1	4.6	4.0	3.5	3.0	2.6	2.2	1.8	126 lbs.
LPI4C17*-0	4" x 11ga. x 17'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.7	8.0	7.6	7.0	5.7	5.2	4.3	3.8	3.1	2.7	2.1	1.8	1.3	1.0	0.6	0.4	138 lbs.
LPI4C18*-0	4" x 11ga. x 18'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	7.6	7.0	6.6	6.0	4.8	4.3	3.4	3.0	2.3	1.9	1.4	1.1	0.7	N/A	N/A	N/A	144 lbs.
LPI4C20*-0	4" x 11ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	5.7	5.1	4.8	4.2	3.2	2.7	1.9	1.5	0.9	0.4	N/A	N/A	N/A	N/A	N/A	N/A	156 lbs.
LPI4C22*-0	4" x 11ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	3.6	3.1	2.8	2.4	1.5	1.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	168 lbs.
LPI4C23*-0	4" x 11ga. x 23'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	2.9	2.4	2.1	1.7	0.8	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	174 lbs.
LPI4C25*-0	4" x 11ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	1.5	1.0	0.8	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	191 lbs.
LPI4S20*-0	4" x 7ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	6.4	5.8	5.4	4.9	3.9	3.4	2.6	2.2	1.6	1.3	0.8	0.5	N/A	N/A	N/A	N/A	222 lbs.
LPI4S22*-0	4" x 7ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	4.3	3.8	3.5	3.1	2.2	1.8	1.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	246 lbs.
LPI4S25*-0	4" x 7ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	2.3	1.8	1.6	1.2	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	259 lbs.
LPI5S20*-0	5" x 7ga. x 20'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	20.1	12.6	17.9	11.0	14.2	8.4	11.3	6.3	8.9	4.5	7.0	3.2	5.4	2.0	4.1	1.0	304 lbs.
LPI5S22*-0	5" x 7ga. x 22'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	15.4	9.2	13.5	7.8	10.5	5.6	8.0	3.8	6.1	2.4	4.5	1.2	3.1	N/A	2.0	N/A	336 lbs.
LPI5S25*-0	5" x 7ga. x 25'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	11.5	6.0	9.9	4.9	7.2	2.9	5.0	1.3	3.3	N/A	1.9	N/A	0.7	N/A	N/A	N/A	351 lbs.
LPI5S30*-0	5" x 7ga. x 30'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	7.0	1.7	5.6	0.7	3.3	N/A	1.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	422 lbs.
LPI6S30*-0	6" x 7ga. x 30'	12" Sq. x 1"	11.5"/11-12"	1.25"	13.5" Sq. x 5.5"	4.4	4.0	3.0	2.6	0.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	503 lbs.

* Mounting configuration, fixture mounting drill pattern, color options, and pole options from ordering table on page 1.

NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure.

This map indicates approximate maximum wind zones throughout the U.S. Base wind velocities are established using a 50-year recurring mean. The EPA rating of the pole must be equal to or greater than that of the luminaire(s), taking into consideration the wind conditions at the job site. It is the customer's responsibility to carefully select poles and associated accessories based upon proper mounting configurations and wind loading in area where the installation will occur.

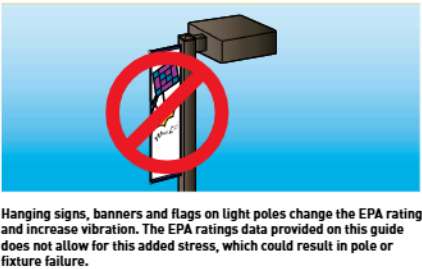
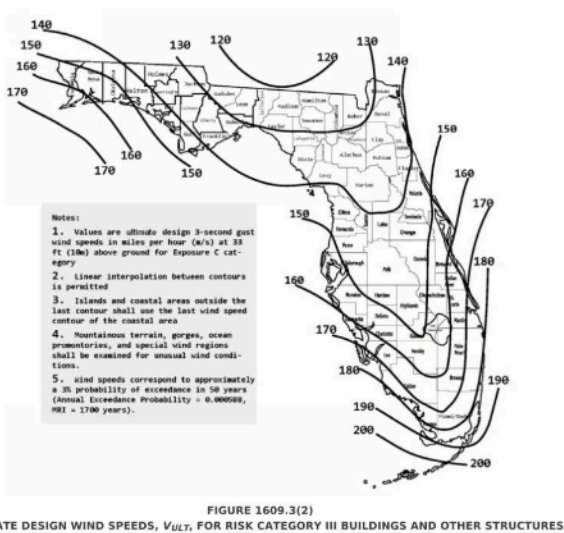


Hanging signs, banners and flags on light poles change the EPA rating and increase vibration. The EPA ratings data provided on this guide does not allow for this added stress, which could result in pole or fixture failure.

Dimensions, EPA & Weight

Pole	Face (A) x Wall (B) x Height (C)	Base Plate (D) x Thickness	Bolt Circle/ Range Min (E) - Max (F)	Bolt Hole Size (G)	Base Cover (H) x Height (J)	Pole EPA Rating per 2020 FBC / ASCE-7																Approx. Shipping Weight
						120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH				
						150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.			
LPI3C10*-0	3" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	27.7	26.4	23.4	22.2	19.9	18.9	17.0	16.2	14.8	14.0	12.8	12.1	11.3	10.6	61 lbs.		
LPI3C15*-0	3" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	16.8	16.0	13.9	13.2	11.7	10.9	9.8	9.1	8.2	7.7	6.9	6.5	5.9	5.4	85 lbs.		
LPI4C10*-0	4" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	31.2	30.1	26.3	25.2	22.2	21.4	19.0	18.2	16.4	15.7	14.2	13.6	12.3	11.8	96 lbs.		
LPI4C12*-0	4" x 11ga. x 12'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	25.1	24.1	20.8	20.0	17.5	16.8	14.8	14.2	12.6	12.0	10.8	10.2	9.2	8.8	108 lbs.		
LPI4C13*-0	4" x 11ga. x 13'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	22.6	21.7	18.7	17.9	15.6	14.9	13.1	12.5	11.1	10.6	9.4	8.9	8.0	7.6	114 lbs.		
LPI4C14*-0	4" x 11ga. x 14'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	20.4	19.5	16.8	16.1	13.9	13.3	11.6	11.1	9.7	9.3	8.2	7.7	6.9	6.5	120 lbs.		
LPI4C15*-0	4" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	18.5	17.7	15.1	14.5	12.5	11.9	10.3	9.8	8.5	8.1	7.1	6.7	5.9	5.5	126 lbs.		
LPI4C17*-0	4" x 11ga. x 17'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	14.9	14.2	12.0	11.4	9.7	9.2	7.8	7.4	6.3	5.9	5.1	4.7	4.0	3.7	138 lbs.		
LPI4C18*-0	4" x 11ga. x 18'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	13.4	12.7	10.7	10.1	8.5	8.0	6.8	6.4	5.4	5.0	4.2	3.9	3.2	2.9	144 lbs.		
LPI4C20*-0	4" x 11ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	10.7	10.2	8.3	7.9	6.5	6.0	4.9	4.6	3.7	3.4	2.6	2.4	1.8	1.5	156 lbs.		
LPI4C22*-0	4" x 11ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.5	8.0	6.4	6.0	4.7	4.3	3.3	3.0	2.2	2.0	1.3	1.1	0.5	0.3	168 lbs.		
LPI4C23*-0	4" x 11ga. x 23'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	7.5	7.1	5.5	5.1	3.9	3.6	2.6	2.3	1.6	1.3	0.7	0.5	N/A	N/A	174 lbs.		
LPI4C25*-0	4" x 11ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	5.8	5.3	3.9	3.6	2.5	2.2	1.3	1.1	0.4	N/A	N/A	N/A	N/A	N/A	191 lbs.		
LPI4S20*-0	4" x 7ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	11.3	10.7	8.9	8.4	7.0	6.6	5.5	5.1	4.3	3.9	3.2	2.9	2.3	2.1	222 lbs.		
LPI4S22*-0	4" x 7ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	9.1	8.6	7.0	6.6	5.3	5.0	4.0	3.6	2.9	2.6	1.9	1.7	1.2	0.9	246 lbs.		
LPI4S25*-0	4" x 7ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	6.4	6.0	4.6	4.3	3.2	2.9	2.0	1.7	1.1	0.8	N/A	N/A	N/A	N/A	259 lbs.		
LPI5S20*-0	5" x 7ga. x 20'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	33.4	32.9	27.5	27.1	22.8	22.5	19.0	18.8	16.0	15.7	13.4	13.2	11.3	11.1	304 lbs.		
LPI5S22*-0	5" x 7ga. x 22'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	28.5	28.1	23.2	22.9	19.1	18.8	15.7	15.5	13.0	12.8	10.7	10.5	8.8	8.6	336 lbs.		
LPI5S25*-0	5" x 7ga. x 25'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	22.6	22.2	18.1	17.8	14.5	14.3	11.6	11.4	9.3	9.1	7.3	7.2	5.7	5.5	351 lbs.		
LPI5S30*-0	5" x 7ga. x 30'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	15.2	14.9	11.5	11.3	8.7	8.5	6.4	6.2	4.5	4.3	2.9	2.8	1.6	1.5	422 lbs.		
LPI6S30*-0	6" x 7ga. x 30'	12" Sq. x 1"	11.5"/11-12"	1.25"	13.5" Sq. x 5.5"	14.0	13.7	10.2	10.0	7.2	7.0	4.8	4.6	2.8	2.6	1.2	1.0	N/A	N/A	503 lbs.		

