



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, FEBRUARY 11, 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. **Public hearing** Planned Unit Development-Group Development Plan and Specific Implementation Plan for the property previously known as Lot 61 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson.
- b. **Public hearing** Planned Unit Development-Group Development Plan and Specific Implementation Plan for the property previously known as Lot 1 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson.
- c. Review and possible action relating to the **minutes of the January 28, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)
- d. Review and possible recommendation to the City Council on a **Certified Survey Map** for the property known as Lot 61 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson (CSM-2025-01)
- e. Review and possible recommendation to the City Council on a **Certified Survey map** for the property known as Lot 1 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson (CSM-2025-02)

- f. Review and possible recommendation to the City Council on a **Planned Unit Development-Group Development Plan** for the property known as Lot 61 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson (PUD-2025-01)
- g. Review and possible recommendation to the City Council on a **Planned Unit Development-Group Development Plan** for the property known as Lot 1 located east of Fort Atkinson High School and west of Banker Road in the City of Fort Atkinson (PUD-2025-02)

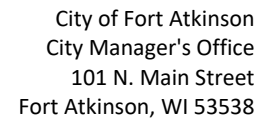
4. Adjournment

Date Posted: February 7, 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.



DATE: February 11, 2025
PROPERTY ADDRESS: NA

EXISTING ZONING: MRH-30, Multi-Family Residential-30

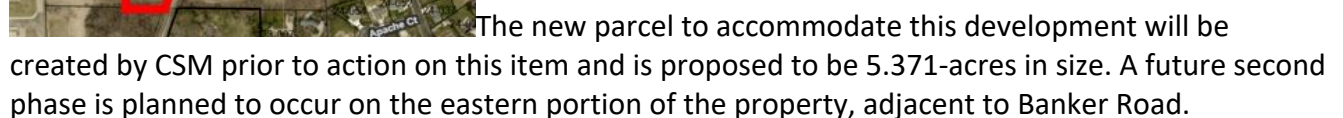
PROPOSED ZONING: MRH-30 with Planned Unit Development Overlay

EXISTING LAND USE: Vacant

REQUESTED USES: Multi-Family Residential

Section 15.02.81 of the City of Fort Atkinson Zoning Ordinance outlines the purpose, intent, potential zoning flexibilities, and applicability associated with a PUD. Additionally, Section 15.10.44 of the Zoning Ordinance outlines the procedural steps associated with a PUD. This requires a two-step process: 1) General Development Plan (GDP) to establish the new customized zoning requirements for the property and 2) Specific Implementation Plan (SIP) to review the details of the project associated with the Site Plan. Both must be acted upon by the Plan Commission and City Council for approval in reflection of defined criteria as listed within the ordinance.

The applicant is proposing to establish a Planned Unit Development to accommodate an 87-unit, three story apartment building with underground and surface parking.



As part of the Ridge View Estates Neighborhood development, this proposed project will be one of the first implementation areas in the southwest corner, near the Fort Atkinson High School. It will be bounded by three new roads that will be created on the west (Hawthorne Drive), north (Trillium Drive), and east (Banker Road realignment) sides of the new property. Directly to the south, is a proposed stormwater detention area that will serve the larger neighborhood development. Lower density residential development is planned north of this property as part of the neighborhood's future development plan.

All adjacent properties are owned by the City of Fort Atkinson today, outside of the school district-owned parcel directly to the west. A Development Agreement has been established between the property owner and the City to develop this portion of the new neighborhood and is contingent upon a successful PUD approval.

The proposed development will include 87 total market-rate rental units that will be professionally managed. This management company will be responsible for maintaining all common areas (parking, landscaping, lawns, snow, etc.). One new access point will be created to serve the new multi-family building from Trillium Drive. Circulation will occur along the north and east sides of the building where surface parking is provided and access to the underground tenant parking is provided from the east elevation of the building.

The L-shaped building configuration provides multiple access points for tenants and guests. Each floor is proposed to include the following:

- Underground: 84 parking spaces, 2 handicapped parking spaces, tenant storage in front of each space, elevator and stair access, electric bicycle charging station, and dumpster area
- 1st Floor: 29 total units (2-studios, 17-1-beds, 10-2-beds), elevator and stair access, and lobby
- 2nd Floor: 29 total units (2-studios, 17-1-beds, 10-2-beds), elevator and stair access, and fitness center
- 3rd Floor: 29 total units (2-studios, 17-1-beds, 10-2-beds), elevator and stair access, and community room

The property is currently vacant and has been planned for some form of multifamily housing as part of the Ridge View Estates Neighborhood. Stormwater will be handled by the regional detention area established further south on Outlot 1.

As mentioned above, a PUD requires two steps. These steps can be handled separately or concurrently depending on the level of detail associated with the submittal. Today, the applicant is seeking Plan Commission review of only the GDP. The SIP is planned to come before the Plan Commission in March, contingent upon the outcome of the GDP. Both items must also be reviewed and acted upon by the City Council in future meetings.

GENERAL DEVELOPMENT PLAN (GDP) REVIEW:

The property will utilize the MRH-30, Multi-Family Residential zoning district as the underlying requirements. The MRH-30 district permits Apartment (37+ unit buildings) land use by right. Through the proposed GDP rezoning, the underlying MRH-30 zoning district will remain in place and this GDP will indicate all requested flexibilities or deviations from that zoning district. Per Section 15.03.06(10), the Apartment land use requires the following:

- In the case where any dwelling unit is under separate ownership, evidence that deed restrictions or covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required. = N/A
- Group Developments shall meet the standards of Section 15.06.02 = N/A
- This dwelling unit type may not be split into additional residences. = Met
- See 15.07.20 for multi-family design standards = see below for design review
- minimum required parking: 1.5 spaces per dwelling unit = Met:
- 131 stalls required, 143 stalls provided (59 surface + 84 underground)

The MRH-30 zoning district's bulk dimensions must also be met, as shown below:

Requirement Type	Requirement	Proposed
Min. Lot Area	20,000 sf 871 sf/unit	233,917 sf (5.37 acres) 2,688 sf/unit
Max. Impervious Surface Area	70%	11%
Max. Building Coverage	35%	14%
Min. Lot Width	100 feet	197 feet
Min. Lot Depth	120 feet	439 feet
Min. Lot Frontage at ROW	50 feet	197 feet
Min. Front Setback	30 feet	<u>26.5 feet</u>
Min. Garage Setback	Even with building	Even with building
Min. Street Side Setback	25 feet	<u>20.2 feet</u>
Min. Side Yard Setback	8 feet	10 feet
Min. Rear Yard Setback	30 feet	<u>9 feet</u>
Max. Building Height	45 feet	36 feet
Min. Pavement Setback	Rear/Side: 5 feet Street: 10 feet	Rear/Side: Met Street: 15 feet

GDP FLEXIBILITIES REQUESTED:

The proposed GDP identifies the following items of flexibility from the standards of the MRH-30 zoning

district:

1. The **Minimum Street Side Setback** established in 15.02.25(7) of the Zoning Ordinance will not be met by this proposal.
 - a. Specifically, a minimum of 25 feet is required. The proposed development includes a minimum street side setback of 22 feet.
2. The **Minimum Front Setback** established in 15.02.25(7) of the Zoning Ordinance will not be met by this proposal.
 - a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum front setback of 26.5 feet. An important note: the MRH-30 zoning district has a Minimum Porch Setback of 22 feet.
3. The **Minimum Rear Setback** established in 15.02.25(7) of the Zoning Ordinance will not be met by this proposal.
 - a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum rear setback of 9 feet. The parcel abutting the rear of the lot is to be publicly owned and permanently held for stormwater management.
4. The **Minimum Required Yard Landscaping** established in 15.08.30 of the Zoning Ordinance will not be met by this proposal.
 - a. Specifically, 20 Landscaping points are required for every 1,000 square feet of gross floor area. The proposed development could not achieve the required due to lack of space.

ZONING MAP AMENDMENT (GDP) FINDINGS:

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

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with the adopted Banker Road Neighborhood Plan, Comprehensive Plan's Planned Neighborhood land use category, and advancement of several community goals within adopted plans.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use Map.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan, adopted Banker Road Neighborhood Plan, planned development to the north and east, and compatible with the High School land use directly to the west.

4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment allows for the creation of a new large-scale multi-family development within the City of Fort Atkinson. There is an existing housing shortage in the community that is well documented in several past studies. Additionally, one of the key goals of the Banker Road Neighborhood Plan and Comprehensive Plan is to facilitate new diverse housing opportunities. The subject property is more appropriate for the MRH-30 zoning district with a PUD overlay, than the existing MRH-30 zoning district.

OVERVIEW OF SPECIFIC IMPLEMENTATION PLAN (SIP)

The applicant is not seeking SIP review and action today, but it is important to consider the proposed development plan details as part of this GDP review:

- The L-shaped building works well on this site in framing the street corridor along Hawthorne Drive and the longest portion of the building facing the stormwater area.
- Pedestrian access is provided from Trillium Drive to the building and there are multiple internal pedestrian connections provided throughout the site.
- One vehicle access driveway is provided that aligns with the planned Trillium Drive/Marigold Drive intersection.
- The on-site vehicle circulation is designed to slow traffic with narrowing widths where pedestrians would be crossing.
- Overall, the parking proposed far exceeds the minimum requirements.
- The proposed modern multi-family architecture design includes high-quality materials, articulation, and individual unit porches/patios on all four sides.
- Landscaping is proposed around the exterior of the site on all four sides, with some green space and landscaping proposed between the building and service parking areas. However, the amount of landscaping falls short of meeting the minimum required. To note: A portion of the landscaping requirements is based on the gross square feet of the three-story building.
- Freestanding light poles within the parking area and on-building safety lighting are proposed.
- The underground parking configuration looks to be very tight with potential conflict points near the main ingress/egress driveway leading to the surface parking area.

PUD APPROVAL CRITERIA:

The Plan Commission must make a finding with respect to the following criteria:

- The proposed planned unit development project is consistent with the overall purpose and intent of this Chapter = **Met**
- The proposed planned unit development project is consistent with the City's Comprehensive Plan and other areas = **Met**
- The proposed planned unit development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impact in the environs of the subject site = **Met**

- Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the planned unit development project, including but not limited to public sewer and water and public roads = **Met**
- The proposed planned unit development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities = **Met**
- The proposed planned unit development project design does not detract from areas of natural beauty surrounding the site = **Met**
- The proposed architecture and character of the planned unit development project is compatible with adjacent/nearby development = **Met**
- The proposed planned unit development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area = **Met**
- The proposed planned unit development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this chapter = **Met**
- For planned unit development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed = **Met**

Public notice was published January 28, 2025 and February 4, 2025 in the Daily Jefferson County Union.

DISCUSSION

COMPREHENSIVE LAND USE PLAN (2019):

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

The subject property is shown as Planned Neighborhood on the Future Land Use Map. The Planned Neighborhood designation is intended to provide a variety of housing choices through a mix of single-family, two-family, mixed residential, schools, parks, and neighborhood commercial uses. The proposed apartment development aligns with the intent of this land use category. Staff believes the proposed development and land use is consistent with the adopted Comprehensive Plan.

The proposed GDP identifies the following items of flexibility from the standards of the MRM-12 zoning district:

1. The **Minimum Street Side Setback** established in 15.02.25(7) of the Zoning Ordinance

will not be met by this proposal.

a. Specifically, a minimum of 25 feet is required. The proposed development includes a minimum street side setback of 22 feet.

2. The **Minimum Front Setback** established in 15.02.25(7) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum front setback of 26.5 feet. An important note: the MRH-30 zoning district has a Minimum Porch Setback of 22 feet.

3. The **Minimum Rear Setback** established in 15.02.25(7) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum rear setback of 9 feet. The parcel abutting the rear of the lot is to be publicly owned and permanently held for stormwater management.

4. The **Minimum Required Yard Landscaping** established in 15.08.30 of the Zoning Ordinance will not be met by this proposal.

a. Specifically, 20 Landscaping points are required for every 1,000 square feet of gross floor area. The proposed development could not achieve the required due to lack of space.

The GDP meets the majority of the requirements of the City's ordinances and aligns with both the Banker Road Neighborhood Plan and Comprehensive Plan. This type of housing is desperately needed in Fort Atkinson as reflected in multiple housing studies and adopted plans. In fact, missing middle housing (multi-family) may be the greatest deficiency across the community. This project aims to address many community goals, objectives, and recommendations. City staff have reviewed the application regarding both items, and all comments have been included within this document.

RECOMMENDATION

No action is recommended for the public hearing.

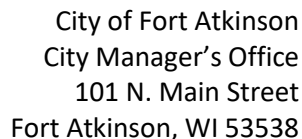
Later on in the agenda City staff recommends approval of the General Development Plan, with the following conditions:

1. A recommendation to the City Council that the General Development Plan for Ridgeview Estates Lot 61 be approved, subject to any and all requirements identified by the Plan Commission.
2. All other applicable standards and requirements of the underlying MRH- 30 zoning district shall continue to be in effect within this established PUD overlay, outside those flexibilities noted below in item 3.
3. Two proposed flexibilities from the MRH-30 zoning district standards:
 - a. Proposed flexibility to allow a minimum street side setback of 22 feet in the MRH-30 zoning district is granted as proposed in the GDP submittal.
 - b. Proposed flexibility to allow a minimum front setback of 26.5 feet in the MRH-30

- zoning district is granted as proposed in the GDP submittal.
- c. Proposed flexibility to allow a minimum rear setback of 9 feet in the MRH-30 zoning district is granted as proposed in the GDP submittal.
 - d. Proposed flexibility to allow a reduction of required yard landscaping in the MRH-30 zoning district is granted as proposed in the GDP submittal.
4. Any other recommendations of City staff, the Plan Commission, or City Council.

ATTACHMENTS

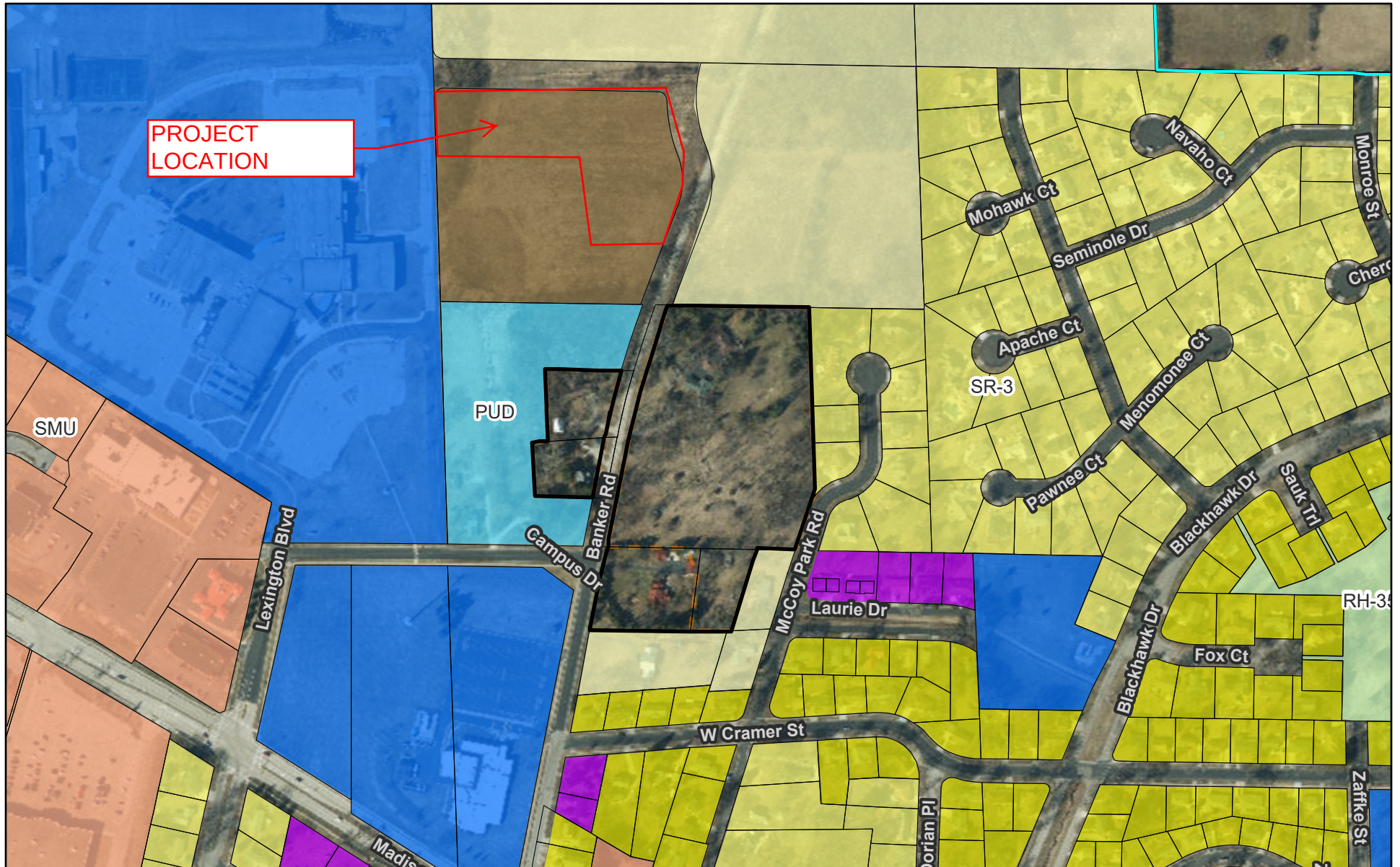
- 1. Lot 61 Notice with map
- 2. 01_PUD Submittal - Lot 1_2-6-2025
- 3. 00_Lot 1_Planned Development Procedural Checklist FILLABLE1
- 4. 04_Multifamily Lot 1 Plans_2-6-2025
- 5. Multi-Family Development at Ridge View Estates Lot1 Stormwater Report
- 6. 02_Exhibit #1_Site Location Map
- 7. 03_Exhibit #2_Ridge View Estates Prelim Plat 2-4-25
- 8. 05_A-103_enlarged car wash
- 9. 06_Lighting Specifications
- 10. Ridgeview PUD Procedure Schedule 2025



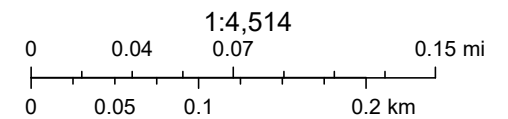
NOTICE TO THE PUBLIC

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PUD Lot 61



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| <ul style="list-style-type: none"> Jefferson County Tax Parcels City of Fort Atkinson Municipal Boundary 2022 City of Fort Atkinson Base Zoning SR-2 - Single Family Residential - 15,000sf SR-3 - Single Family Residential - 10,000sf | <ul style="list-style-type: none"> SR-5 - Single Family Residential - 8,000sf DR-8 - Duplex Residential - 10,000sf MRH-30 - Multi-Family Residential SMU - Suburban Mixed Use I - Institutional | <ul style="list-style-type: none"> RH-35 - Rural Holding PUD - Planned Unit Development City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction Extrateritorial Limits 3 mi Plat Review |
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Planned Development

Statement of Owners Intent,
General Development Plan, and Specific Implementation
Plan for Ridge View Estates –
Lot 1 Multifamily Development

Project:
Ridge View Estates - Lot 1 Multifamily Development

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

Statement of Owners Intent

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 in general conformance with MRH-30 zoning and Comprehensive Plan. The purpose of this submittal is to seek the following Village approvals:

- 1) General Development Plan approval for phase 1 and 2 development;
- 2) Specific Implementation Plan approval for phase 1 development;
- 3) Zoning amendment creating the Planned Unit Development (PUD) to allow phase 1 and phase 2 development;

List of Flexibilities

- 1) MRH-30 zoning is the best fit for the proposed development;
- 2) MRH-30 zoning Section 15.02.24 of the Zoning Ordinances includes a minimum front setback of 30 feet;
 - a. The PUD approval is required to allow the front setbacks of 26.5 feet for phase 1 building;
- 3) MRH-30 zoning Section 15.02.24 of the Zoning Ordinances includes a minimum rear setback of 30 feet;
 - a. The PUD approval is required to allow the rear setbacks of 8.9 feet for the phase 1 building, and 18.9 feet for the phase 2 building. The back lot line is adjacent to a stormwater outlot;
- 4) Phase 1 requires 4,271 landscape points due to the building having a large gross floor area;
 - a. The PUD approval is required to allow 2,449 landscape points;

Legal Description

- 1) See General Location Map as Exhibit #1;
- 2) Lot 1 of Ridge View Estates Plat (See Exhibit #2)

Existing Site

The existing site features are as follows:

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

Description of General Development Plan (GDP) for Lot 1 Phase 1 and 2 Development

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 (GDP) is included as Sheet C-1 with features as follows:
 - Phase 1 building has a 32,400 square foot footprint, phase 2 building has a 33,200 square foot footprint;
 - 59 above ground parking stalls, 84 underground parking stalls for phase 1;
 - 34.8 dwelling units per acre after phase 2 development;
- 2) The Grading Plan (GDP) 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 (GDP) 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;
 - An 8" PVC sanitary lateral will be incorporated into the public sanitary sewer extension along Trillium Drive to serve the phase 2 building;
 - A 6" water service will be incorporated into the public water main extension along Trillium Drive to serve the phase 2 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 Plan (GDP) is included as Sheet L-1
 - Tree and shrub locations with species are shown for the Phase 1 building;
- 5) The Lighting/Photometric plan is included as Sheet L-2
 - Parking light locations are shown for the Phase 1 building;
 - Lighting specifications for the Phase 1 building are included providing detail of type, height, design, illumination power and orientation of exterior lighting with impact of lighting shown in foot candles;

Description of Specific Implementation Plan (SIP) for Lot 1

Phase 1 Development

Lot 61 development is scheduled to break ground in April 2025 to allow a fall opening. The proposed development consists of a three story, 87 unit apartment building and the details are as follows:

- 1) The Site Plan (SIP) is included as Sheet C-1 with features as follows:
 - 32,400 square foot footprint;
 - 340' long;
 - 170 feet deep;
 - 59 above ground parking stalls, 84 underground parking stalls;
 - 16.20 dwelling units per acre;
 - 14 percent building coverage ratio;
 - 76 percent landscape area ratio;
- 2) The Grading and Erosion Control Plan (SIP) 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 (SIP) 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 Plan (SIP) is included as Sheet L-1
 - Tree and shrub locations with species;
 - 5) The Lighting/Photometric plan is included as Sheet L-2
 - 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.
 - 6) The Exterior Elevations drawings are included as Sheet A-201
 - Materials include LP Lap Siding, LP Board and Batten, Prefinished metal railing, Aluminum Fascia, single hung windows with LP Trim, Vinyl Sliding patio door, LP Trim Board, Hardie Panel, Aluminum storefront system;
 - 7) The Parking Garage Plan is included on Sheet A-101
 - Tenant storage and mechanical rooms in the garage;
 - 86 parking stalls;
 - Car wash station;
 - Electric Bike Station;
 - Dumpsters;
 - 8) The First Floor Plan is included on Sheet A-101
 - 1 office;
 - 1 Mechanical room;
 - 1 Lobby;
 - 1 Vestibule;
 - 10 two bedrooms with private patio or deck;
 - 17 single bedrooms with private patio or deck;
 - 2 studios;
 - Each unit will have individual washers and dryers;
 - 9) The Second Floor Plan is included on Sheet A-102
 - 1 Fitness Center;
 - 10 two bedrooms with private balcony;
 - 17 single bedrooms with private balcony;
 - 2 studios;
 - Each unit will have individual washers and dryers;
 - 10) The Third Floor Plan is included on Sheet A-102
 - 1 work station;
 - 1 Community Center;
 - 10 two bedrooms with private balcony;
 - 17 single bedrooms with private balcony;
 - 2 studios;
 - Each unit will have individual washers and dryers;

Procedural Checklist for Planned Developments

The process for review and approval of the General Development Plan shall be identical to that for zoning map amendments per Section 15.10.31. The process for review and approval of the Specific Implementation Plan shall be identical to that for site plans per Section 15.10.42.

This form is designed to be used by the Applicant as a guide for submitting a complete for a Planned Development (PUD) 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 Planned Development: Ridgeview Estates Lot 1

I Application Packet Requirements

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

- ☐ **A. Pre-Application Conference.** Prior to formal petition for zoning to a PUD district, the applicant shall confer with appropriate City staff in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the requirements for processing. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

- ☐ **B. Concept Plan.** Upon completion of the pre-application conference, described above, the applicant may decide to prepare an optional conceptual plan for review by the Plan Commission.

The Plan Commission or City Council may waive submittal information listed below, and/or may likewise require additional information beyond that listed below. The Plan Commission shall accept the concept plan and inform the application to move on to the next step in the PUD process, General Development Plan.

The concept plan submittal shall include the following items:

- ☐ A location map of the subject property and its vicinity.
- ☐ A general written description of the proposed PUD, including:
 - ☐ General project themes and images.
 - ☐ The general mix of dwelling unit types and/or land uses.
 - ☐ Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface ratio, and/or other appropriate measures of density and intensity.
 - ☐ General treatment of natural features.
 - ☐ Relationship to nearby properties and public streets.
 - ☐ Relationship of the project to the Comprehensive Plan.
 - ☐ Description of potentially requested exceptions from the requirements of this Chapter. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the

potential adverse impacts created by making exceptions to standard zoning district requirements.

- ☐ A conceptual drawing of the site plan layout, including the general locations of public streets and/or private drives.

☐ **C. General Development Plan (GDP):**

The GDP submittal shall include the following items:

- ☐ General location map of the subject site depicting:
 - ☐ All lands for which the Planned Unit Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ☐ Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
 - ☐ A graphic scale and a north arrow.
- ☐ Generalized site plan showing the pattern or proposed land uses, including:
 - ☐ General size, shape, and arrangement of lots and specific use areas.
 - ☐ Basic street pattern and pattern of internal drives.
 - ☐ General site grading plan showing preliminary road grades.
 - ☐ Basic storm drainage pattern, including proposed on-site stormwater detention.
 - ☐ General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
- ☐ Statistical data, including:
 - ☐ Minimum lot sizes in the development.
 - ☐ Approximate areas of all lots.
 - ☐ Density/intensity of various parts of the development.
 - ☐ Building coverage.
 - ☐ Landscaping surface area ratio of all land uses.
 - ☐ Expected staging.
- ☐ Conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in Article VIII.
- ☐ General signage plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.
- ☐ General outline of property owners' association, covenants, easements, and deed restrictions.
- ☐ A written description of the proposed Planned Unit Development, including:
 - ☐ General project themes and images.
 - ☐ The general mix of dwelling unit types and/or land uses.
 - ☐ Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.
 - ☐ General treatment of natural features.
 - ☐ General relationship to nearby properties and public streets.

- ☐ General relationship of the project to the Comprehensive Plan.
- ☐ Proposed exceptions from the requirements of this Chapter.
- ☐ A Traffic Impact Analysis – if deemed necessary by Zoning Administrator – that evaluates the adequacy of the existing and proposed transportation system that services the PUD and addresses all elements of the transportation system as it related to pedestrians, bicyclists, transit, vehicular traffic, and adjacent land development. WisDOT TIA requirements must be followed if a development project has direct access to the State Trunk Highway System.
- ☐ **D. Specific Implementation Plan (SIP):**

Upon completion of the GDP review process, described above, the applicant shall submit a Specific Implementation Plan to the Zoning Administrator for determination of completeness. The SIP may be placed on the Plan Commission agenda once the Zoning Administrator determines the SIP to be complete.

The Zoning Administrator, or by majority vote of the Plan Commission may waive submittal information listed below, and/or may likewise require additional information beyond that listed below. Note that the area included in a SIP may be only a portion of the area included in a previously approved GDP. The SIP submittal shall include the following items:

 - ☐ An existing conditions map of the subject site depicting the following:
 - ☐ All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ☐ Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
 - ☐ Existing utilities and recorded easements.
 - ☐ All lot dimensions of the subject site.
 - ☐ A graphic scale and a north arrow.
 - ☐ A SIP map of the proposed site showing at least the following:
 - ☐ Lot layout and the arrangements of buildings.
 - ☐ Public and private roads, driveways, walkways, and parking facilities.
 - ☐ Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as common open space.
 - ☐ Proposed grading plan.
 - ☐ Specific landscaping plan for the subject site, specifying the location, species, and installation size of all plantings. The landscaping plans shall include a table summarizing all proposed species.
 - ☐ Architectural plans for any nonresidential buildings, multifamily structures, or building clusters, other than conventional single-family homes or individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.
 - ☐ Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.
 - ☐ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes that are proposed to vary from City standards or common practices.
 - ☐ Specific written description of the proposed SIP including:
 - ☐ Specific project themes and images.
 - ☐ Specific mix of dwelling unit types and/or land uses.