* Mounting configuration, fixture mounting drill pattern, color options, and pole options from ordering table on page 1.
NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure.
NOTE: It is the customer's responsibility to carefully select poles and associated accessories based upon proper mounting configurations and wind loading in area where the installation will occur.





Concept Plan Presentation REPORT TO THE PLAN COMMISSION

DATE: January 28, 2025
PROPERTY ADDRESS: N/A
PARCEL NUMBER: N/A
OWNER: City of Fort Atkinson
APPLICANT: Adam Hertel, AAG

FILE NUMBER: PUD-2025-02
EXISTING ZONING: SR-2
PROPOSED ZONING: PUD
EXISTING LAND USE: Vacant
REQUESTED USES: Townhomes

BACKGROUND

Section 15.02.81 of the [City of Fort Atkinson Zoning Ordinance](#) provides the purpose and intent of the Planned Unit Development overlay zoning district. The purpose of this district is to provide for the possible relaxation of certain development standards pertaining to the underlying zoning district (such as use or setbacks). In exchange for such flexibility, it is expected that the development will reflect the City's planning policies as set forth in the Comprehensive Plan and offer additional advantages such as positively contributing to the appearance and function of land uses and site design; promoting a greater level of architectural quality; providing substantial buffers and transitions between different land uses; or other advantages outlined in the Zoning Ordinance.

Section 15.10.44 establishes a review approval procedure for Planned Unit Developments. It requires a pre-application conference with staff, an optional Concept Plan Review by the Plan Commission, a potential workshop or public meeting as part of the Concept Plan Review, a General Development Plan (GDP) Review, and a Specific Implementation Plan (SIP). The SIP serves as the final site plan review and establishes the final design of the project. During this process, the applicant must apply for a Zoning Map Amendment to officially change the zoning classification from the established underlying zoning district to the Planned Unit Development (PUD) zoning district.

This request from the applicant is for Plan Commission review of the PUD Concept Plan. Per Section 15.10.44(3)(d), "the Plan Commission shall comment, but not take formal action, on the concept plan and inform the applicant to move on to the next step in the PUD process, General Development Plan." It is also appropriate at this point for the Plan Commission to schedule a workshop to further review the Concept Plan or indicate a lack of support for the project based on the submitted Concept Plan if it so chooses.

REQUEST OVERVIEW

The applicant and the City have agreed in concept to the development. Conversations have been productive to date and the City and the applicant are ready to enter the PUD process with

what appears to be a mutually beneficial project in concept. The PUD process is designed to formalize the project into a final package for Plan Commission and City Council approval.

No public notice is required for the review of a PUD Concept Plan. Public notice is required for additional steps in the process.

DISCUSSION

The planning of the overall area has been in concept for some time and the City and the Developer are now far enough along in the process to present a concept for a portion of the overall development of the Banker Road area, now known as the Ridgeview Estates. This portion of the overall development would be for a Planned Unit Development on a MRM-12 zoned parcel of two sets of Row Houses/Townhomes. The proposal depicts two principle structures on an individual lot. One Principle structure is permitted on an individual parcel and is one reason for the applicant to enter the PUD process.

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Northwest Quadrant Planning Area. Opportunities are noted in the figure below for this area. This area represents a significant growth opportunity for both Commercial and Residential options within the City Limits. This development opportunity is in keeping with that overall plan and lends itself to the City's planning efforts just to the north on the Banker Road parcels. Recall that the City commissioned a Neighborhood Plan from Vandewalle in 2022 for the subject property. The proposed subdivision plat is consistent with the approved Neighborhood Plan, which can be found [here](#).

Staff believes the proposal is in concert with the Comprehensive Plan.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



RECOMMENDATION

Plan Commission takes no action at the Concept Proposal stage of the PUD process. Formal action is taken at the General Development Plan (step 2) and Site Implementation Plan (step 3). Plan Commission, through its discussion of the submittal, can provide an indication to the applicant if an opportunity for a successful PUD process exists. Staff support this proposal at its current stage in the process.

ATTACHMENTS

1. 00_Site Plan Lot 1 FILLABLE
2. 01_Site Submittal - Lot 1
3. 02_Exhibit #1_Site Location Map
4. 04_Ridge View Estates Lot 1 Development Plans_01-14-2025
5. 05_Lot 1 Lighting Spec

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

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

Name, company, and client (if applicable): Applicant: Adam Hertel, AAG

Owner: Kraig Sadownikow, Intrepid Investments, LLC, 230 Ohio Street - Suite 200, Oshkosh, WI 54902

Phone number: 262-334-3811 Email: adam@teamaag.net

Property address for site plan: Ridge View Estates, Lot 1

I Applicability

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

II Application Requirements

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

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

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$200.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

Site Application

Statement of Owners Intent,
Location Map, Pre-Development Site Information, Post-
Development Site Information, Development Plans,
Operational Plan

Project:
Ridge View Estates - Lot 1 Townhouses Development

Owner:
Intrepid Investments, LLC
230 Ohio Street – Suite 200
Oshkosh, WI 54902
Attn: Kraig Sadownikow

Written Description of intended use

It is the intent of the Owner to develop the lands controlled by the Owner as a multifamily development with townhouse buildings consistent with MRM-12 zoning.

- 1) Existing Zoning: MRM-12. Proposed Zoning: MRM-12
- 2) Existing Land Use: Undeveloped. Proposed Land Use: Multifamily townhouse buildings;
- 3) Proposed Dwelling units: 8

Location Map

- 1) See General Location Map as Exhibit #1;
- 2) Lot Size: 0.662 total acres;
- 3) Vacant land is adjacent to the west;
- 4) Marigold Drive is adjacent to the east;
- 5) City owned lands with planned development to the north;
- 6) Trillium Drive is adjacent to the south;
- 7) City sanitary sewer and water main will be extended into property from Marigold Drive;

Pre-Development Site Information

The existing site features are as follows:

- 1) Legal Description: Lot 1 of Ridge View Estates Plat (See Exhibit #2)
- 2) Existing property lines and setback lines: Existing and proposed setback lines are the same. See Site Plan Sheet C-1
- 3) Existing structures and paved areas: None
- 4) Existing right of way lines with bearings and dimensions clearly labeled: See Ridge View Estates Plat (Exhibit #2)
- 5) Existing easements and utilities: Existing and proposed easements are the same. See Site Plan Sheet C-1. The proposed utilities tie-into existing stubbed sanitary laterals and water services from Marigold Drive, see Utility Plan Sheet C-3.
- 6) Existing and proposed topography: See proposed Grading and Erosion Control Plan, Sheet C-2