- ☐ Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
- ☐ Specific treatment of natural features, including parkland.
- ☐ Specific relationship to nearby properties and public streets.
- ☐ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by the Plan Commission.
- ☐ A statement of rationale as to why PUD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PUD project.
- ☐ A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions would occur.
- ☐ Phasing schedule, if more than one development phase is intended.
- ☐ Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.
- ☐ A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

II Criteria Used to Evaluate the Planned Development Application

See Section 15.10.44(e) for criteria used by the Zoning Administrator to evaluate the application. The Plan Commission shall make findings with respect to the following criteria:

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of the Fort Atkinson Zoning Code.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions modifications variation of any standard or regulation of the Fort Atkinson Zoning Code.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

III Process Checklist

- | | |
|--|-------------|
| ☐ Pre-Application Conference | Date: _____ |
| ☐ Plan Commission Concept Plan Review | Date: _____ |
| ☐ General Development Plan (<i>same process as zoning map amendment</i>) | |
| ☐ Application fee of \$500.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of GDP by Zoning Administrator | Date: _____ |
| ☐ Development Review Team Input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 3 miles of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ Common Council review and action | Date: _____ |
| ☐ Specific Implementation Plan (<i>same process as site plan</i>) | |
| ☐ Receipt of SIP by Zoning Administrator | Date: _____ |
| ☐ Development Review Team Input | Date: _____ |
| ☐ Zoning Administrator Report | Date: _____ |
| ☐ Plan Commission Public Meeting | Date: _____ |
| ☐ Plan Commission Review and Action | Date: _____ |

RIDGE VIEW ESTATES

LOT 1 MULTIFAMILY DEVELOPMENT

CITY OF FORT ATKINSON

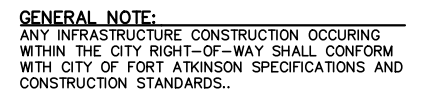
JEFFERSON COUNTY, WISCONSIN

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

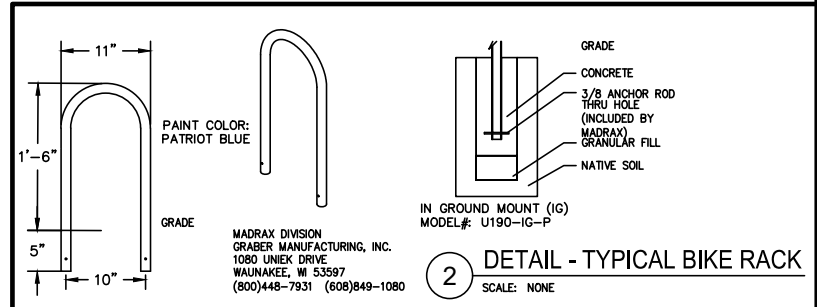


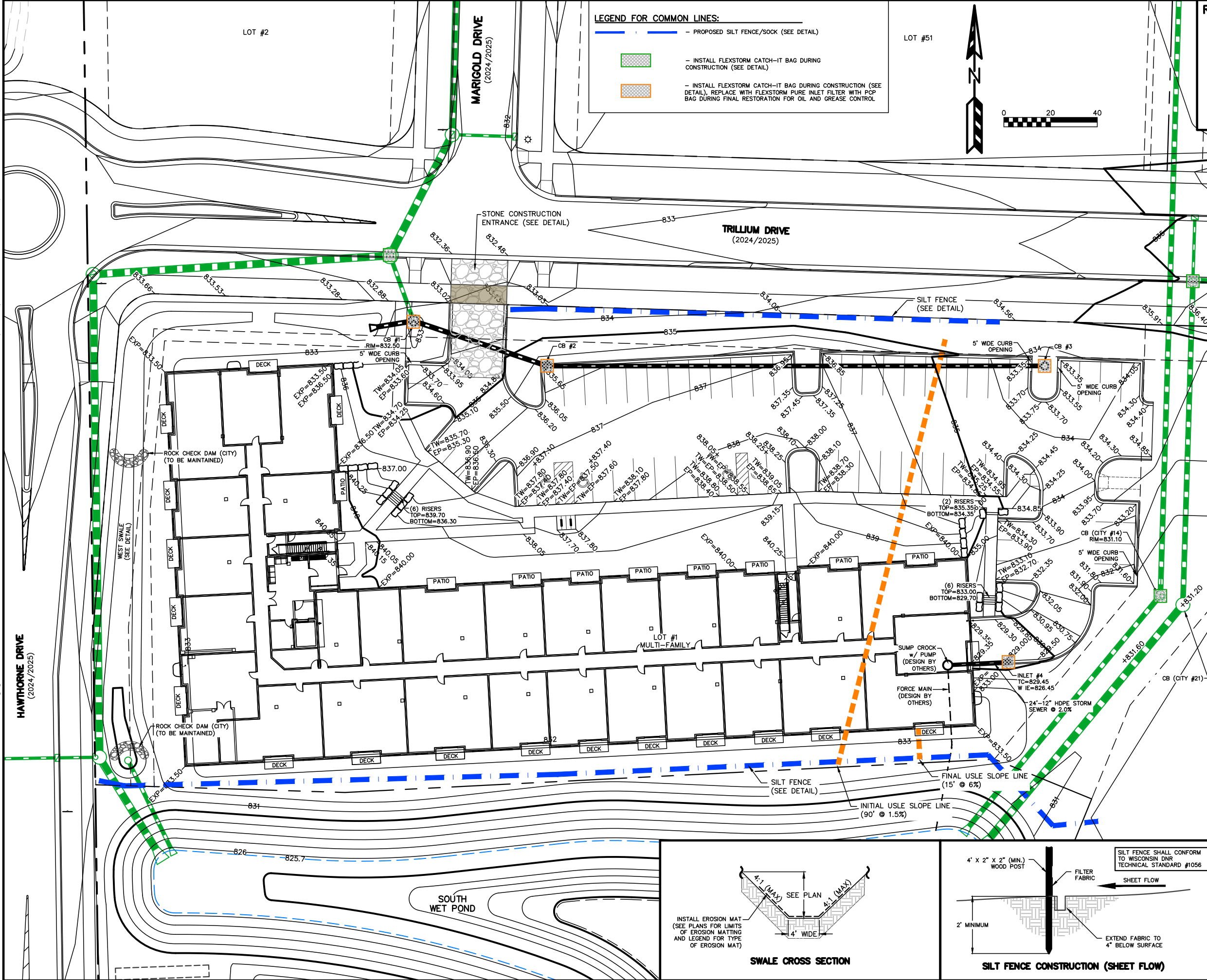
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

WISCONSIN
★ PROFESSIONAL ENGINEER ★
RYAN D. QUAM
E-33715
MADISON, WI
Ryan D. Quam
Feb. 6, 2025



PROPOSED SITE INFORMATION	
LOT AREA	5.37 ACRES
FLOOD AREA	0 SQFT
FLOOR AREA RATIO	14 %
IMPERVIOUS SURFACE AREA	56,160 SQFT
IMPERVIOUS SURFACE RATIO	24 %
BUILDING HEIGHT	35.41 FT





RIDGE VIEW ESTATES

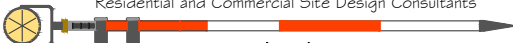
MULTI FAMILY UTILITY PLAN

SHEET: C-3

DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC

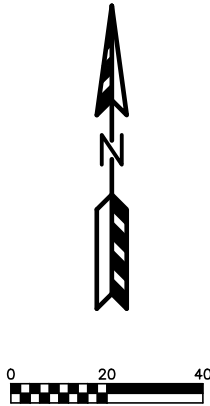
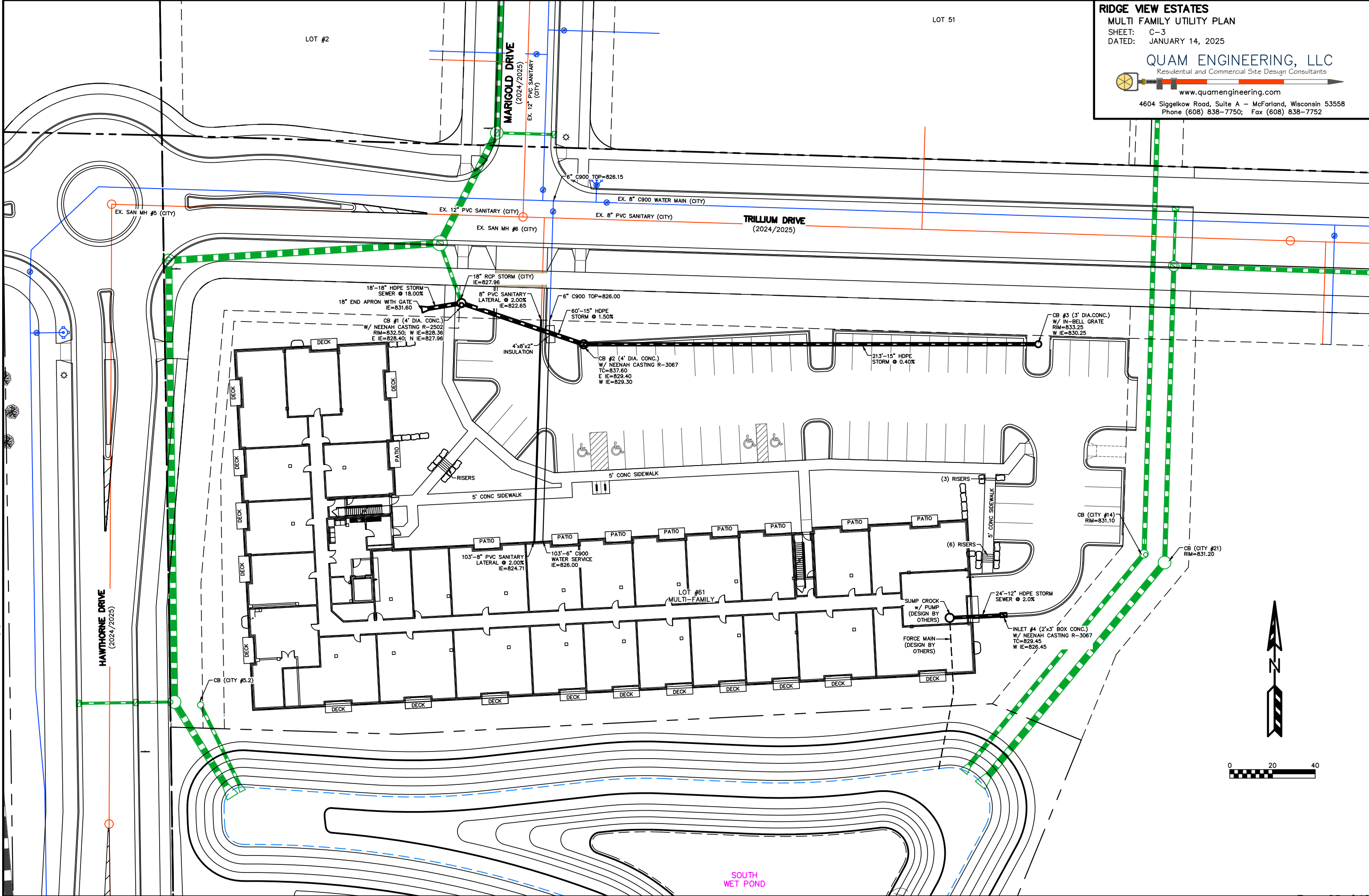
Residential and Commercial Site Design Consultants

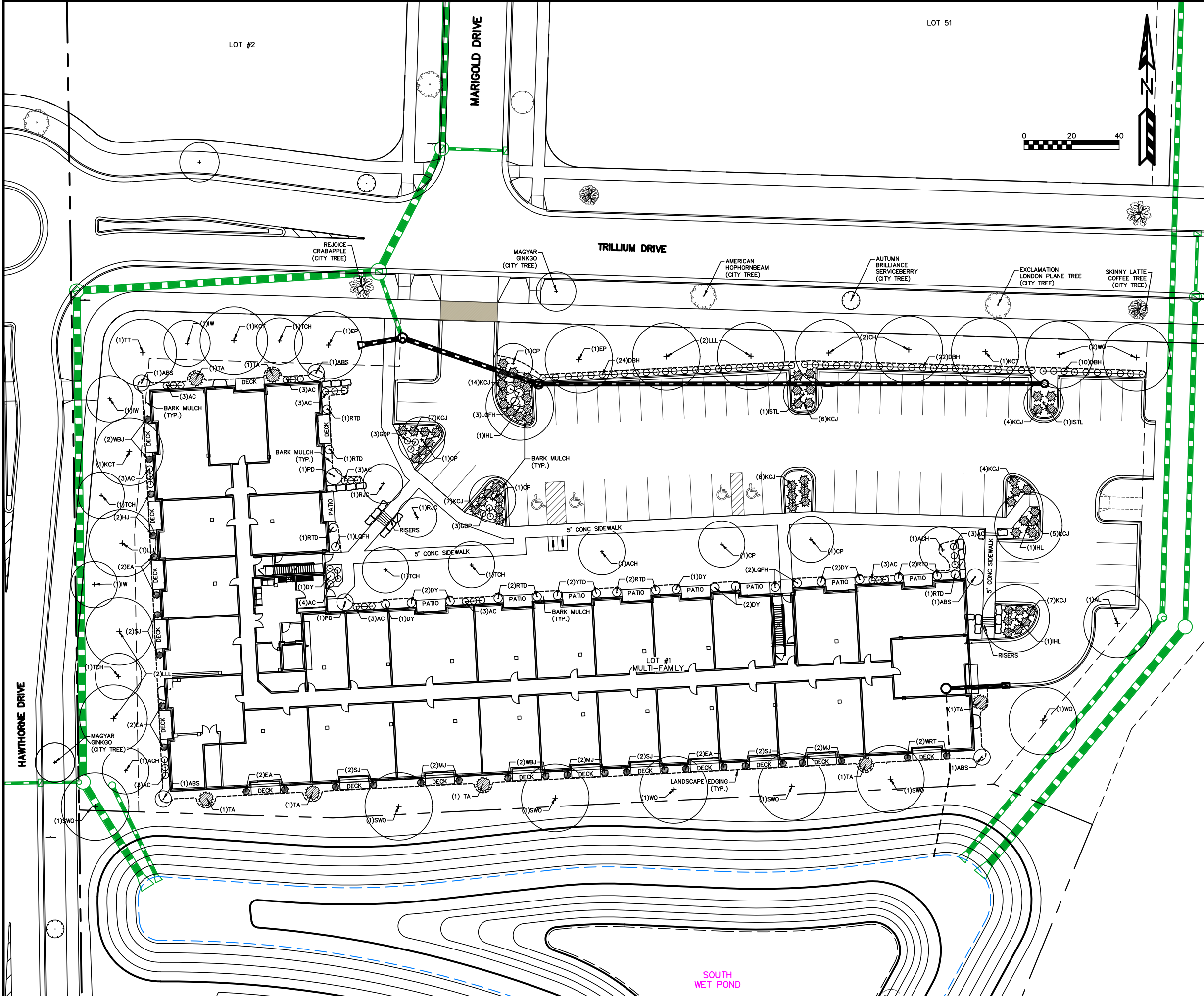


www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

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





RIDGE VIEW ESTATES
MULTI FAMILY LANDSCAPE PLAN
SHEET: L-1
DATED: FEBRUARY 6, 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
(9)					
SWO	5	2"	<u>Shade Deciduous Trees</u>		
W	4	2"	Swamp White Oak	Quercus bicolor	BB
			White Oak	Quercus Alba	BB
(21)					
AL	3	2"	<u>Tall Deciduous Trees</u>		
ACH	3	2"	American Linden	Tilia Americana	BB
CH	3	2"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2"	Examination Plane tree	Platanus Occidentalis	BB
IHL	4	2"	Imperial Honey Locust	Gleditsia Tricanthos 'Imperial'	BB
KCT	2	2"	Kentucky Cordonia	Cornus florida	BB
LLL	5	2"	Little Leaf Linden	Tilia Cordata	BB
TT	2	2"	Tulip Tree	Liriodendron Tulipifera	BB
(26)					
ABS	5	1 1/2"	Medium Deciduous Trees		
ACH	5	1 1/2"	Autumn Brilliance Serviceberry	Ameiandier Grandiflora 'AB'	BB
CP	6	2"	American Chokeberry	Prunus Americana	BB
CP	6	2"	Calico Pear	Pyrus Calleryana	BB
IW	3	1 1/2"	Ironwood	Ostrya Virginiana	BB
PD	6	1 1/2"	Pagoda Dogwood	Cornus Cruacalli	BB
TCH	6	1 1/2"	Thornless Cockspur Hawthorn	Crataegus Crugalli	BB
(4)					
ISTL	2	1 1/2"	<u>Low Deciduous Trees</u>		
RJC	2	1 1/2"	Ivory Silk Tree Lilac	Syringa Reticulata	BB
			Red Jade Crab	Malus 'Red Jade'	BB
(37)					
EA	8	3'	<u>Tall/Medium Evergreen Trees</u>		
WJ	6	3'	Emerald Arborvitae	Thuja Occidentalis Smaragd	BB
WJ	6	3'	White Blue Juniper	Juniperus S scopulorum	BB
WJ	6	3'	Mountain Juniper	Juniperus C 'Mountain'	BB
SJ	8	3'	Skyrocket Juniper	Juniperus S 'Skyrocket'	BB
TA	7	4'	Teddy Arborvitae	Thuja Occidentalis 'Teddy'	BB
(18)					
LQFH	6	30"	<u>Large Deciduous Shrubs</u>		
RTD	10	24"	Little Quick Fire Hydrangea	Hydrangea P paniculata	Pot
YTD	2	24"	Red Twig Dogwood	Cornus Sericea	Pot
			Yellow-Twig Dogwood	Cornus Sericea 'Flavimaris'	Pot
(96)					
AC	34	18"	<u>Medium Deciduous Shrubs</u>		
DBH	56	18"	Alpine Currant	Ribes Alpinum	Pot
GDP	6	18"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
			Gold Drop Potentilla	Potentilla Fruticosa	Pot
(9)					
DY	9	24"	<u>Medium Evergreen Shrubs</u>		
			Densiform Yew	Taxus densiformis	Con
(67)					
KCJ	67	18"	Low Evergreen Shrubs		
			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 starter fertilizer, and straw/mulch.
- 2) Lawn areas in swales and on slopes in excess of 3:1 shall be mulched with straw/mulch.
- 3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 4" over the entire planting bed.
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark plant rings (6" diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" crisp stone/curb 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

<u>Paved Area Points Required:</u>	
(50 points/10 parking stalls 59/10 * 50 =	295 points
(50 points/10,000 SF) 23,756/10,000: * 50 =	119 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	4.271 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 =	<u>102 points</u>
Foundation subtotal:	<u>767 points</u>

Street Frontage Points Supplied:

8 Medium deciduous trees @ 15 =	120 points
Street Frontage subtotal:	540 points

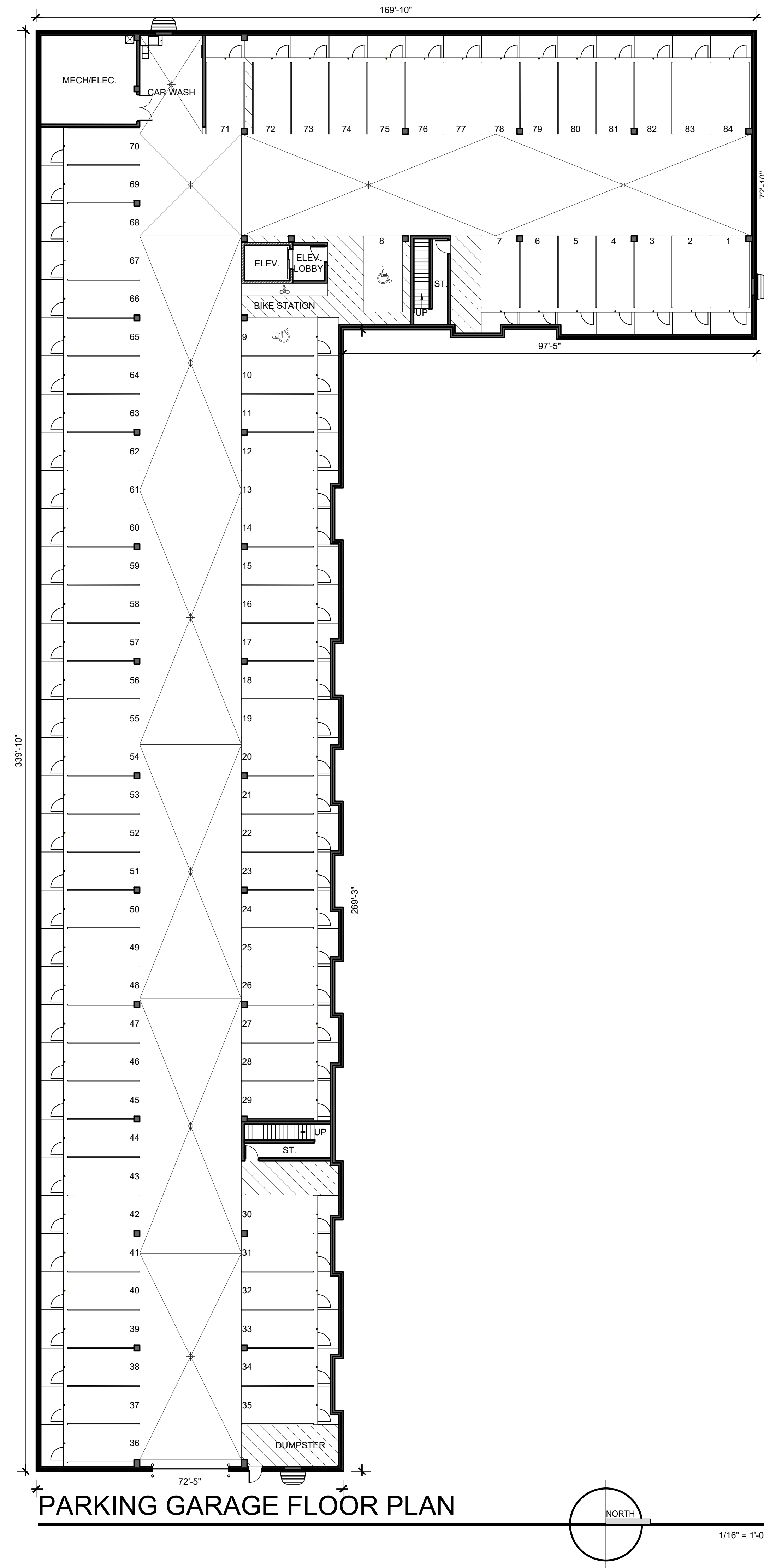
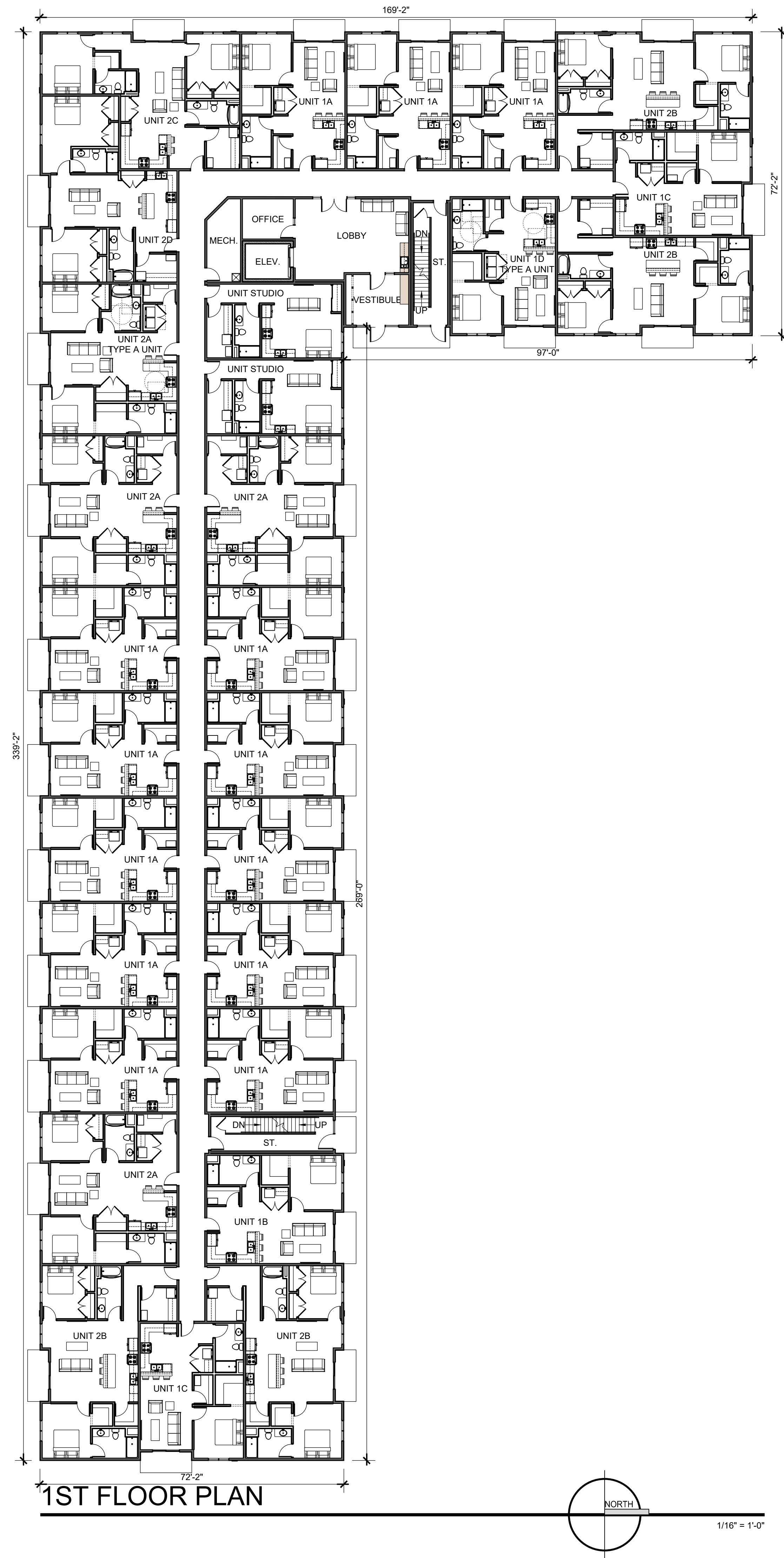
Paved Area Points Supplied:

10 Medium deciduous shrubs @ 3 =	30 points
60 Small evergreen shrubs @ 3 =	<u>180 points</u>
Paved Area subtotal:	300 points

Developed Lot (Yard) Points Supplied:

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 =	<u>237 points</u>
Developed Lot subtotal:	842 points

Total landscape points supplied = 2,449 points



PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road
City of Fort Atkinson, Jefferson County

Issue:
02 / 05 / 2025

Revision:

Project Number:
24017

Sheet Title:
PARKING GARAGE
AND 1ST FLOOR PLAN

Sheet Number:

A-101



PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road
City of Fort Atkinson, Jefferson County

Issue:
02 / 05 / 2025

Revision:

Project Number:
24017

Sheet Title:
SECOND AND THIRD
FLOOR PLAN

Sheet Number:

A-102



PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road

City of Fort Atkinson, Jefferson County

Issue:
02 / 05 / 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
11. CANOPY WITH METAL FASCIA FINISH - DARK GREY

NOTES:

- WHERE SINGLE HUNG WINDOWS ARE SURROUNDED BY LP LAP SIDING, THE WINDOW SHALL BE FINISHED WITH 4" LP TRIM (WHITE). SINGLE HUNG WINDOWS SURROUNDED BY LP BOARD AND BATTEN ARE NOT TO RECEIVE 4" LP TRIM.



EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



February 6, 2025

City of Fort Atkinson Engineering Department

Attn: Andy Selle
101 N Main Street
Fort Atkinson, WI 53538

Re: Multi-Family Development at Ridge View Estates Lot #1 – Phase 1

The proposed multi-family development is proposed on lot #1 of the Ridge View Estates Development. The site is approximately 5 acres. However, phase 1 of the development will occur west of the existing storm sewer easement, and the area of disturbance is approximately 2 acres. Stormwater runoff from the proposed development will be directed to the existing storm sewer and to the South Wet Pond as per the approved neighborhood plan.

Enclosed are the following documents for the project:

- 1.) Proposed Site Plans (Sheet C-1)
- 2.) Grading and Erosion Control Plan (Sheet C-2)
- 3.) Utility Plan (Sheet C-3)
- 4.) Multi Family Drainage Plan
- 5.) Rational Method Worksheet
- 6.) Channel Velocity Worksheet
- 7.) Erosion Mat Design Sheet
- 8.) Universal Soil Loss Equation (USLE) worksheets
- 9.) Hydrologic Soil Information

The documents are being submitted to address erosion control and stormwater management requirements for phase 1. The development will meet the performance standards defined in the City of Fort Atkinson Ordinance and WDNR NR 151 as follows:

Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plans. The USLE calculation worksheet for Phase 1 is included as Exhibit #8 and indicate that soil loss will be less than 5.0 tons per acre per year.

Sediment Control

For new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80 percent, based on the average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed an 80 percent total suspended solids reduction to meet the requirements of this section.

The existing plat-level stormwater facility provides sediment control for this site.

Rate Runoff Control

By design, BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practicable, as compared to predevelopment conditions for the 2-year, 24-hour design storm applicable to the post-construction site. The post-development peak flow rates for the 10-year and 100-year, 24-hour storm events shall be controlled either at or below predevelopment discharge rates. Additionally, NR 151 requires rate control for the 1-year, 24-hour storm.

The existing plat-level stormwater facility provides sediment control for this site.

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The storm water runoff from the site will be directed to the existing storm sewer and the existing wet pond which will provide a safe outlet for the site.

Infiltration

For residential development, BMPs shall be designed, installed and maintained to infiltrate runoff to the maximum extent practicable. Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90 percent of the predevelopment infiltration volume, based on an average annual rainfall. Alternatively, infiltrate 25 percent of the post-development runoff from the 2-year, 24-hour design storm with a type II distribution. Separate curve numbers for pervious and impervious surfaces shall be used to calculate runoff volumes and not composite curve numbers as defined in TR-55. However, when designing appropriate infiltration systems to meet this requirement, no more than one percent of the project site is required as an effective infiltration area.

The existing plat-level stormwater facility provides sediment control for this site. Permanent inlet filters capable of separating oil and grease will be installed and maintained in the inlets of the parking lot to satisfy pre-treatment requirements.

If the documents are satisfactory, please approve the erosion control and storm water management for the project. If you have any questions or comments, please feel free to contact me.

Sincerely,

Mark Fendry, P.E.

FN: AC-17-24

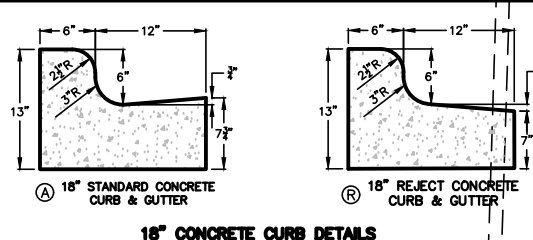
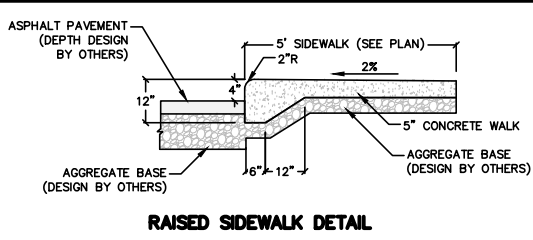
CC: E. Dan Bekta (WDNR) w/enc. via email

HAWTHORNE DRIVE
(2024/2025)

MARIGOLD DRIVE
(2024/2025)

LOT #2

LOT 50
MRL-8
(8 UNIT)



RIDGE VIEW ESTATES

MULTI FAMILY SITE PLAN

SHEET: C-1

DATED: FEBRUARY 6, 2025

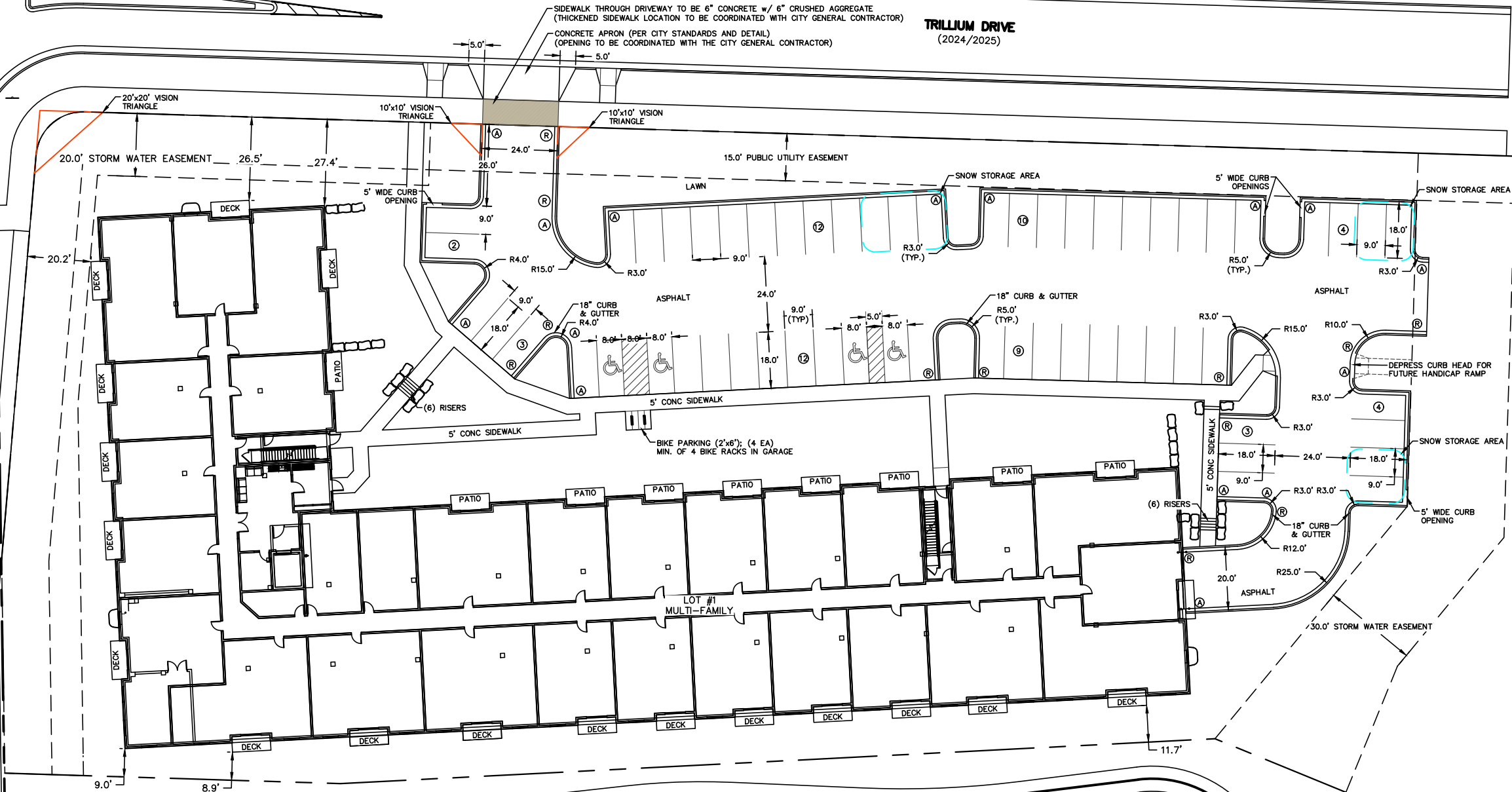
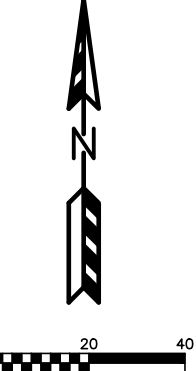
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Residential and Commercial Site Design Consultants

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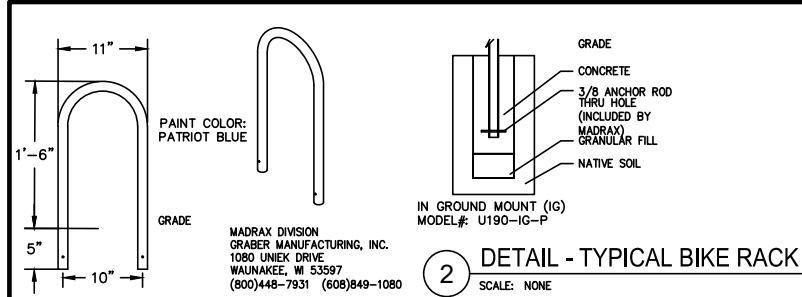
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

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

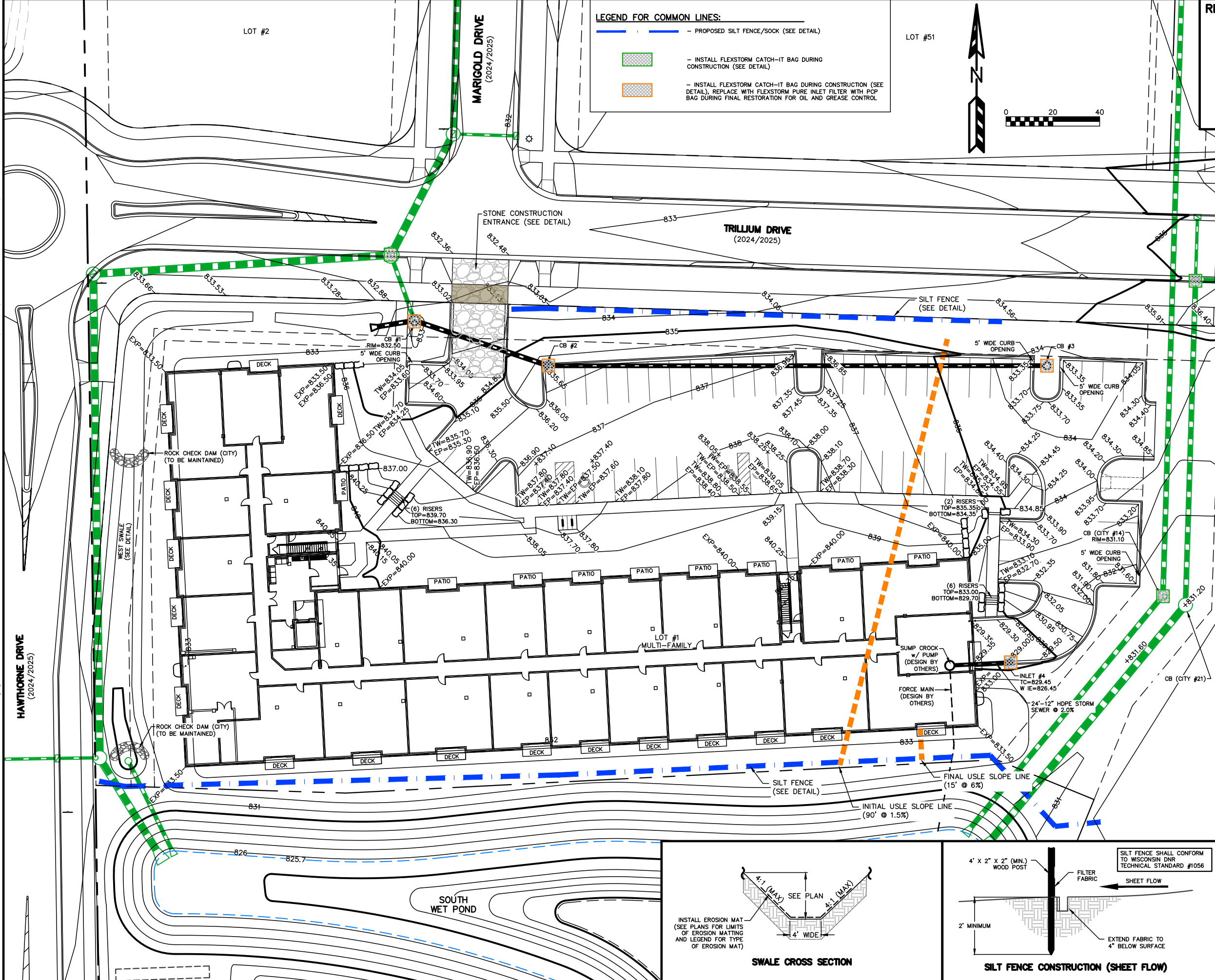


GENERAL NOTE:
ANY INFRASTRUCTURE CONSTRUCTION OCCURING WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM WITH CITY OF FORT ATKINSON SPECIFICATIONS AND CONSTRUCTION STANDARDS..

PROPOSED SITE INFORMATION	
LOT AREA	5.37 ACRES
FLOOD AREA	0 SQFT
FLOOR AREA RATIO	14 %
IMPERVIOUS SURFACE AREA	56,160 SQFT
IMPERVIOUS SURFACE RATIO	24 %
BUILDING HEIGHT	35.41 FT



SOUTH
WET POND



RIDGE VIEW ESTATES

MULTI FAMILY GRADING AND EROSION CONTROL PLAN

SHEET: C-2

DATED: FEBRUARY 6, 2025

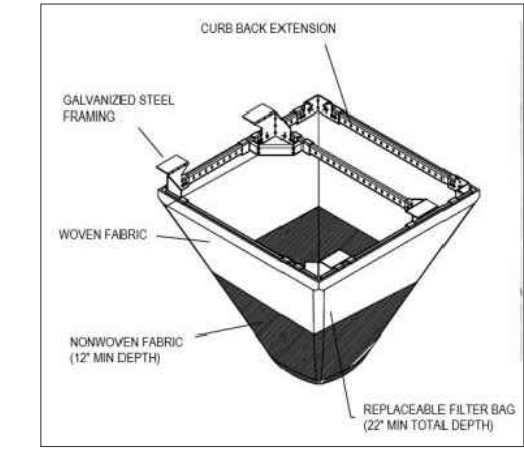
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- FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
 - NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
 - CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
 - "DUAL FABRIC" FILTER BAG,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

ALL SEEDED AREAS SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.

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.

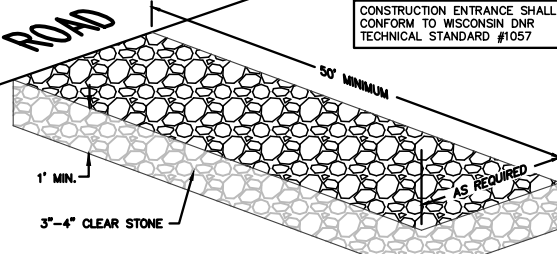
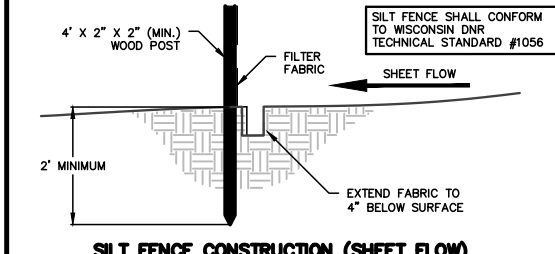
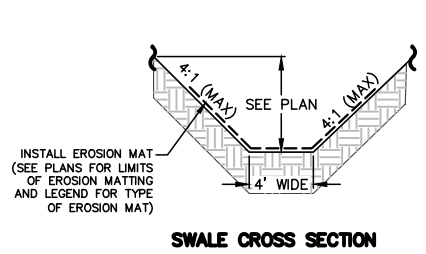
TIME SCHEDULE:	
APRIL 1 - MAY 1, 2025	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
MAY 1, 2025 - MAY 1, 2026	CONSTRUCT MULTIFAMILY BUILDING AND PARKING LOT.
MAY 1 - JUNE 1, 2026	RESTORE ALL PVIOUSLY DISTURBED AREAS.

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

MULTI FAMILY UTILITY PLAN

SHEET: C-3

DATED: JANUARY 14, 2025

QUAM ENGINEERING, LLC

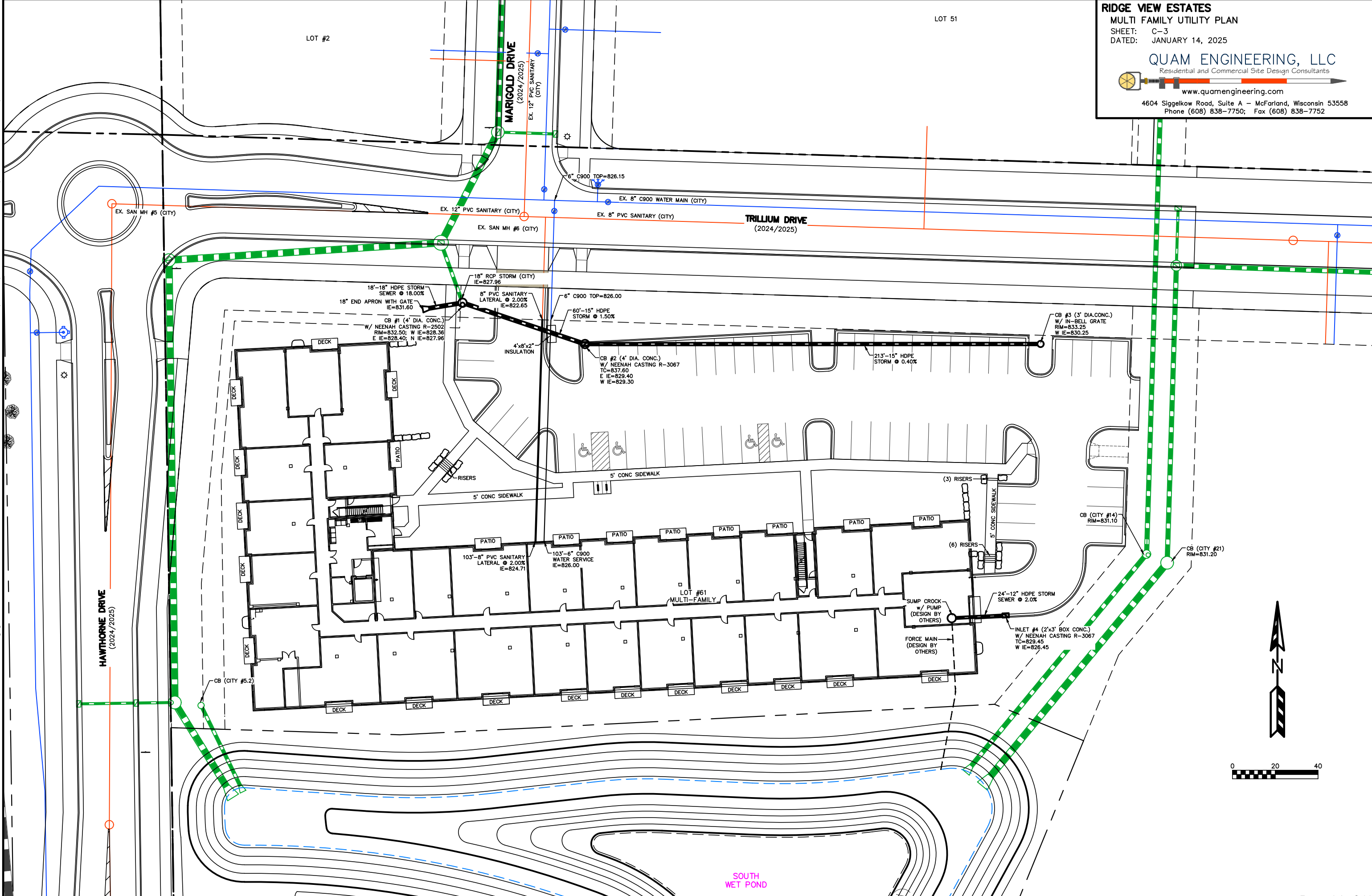
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

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



RIDGE VIEW ESTATES

MULTI FAMILY DRAINAGE PLAN

EXHIBIT: 04

DATED: FEBRUARY 6, 2025

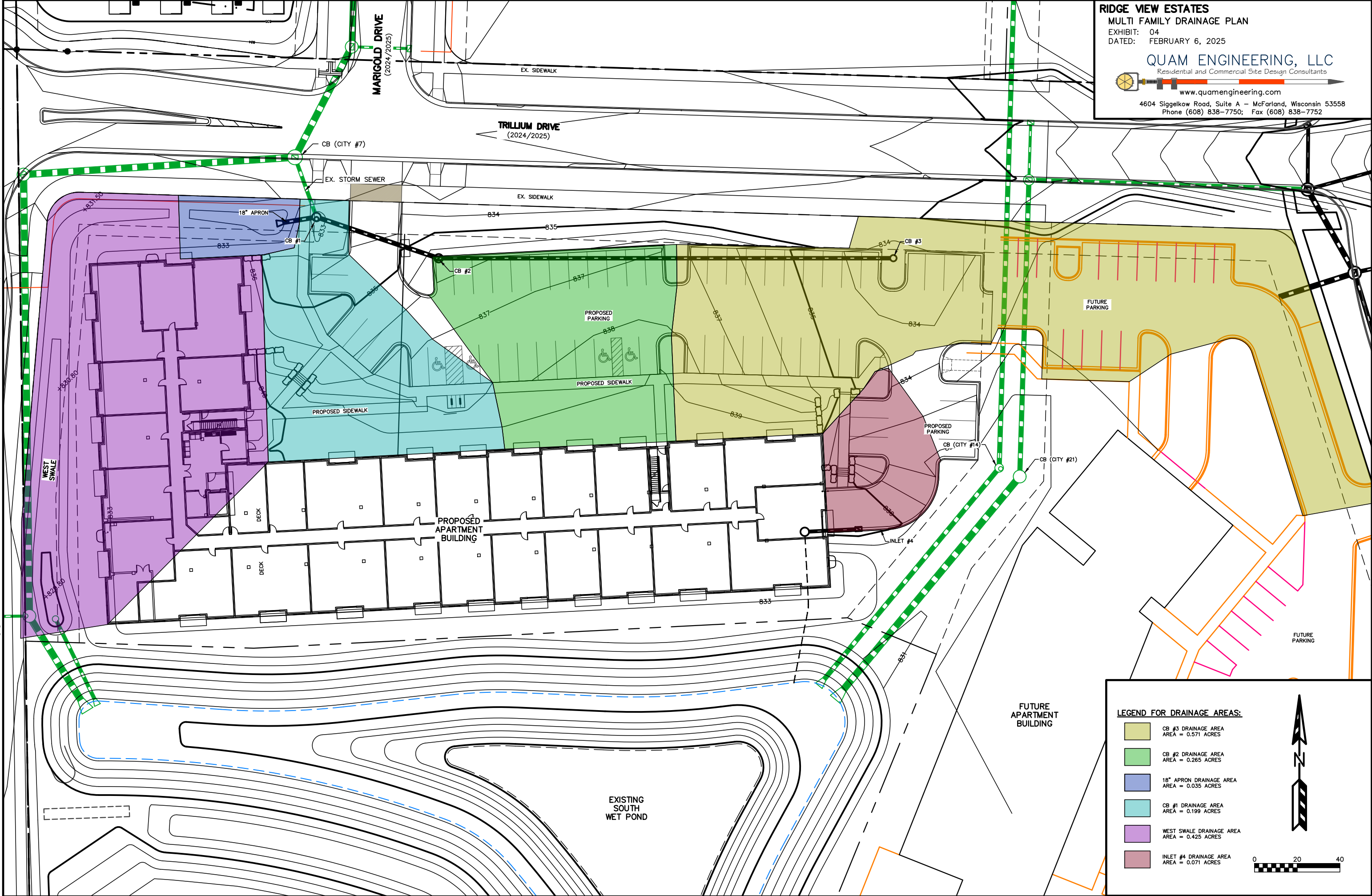
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Phone (608) 838-7750; Fax (608) 838-7752



LEGEND FOR DRAINAGE AREAS:

- CB #3 DRAINAGE AREA
AREA = 0.571 ACRES
- CB #2 DRAINAGE AREA
AREA = 0.265 ACRES
- 18" APRON DRAINAGE AREA
AREA = 0.035 ACRES
- CB #1 DRAINAGE AREA
AREA = 0.199 ACRES
- WEST SWALE DRAINAGE AREA
AREA = 0.425 ACRES
- INLET #4 DRAINAGE AREA
AREA = 0.071 ACRES



Rational Method Worksheet - Storm Sewer Sizing

PROJECT: Multi-Family Development at Ridge View Estates Lot #1 Computed by: MAF

DATE: 2/6/2025

LOCATION		BASIN		RAINFALL - RUNOFF					SEWER			
Upstream Structure	Downstream Structure	Runoff Coefficient C	Area (acres) A	Design Storm (Yr)	Rain Intensity (in/hr) I	Direct Runoff (cfs) $Q=C*I*A$	Other Runoff (cfs)	Design Runoff (cfs)	Sewer Size (in)	Min Slope of Sewer (%)	Manning's Number n	Capacity Flowing Full (cfs)
CB #3	CB #2	0.62	0.571	100	10.56	3.74	----	3.74	15	0.40%	0.012	4.43
CB #2	CB #1	0.62	0.265	100	10.56	1.74	3.74	5.48	15	1.50%	0.012	8.57
18" Apron	CB #1	0.62	0.035	100	10.56	0.23	----	0.23	18	18.00%	0.012	48.28
CB #1	Ex Catch Basin	0.62	0.199	100	10.56	1.30	5.71	7.01	18	0.50%	0.012	8.05
Inlet #4	Force Main	0.62	0.071	100	10.56	0.46	----	0.46	12	2.00%	0.012	5.46
$C_{100}=0.62$; ~50% Impervious from FDM Procedure 13-10-5, Figure 2												
I_{100} = rainfall intensity in Jefferson County for a time of concentration of 5 minutes from FDM Procedure 13-10, Attachment 5.4												
Capacity Flowing Full was determined using Manning's Equation												

Channel Velocity Worksheet

PROJECT: Multi-Family Development at Ridge View Estates Lot #1

DATE: 2/6/2025

Computed by: MAF

LOCATION: West of Building

Channel Characteristics (see Diagram 1):

Channel Slope (S):	1.0% feet/feet
10-Year Design Flow (Q_{10}):	1.56 CFS
100-Year Design Flow (Q_{100}):	2.83 CFS
Bottom Width (W):	4.0 feet
Avg. Side Slope (X):	4 horiz./vert.
Min. Depth of Channel (Y):	1 feet
Retardance Class:	D
Manning's Number (N):	0.03

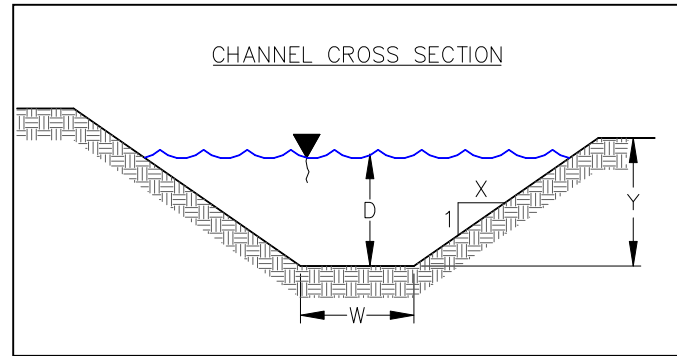


Diagram 1

The channel will behave as follows:

	<u>10-Year</u>	<u>100-Year</u>
Hydraulic Radius (R):	0.18 ft	0.23 ft
Depth (D):	0.21 ft	0.29 ft
Velocity (V):	1.56 ft/s	1.89 ft/s
Shear Stress:	0.13 psf	

10-Year Peak Flow Rate (Using the Rational Method):

$$Q_{10} = CIA = 0.52 \quad 7.20 \quad 0.418 \quad = \quad 1.56 \text{ cfs}$$

C = 0.52 ~50% Impervious
 I = 7.20 in/hr for Time of Concentration = 5 min
 A = 0.418 acres;

100-Year Peak Flow Rate (Using the Rational Method):

$$Q_{100} = CIA = 0.62 \quad 10.92 \quad 0.418 \quad = \quad 2.83 \text{ cfs}$$

C = 0.62 ~50% Impervious
 I = 10.92 in/hr for Time of Concentration = 5 min
 A = 0.418 acres;

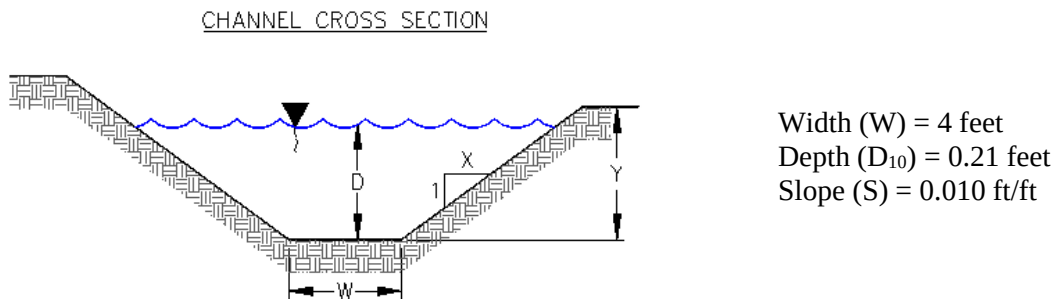
* The rational method runoff coefficients were determined using the Wisconsin Department of Transportation Facilities Development Manual Procedure 13-10-5, Figure 2

*The rainfall intensities were determined using the Wisconsin Department of Transportation Facilities Development Manual Procedure 13-10, Attachment 5.4

EROSION MAT DESIGN

PROJECT: Multi-Family Development at Ridge View Estates Lot #1
DATE: 2/6/2025
LOCATION: West of Building

GIVEN:



Calculate maximum shear stress in the swale, τ_m :

$$\tau_m = \gamma ds = (62.4 \text{ lb/ft}^3)(0.21 \text{ ft})(0.010 \text{ ft/ft}) = 0.13 \text{ lb/ft}^2$$

Double Netted Light Duty (WisDOT Class I Type B) erosion mat: $\tau_{m(\text{permissible})} = 1.5 \text{ lb/ft}^2$
(Permissible Shear Stress per Facilities Development Manual 10-5-35 Figure 1)



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)



YEAR 1

Developer:

American Architectural Group

Project:

Multi-Family Development at Ridge View Estates Lot #1

Date:

02/06/25

County:

Jefferson

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/01/25	05/01/25	5.2%	140	Silt Loam	0.43	1.5%	90	0.16	1.00	0.5	1.066	Sediment Basin	0.1
Bare Ground	05/01/25	03/31/26	94.6%	140	Silt Loam	0.43	6.0%	15	0.26	1.00	14.9	0.968	Sediment Basin	2.9
End	03/31/26	----	----	----	-----	----			----	-----	----	0.000	Sediment Basin	0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
TOTAL											15.4		TOTAL	3.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