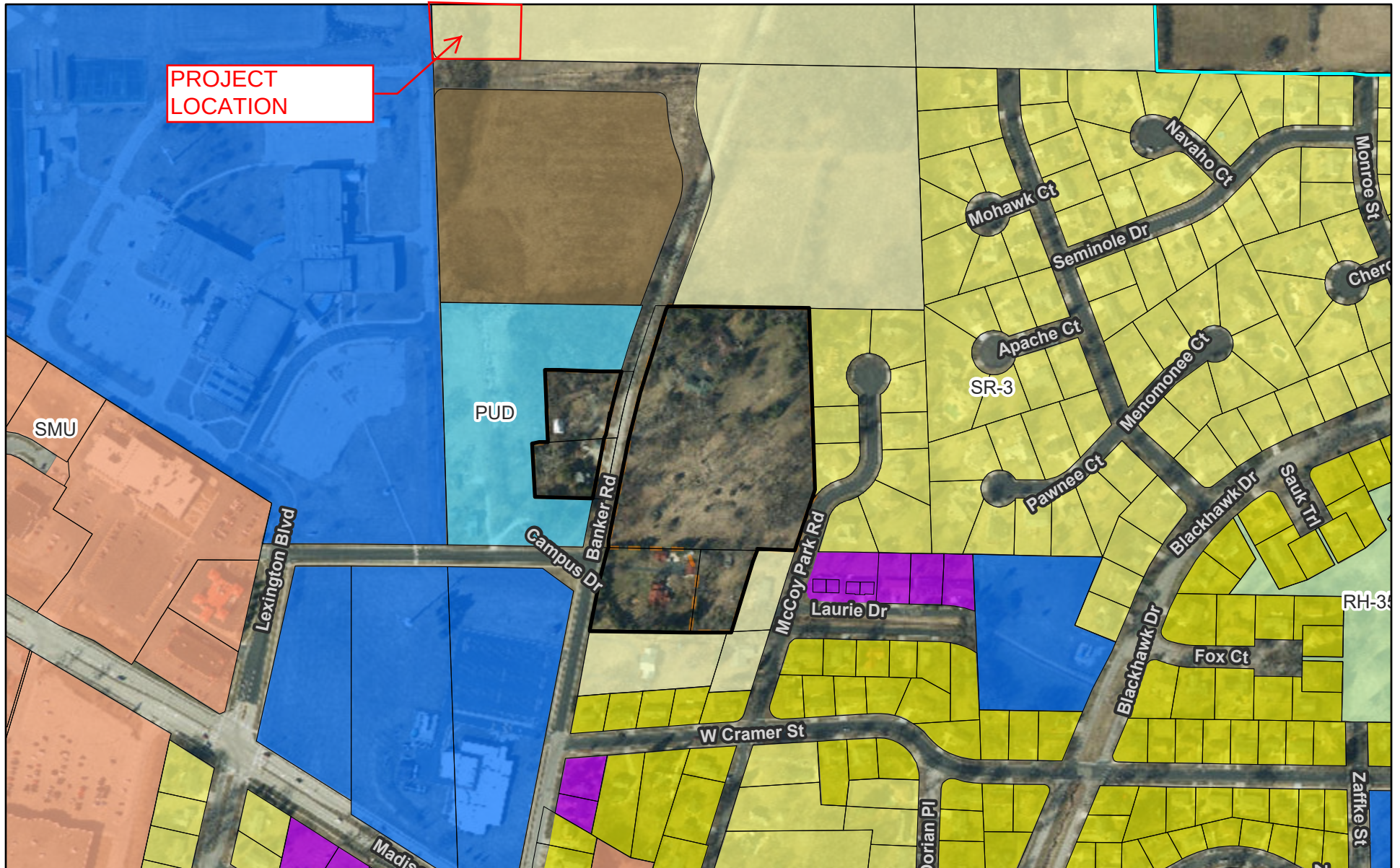
Proposed Post-Development Site Information

This parcel is designated as “Planned Neighborhood” on the Future Land Use Map of the Comprehensive Plan. The development proposes two 8-unit townhouse buildings with associated parking and drive aisles and the details are as follows:

- 1) The Townhouses Site Plan is included as Sheet C-1 with features as follows:
 - Each building has a 4,235 square foot footprint, a total of 8,470 square feet;
 - 16 outdoor parking stalls in front of proposed garages, 10 parking stalls inside the garages;
 - 12.1 dwelling units per acre
- 2) The Grading Plan is included as Sheet C-2 with features as follows:
 - Garage and covered patio entrances adjacent to the proposed drive aisle, and patios on the back side of each building;
 - Regional drainage safe overflow on the east side of the proposed buildings;
- 3) The Utility Plan is included as Sheet C-3
 - The existing 8” sanitary laterals will be extended with 8” PVC sanitary lateral to serve the buildings;

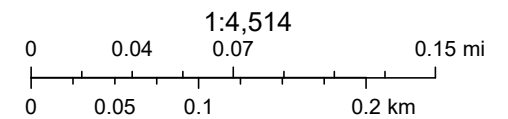
- The existing 6" water services will be extended with 6" HDPE water service to serve the buildings;
 - City Inlets and catch basins along Marigold Drive will collect runoff from all impervious areas and storm sewer will carry runoff to the regional wet pond;
- 4) The Landscape, and Lighting/Photometric plan, are included as Sheets L-1 and L-2
- Tree and shrub locations with species;
 - Parking light locations;
 - Lighting specifications are included providing detail of type, height, design, illumination power and orientation of exterior lighting with impact of lighting shown in foot candles.
- 5) Elevation drawings have been included to provide details of exterior materials, color, texture, treatment and overall appearance, rooftop, wall-mounted and ground-mounted mechanical equipment.
- 6) The Site Plan Sheet C-1 indicates the locations for snow storage during the winter.

ArcGIS Web Map



1/13/2025, 8:02:02 AM

- | | | |
|---|--|---|
| Jefferson County Tax Parcels | SR-5 - Single Family Residential - 8,000sf | RH-35 - Rural Holding |
| City of Fort Atkinson Municipal Boundary 2022 | DR-8 - Duplex Residential - 10,000sf | PUD - Planned Unit Development |
| City of Fort Atkinson Base Zoning | MRH-30 - Multi-Family Residential | City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction |
| SR-2 - Single Family Residential - 15,000sf | SMU - Suburban Mixed Use | Extrateritorial Limits |
| SR-3 - Single Family Residential - 10,000sf | I - Institutional | 3 mi Plat Review |



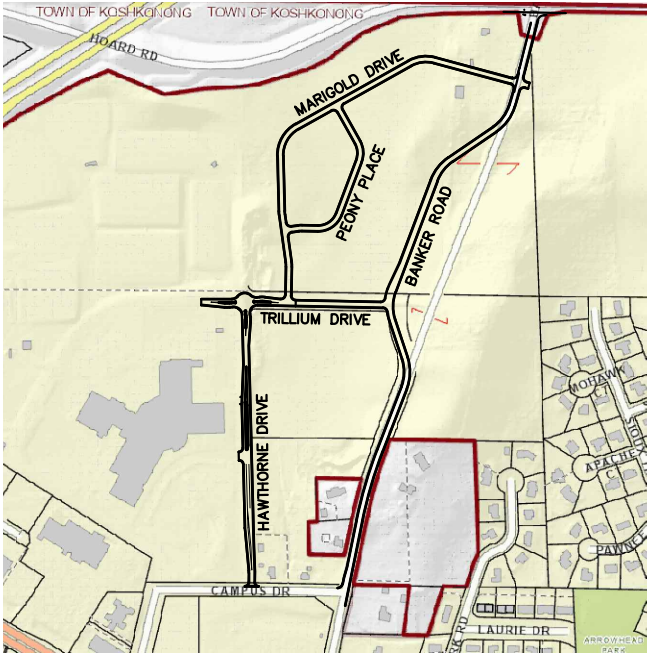
RIDGE VIEW ESTATES

LOT 1 TOWNHOUSES DEVELOPMENT

CITY OF FORT ATKINSON

JEFFERSON COUNTY, WISCONSIN

SHEET	INDEX	DESCRIPTION
		COVER PAGE
C-1		SITE PLAN
C-2		GRADING AND EROSION CONTROL PLAN
C-3		UTILITY PLAN
L-1		LANDSCAPE PLAN
L-2		LIGHTING PLAN
A-101		FLOOR PLANS
A-201		EXTERIOR ELEVATIONS