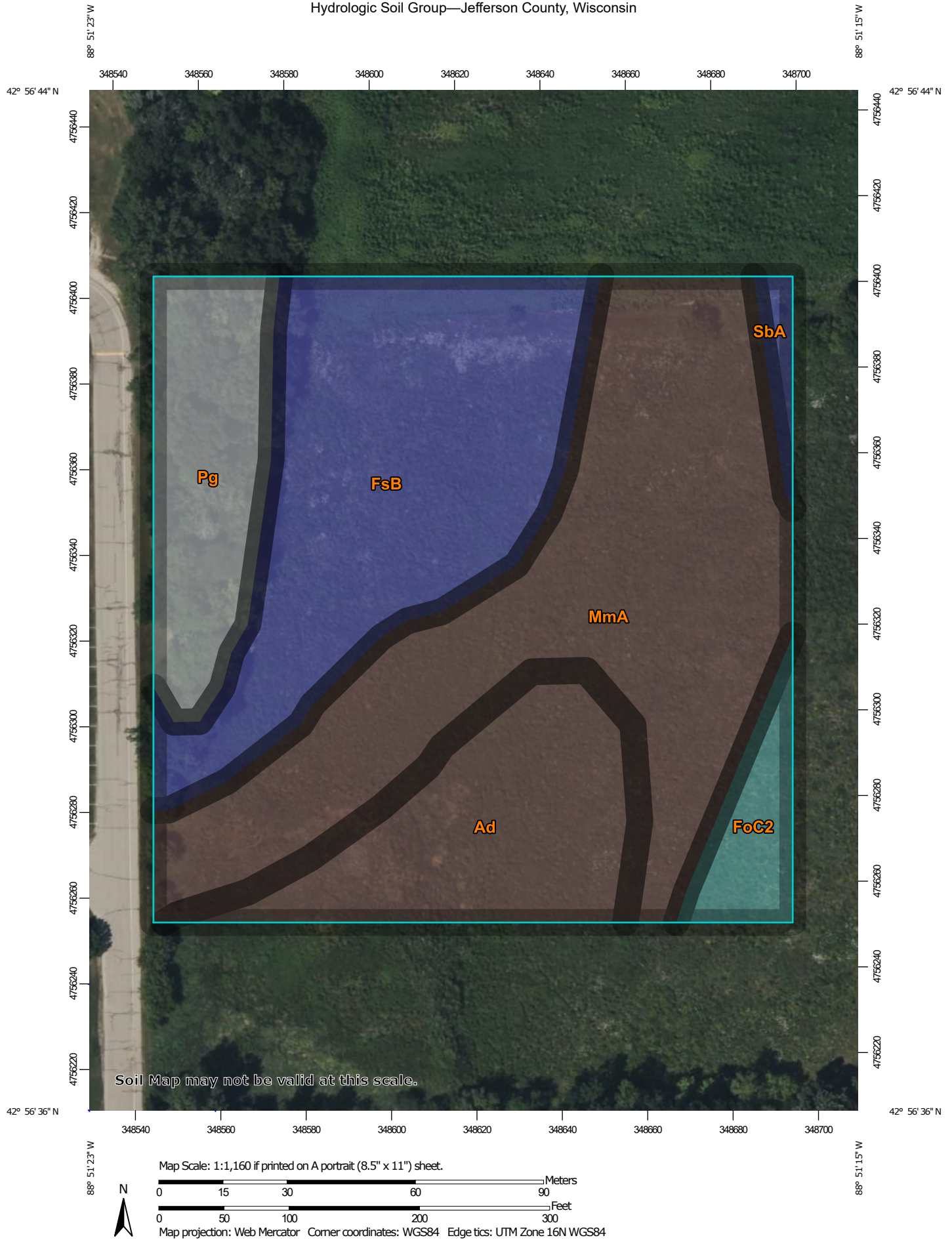
4/1-5/15 and
Thaw-6/30

8/7-8/29 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

Designed By:	MAF
Date	2/6/2025



Hydrologic Soil Group—Jefferson County, Wisconsin



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ad	Adrian muck, 0 to 2 percent slopes	B/D	0.9	15.3%
FoC2	Fox loam, 6 to 12 percent slopes, eroded	C	0.2	4.1%
FsB	Fox silt loam, 2 to 6 percent slopes	B	1.6	28.9%
MmA	Matherton silt loam, 0 to 3 percent slopes	B/D	2.2	39.3%
Pg	Pits, gravel		0.6	11.2%
SbA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	B	0.1	1.2%
Totals for Area of Interest			5.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

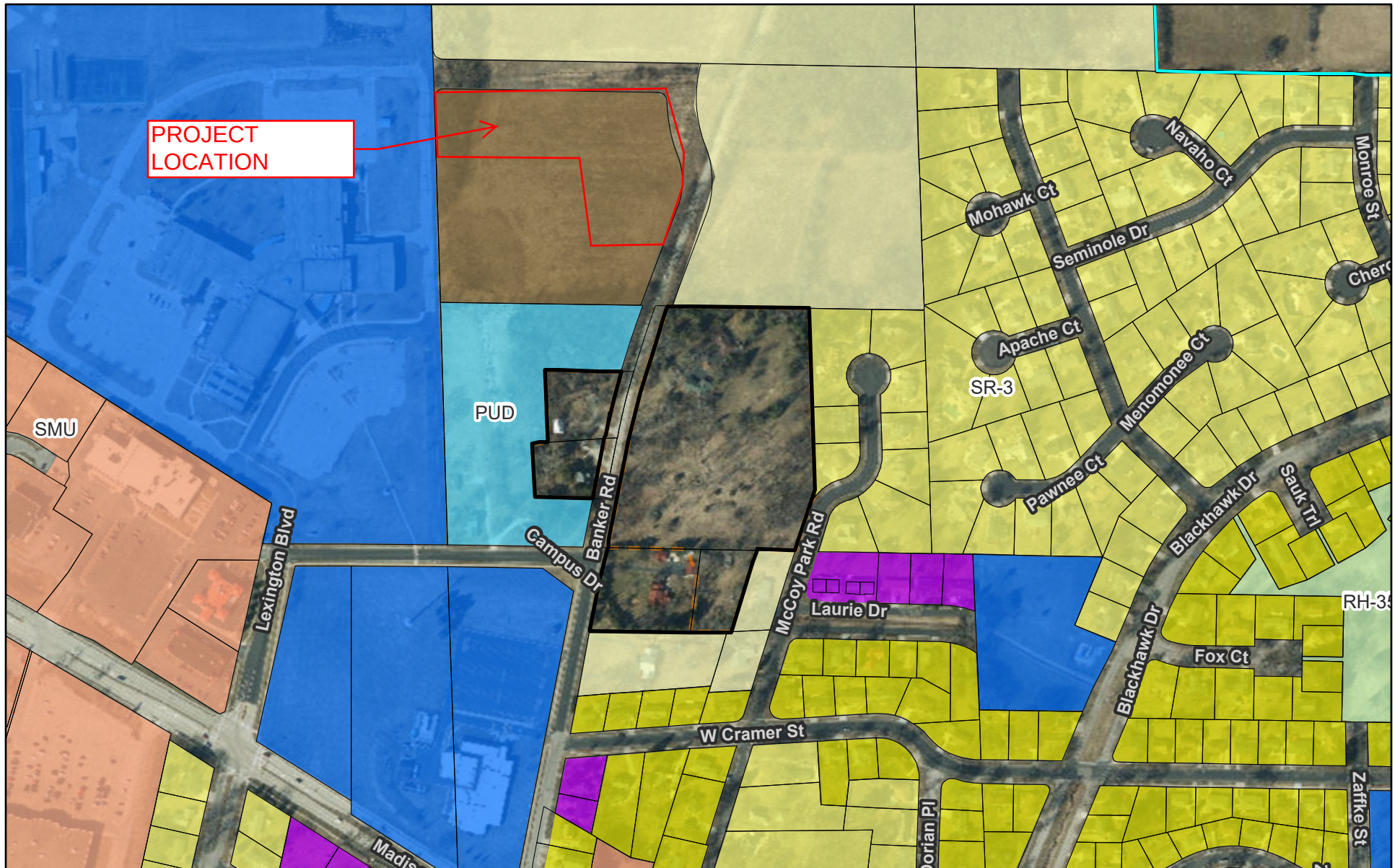
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

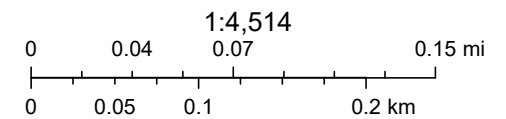
Tie-break Rule: Higher

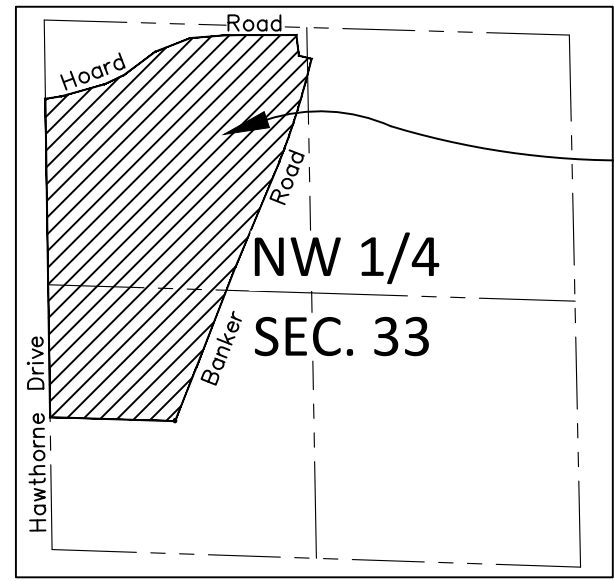
ArcGIS Web Map



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 | Extraterritorial Limits |
| SR-3 - Single Family Residential - 10,000sf | I - Institutional | 3 mi Plat Review |



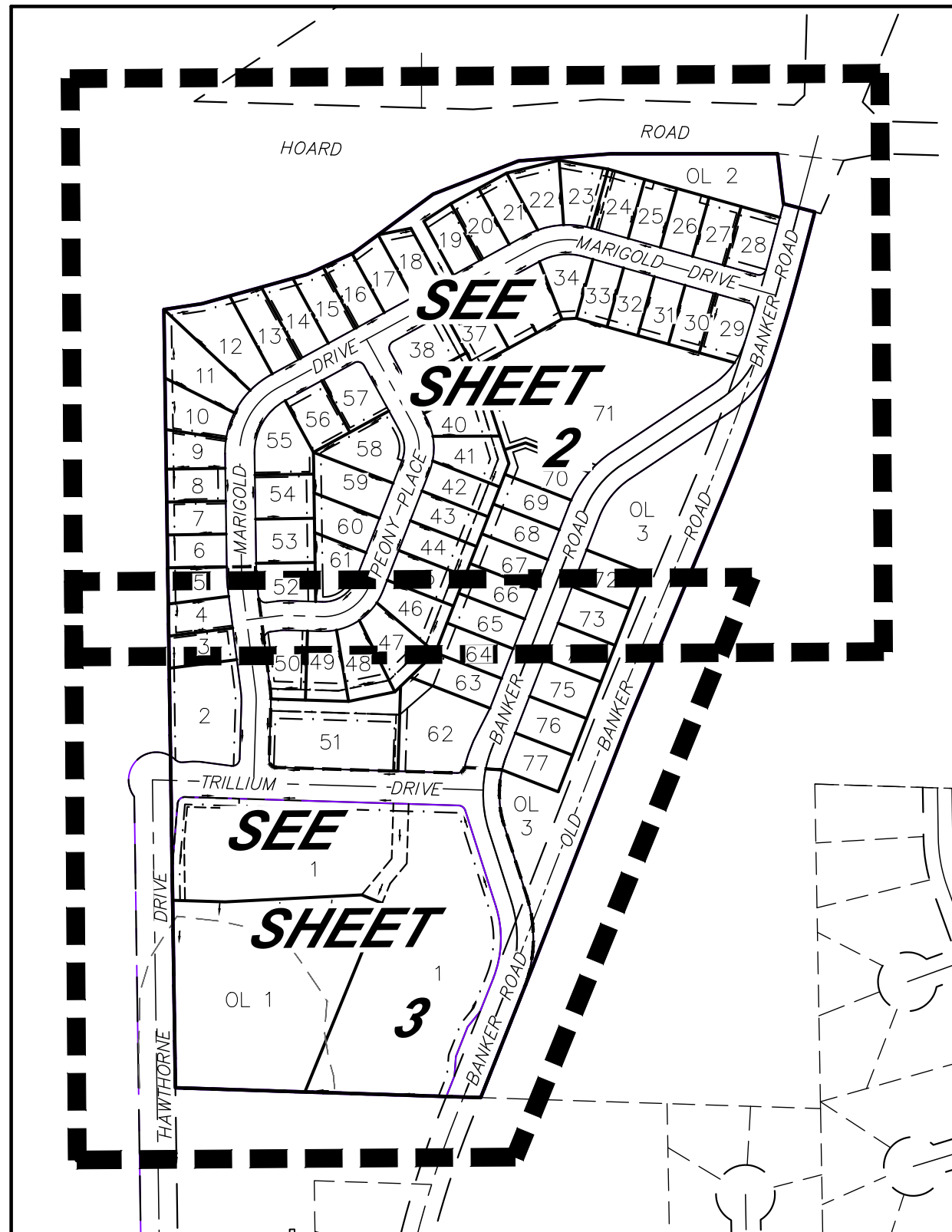


SITE

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.

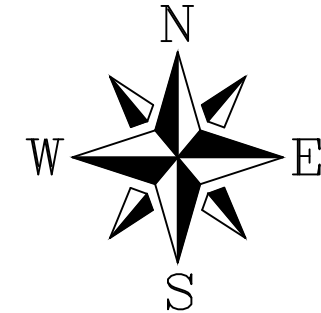
Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

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 2nd day of May, 2025.

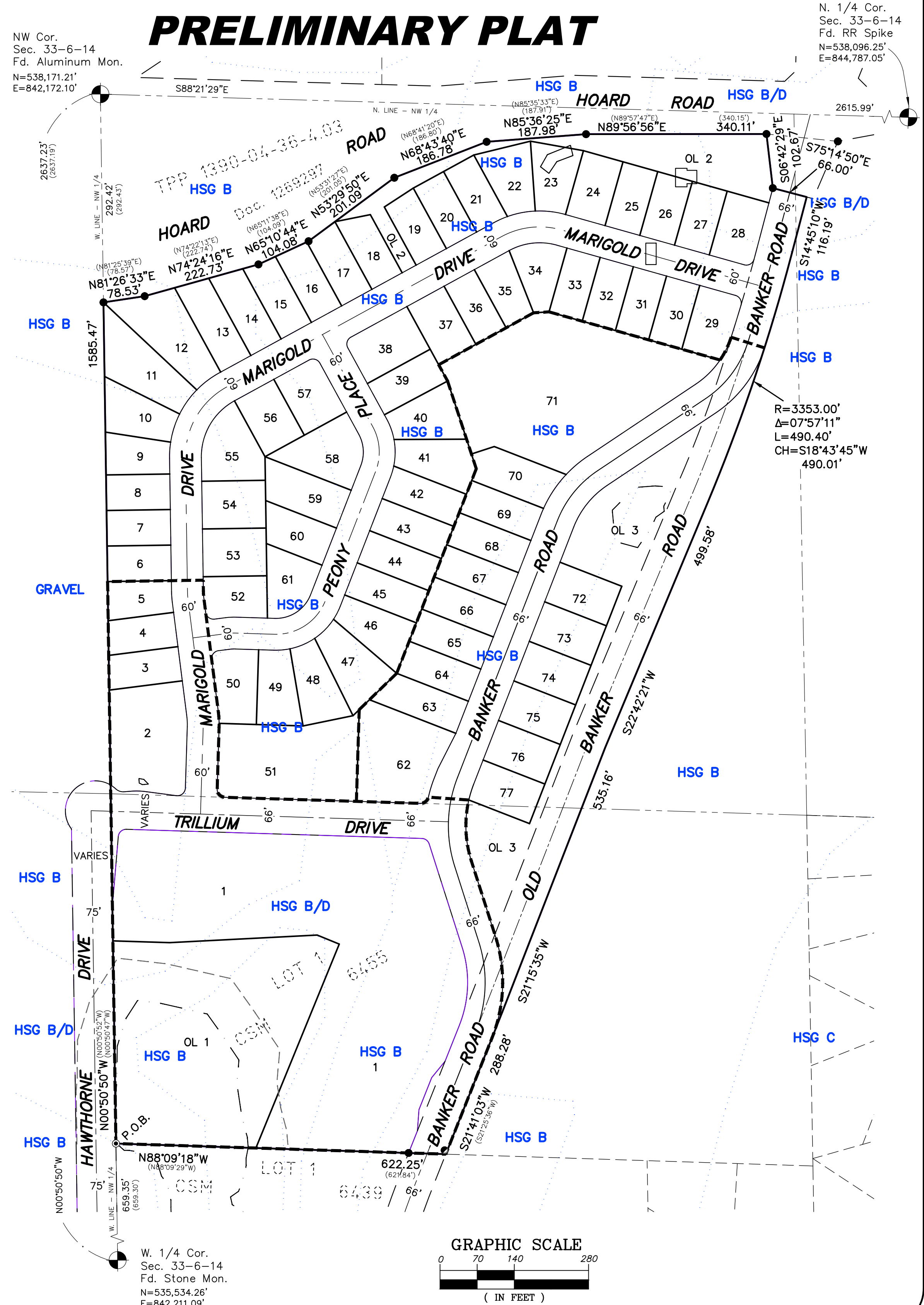
By: Matthew E. Hoglund
P.L.S. S-1910



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.
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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'

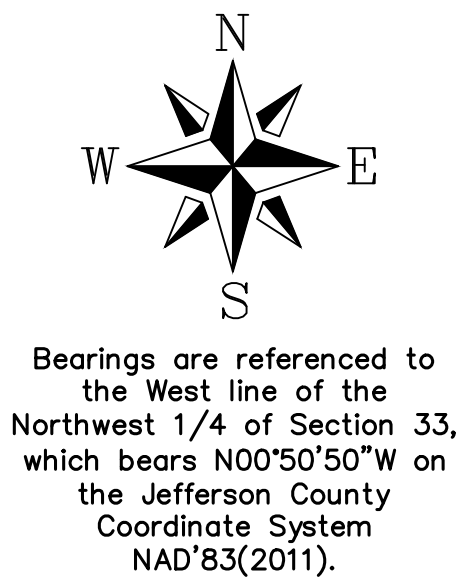
See full Zoning Code for full Density, Intensity and Bulk Regulations for the SR–5 District.

LEGEND

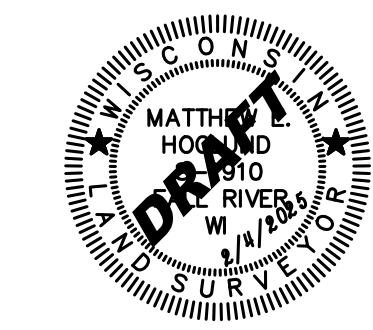
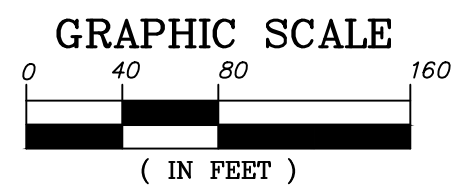
●	Found 3/4" Rebar
○	Found 1" Iron Pipe
○	Found 1-1/4" Iron Pipe
⊙	Soil Boring Location
(88')	Record Data (if different)
→	Drainage Arrow (Proposed)
---	Boundary Lines per this Survey
---	Deed/Survey/Lot Line of Record
---	R/W Line
---	Principal Building Setback line (See Note 8)
---	Existing Easement Line
---	Public Utility Easement Dedicated Hereon (15' 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 NAD83(2011).

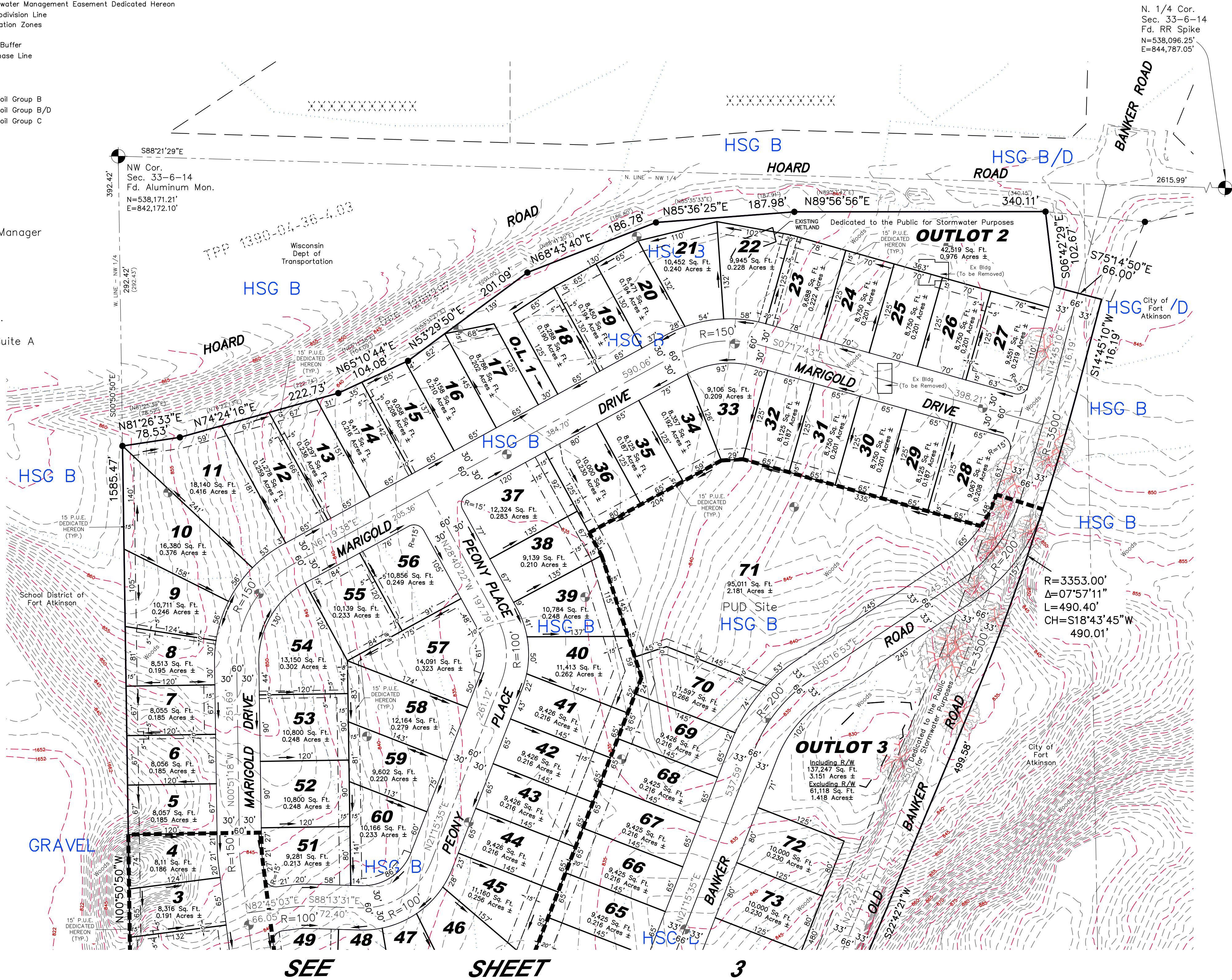


OUTLOT 3
Dedicated to the Public for Stormwater Purposes
5,398 Sq. Ft.
0.124 Acres ±

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 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:

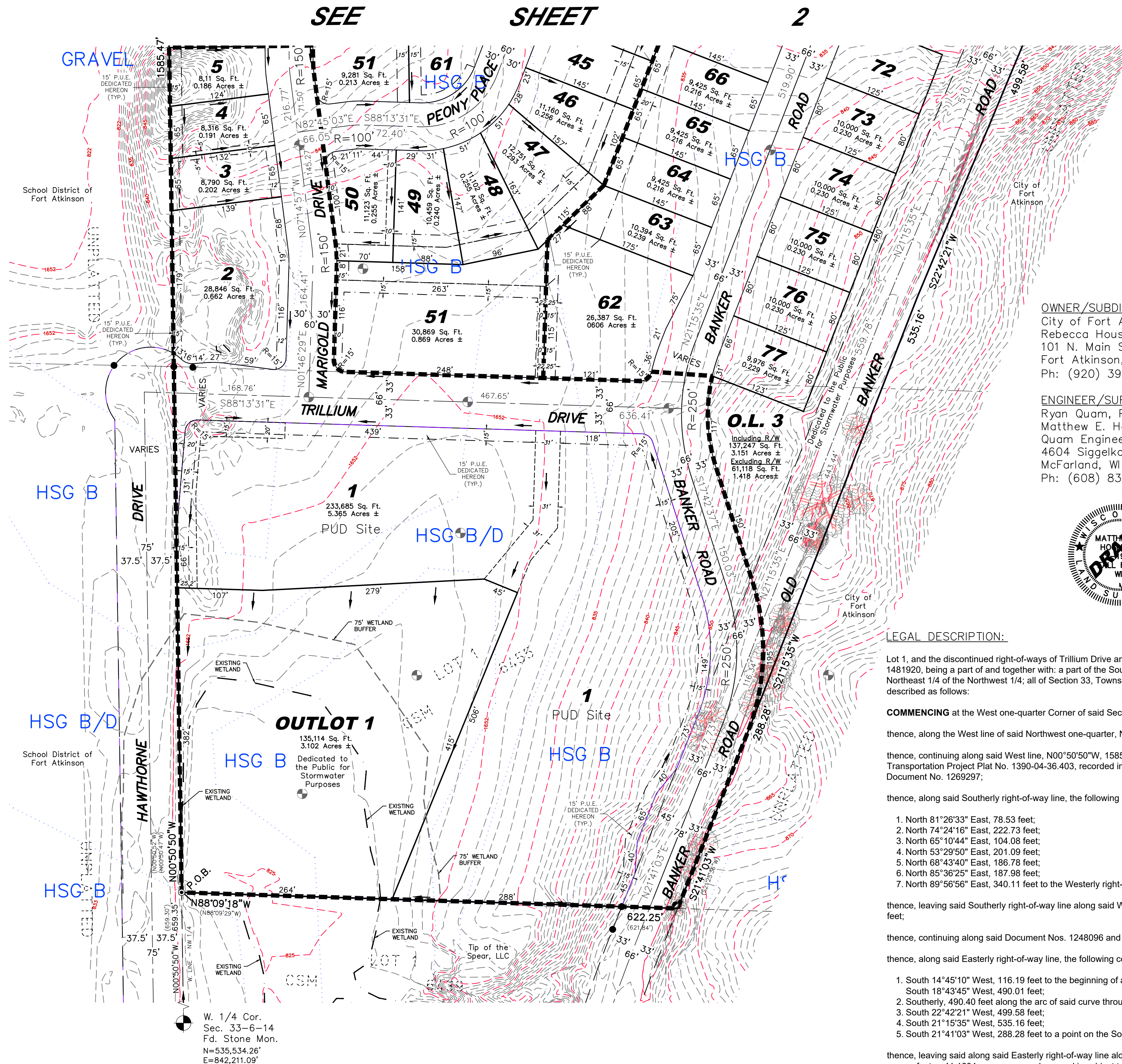
Front (minor street)	= 25'
Front (all other streets)	= 30'
Rear	= 25'
Side	= 8'
Street Side (on corner lots)	= 15'

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

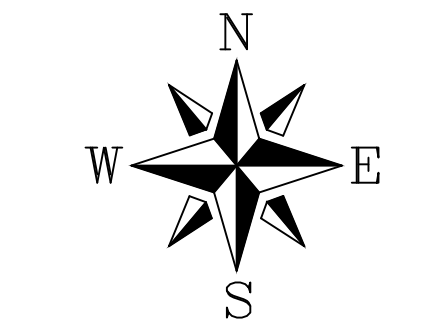
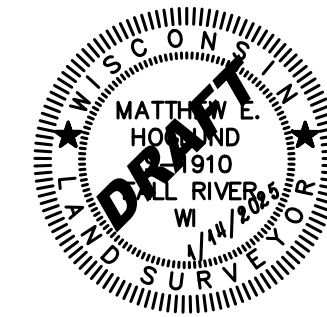


LEGEND

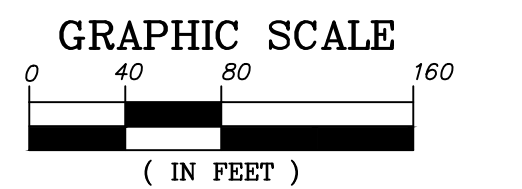
- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- Soil Boring Location
- Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
- R/W Line
- Principal Building Setback line (See Note 8)
- Existing Easement Line
- Public Utility Easement Dedicated Hereon (15' 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:
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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.