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES

TOWNHOUSES LOT 1 SITE PLAN

SHEET: C-1

DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC

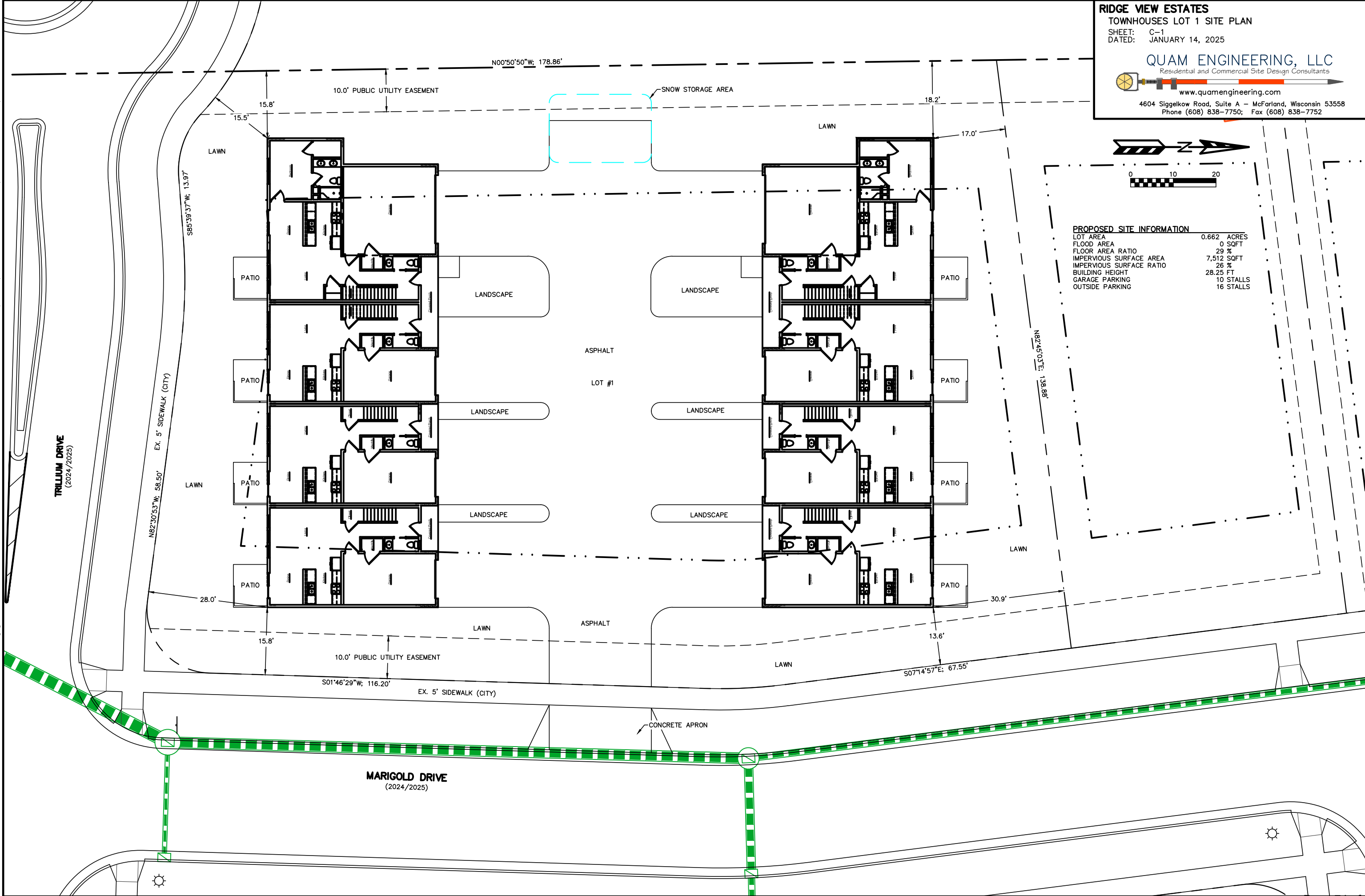
Residential and Commercial Site Design Consultants



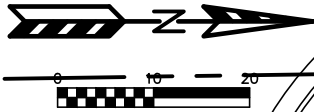
www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752



PROPOSED SITE INFORMATION	
LOT AREA	0.662 ACRES
FLOOD AREA	0 SQFT
FLOOR AREA RATIO	29 %
IMPERVIOUS SURFACE AREA	7,512 SQFT
IMPERVIOUS SURFACE RATIO	26 %
BUILDING HEIGHT	28.25 FT
GARAGE PARKING	10 STALLS
OUTSIDE PARKING	16 STALLS



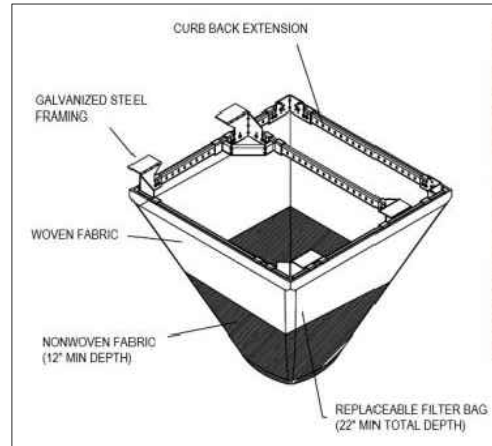
LEGEND FOR COMMON LINES:

- PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- PROPOSED WISDOT CLASS 1 TYPE B EROSION MAT
- FLEXSTORM INLET PROTECTION (SEE DETAIL)

RIDGE VIEW ESTATES
TOWNHOUSES LOT 1
GRADING AND EROSION CONTROL PLAN
SHEET: C-2
DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

 www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



- FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
 - NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
 - CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
 - "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

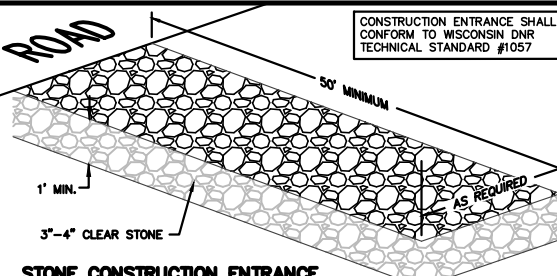
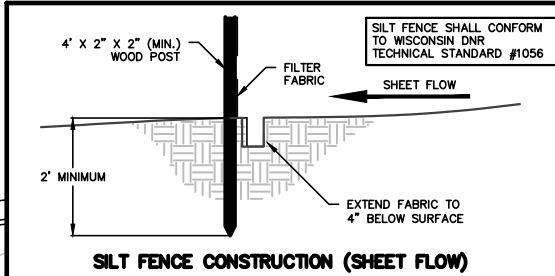
APRIL 1 - MAY 1, 2025	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
MAY 1, 2025 - AUGUST 1, 2025	CONSTRUCT TOWNHOUSE BUILDINGS AND PARKING LOT.
AUGUST 1 - SEPTEMBER 1, 2025	RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE #40 SHALL BE USED ON ALL DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE #40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.



RIDGE VIEW ESTATES

TOWNHOUSES LOT 1 UTILITY PLAN

SHEET: C-3

DATED: JANUARY 14, 2025

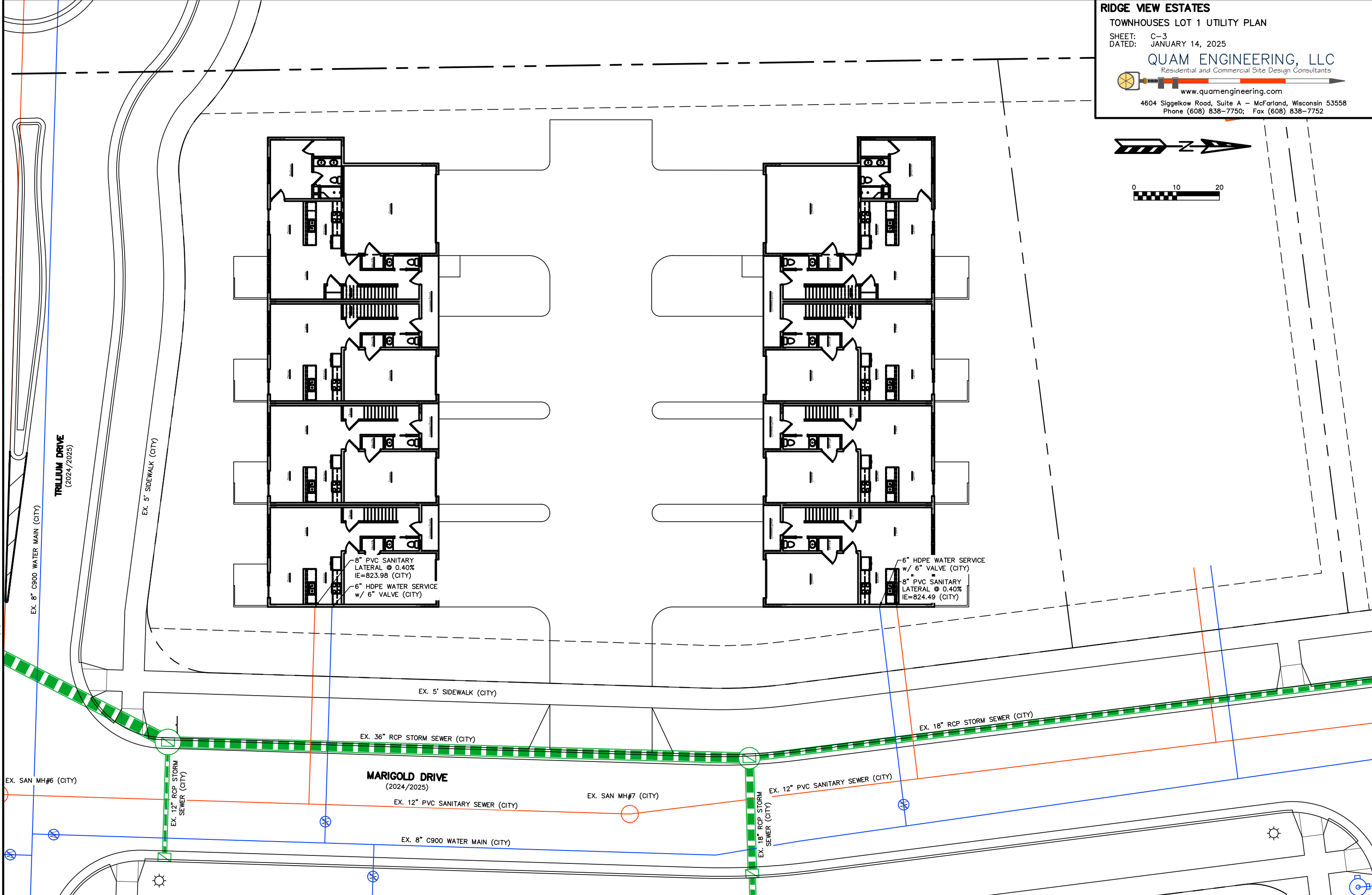
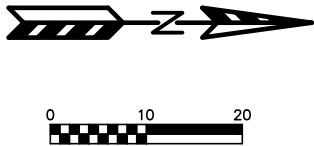
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752