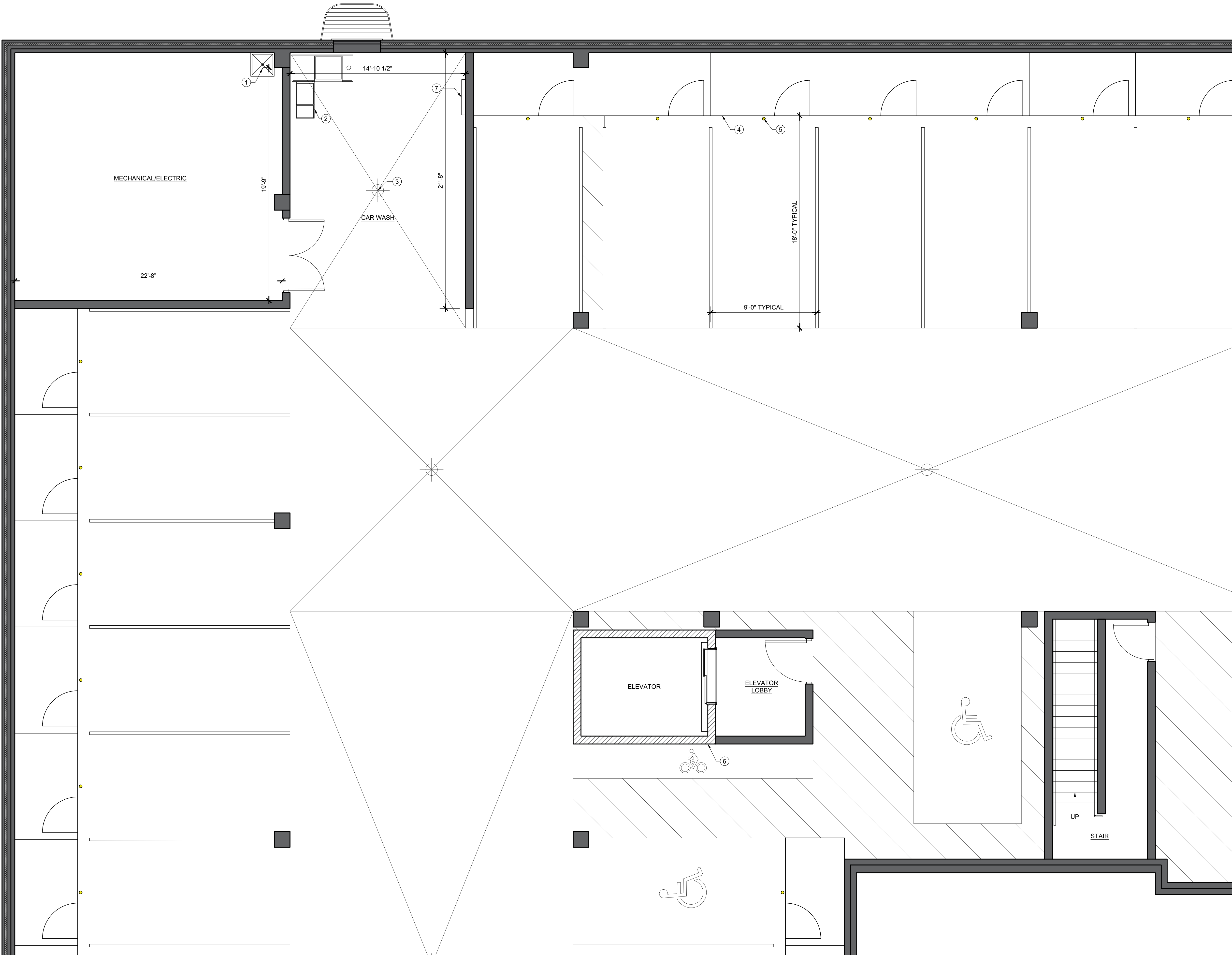
PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 3 OF 3
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KEYNOTES

- 1. MOP SINK.
- 2. METAL PET WASH STATION.
- 3. FLOOR DRAIN.
- 4. METAL BOLLARD.
- 5. STORAGE LOCKER SYSTEM.
- 6. BIKE PARKING.
- 7. HOSE SYSTEM.

NOTES

- ALL PARKING STALLS ARE 9' x 18'.
- HOSE TO BE INSTALLED IN CAR WASH AREA.



ENLARGED PARKING GARAGE PLAN

1/4" = 1'-0"

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

PROPOSED DEVELOPMENT

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

Issue:
02 / 05 / 2025

Revision:

Project Number:
24017

Sheet Title:
ENLARGED PARKING
GARAGE FLOOR PLAN

Sheet Number:

A-103

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

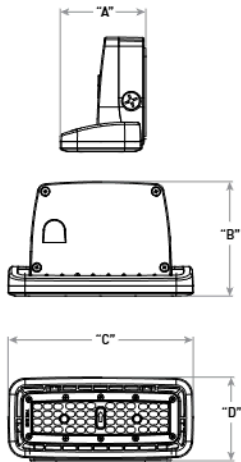
DIM10-220F

- 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%

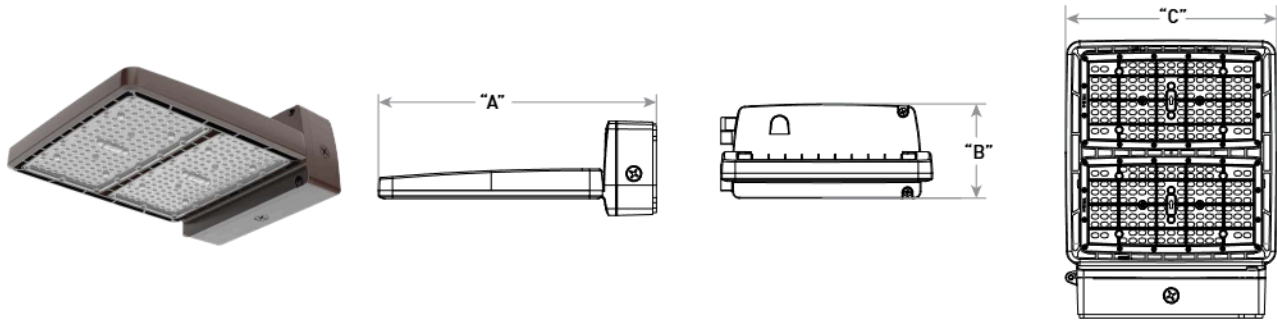
Noctura Series Ambient Adjusted Lumen Maintenance ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	0.98	0.92	0.87	0.82
10°C (50°F)	1.03	0.97	0.91	0.86	0.81
15°C (59°F)	1.02	0.96	0.91	0.85	0.80
20°C (68°F)	1.01	0.95	0.90	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

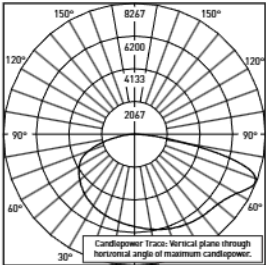


Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"
17L	9.9 lbs. (5.5kg)	16.26" (413mm)	5.51" (140mm)	12.36" (314mm)
23L	12.8 lbs. (7.8kg)	20.30" (516mm)	5.51" (140mm)	12.36" (314mm)

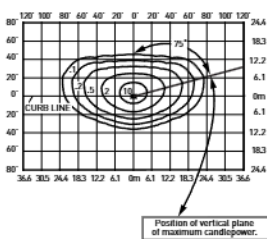
Photometry

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) XA-XBP8RSV XA-XBP8RWH XA-XBP8RBK XA-XBP8RBZ	GFI Receptacle Outlet, 120V, 20A - Requires bollard with 12 voltage and GFI option OSQP-GFI

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.

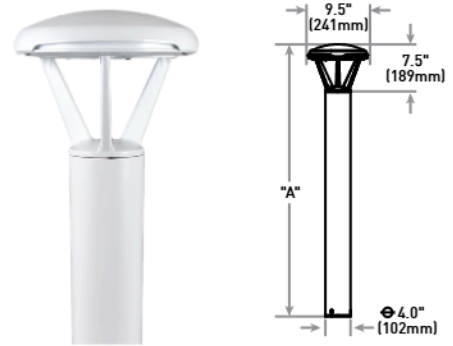
** Consult factory for other pole heights

*** 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

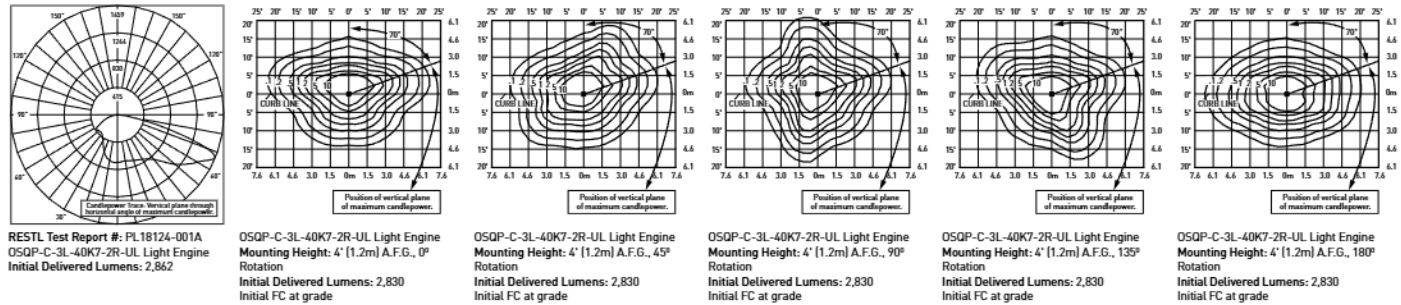
¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#)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

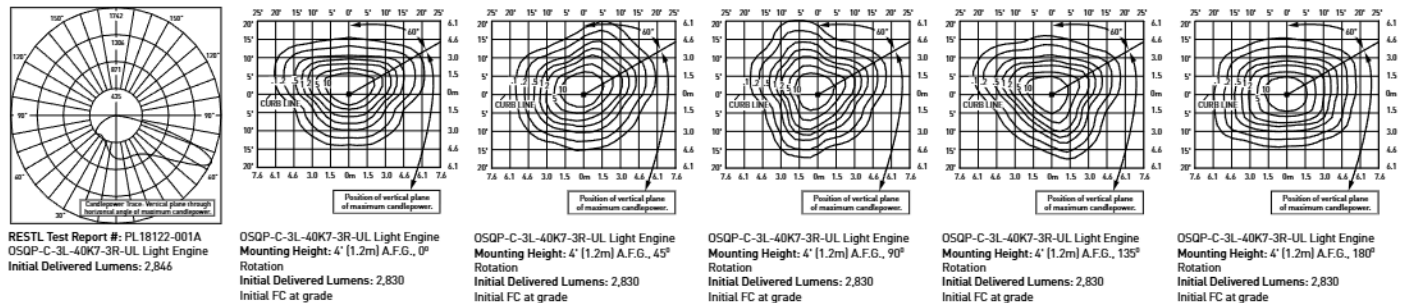


Type II Mid Rotatable				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G1	1,500	B1 U0 G1
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

* 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

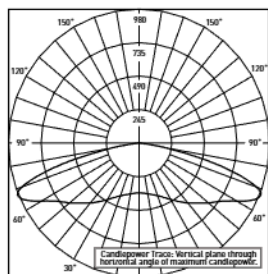
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** 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>

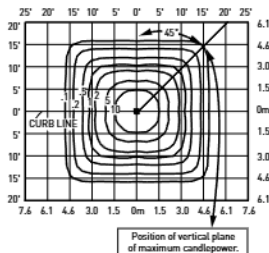
Photometry

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



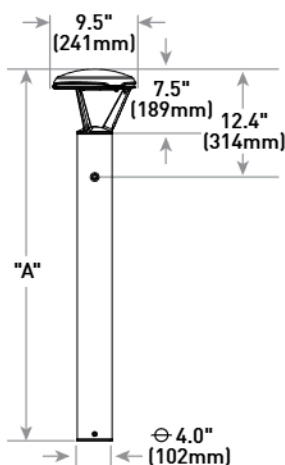
OSQP-C-3L-40K7-5M-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G.
Initial Delivered Lumens: 2,830
Initial FC at grade

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



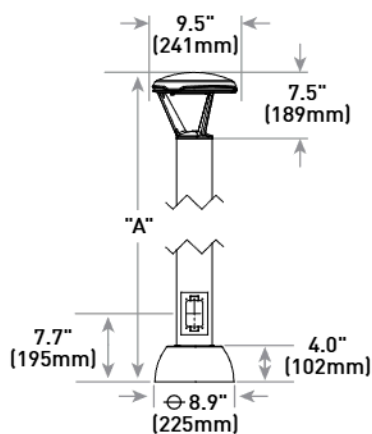
Model	Dim. "A"	Weight
Pathway (P3)	36.5" (927 mm)	14.4 lbs. (6.53 kg)
Pathway (P4)	42.5" (1080 mm)	15.2 lbs. (6.89 kg)
Pedestrian (P8)	96.5" (2451 mm)	24.6 lbs. (11.16kg)

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

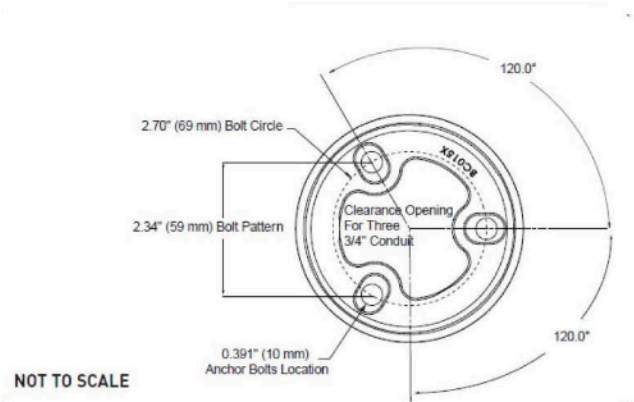
Note: OSQP-GFI accessory required for outlet.



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



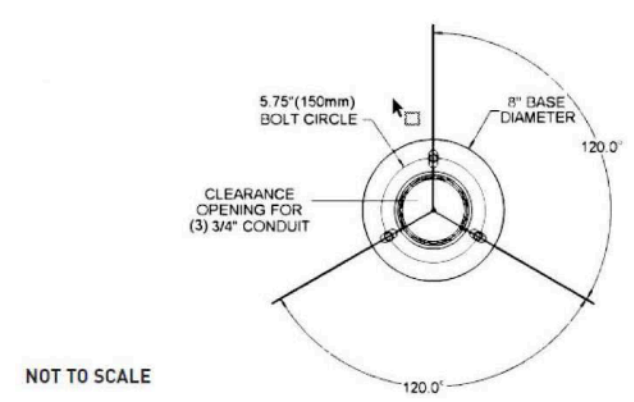
Base Cover
Not included with Standard Base Plates
(P3 & P4 Mounts)

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

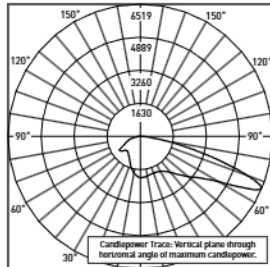
CREE  **LIGHTING®**

Photometry

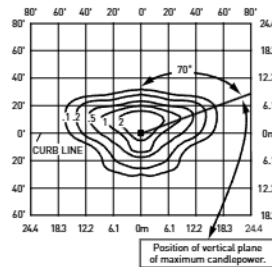
All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<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



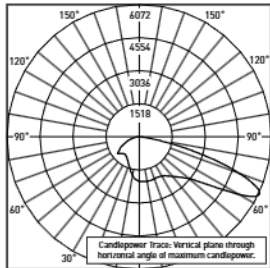
OSQW-C-4L-30K7-2M-UL-WM-WH
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

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

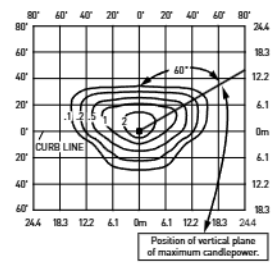
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** 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

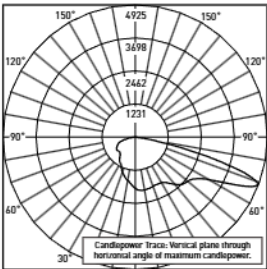
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** 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>

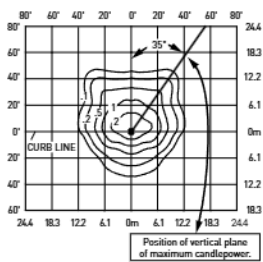
Photometry

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
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

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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								
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.

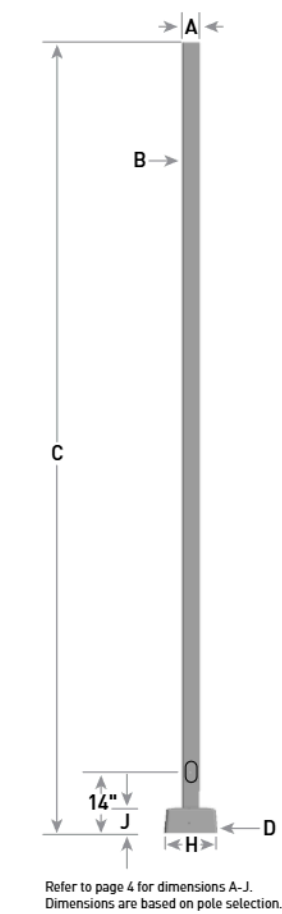


Website: creelighting.com

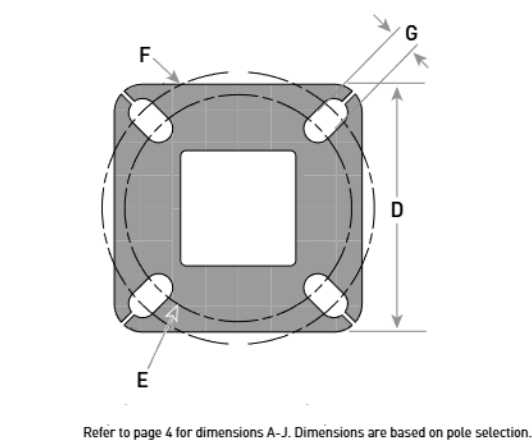
US: (800) 236-6800 Canada: (800) 473-1234

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Pole Drawing

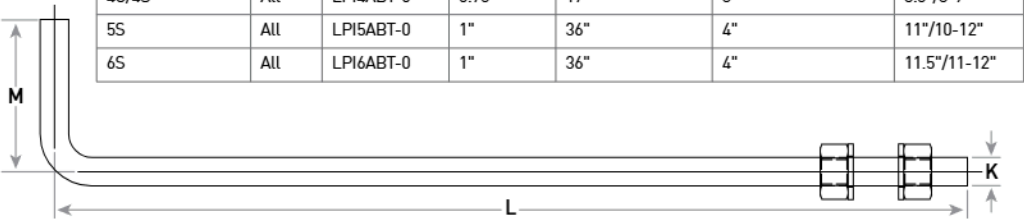


Base Plate Detail

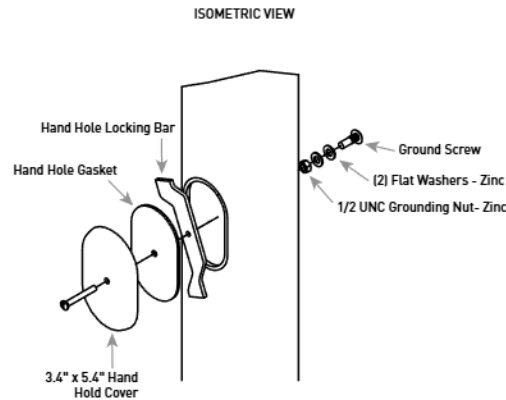
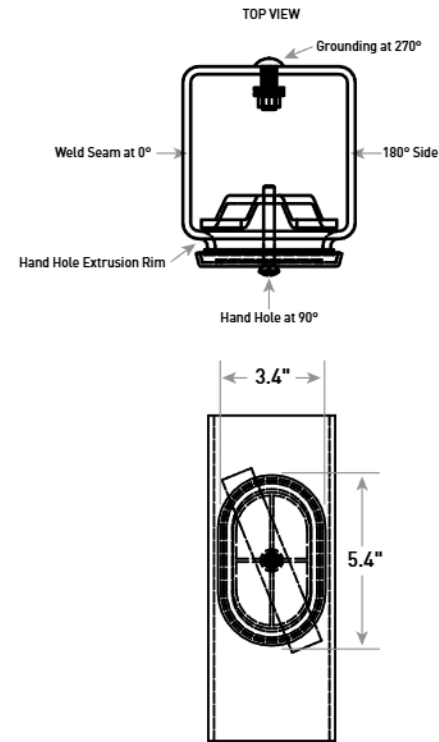


Anchor Bolt Detail

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"

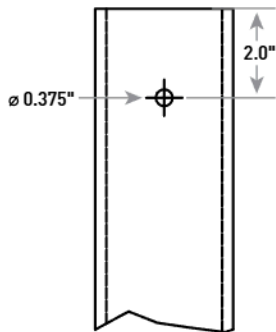


Hand Hole Drawings (4-6" Poles Only)

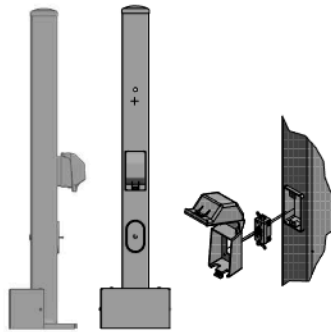


Fixture Mounting Drill Patterns

T - Open Top Mounting Configuration



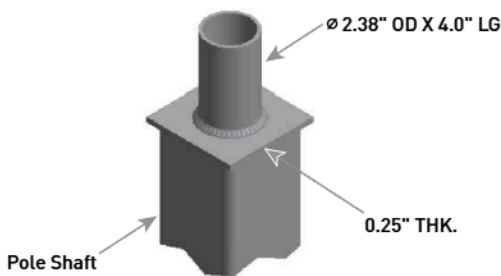
Optional GFI (shown on 4-6\"/>



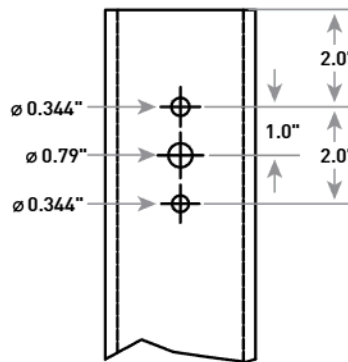
CONSTRUCTION & MATERIALS

- 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

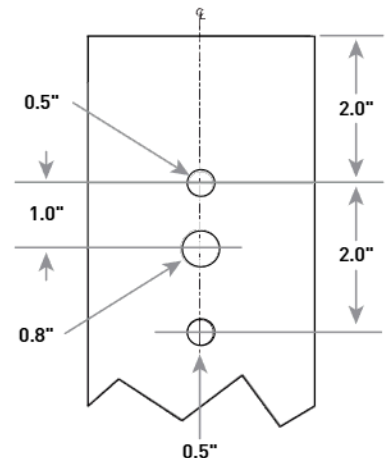
W - Welded Tenon Top Mounting Configuration



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.

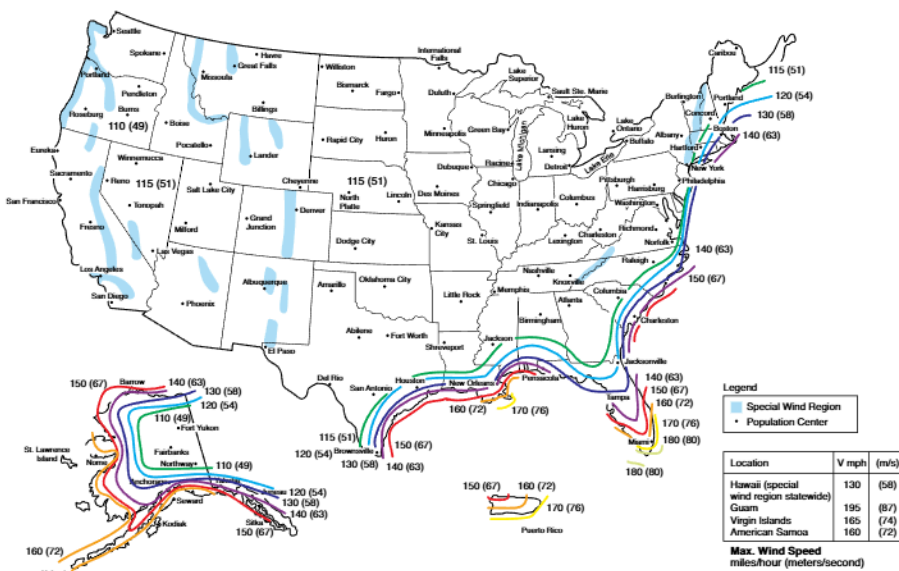
Dimensions, EPA & Weight

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.

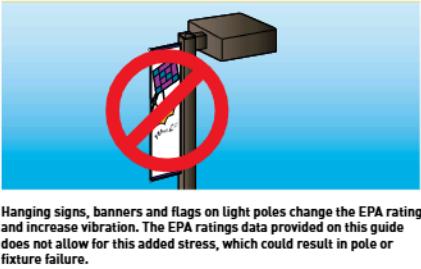
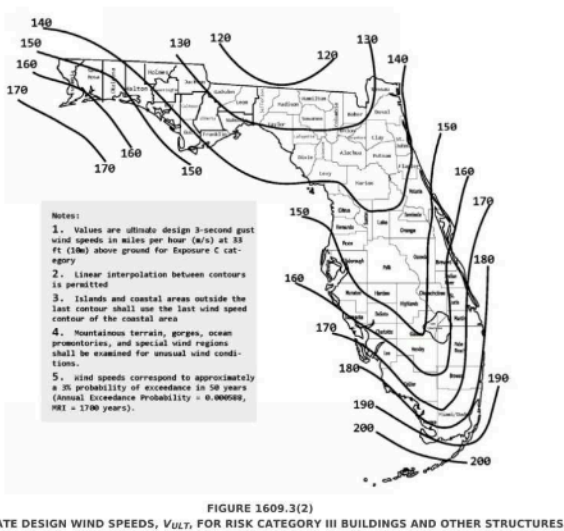


Hanging signs, banners and flags on light poles change the EPA rating and increase vibration. The EPA ratings data provided on this guide does not allow for this added stress, which could result in pole or fixture failure.

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.



Planned Unit Development Procedure

Various Approvals Required	Weeks from submittal to first meeting (Typical)	Optional Public Meeting	Public Hearing/Plan Commission	Plan Commission	City Council
Pre-application Conference with city staff	Anytime pre-submittal of application	N/A	N/A	N/A	N/A
Class II Notice - PUD			Mailed 1.23.25 Newspaper 1.25.25 and 2.4.25		
Concept Plan Review: Planned Concept Layout Required	After Pre-Application Conference with city staff	N/A	N/A	No Action 1.28.25 Review and Recommend	N/A Review and Final Action
Certified Survey Map Review/ If Applicable:	4-week Review		N/A	2.11.25	2.20.25 1st reading - 2.20.25 2nd/3rd reading - 3.4.25
Zoning Map Amendment	8-week Review	Occasionally needed	No Action 2.11.25	Review and Recommend 2.11.25	3rd reading - 3.18.25
General Development Plan Review: Section 15.10.44 (c)	8-week Review	N/A	N/A	Review and Recommend 2.11.25	Review and Final Action 2.20.25
Specific Implementation Plan: Section 15.10.44(d)	6-week Review	N/A	No Action 2.25.25	Review and Approval 3.11.25 or 3.25.25	N/A
Development Agreement		N/A	N/A	N/A	Completed



PLANNED UNIT DEVELOPMENT-GROUP DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN REPORT TO THE PLAN COMMISSION

DATE: February 11, 2025

PROPERTY ADDRESS: Ridge View Estates-Lot 1

PARCEL NUMBER: 0.66-acre portion of 226-0614-3322-000

OWNER: City of Fort Atkinson

APPLICANT: Kraig Sadownikow, Intrepid Investments, LLC (Developer)

FILE NUMBER: PUD-2025-02

EXISTING ZONING: SR-2

PROPOSED ZONING: MRM-12 with Planned Unit Development Overlay

EXISTING LAND USE: Vacant

REQUESTED USES: Townhomes

BACKGROUND

Section 15.02.81 of the City of Fort Atkinson Zoning Ordinance outlines the purpose, intent, potential zoning flexibilities, and applicability associated with a PUD. Additionally, Section 15.10.44 of the Zoning Ordinance outlines the procedural steps associated with a PUD. This requires a two-step process: 1) General Development Plan (GDP) to establish the new customized zoning requirements for the property and 2) Specific Implementation Plan (SIP) to review the details of the project associated with the Site Plan. Both must be acted upon by the Plan Commission and City Council for approval in reflection of defined criteria as listed within the ordinance.

REQUEST OVERVIEW

The applicant is proposing to establish a Planned Unit Development to accommodate two 4-unit townhome buildings, totaling 8 units. Each building is proposed to be 4,235 sf for a combined total of 8,470 sf of building area on the site. The new parcel to accommodate this development will be created by CSM prior to action on this item and is proposed to be 28,836 square feet in size.

As part of the Ridgeview Estates Neighborhood development, this proposed project will be one of the first implementation areas in the southwest corner, near the Fort Atkinson High School. It will be bounded by two new roads that will be created on the south (Trillium Drive) and east (Marigold Drive) sides of the new property. Directly to the south, is a proposed new high density multi-family development that will also be reviewed during this meeting. Lower density residential development is planned North and East of these properties as part of the neighborhoods future development plan.



All adjacent properties are owned by the City of Fort Atkinson today, outside the School District-owed parcel directly to the west. A Development Agreement has been established between the property owner and the City to develop this portion of the new neighborhood and is contingent upon successful PUD approval.

The proposed development will include eight total market rate units that will be individually sold to future owners through a future condo plat. The future condominium association will be responsible for maintaining all common areas (parking, landscaping, lawns, snow, etc.). It also includes a central driveway running east-west through the site with access provided from Marigold Drive, which will provide off-street parking areas in front of each unit and access to each unit's attached garage.

The property is currently vacant and has been planned for some form of multi-family housing as part of the Ridge View Estates Neighborhood. Stormwater will be handled by the regional detention area established further south on Outlot 4.

As mentioned above, a PUD requires two steps. These steps can be handled separately or concurrently depending on the level of detail associated with the submittal. Today, the applicant is seeking Plan Commission review of only the GDP. The SIP is planned to come before the Plan Commission in March, contingent upon the outcome of the GDP. Both items must also be reviewed and acted upon by the City Council in future meetings.

GENERAL DEVELOPMENT PLAN (GDP) REVIEW:

The property will utilize the MRM-12, Multi-Family Residential zoning district as the underlying requirements. The MRM-12 district permits Townhome Residential (3-4 unit buildings) land use by-right. Through the proposed GDP rezoning, the underlying MRM-12 zoning district will remain in place and this GDP will indicate all requested flexibilities or deviations from that

zoning district.