RIDGE VIEW ESTATES
TOWNHOUSES LOT 1 LANDSCAPE PLAN

SHEET: L-1
DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical N Name	ROOT
	(11)		<u>Tall Deciduous Trees</u>		
CH	2	2"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2"	Exclamation PlaneTree	Platanus Occidentalis	BB
IHL	2	2"	Imperial Honey Locust	Gleditsia Tricanthos 'Imperial'	BB
KCT	1	2"	Kentucky CoffeeTree	Gymnocladus Dioicus	BB
LLL	2	2"	Little Leaf Linden	Tilia Cordata	BB
TT	2	2"	Tulip Tree	Liriodendron Tulipifera	BB
	(20)		<u>Medium Deciduous Trees</u>		
ABS	7	1 1/2"	Autumn Brilliance Serviceberry	Amelanchier Grandiflora "AB"	BB
ACH	2	1 1/2"	Amur Chokecherry	Prunus Ancherica	BB
CP	4	2"	Callery Pear	Pyrus Calleryana	BB
IW	2	1 1/2"	Ironwood	Ostrya Virginiana	BB
TCH	5	1 1/2"	Thornless Cockspur Hawthorn	Crataegus Crusgalli	BB
	(4)		<u>Tall Evergreen Trees</u>		
BHS	4	5'	Black Hills Spruce	Picea Pungens Densata	BB
	(5)		<u>Medium Evergreen Trees</u>		
TA	5	4'	Techny Arborvitae	Thuja Occidentalis 'Techny'	BB
	(5)		<u>Low Evergreen Trees</u>		
WBJ	5	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB
	(23)		<u>Large Deciduous Shrubs</u>		
LQFH	6	30"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
RTD	11	24"	Red Twig Dogwood	Comus Sericea	Pot
YTD	6	24"	Yellow Twig Dogwood	Comus Sericea 'Flaviramea'	Pot
	(20)		<u>Low Deciduous Shrubs</u>		
GLS	20	18"	Gow Low Sumac	Rhus Aromatica	Pot
	(6)		<u>Medium Evergreen Shrubs</u>		
DY	6	24"	Densiform Yew	Taxus Densiformis	Con
	(4)		<u>Low Evergreen Shrubs</u>		
KCJ	4	18"	Kallay's Compact Juniper	Juniperus C 'Kallay's Compact'	Con

NOTES:

- 1) Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
- 2) Lawn areas in swales and on slopes in excess of 3:1 shall be mulched with straw mat.
- 3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3"
- 5) Designated planting beds to be separated from lawn areas with 5" crisp shovel-cut edge

LANDSCAPE WORKSHEET

Landscape Points Required Lot zoning: (MRH-12) Multi Family Residential

Foundation Points Required:
(60 points/100 LF building foundation) $612/100 * 60 =$ 368 points

Street Frontage Points Required:
(100 points/100 LF building foundation) $356/100 * 100 =$ 356 points

Paved Area Points Required:

(50 points/10 parking stalls 16/10 * 50 =	80 points
(50 points/10,000 SF) 7,512/10,000: * 50 =	<u>38 points</u>

Developed Lot (Yard) Points Required:
(20 points/1,000 SF GFA) 16,940/1,000 SF * 20 = 339 points

Total Landscape Points Required **1,143 points**

Landscape Points Supplied

<u>Foundation Points Supplied:</u>		
4 Medium deciduous trees @ 15 =		60 points
8 Low deciduous trees @ 10 =		80 points
6 Low evergreen trees @ 10 =		60 points
26 Large deciduous shrubs @ 5 =		130 points
16 Medium evergreen shrubs @ 5 =		<u>30 points</u>
Foundation subtotal:		360 points

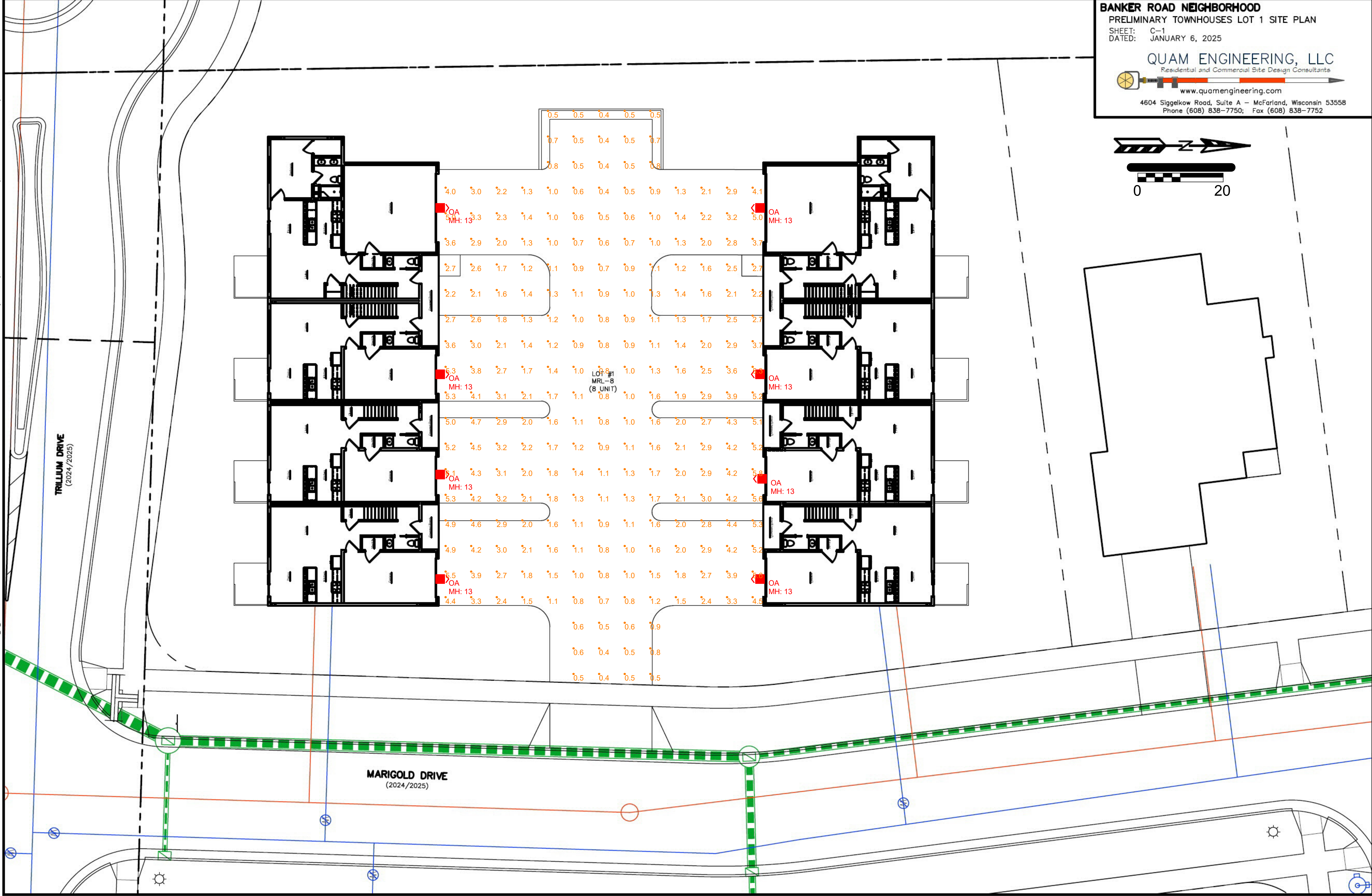
<u>Street Frontage Points Supplied:</u>	
9 Tall trees @ 30 =	270 points
7 Medium deciduous trees @ 15 =	105 points
Street Frontage subtotal:	375 points