Per Section 15.03.06(8), the Townhome land use requires the following:

- A maximum of 8 and a minimum of 3 units may be attached per building. = Met
- In the case where any dwelling unit is under separate ownership, evidence that deed restrictions or covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required. = Required to obtain Occupancy
- This dwelling unit type may not be split into additional residences. = Met
- Each townhouse unit constructed following the adoption of this chapter must provide a separate public water lateral, sanitary sewer lateral, electric utility service to each of the dwelling units in the structure. = Met
- All development shall comply with the requirements of Chapter 18 = Met
- See 15.07.20 for multi-family design standards = see below for design review
- Minimum required parking: 1.5 spaces per dwelling unit = Met: 12 stalls required, 26 stalls provided

The MRM-12 zoning district's bulk dimensions must also be met as shown below:

Requirement Type	Requirement	Proposed
Min. Lot Area	20,000 sf	28,836 sf
	2,178 sf/unit	3,604 sf/unit
Max. Impervious Surface Area	70%	55%
Max. Building Coverage	35%	29%
Min. Lot Width	100 feet	179 feet
Min. Lot Depth	120 feet	139 feet
Min. Lot Frontage at ROW	50 feet	203 feet/129 feet
Min. Front Setback	30 feet	<u>13 feet</u>
Min. Garage Setback	Even with building	Even with building
Min. Street Side Setback	20 feet	<u>15 feet</u>
Min. Side Yard Setback	8 feet	17 feet
Min. Rear Yard Setback	30 feet	<u>15 feet</u>
Max. Building Height	40 feet	28 feet
Min. Pavement Setback	Rear/Side: 5 feet	Rear/Side: >5 feet
	Street: 10 feet	Street: >10 feet

Finally, this development requires a PUD because Section 15.03.03 of the Zoning Ordinance limits the total number of buildings per lot. The total number of buildings proposed is two, while the maximum permitted is one. Other requested GDP flexibilities are listed below.

GDP FLEXIBILITIES REQUESTED:

The proposed GDP identifies the following items of flexibility from the standards of the MRM-

12 zoning district:

1. The **Maximum Number of Buildings Per Lot** established in Section 15.03.03 of the Zoning Ordinance will not be met by this proposal.

a. Specifically, the maximum number of buildings is one per lot. The proposed development includes eight total buildings on one lot.

2. The **Minimum Front Setback** established in 15.02.23(7) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum front setback of 13 feet.

3. The **Minimum Street Side Setback** established in 15.02.23(7) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of 20 feet is required. The proposed development includes a minimum street side setback of 15 feet.

4. The **Minimum Rear Yard Setback** established in 15.02.23(7) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of 30 feet is required. The proposed development includes a minimum rear setback of 15 feet.

4. The **Minimum Permitted Throat Length** established in 15.06.06(14) of the Zoning Ordinance will not be met by this proposal.

a. Specifically, a minimum of the required building setback is required. The proposed development includes a building setback of 13 feet.

ZONING MAP AMENDMENT (GDP) FINDINGS:

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

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning

Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with the adopted Banker Road Neighborhood Plan, Comprehensive Plan's Planned Neighborhood land use category, and advancement of several community goals within adopted plans.

2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan?

Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Neighborhood designation on the Future Land Use Map.

3. Does the proposed Zoning Map Amendment maintain the desired consistency of land

uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan, adopted Banker Road Neighborhood Plan, planned development to the north, south, and east, and compatible with the High School land use directly to the west.

4. Does the proposed Zoning Map Amendment address any of factors that are not accomplished on the current Zoning Map? Yes. The proposed zoning map amendment allows for the creation of a new small-scale multi-family development within the City of Fort Atkinson. There is an existing housing shortage in the community that is well documented in several past studies. Additionally, one of the key goals of the Banker Road Neighborhood Plan and Comprehensive Plan is to facilitate new housing opportunities, in particular townhome style units. The subject property is more appropriate for the MRM-12 zoning district with a PUD overlay, than the existing SR-2 zoning district.

OVERVIEW OF SPECIFIC IMPLEMENTATION PLAN (SIP)

The applicant is not seeking SIP review and action today, but it is important to consider the proposed development plan details as part of this GDP review:

- Each of the two townhome buildings will face an internal circulation drive that will connect each together and provide access to off-street parking and attached garages for each unit.
- The rear facing portion of each structure will be located facing Trillium Drive, Marigold Drive, and the future development parcel to the north. Each unit is proposed to have an outdoor patio on the rear face of the structure and access to some outdoor green space areas adjacent to that.
- Landscaping is proposed around the exterior of the site on all four sides with some green space and landscaping proposed between each individual unit's garage.
- No freestanding lighting is proposed. However, there will be on-building lighting for each unit.
- An existing sidewalk is planned within the right-of-way along adjacent to both Trillium Drive and Marigold Drive. However, no sidewalk connections are proposed.
- The exterior building design reflects a typical residential style and character that would be found in many single-family, two-family, and small-scale multi-family neighborhoods.

PUD APPROVAL CRITERIA:

The Plan Commission must make a finding with respect to the following criteria:

- The proposed planned unit development project is consistent with the overall purpose and intent of this chapter = Met
- The proposed planned unit development project is consistent with the City's Comprehensive Plan and other area plans = Met
- The proposed planned unit development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site = Met
- Adequate public infrastructure is or will be available to accommodate the range of uses

being proposed for the planned unit development project, including but not limited to public sewer and water and public roads = Met

- The proposed planned unit development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities = Met
- The proposed planned unit development project design does not detract from areas of natural beauty surrounding the site = Met
- The proposed architecture and character of the proposed planned unit development project is compatible with adjacent/nearby development = Met
- The proposed planned unit development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area = Met
- The proposed planned unit development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this chapter = Met
- For planned unit development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed = N/A

The public notice was published January 28, 2025 and February 4, 2025 in the Jefferson County Daily Union.

DISCUSSION

COMPREHENSIVE LAND USE PLAN (2019):

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

The subject property is shown as Planned Neighborhood on the Future Land Use Map. The Planned Neighborhood designation is intended to provide a variety of housing choices through a mix of single-family, two-family, mixed residential, schools, parks, and neighborhood commercial uses. The proposed townhome development aligns with the intent of this land use category. Staff believes the proposed development and land use is consistent with the adopted Comprehensive Plan.

The proposed GDP identifies the following items of flexibility from the standards of the MRM-12 zoning district:

1. The **Maximum Number of Buildings Per Lot**. The PUD process is provided to address this vary situation in which multiple principal buildings are located on the same lot. It is not uncommon for modern townhome units to be located within multiple buildings on the same lot.
2. The **Minimum Front Setback**. The proposed lot has multiple street frontages and the Marigold Drive facing side is considered the front yard. A 30 foot setback along this street frontage would reduce the lot's ability to facilitate 8 total units and would most likely require losing at least one unit from each building.
3. The **Minimum Street Side Setback** The proposed lot has multiple street frontages and the Trillium Drive facing side is considered the street side yard. A 20 foot setback is accommodated in the southeast corner of the lot, but is not possible with the roundabout expansion planned in the southwest corner of the lot.
4. The **Minimum Rear Yard Setback**. A 30 foot setback along the rear portion of the lot would provide a greater buffer area for adjoining uses. However, the High School playfields are adjoining along the rear yard and thus, a buffer already exists.
5. **The Minimum Permitted Throat Length**. The required throat length cannot be achieved while allowing the front setback flexibility.

The GDP meets the majority of the requirements of the City's ordinances and aligns with both the Banker Road Neighborhood Plan and Comprehensive Plan. This type of housing is desperately needed in Fort Atkinson as reflected in multiple housing studies and adopted plans. In fact, missing middle housing (small-scale multi-family) may be the greatest deficiency across the community. This project aims to address many community goals, objectives, and recommendations. City staff have reviewed the application regarding both items, and all comments have been included within this document.

RECOMMENDATION

No action is recommended for the public hearing.

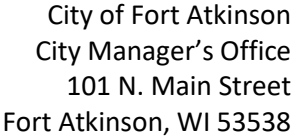
Later on in the agenda City staff recommends approval of the General Development Plan, with the following conditions:

1. A recommendation to the City Council that the General Development Plan for Ridgeview Estates Lot 1 be approved, subject to any and all requirements identified by the Plan Commission.
2. All other applicable standards and requirements of the underlying MRM-12 zoning district shall continue to be in effect within this established PUD overlay, outside of those flexibilities noted below in item 3.
3. Four proposed flexibilities from the MRM-12 zoning district standards:
 - a. Proposed flexibility to allow the 2 building per lot in the MRM-12 zoning district

- is granted as proposed in the GDP submittal.
- b. Proposed flexibility to allow a minimum front setback of 13 feet in the MRM-12 zoning district is granted as proposed in the GDP submittal.
 - c. Proposed flexibility to allow a minimum street side setback of 15 feet in the MRM-12 zoning district is granted as proposed in the GDP submittal.
 - d. Proposed flexibility to allow a minimum rear setback of 15 feet in the MRM-12 zoning district is granted as proposed in the GDP submittal.
 - e. Proposed flexibility to allow a reduced driveway throat length of 20 feet in the MRM-12 zoning district is granted as proposed in the GDP submittal.
4. Any other recommendations of City staff, the Plan Commission, or City Council.

ATTACHMENTS

- 1. Lot 1 Notice with map
- 2. 01_Lot 2_Planned Development Procedural Checklist FILLABLE1
- 3. 00_PUD Submittal - Lot 2_2-6-2025
- 4. 02_Exhibit #1_Site Location Map
- 5. 03_Exhibit #2_Ridge View Estates Prelim Plat 2-4-25
- 6. 04_Townhouse Lot 2 Plans_2-6-2025
- 7. 05_Lot 2 Lighting Spec
- 8. Townshouses at Ridge View Estates Lot2 Stormwater Report



NOTICE TO THE PUBLIC

The PUD has been brought forward to accommodate the construction of a multifamily residential development consisting of town homes and eight total residential units. **A zoning change from Single-Family Residential (SR-2) to Planned Unit Development (PUD)** will be considered for the property. The General Development Plan is the zoning step of the Planned Unit Development process outlined in Section 15.10.44 of the City of Fort Atkinson Zoning Code and will establish a unique zoning district to accommodate this project.

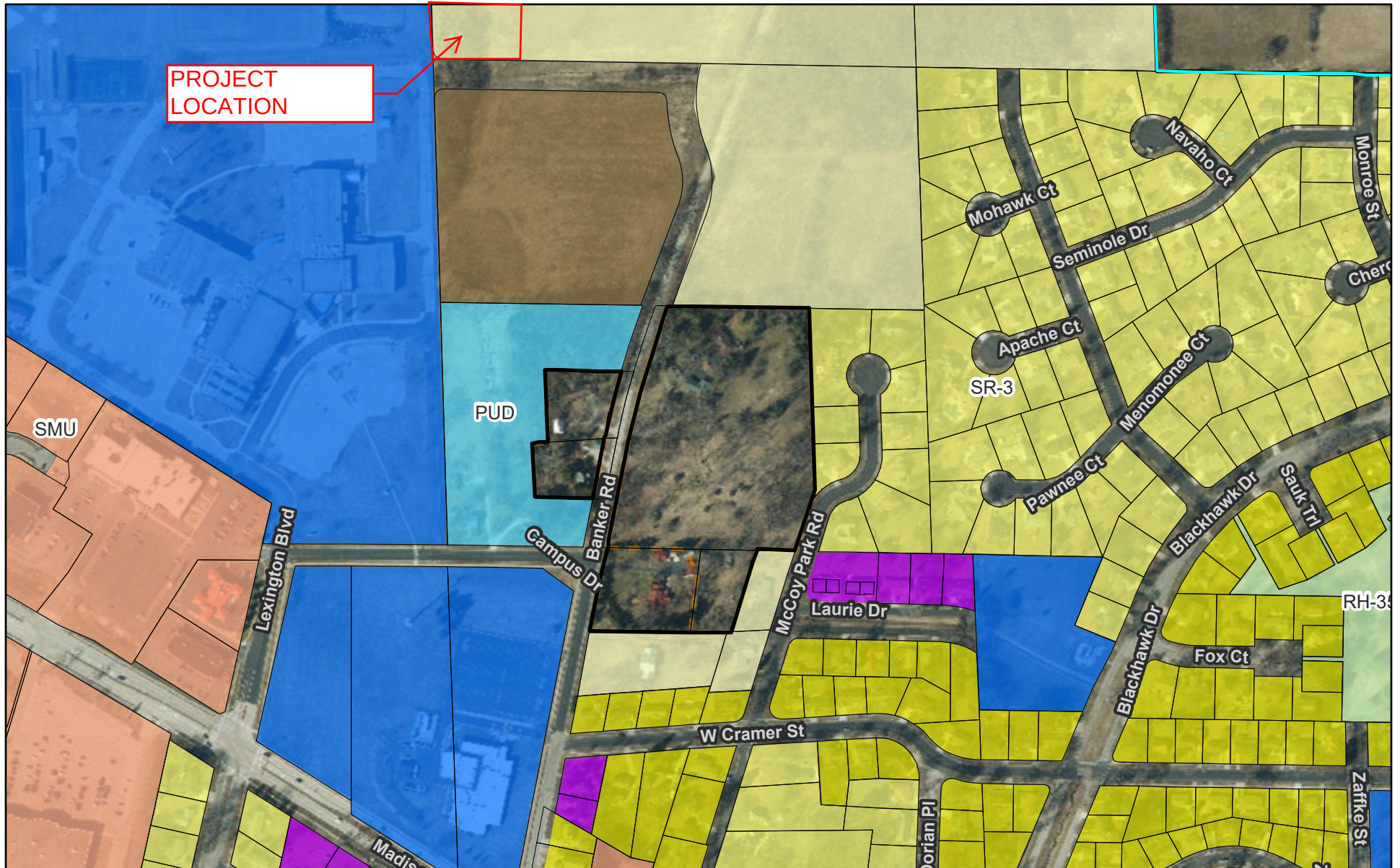
<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09>

Dial by your location
+1 312 626 6799

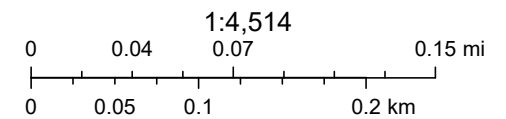
The Plan Commission is seeking input from the public. For more information, please contact Building/Zoning Administrator Jedidiah Draeger at jdraeger@fortatkinsonwi.gov or (920)-397-9901. You may attend the public hearing via Zoom or submit a letter or email expressing your thoughts.

Jedidiah Draeger
Building/Zoning Administrator

PUD Lot 1



- | | | |
|---|--|---|
| 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 |



Procedural Checklist for Planned Developments

The process for review and approval of the General Development Plan shall be identical to that for zoning map amendments per Section 15.10.31. The process for review and approval of the Specific Implementation Plan shall be identical to that for site plans per Section 15.10.42.

This form is designed to be used by the Applicant as a guide for submitting a complete for a Planned Development (PUD) 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 Planned Development: Ridgeview Estates Lot 2

I Application Packet Requirements

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

- ☐ **A. Pre-Application Conference.** Prior to formal petition for zoning to a PUD district, the applicant shall confer with appropriate City staff in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the requirements for processing. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

- ☐ **B. Concept Plan.** Upon completion of the pre-application conference, described above, the applicant may decide to prepare an optional conceptual plan for review by the Plan Commission.

The Plan Commission or City Council may waive submittal information listed below, and/or may likewise require additional information beyond that listed below. The Plan Commission shall accept the concept plan and inform the application to move on to the next step in the PUD process, General Development Plan.

The concept plan submittal shall include the following items:

- ☒ A location map of the subject property and its vicinity.
- ☐ A general written description of the proposed PUD, including:
 - ☐ General project themes and images.
 - ☐ The general mix of dwelling unit types and/or land uses.
 - ☐ Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface ratio, and/or other appropriate measures of density and intensity.
 - ☐ General treatment of natural features.
 - ☐ Relationship to nearby properties and public streets.
 - ☐ Relationship of the project to the Comprehensive Plan.
 - ☐ Description of potentially requested exceptions from the requirements of this Chapter. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the

potential adverse impacts created by making exceptions to standard zoning district requirements.

- ☐ A conceptual drawing of the site plan layout, including the general locations of public streets and/or private drives.

☐ **C. General Development Plan (GDP):**

The GDP submittal shall include the following items:

- ☐ General location map of the subject site depicting:
 - ☐ All lands for which the Planned Unit Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ☐ Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
 - ☐ A graphic scale and a north arrow.
- ☐ Generalized site plan showing the pattern or proposed land uses, including:
 - ☐ General size, shape, and arrangement of lots and specific use areas.
 - ☐ Basic street pattern and pattern of internal drives.
 - ☐ General site grading plan showing preliminary road grades.
 - ☐ Basic storm drainage pattern, including proposed on-site stormwater detention.
 - ☐ General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
- ☐ Statistical data, including:
 - ☐ Minimum lot sizes in the development.
 - ☐ Approximate areas of all lots.
 - ☐ Density/intensity of various parts of the development.
 - ☐ Building coverage.
 - ☐ Landscaping surface area ratio of all land uses.
 - ☐ Expected staging.
- ☐ Conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in Article VIII.
- ☐ General signage plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.
- ☐ General outline of property owners' association, covenants, easements, and deed restrictions.
- ☐ A written description of the proposed Planned Unit Development, including:
 - ☐ General project themes and images.
 - ☐ The general mix of dwelling unit types and/or land uses.
 - ☐ Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.
 - ☐ General treatment of natural features.
 - ☐ General relationship to nearby properties and public streets.

- ☐ General relationship of the project to the Comprehensive Plan.
- ☐ Proposed exceptions from the requirements of this Chapter.
- ☐ A Traffic Impact Analysis – if deemed necessary by Zoning Administrator – that evaluates the adequacy of the existing and proposed transportation system that services the PUD and addresses all elements of the transportation system as it related to pedestrians, bicyclists, transit, vehicular traffic, and adjacent land development. WisDOT TIA requirements must be followed if a development project has direct access to the State Trunk Highway System.
- ☐ **D. Specific Implementation Plan (SIP):**

Upon completion of the GDP review process, described above, the applicant shall submit a Specific Implementation Plan to the Zoning Administrator for determination of completeness. The SIP may be placed on the Plan Commission agenda once the Zoning Administrator determines the SIP to be complete.

The Zoning Administrator, or by majority vote of the Plan Commission may waive submittal information listed below, and/or may likewise require additional information beyond that listed below. Note that the area included in a SIP may be only a portion of the area included in a previously approved GDP. The SIP submittal shall include the following items:

 - ☐ An existing conditions map of the subject site depicting the following:
 - ☐ All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ☐ Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
 - ☐ Existing utilities and recorded easements.
 - ☐ All lot dimensions of the subject site.
 - ☐ A graphic scale and a north arrow.
 - ☐ A SIP map of the proposed site showing at least the following:
 - ☐ Lot layout and the arrangements of buildings.
 - ☐ Public and private roads, driveways, walkways, and parking facilities.
 - ☐ Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as common open space.
 - ☐ Proposed grading plan.
 - ☐ Specific landscaping plan for the subject site, specifying the location, species, and installation size of all plantings. The landscaping plans shall include a table summarizing all proposed species.
 - ☐ Architectural plans for any nonresidential buildings, multifamily structures, or building clusters, other than conventional single-family homes or individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.
 - ☐ Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.
 - ☐ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes that are proposed to vary from City standards or common practices.
 - ☐ Specific written description of the proposed SIP including:
 - ☐ Specific project themes and images.
 - ☐ Specific mix of dwelling unit types and/or land uses.

- ☐ Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
- ☐ Specific treatment of natural features, including parkland.
- ☐ Specific relationship to nearby properties and public streets.
- ☐ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by the Plan Commission.
- ☐ A statement of rationale as to why PUD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PUD project.
- ☐ A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions would occur.
- ☐ Phasing schedule, if more than one development phase is intended.
- ☐ Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.
- ☐ A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

II Criteria Used to Evaluate the Planned Development Application

See Section 15.10.44(e) for criteria used by the Zoning Administrator to evaluate the application. The Plan Commission shall make findings with respect to the following criteria:

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of the Fort Atkinson Zoning Code.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions modifications variation of any standard or regulation of the Fort Atkinson Zoning Code.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

III Process Checklist

- | | |
|--|-------------|
| ☐ Pre-Application Conference | Date: _____ |
| ☐ Plan Commission Concept Plan Review | Date: _____ |
| ☐ General Development Plan (<i>same process as zoning map amendment</i>) | |
| ☐ Application fee of \$500.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of GDP by Zoning Administrator | Date: _____ |
| ☐ Development Review Team Input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 3 miles of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ Common Council review and action | Date: _____ |
| ☐ Specific Implementation Plan (<i>same process as site plan</i>) | |
| ☐ Receipt of SIP by Zoning Administrator | Date: _____ |
| ☐ Development Review Team Input | Date: _____ |
| ☐ Zoning Administrator Report | Date: _____ |
| ☐ Plan Commission Public Meeting | Date: _____ |
| ☐ Plan Commission Review and Action | Date: _____ |

Planned Development

Statement of Owners Intent,
General Development Plan, and Specific Implementation
Plan for Ridge View Estates –
Lot 2 Townhouses Development

Project:
Ridge View Estates - Lot 2 Townhouses Development

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

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner as a multifamily development with townhouse buildings in general conformance with MRM-12 zoning and Comprehensive Plan. The purpose of this submittal is to seek the following Village approvals:

- 1) General Development Plan approval;
- 2) Specific Implementation Plan approval;
- 3) Zoning amendment creating the Planned Unit Development (PUD) to allow Lot 2 development;

List of Flexibilities

- 1) MRM-12 zoning is the best fit for the proposed development;
 - a. The PUD approval is required to allow more than 1 principal building on the site;
- 2) MRM-12 zoning Section 15.02.23 of the Zoning Ordinances includes a front setback of 30 feet;
 - a. The PUD approval is required to allow the front setbacks of 10.7 feet for southern townhouse, and 10.1 feet for northern townhouses;
- 3) MRM-12 zoning Section 15.02.23 of the Zoning Ordinances includes a rear setback of 30 feet;
 - a. The PUD approval is required to allow the rear setbacks of 15.8 feet for southern townhouse, and 18.2 feet for northern townhouses;
- 4) MRM-12 zoning Section 15.02.23 of the Zoning Ordinances includes a street side setback (corner lots) of 20 feet;
 - a. The PUD approval is required to allow the street side setback of 12.6 feet for the southern townhouses patio or 15.5 feet for the southern townhouse building corner;
- 5) Section 15.06.06f of the Zoning Ordinances includes a minimum permitted throat length of 25'
 - a. The PUD approval is required to allow a throat length of 20 feet;

Legal Description

- 1) See General Location Map as Exhibit #1;
- 2) Lot 2 of Ridge View Estates Plat (See Exhibit #2)

Existing Site

The existing site features are as follows:

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

Description of General Development Plan (GDP) for Lot 2 Development

This parcel is designated as “Planned Neighborhood” on the Future Land Use Map of the Comprehensive Plan. The development proposes two 4-unit townhouse buildings with associated parking and drive aisles and the details are as follows:

- 1) The Townhouses Site Plan (GDP) 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 (GDP) 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 (GDP) 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 Plan (GDP) is included as Sheet L-1
 - Tree and shrub locations with species;
- 5) The Lighting/Photometric plan is included as Sheet L-2
 - 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.

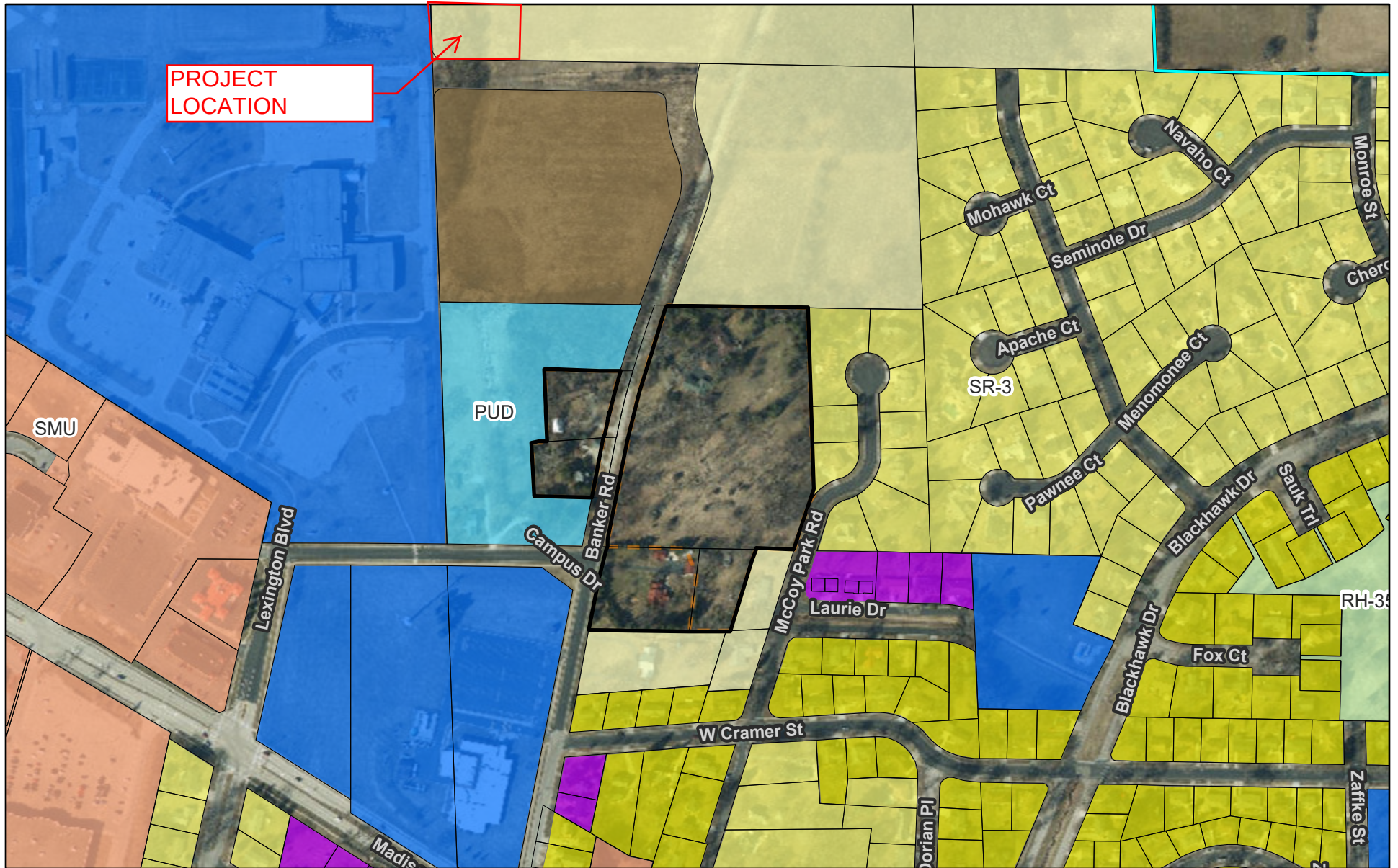
Description of Specific Implementation Plan (SIP) for Lot 2 Development

Lot 2 development is scheduled to break ground in April 2025 to allow a fall opening. The proposed development consists of 8 townhouses and the details are as follows:

- 1) The Site Plan (SIP) is included as Sheet C-1 with features as follows:
 - 4,235 square foot footprint per building, 8,470 square feet total;
 - 109’-10 ¾” long;
 - 40 feet deep;
 - 16 outdoor parking stalls, 10 garage parking stalls
 - 12.86 dwelling units per acre;
 - 29 percent building coverage ratio;
 - 43 percent landscape area ratio;
- 2) The Grading and Erosion Control Plan (SIP) 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 (SIP) 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 Plan (SIP) is included as Sheet L-1

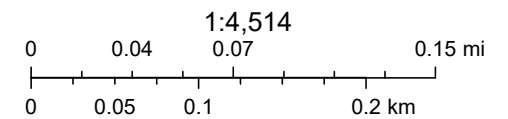
- Tree and shrub locations with species;
- 5) The Lighting/Photometric plan is included as Sheet L-2
 - Parking light locations;
 - Lighting specifications are included providing detail of type, height, design, illumination power and orientation of exterior lighting with impact of lighting shown in foot candles.
- 6) The Exterior Elevations drawings are included as Sheets A-201 & 202
 - Materials include single hung composite windows, white aluminum fascia, vinyl board and batten, fiberglass doors, 5" horizontal vinyl siding, and composite privacy fencing with composite posts;
 - Roof materials include dimensional asphalt shingles – owen's corning duration shingles onyx black;
- 7) The First and Second Floor Plans are included as Sheet A-101 & 102
 - Each building will consist of two (2) bedroom townhouses, and two (3) bedroom townhouses.

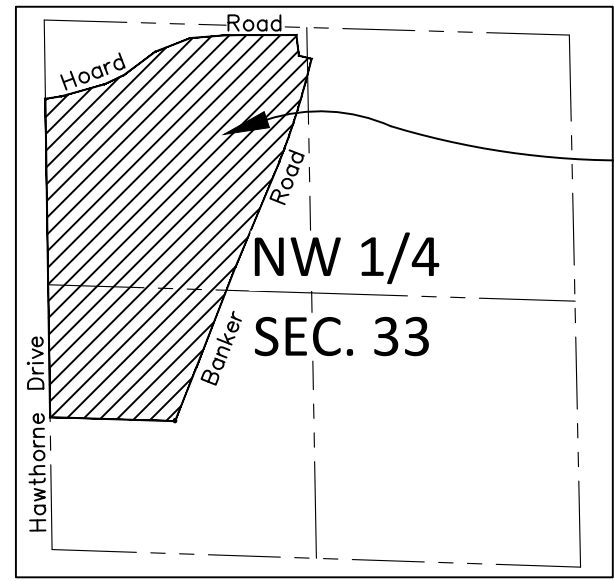
ArcGIS Web Map



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|---|--|---|
| 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 | Extraterritorial Limits |
| SR-3 - Single Family Residential - 10,000sf | I - Institutional | 3 mi Plat Review |



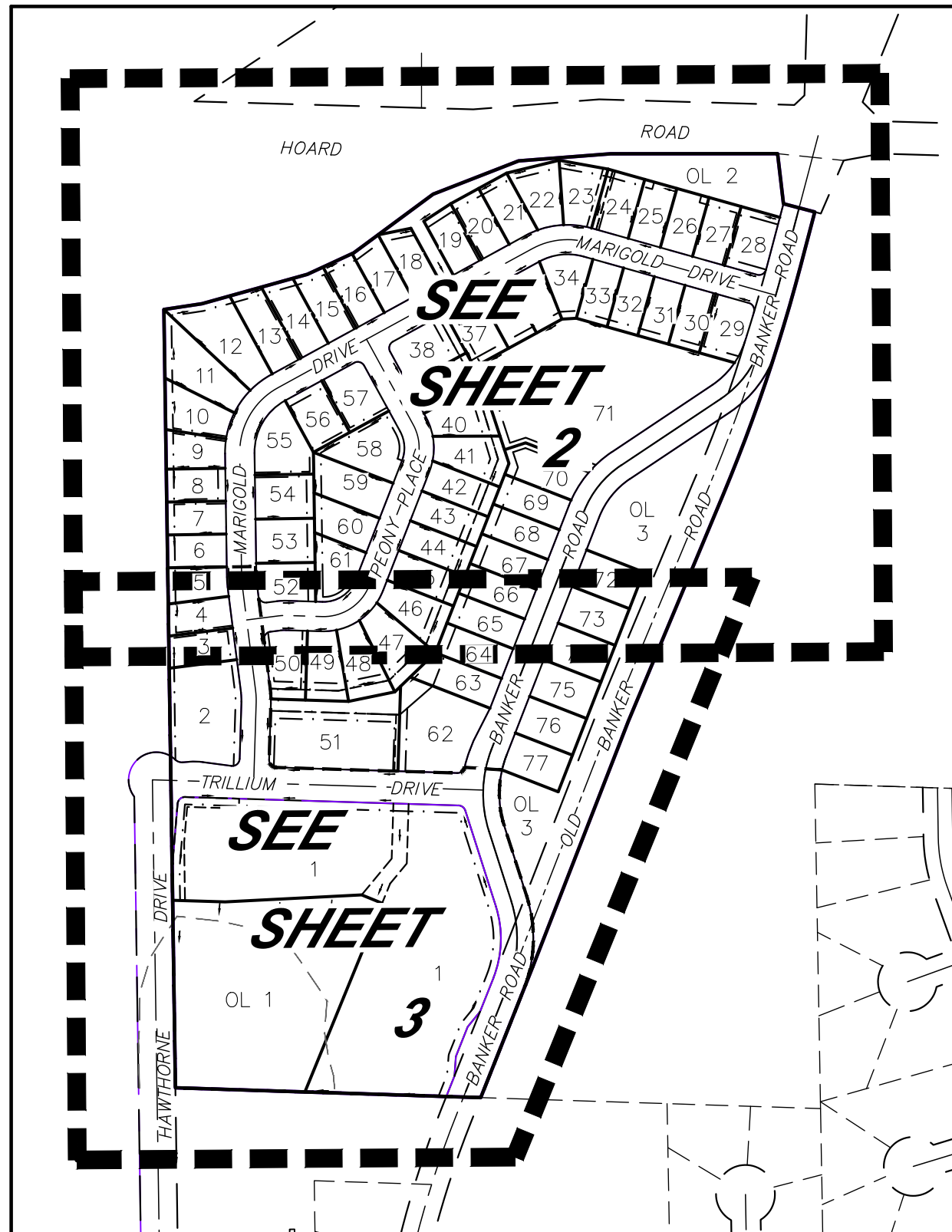


SITE

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.

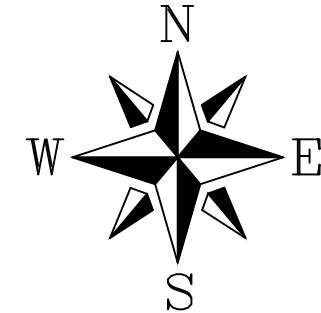
Principal Structure Setbacks:
Front (minor street) = 25'
Front (all other streets) = 30'
Rear = 25'
Side = 8'
Street Side (on corner lots) = 15'

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 2nd day of March, 2025.

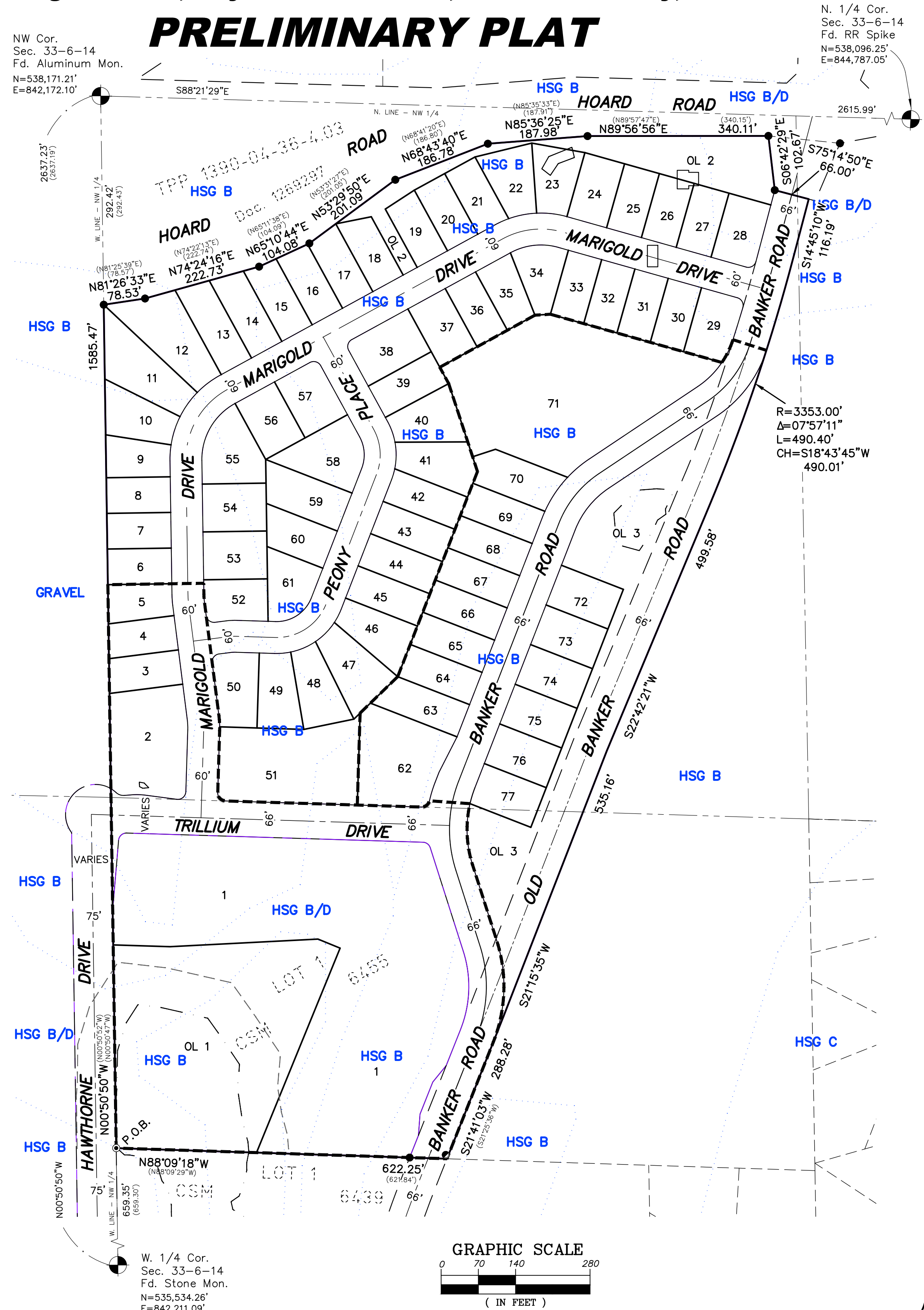
By: Matthew E. Hoglund
P.L.S. S-1910



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

Principal Structure Setbacks:
Front (minor street) = 25'
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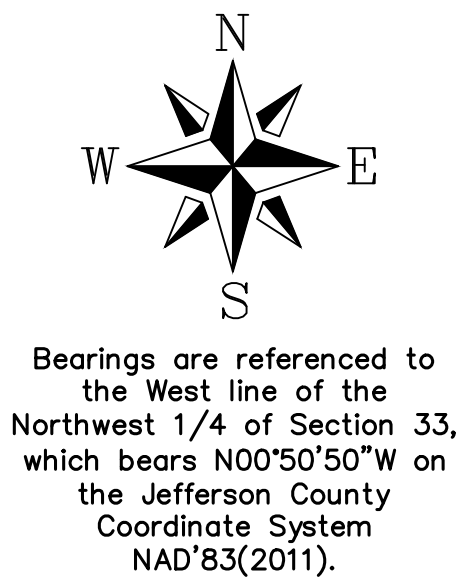
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LEGEND

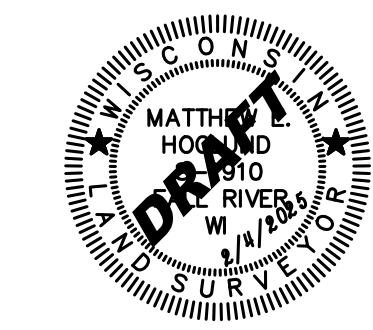
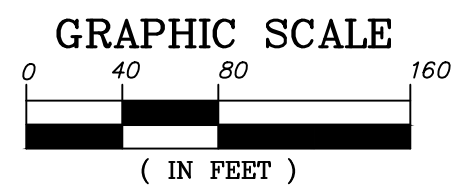
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○	Found 1" Iron Pipe
○	Found 1-1/4" Iron Pipe
⊙	Soil Boring Location
(88')	Record Data (if different)
→	Drainage Arrow (Proposed)
---	Boundary Lines per this Survey
---	Deed/Survey/Lot Line of Record
---	R/W Line
---	Principal Building Setback line (See Note 8)
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---	Soil Classification Zones
---	Wetland Line
---	75' Wetland Buffer
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HSG B	Hydrologic Soil Group B
HSG B/D	Hydrologic Soil Group B/D
HSG C	Hydrologic Soil Group C

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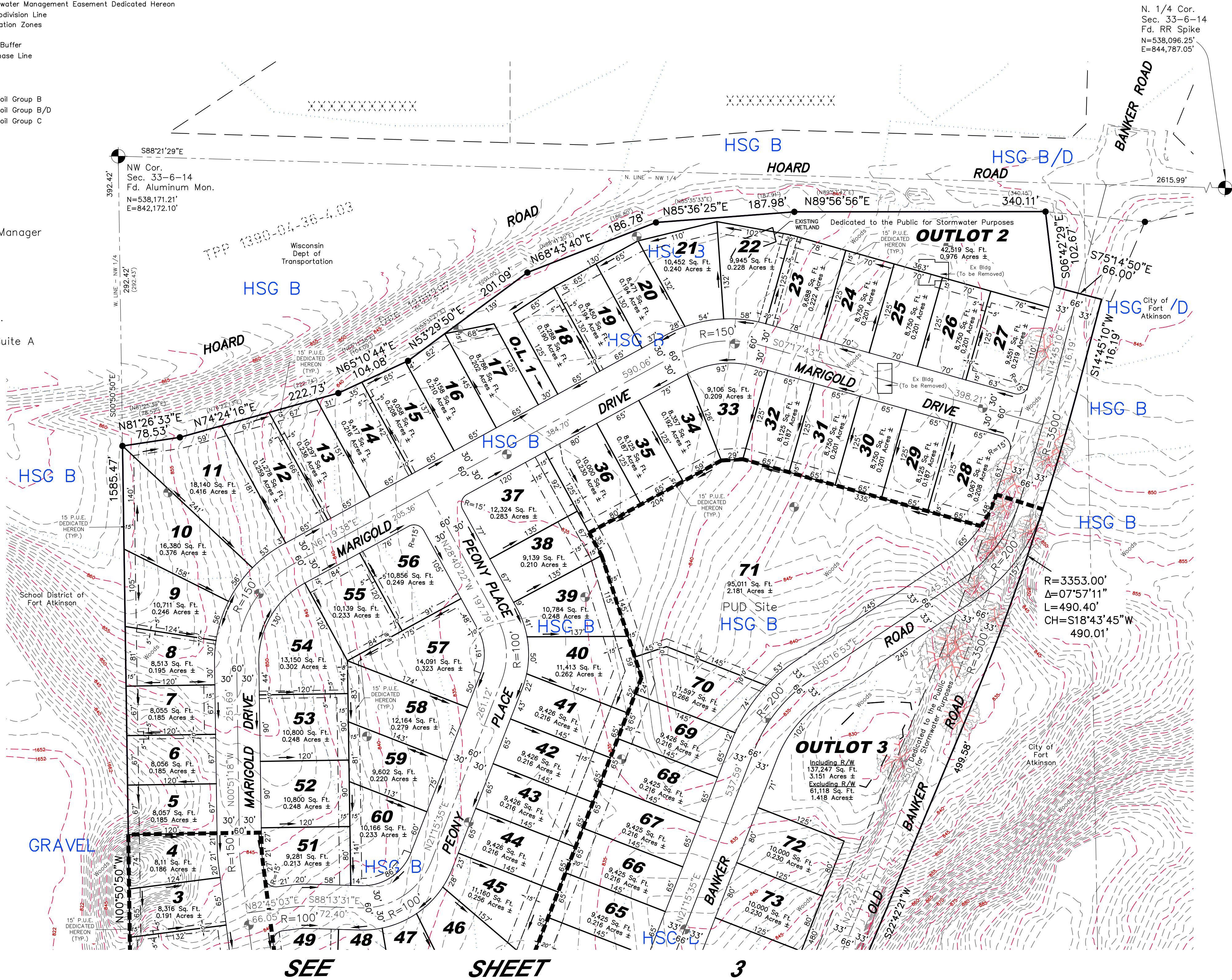


OUTLOT 3
Dedicated to the Public for Stormwater Purposes
5,398 Sq. Ft.
0.124 Acres ±

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

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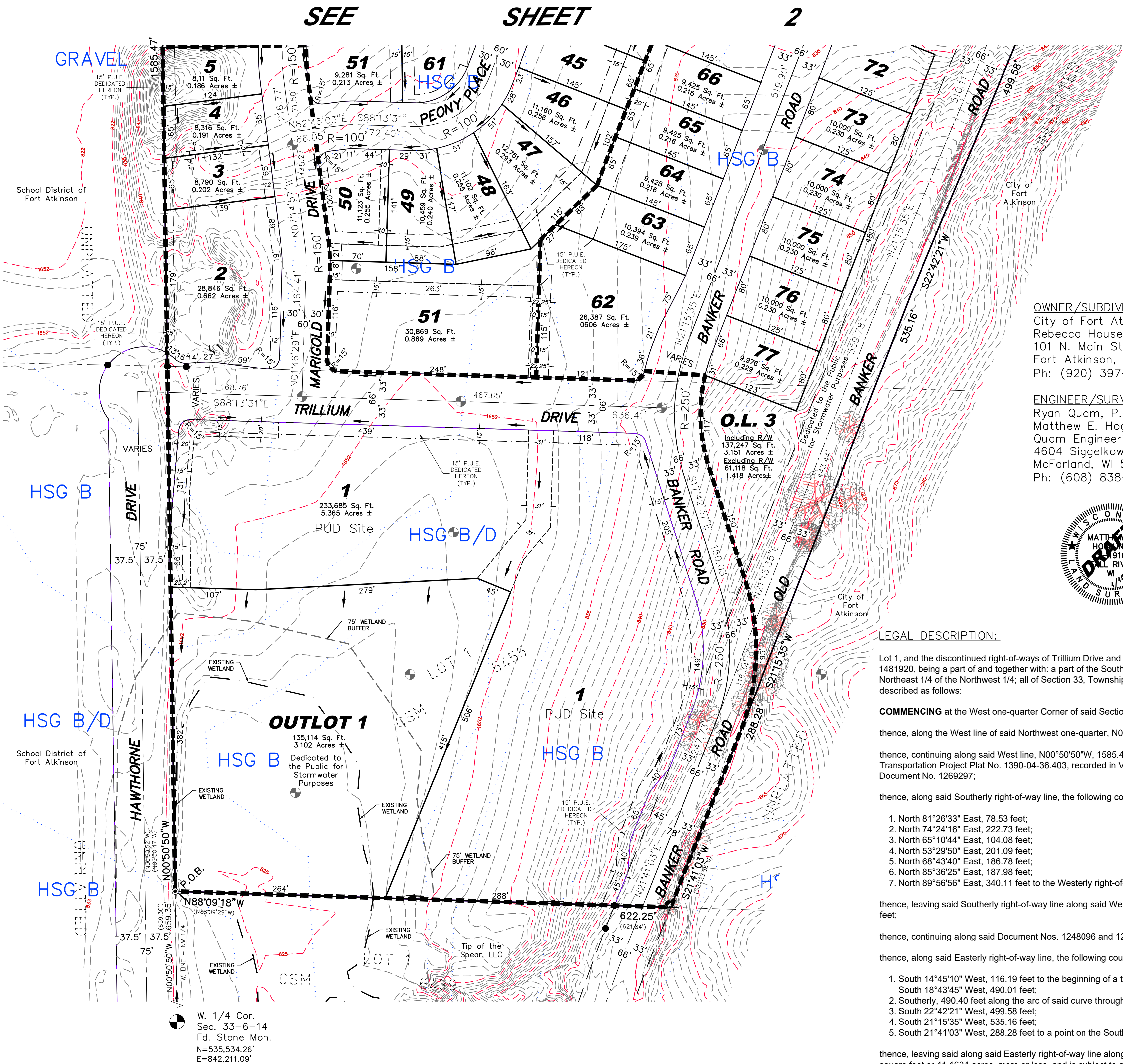
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PRELIMINARY PLAT

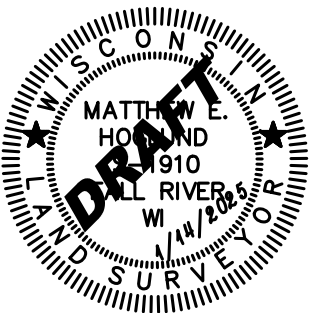


LEGEND

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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).

GRAPHIC SCALE
0 40 80 160
(IN FEET)

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
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RIDGE VIEW ESTATES
LOT 2 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		BUILDING 1 FLOOR PLANS
A-102		BUILDING 2 FLOOR PLANS
A-201		BUILDING 1 EXTERIOR ELEVATIONS
A-202		BUILDING 2 EXTERIOR ELEVATIONS



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WISCONSIN
★ RYAN D. QUAM ★
E-33715
MADISON, WI
PROFESSIONAL ENGINEER
[Signature]
Feb. 6, 2025

RIDGE VIEW ESTATES

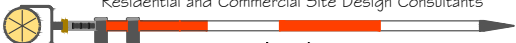
TOWNHOUSES LOT 2 SITE PLAN

SHEET: C-1

DATED: FEBRUARY 6, 2025

QUAM ENGINEERING, LLC

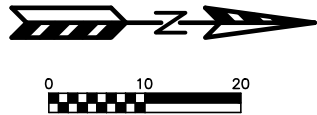
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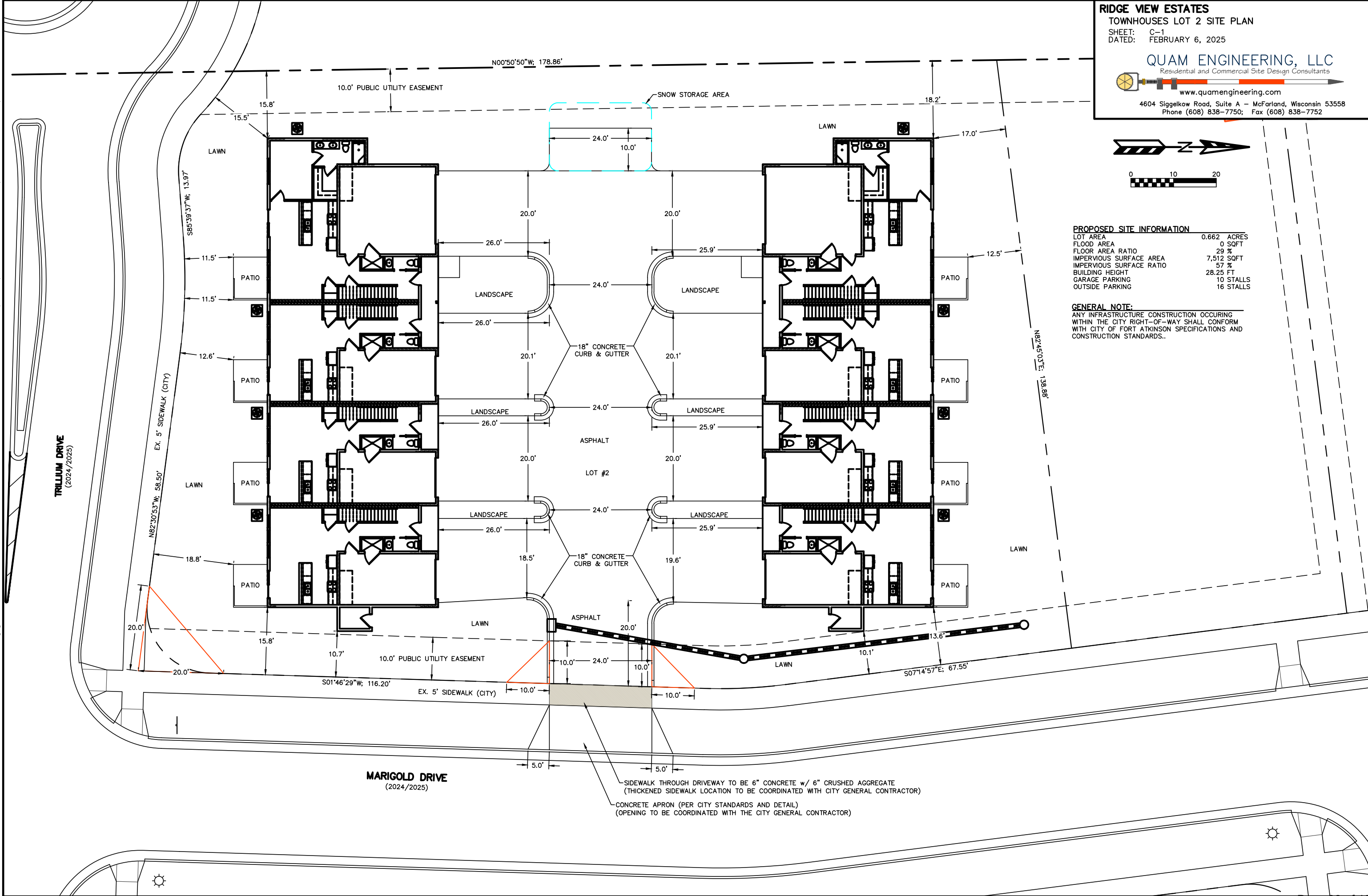
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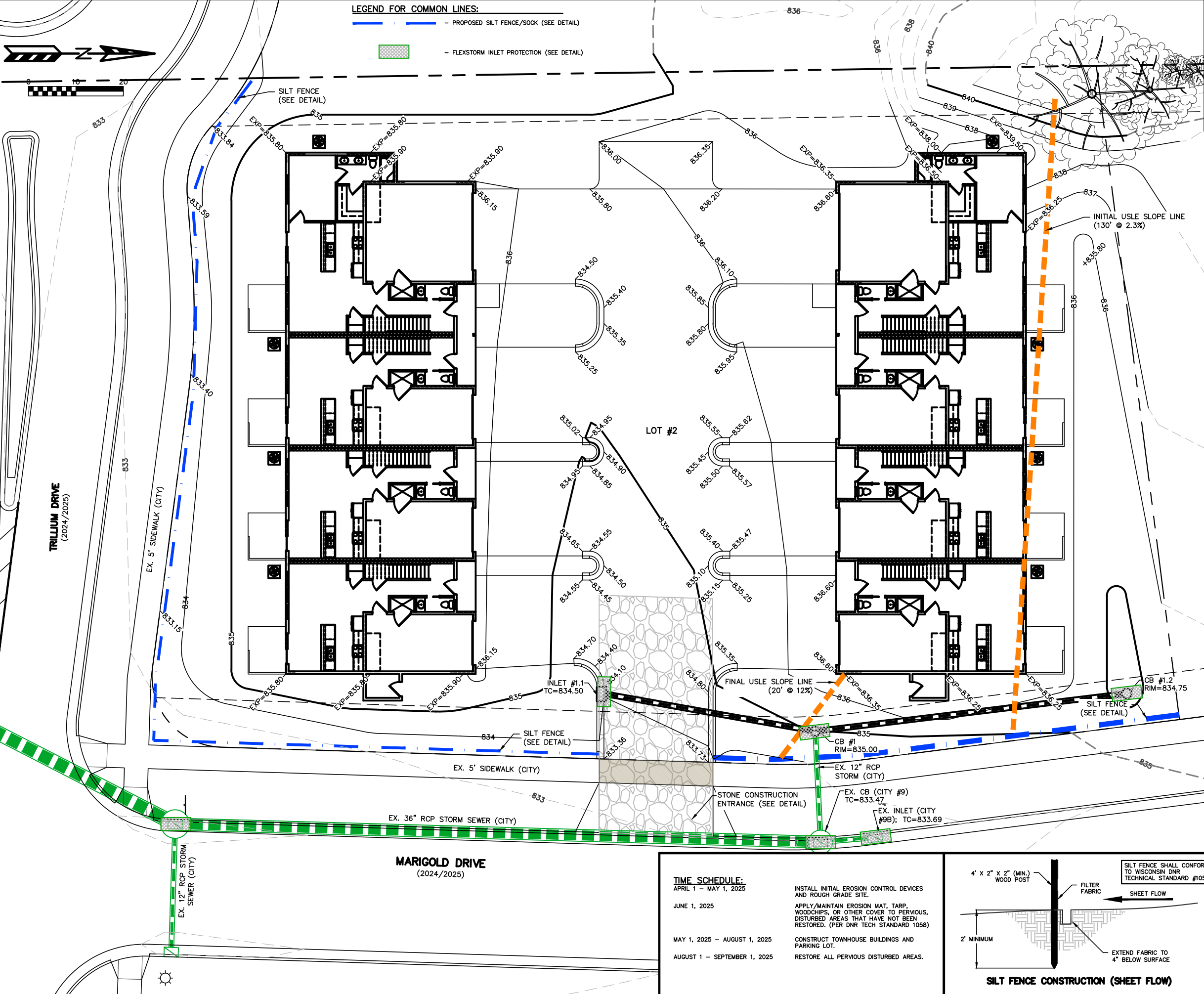
PROPOSED SITE INFORMATION	
LOT AREA	0.662 ACRES
FLOOD AREA	0 SQFT
FLOOR AREA RATIO	29 %
IMPERVIOUS SURFACE AREA	7,512 SQFT
IMPERVIOUS SURFACE RATIO	57 %
BUILDING HEIGHT	28.25 FT
GARAGE PARKING	10 STALLS
OUTSIDE PARKING	16 STALLS

GENERAL NOTE:
ANY INFRASTRUCTURE CONSTRUCTION OCCURING WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM WITH CITY OF FORT ATKINSON SPECIFICATIONS AND CONSTRUCTION STANDARDS..



MARIGOLD DRIVE
(2024/2025)

SIDEWALK THROUGH DRIVEWAY TO BE 6" CONCRETE w/ 6" CRUSHED AGGREGATE
(THICKENED SIDEWALK LOCATION TO BE COORDINATED WITH CITY GENERAL CONTRACTOR)
CONCRETE APRON (PER CITY STANDARDS AND DETAIL)
(OPENING TO BE COORDINATED WITH THE CITY GENERAL CONTRACTOR)



RIDGE VIEW ESTATES

TOWNHOUSES LOT 2

GRADING AND EROSION CONTROL PLAN

SHEET: C-2

DATED: FEBRUARY 6, 2025

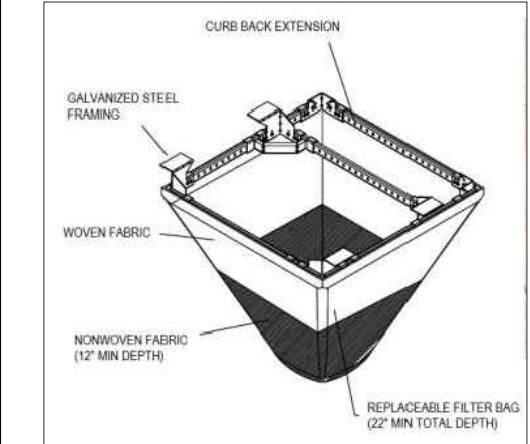
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- FLEXSTORM INLET PROTECTION DETAIL
- FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
 - NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
 - CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB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

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.

ALL SEEDING AREAS SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.

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.

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 PVIOUS 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.