<u>Paved Area Points Supplied:</u>	
2 Tall deciduous trees @ 30 =	60 points
20 Low deciduous shrubs @ 3 =	20 points
4 Small evergreen shrubs @ 3 =	<u>12 points</u>
Paved Area subtotal:	92 points

<u>Developed Lot (Yard) Points Supplied:</u>	
3 Medium deciduous trees @ 15 =	45 points
4 Tall evergreen trees @ 40 =	160 points
5 Medium evergreen trees @ 20 =	<u>100 points</u>
Developed Lot subtotal:	<u>345 points</u>

Total landscape points supplied = 1,132 points

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \MC-37-20\MC37BASE.DWG



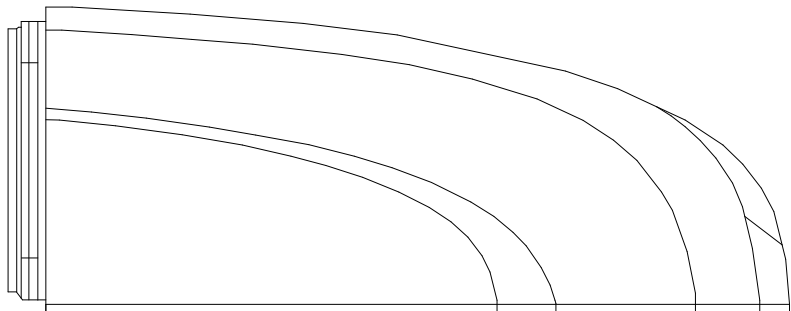
FIXTURE MOUNTING HEIGHT: SHOWN AS "MH" IN FEET ABOVE GRADE

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	Manufacturer	Description	Luminaire Watts	Luminaire Dimming	Luminaire Lumens	LLF
	OA	8	Single	CREE	OSQW-C-4L-40K7-4M--UL-WM-BZ	27	0-10V	4020	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.10	6.1	0.4	5.25	15.25

CREE OSQW



ERI

ENGINEERED
REPRESENTATION
INC.

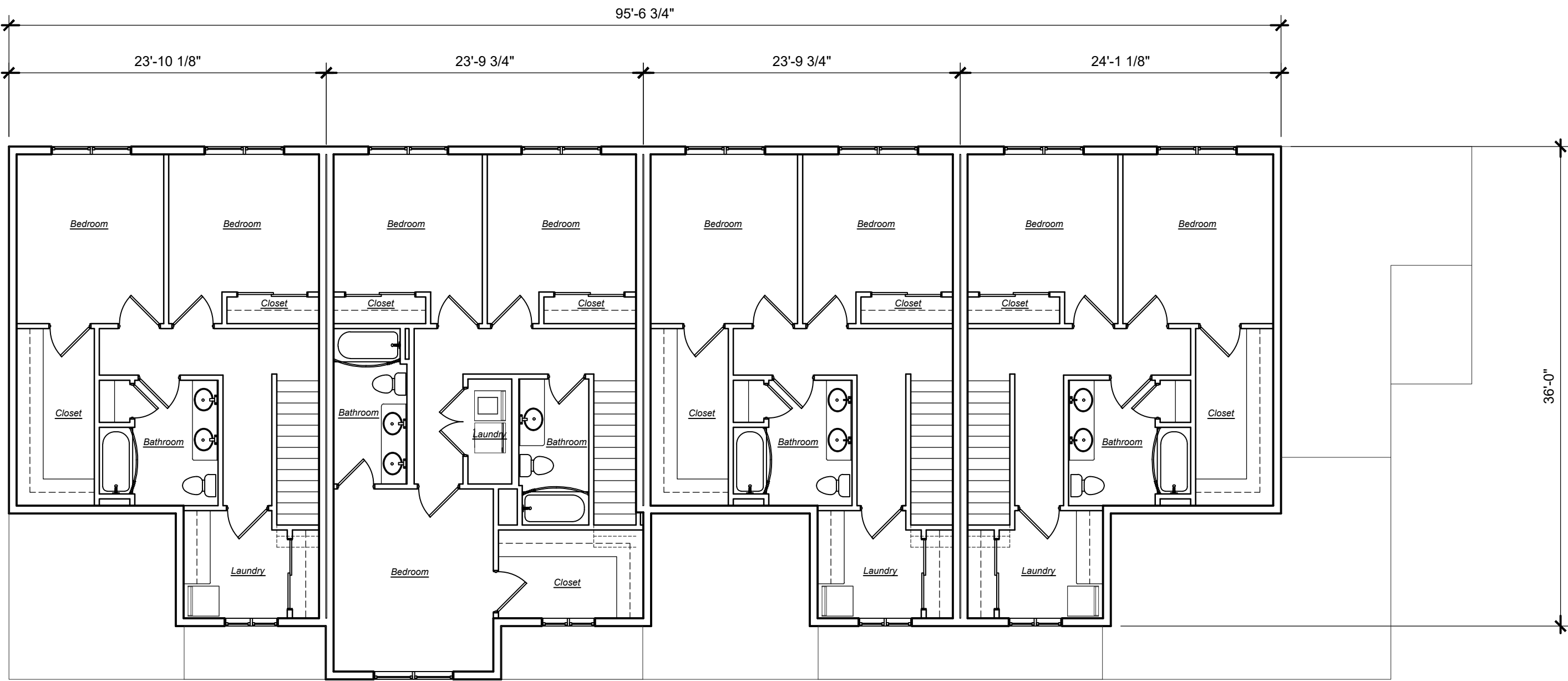
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date: 1/7/2025 Scale: 1"=10' Layout By: Andy

Project: Banker Road Neighborhood - Fort Atkinson, WI

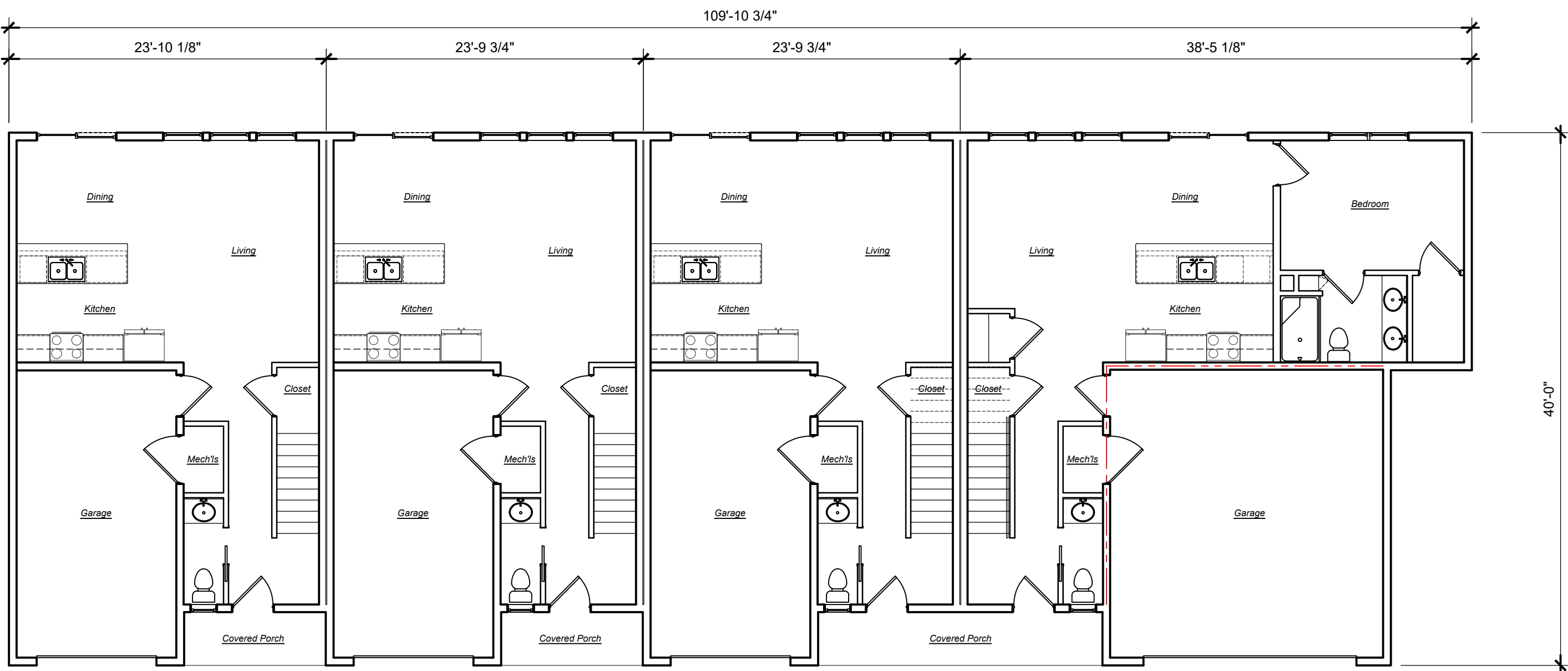
Filename: 250107QU1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



2nd FLOOR PLAN - 4 UNIT BUILDING

1/8" = 1'-0"



1st FLOOR PLAN - 4 UNIT BUILDING

1/8" = 1'-0"

PROPOSED BUILDINGS

Ridge View Estates - Townhomes

'A' Street
Fort Atkinson, Jefferson County

Issue Date:
01 / 14 / 2025

Revision:

Project Number:
24015

Sheet Title:
FLOOR PLANS

Sheet Number:

A-101



PROPOSED BUILDINGS
Ridge View Estates - Townhomes
'A' Street
Fort Atkinson, Jefferson County

Issue Date:
01 / 14 / 2025

Revision:

Project Number:
24015

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201



OVERALL FRONT ELEVATION

1/8" = 1'-0"

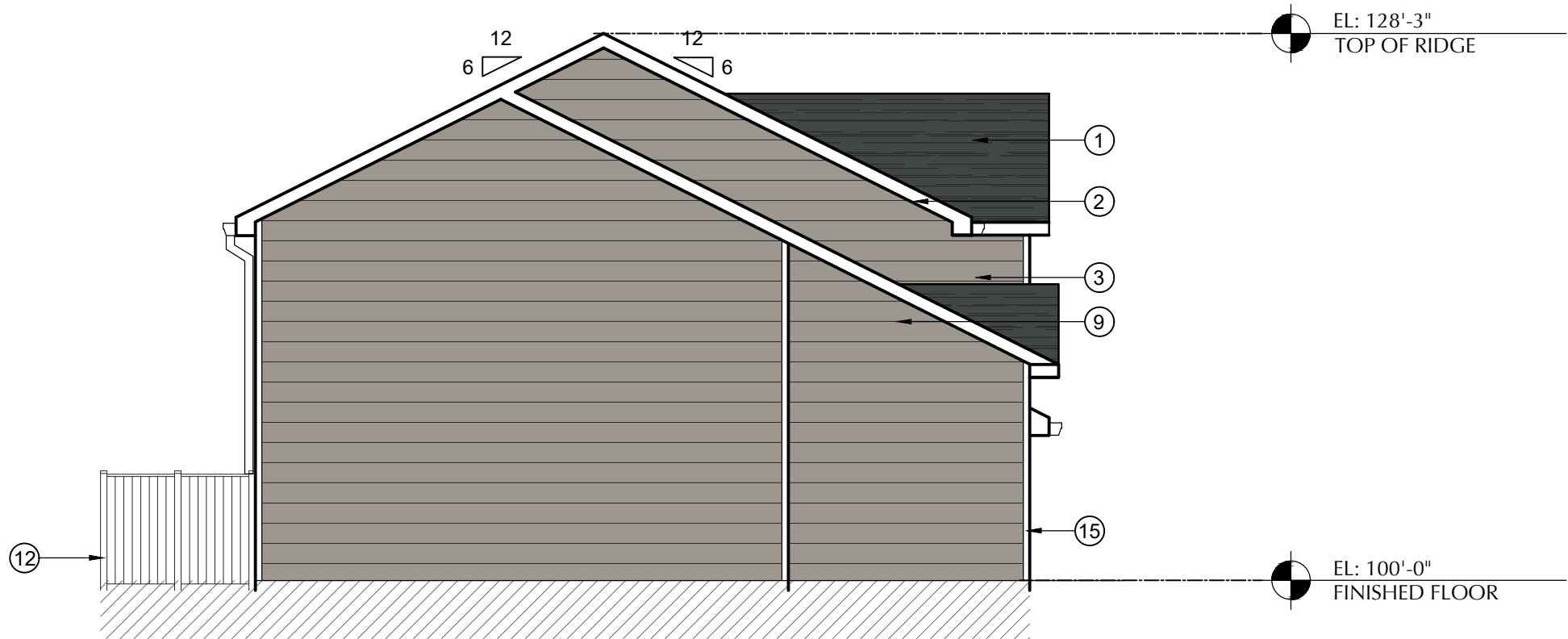


OVERALL REAR ELEVATION

1/8" = 1'-0"

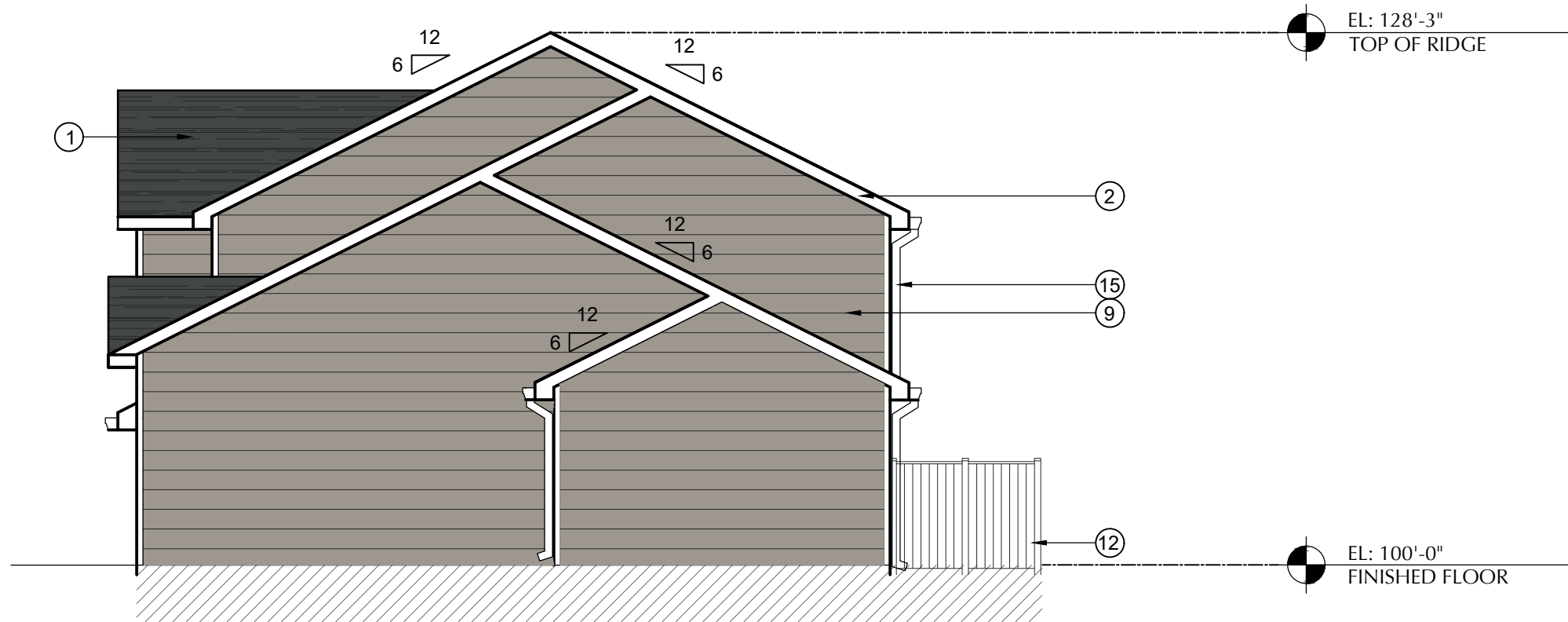
(X) KEYNOTES:

1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES ONYX BLACK.
2. ALUMINUM FASCIA - WHITE.
3. VINYL BOARD AND BATTEN - CERTAINTED SLATE WITH 4" WHITE PVC TRIM.
4. ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
5. (2) 3' x 5' 0" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
6. 9' x 7' OVERHEAD GARAGE DOOR - BROWN WITH 4" WHITE PVC TRIM.
7. 2' x 3'-6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
8. FIBERGLASS DOOR - WHITE WITH 4" WHITE PVC TRIM.
9. MONOGRAM 5" HORIZONTAL VINYL SIDING - CERTAINTED CASTLE STONE WITH 4" WHITE PVC TRIM.
10. 6" POST - BROWN VINYL COVERING.
11. (2) 1'-10" x 4' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
12. COMPOSITE PRIVACY FENCE - WHITE.
13. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
14. (3) 3' x 5' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
15. GUTTER AND DOWNSPOUTS - WHITE.
16. VINYL BOARD AND BATTEN - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.



OVERALL SIDE ELEVATION

1/8" = 1'-0"



OVERALL SIDE ELEVATION

1/8" = 1'-0"

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V4 09/03/2024

Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories

Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

* See <https://www.creelighting.com/resources/warranties/> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs Synapse® SimplySnap 10V Interface DIM10-220F - 120V-277V - Requires either Synapse Central Base Station or On-Site Controller - Refer to DIM10-220F spec sheet for details Synapse SimplySnap Central Base Station CBSSW-450-002 - Includes On-Site Controller (SS450-002) and 5-button switch - Indoor and Outdoor rated - Refer to CBSSW-450-002 spec sheet for details	Synapse SimplySNAP On-Site Controller SS450-002 - Verizon® LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details Synapse Building Management System (BMS) Gateway BMS-GW-002 - Required for BACnet integration - Refer to BMS-GW-002 spec sheet for details Synapse Wireless Sensor WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-DPM spec sheet for details

** Must specify color

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C								
Family	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	2L 2,550 lumens - Available only with UL voltage 4L 4,020 lumens 6L 6,075 lumens 8L 8,600 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	2M Type II Mid 3M Type III Mid 4M Type IV Mid	UL Universal 120-277V UH Universal 347-480V - Not available with 2L lumen package, controls options, or EB option 34 347V - Available only with P control - Not available with 2L lumen package, BML or ML controls, or EB option	WM Wall	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20" sensor lens installed on luminaire; 20-40" sensor lens and aisle shrouds included - Not available with other controls or EB option ML Multi-Level - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option P Button Photocell - Available with UL and 34 voltages only - Not available with other controls or EB option	20KV 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection EB Emergency Battery Back-Up - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.

** Luminaire comes standard with 0-10V dimming. Controls by others.



Cree TrueWhite® Technology



Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING®**

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY

Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg); Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed inside pole bases, next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to [Dimming spec sheet](#) for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB option: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com

US: (800) 236-6800 Canada: (800) 473-1234

- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets the requirements for Buy American Act (BAA) because it qualifies as a commercially-available off-the-shelf (COTS) item. Please refer to www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. Please refer to <https://darksky.org/what-we-do/darksky-approved/products-companies/#/~/search/keyword=cree> for most current information
- DLC Premium qualified SKUs available. Please refer to <https://qpl.designlights.org/solid-state-lighting> for most current information
- DLC Luna qualified when ordered with 27K7 or 30K7 CCTs. Please refer to <https://qpl.designlights.org/solid-state-lighting> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	System Watts						EB System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V	347V**	480V**		120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.08	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

** 2L lumen package is only available with 120-277V.

OSQW Series Ambient Adjusted Lumen Maintenance Factors¹

Ambient	Lumen Package	Initial LMF	25K hr Reported² LMF	50K hr Reported² LMF	75K hr Reported² LMF	100K hr Reported² LMF
5°C	2L	1.02	0.99	0.97	0.94	0.92
	4L-8L	1.02	0.99	0.93	0.88	0.83
10°C	2L	1.02	0.99	0.96	0.94	0.91
	4L-8L	1.02	0.98	0.93	0.87	0.82
15°C	2L	1.01	0.98	0.96	0.93	0.91
	4L-8L	1.01	0.98	0.92	0.87	0.82
20°C	2L	1.01	0.97	0.95	0.93	0.90
	4L-8L	1.01	0.97	0.92	0.86	0.81
25°C	2L	1.00	0.97	0.94	0.92	0.90
	4L-8L	1.00	0.97	0.91	0.86	0.81
30°C	2L	0.99	0.96	0.94	0.91	0.89
	4L-8L	0.99	0.96	0.90	0.85	0.80
35°C	2L	0.99	0.96	0.93	0.91	0.89
	4L-8L	0.99	0.95	0.90	0.85	0.80
40°C	2L	0.98	0.95	0.93	0.90	0.88
	4L-8L	0.98	0.95	0.89	0.84	0.79
45°C	2L	0.98	0.95	0.92	0.90	0.87
	4L-8L	0.98	0.94	0.89	0.84	0.79
50°C	2L	0.97	0.94	0.91	0.89	0.87
	4L-8L	0.97	0.94	0.88	0.83	0.79

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Delivered Emergency Lumens

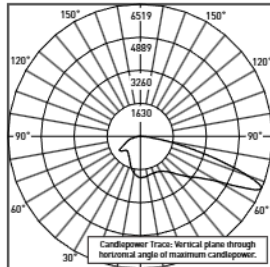
Lumen Package	CCT/CRI			
	2700K/3000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,020	1,060	780	1,060
8L	1,110	1,160	800	1,160

CREE  **LIGHTING®**

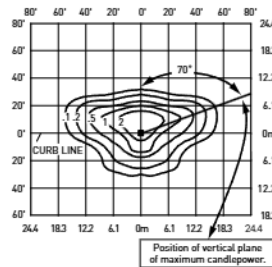
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
<https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/>

2M



RESTL Test Report #: PL18035-001A
 OSQW-C-4L-30K7-2M-UL-WM-WH
 Initial Delivered Lumens: 8,577



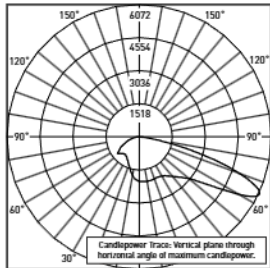
OSQW-C-4L-30K7-2M-UL-WM-WH
 Mounting Height: 15' (4.6) A.F.G.
 Initial Delivered Lumens: 4,020
 Initial FC at grade

Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

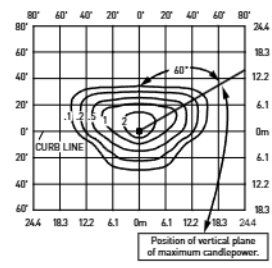
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3M



RESTL Test Report #: PL18034-001A
 OSQW-C-4L-30K7-3M-UL-WM-WH
 Initial Delivered Lumens: 8,543



OSQW-C-4L-30K7-3M-UL-WM-WH
 Mounting Height: 15' (4.6) A.F.G.
 Initial Delivered Lumens: 4,020
 Initial FC at grade

Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

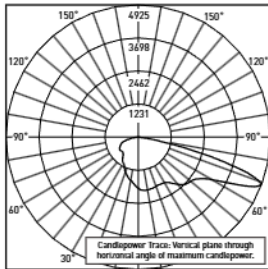
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

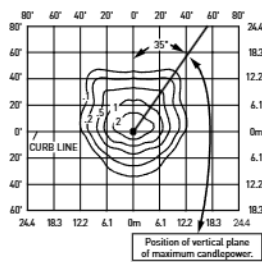
All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/>

4M



RESTL Test Report #: PL18037-001A
OSQW-C-8L-30K7-4M-UL-WM-WH
Initial Delivered Lumens: 8,441



OSQW-C-4L-40K7-4M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type IV Mid Distribution

Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Replacement Parts

EB Replacement Kit

OSQW-C-EBKIT

- Suitable for use with all lumen packages and UL voltage

Back Box Replacement Kit

OSQW-C-JBOXKIT

- Suitable for use with all OSQW-C luminaires

Driver Replacement Parts

Product	Lumen Package	Voltage
OSQW-C-DVRKT	2L 2,550 Lumens - Available only with UL voltage	UL 120-277V
	4L 4,020 Lumens	UH 347-480V
	6L 6,075 Lumens	- For use with UH and 34 voltages
	8L 8,600 Lumens	- Not available with 2L lumen package

© 2024 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Colorfast DeltaGuard® and NanoComfort® are registered trademarks, and OSQW™ is a trademark of Cree Lighting USA LLC. TrueWhite®, Cree TrueWhite® and the Cree TrueWhite Technology logo are registered trademarks of CREEL, Inc. Cree Lighting® and the Cree Lighting logo are registered trademarks of CLNA Holdings LLC. The UL logo is a registered trademark of UL LLC. Synapse® is a registered trademark of Synapse Wireless, Inc. Verizon® is a registered trademark of Verizon Trademark Services LLC. DarkSky and the DarkSky Approved logo are trademarks of DarkSky International. LEVITON® is a registered trademark of Leviton Manufacturing Co., Inc. The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks is under license. Other trademarks, service marks, and trade names are those of their respective owners. IOS is a registered trademark or trademark of Cisco Systems, Inc. and/or its affiliates in the United States and certain other countries. Apple and App Store are trademarks of Apple Inc. Android is a trademark of Google, Inc. The DLC QPL, DLC QPL Premium and the DLC LUNA Logos are the registered and unregistered trademarks of Efficiency Forward, Inc.

Website: [creelighting.com](https://www.creelighting.com)

US: (800) 236-6800 Canada: (800) 473-1234

CREE  **LIGHTING®**