TIME SCHEDULE:

APRIL 1 - MAY 1, 2025

JUNE 1, 2025

MAY 1, 2025 - AUGUST 1, 2025

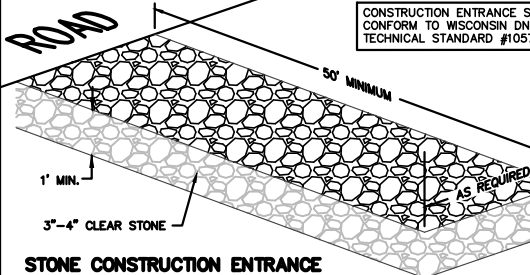
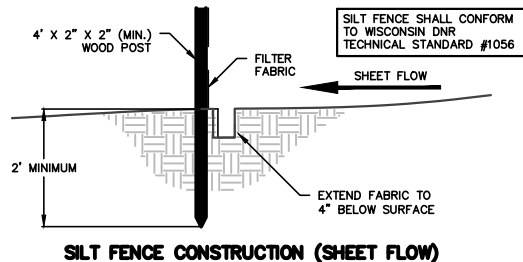
AUGUST 1 - SEPTEMBER 1, 2025

INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.

APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058)

CONSTRUCT TOWNHOUSE BUILDINGS AND PARKING LOT.

RESTORE ALL PVIOUS DISTURBED AREAS.



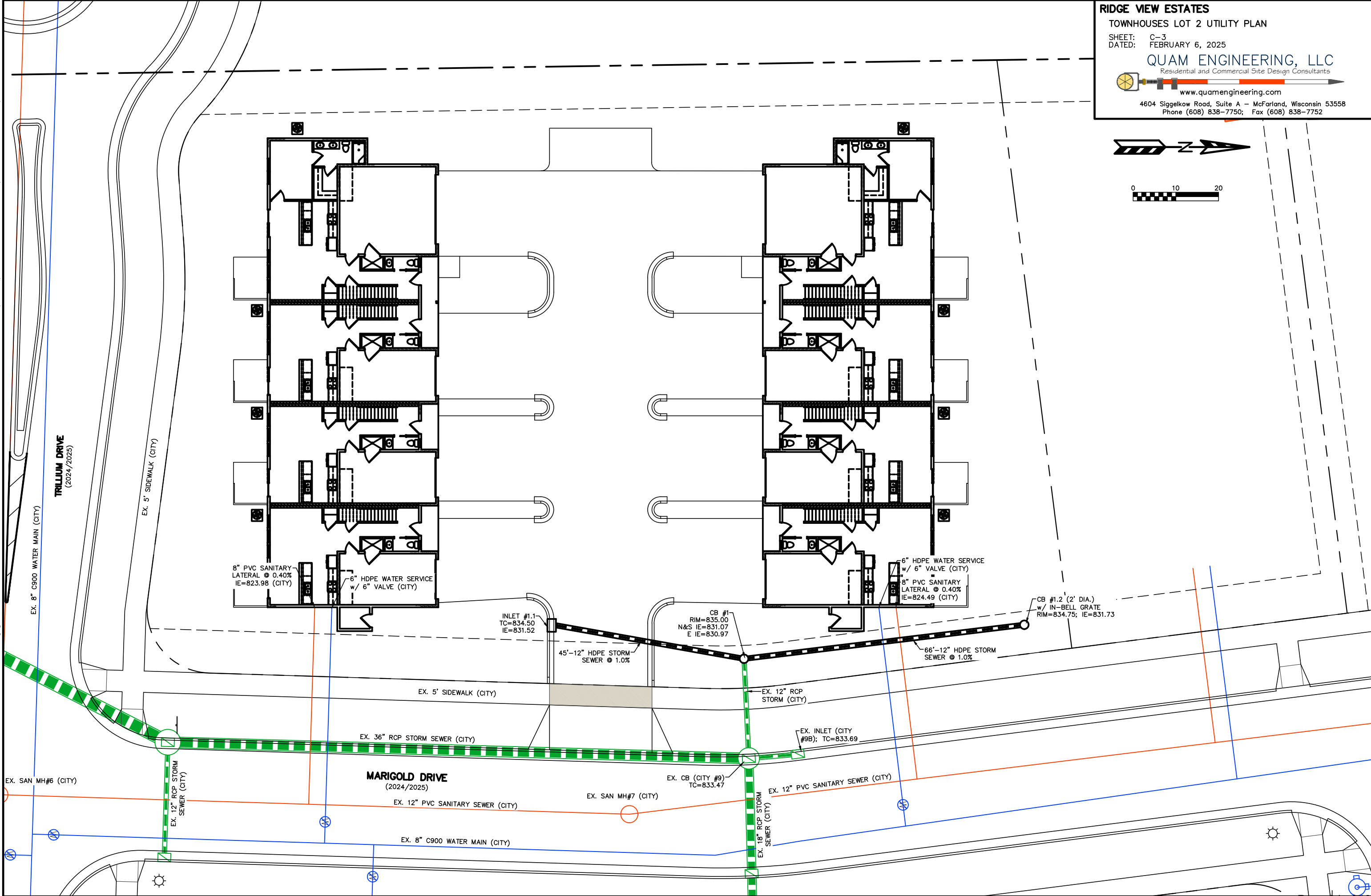
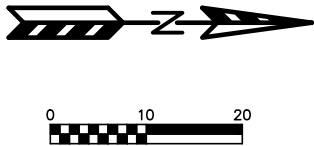
RIDGE VIEW ESTATES

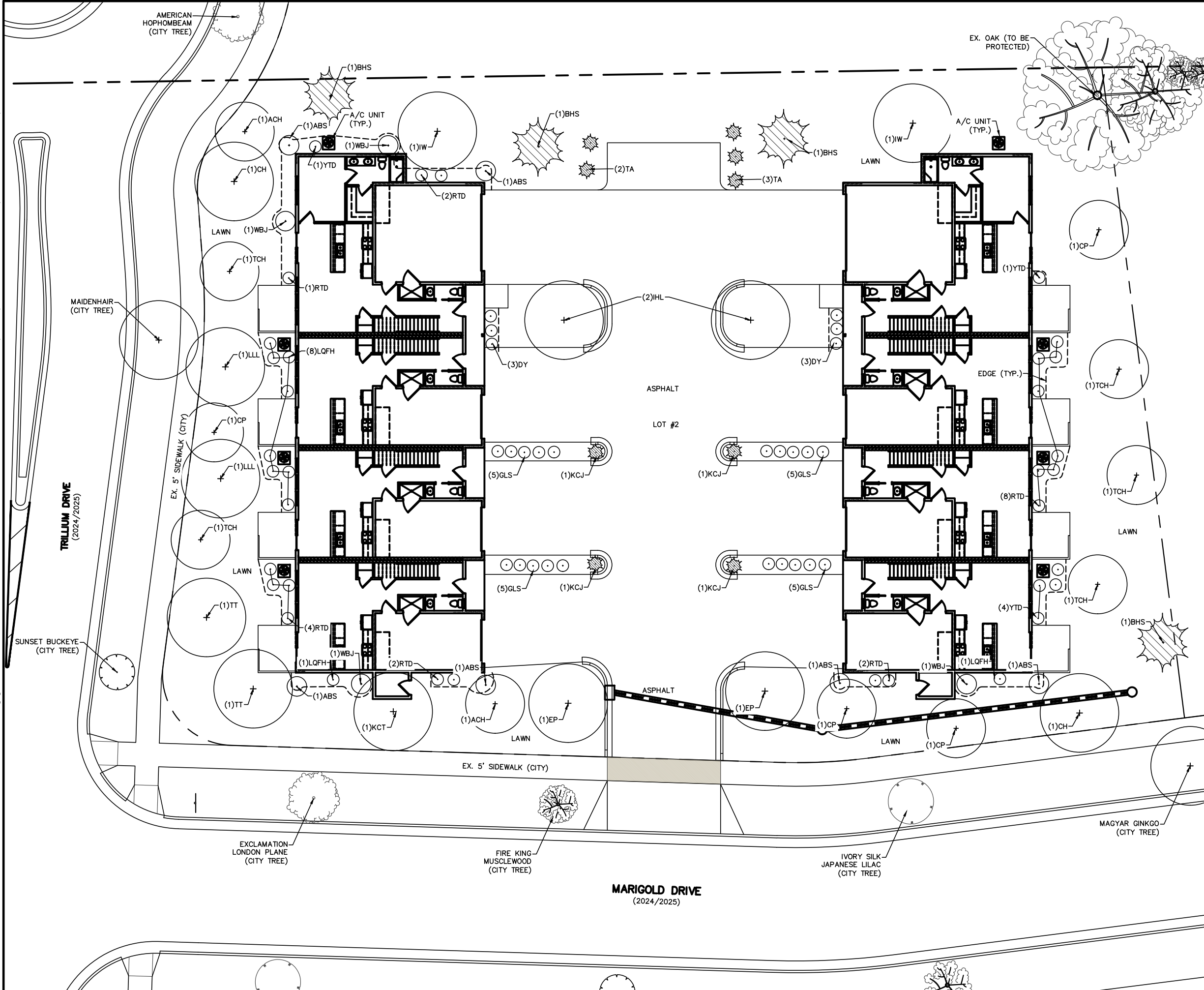
TOWNHOUSES LOT 2 UTILITY PLAN

SHEET: C-3
DATED: FEBRUARY 6, 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 2 LANDSCAPE PLAN

SHEET: L-1
DATED: FEBRUARY 6, 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 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 Tricantensis '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 Americana	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
	(4)		<u>Low Evergreen Trees</u>		
WBJ	4	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB
	(35)		<u>Large Deciduous Shrubs</u>		
LQFH	10	30"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
RTD	19	24"	Red Twig Dogwood	Cornus Seneca	Pot
YTD	6	24"	Yellow Twig Dogwood	Cornus Seneca 'Flaviamea'	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

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

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

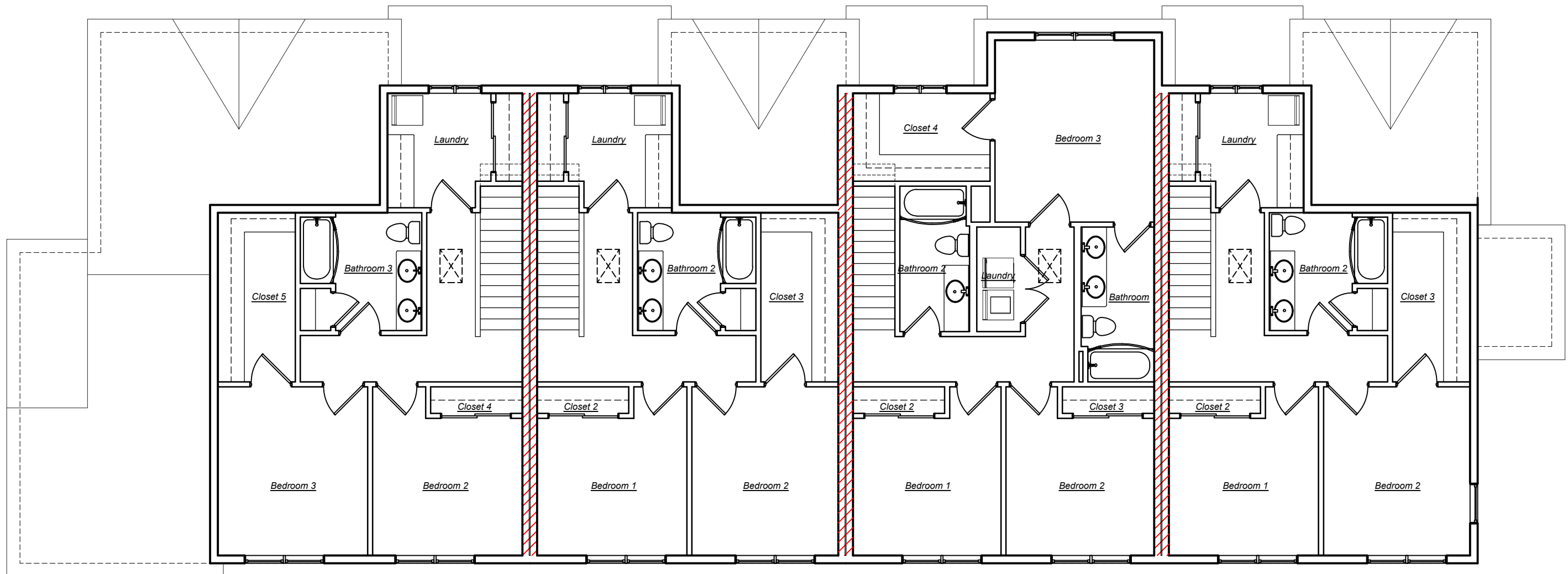
Foundation Points Supplied:	
4 Medium deciduous trees @ 15 =	60 points
6 Low deciduous trees @ 10 =	60 points
4 Low evergreen trees @ 10 =	40 points
35 Large deciduous shrubs @ 5 =	175 points
6 Medium evergreen shrubs @ 5 =	30 points
Foundation subtotal:	365 points

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

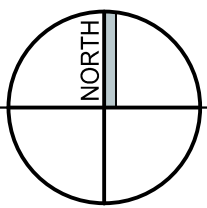
Paved Area Points Supplied:	
2 Tall deciduous trees @ 30 =	60 points
20 Low deciduous shrubs @ 3 =	20 points
4 Small evergreen shrubs @ 3 =	12 points
Paved Area subtotal:	92 points

<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 =	100 points
Developed Lot subtotal:	345 points

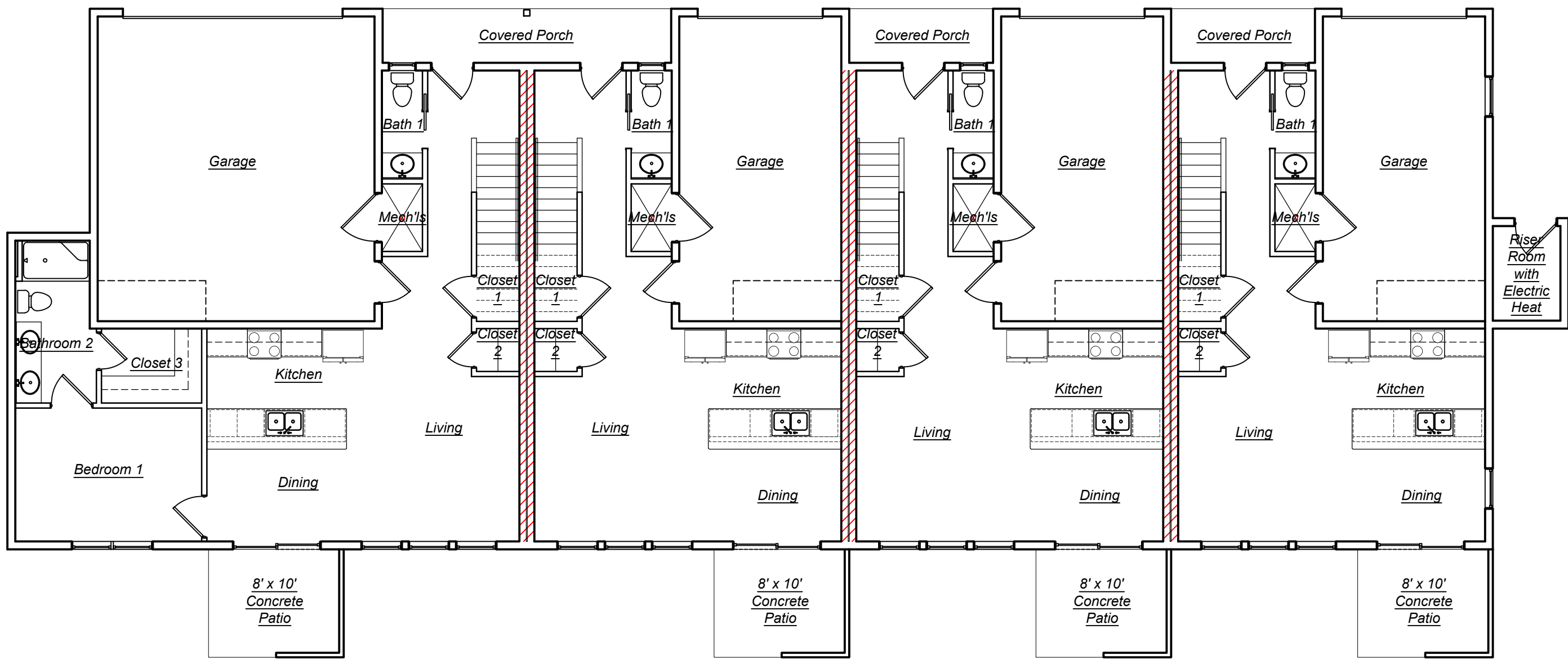
Total landscape points supplied = 1,177 points



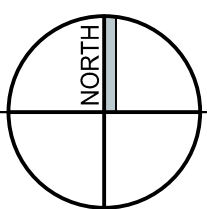
BUILDING 1 - 2nd FLOOR PLAN



1/8" = 1'-0"



BUILDING 1 - 1st FLOOR PLAN



1/8" = 1'-0"

PROPOSED BUILDINGS

Ridge View Estates - Townhomes

Marigold Drive
Fort Atkinson, Jefferson County

Issue Date:
02 / 06 / 2025

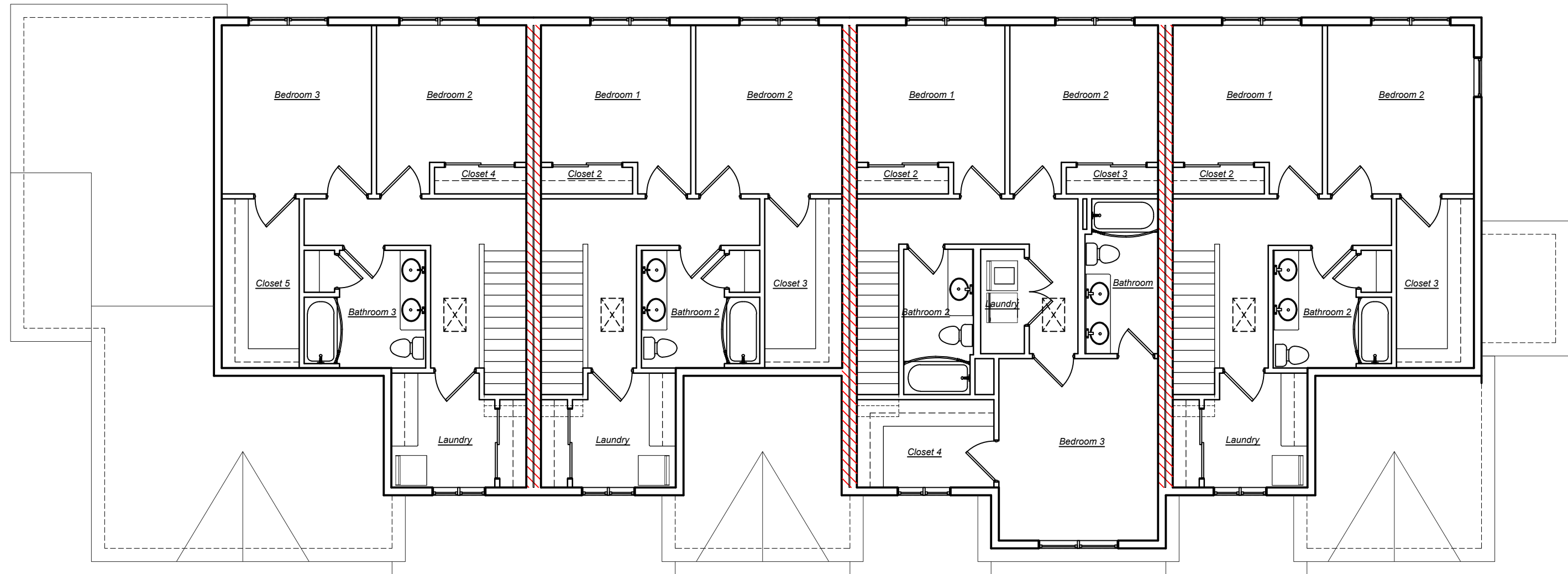
Revision:

Project Number:
24015

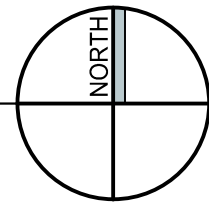
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FLOOR PLANS

Sheet Number:

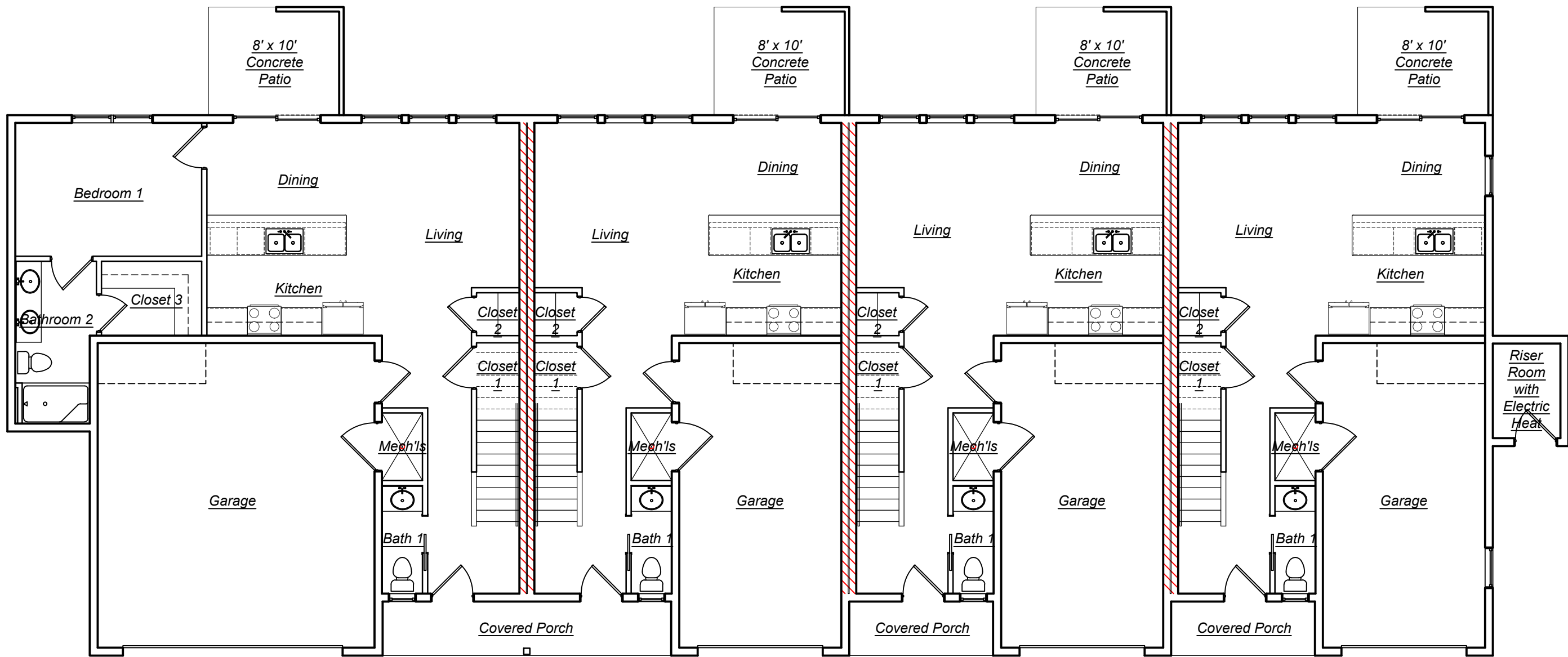
A-101



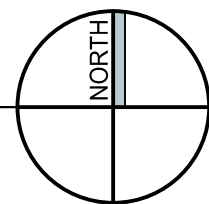
BUILDING 2 - 2nd FLOOR PLAN



1/8" = 1'-0"



BUILDING 2 - 1st FLOOR PLAN



1/8" = 1'-0"

PROPOSED BUILDINGS

Ridge View Estates - Townhomes

Marigold Drive
Fort Atkinson, Jefferson County

Issue Date:
02 / 06 / 2025

Revision:

Project Number:
24015

Sheet Title:
FLOOR PLANS

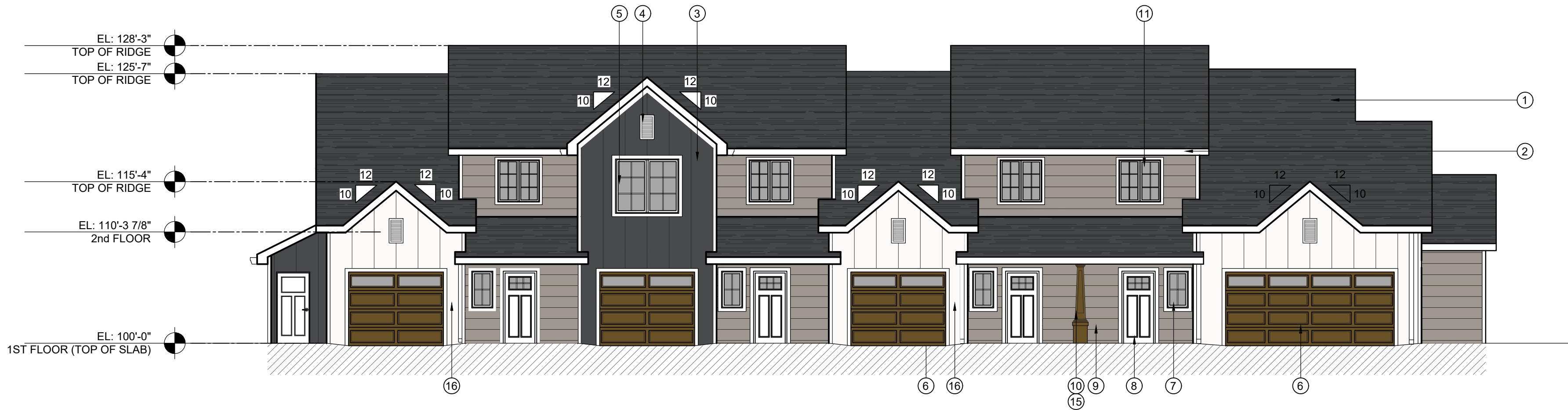
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A-102



KEYNOTES:

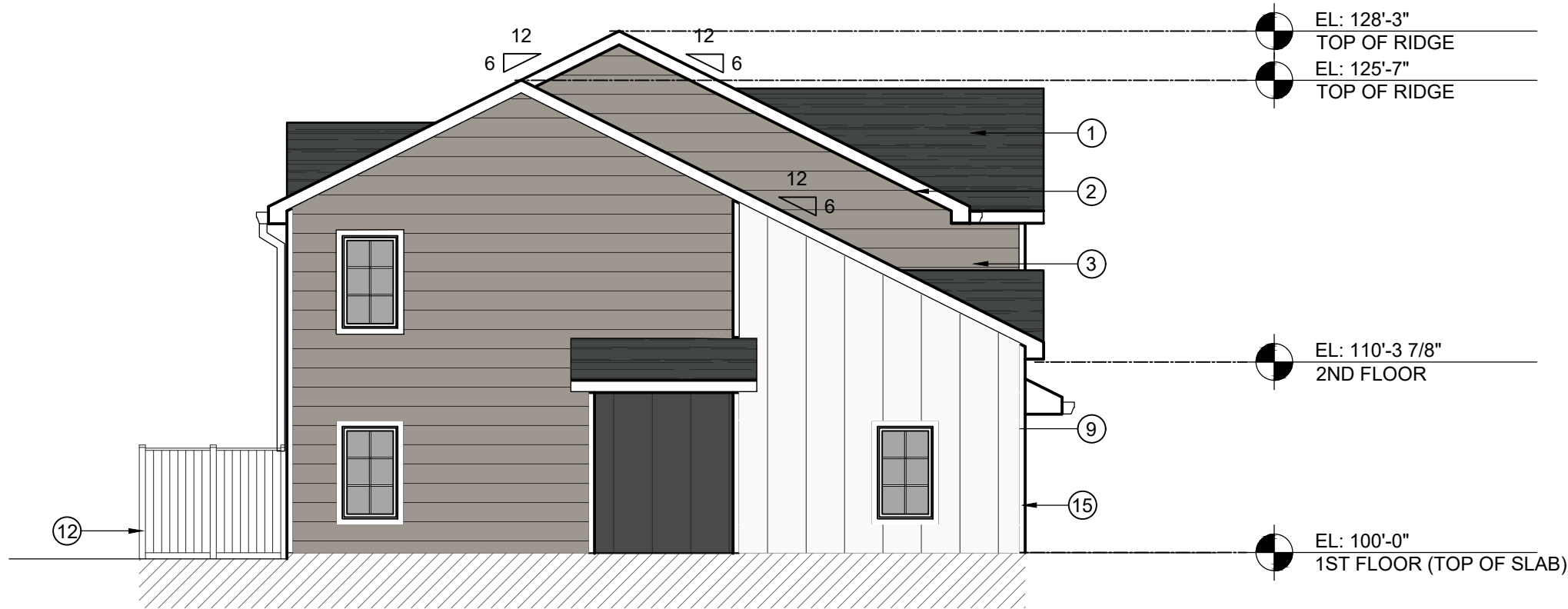
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2. ALUMINUM FASCIA - WHITE.
3. VINYL BOARD AND BATTEN - CERTAINTED SLATE WITH 4" WHITE PVC TRIM.
4. ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
5. (2) 3' x 5' 0" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
6. OVERHEAD 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) 2'-0" x 4' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
12. 6' HIGH VINYL PRIVACY FENCE - WHITE.
13. VINYL 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.



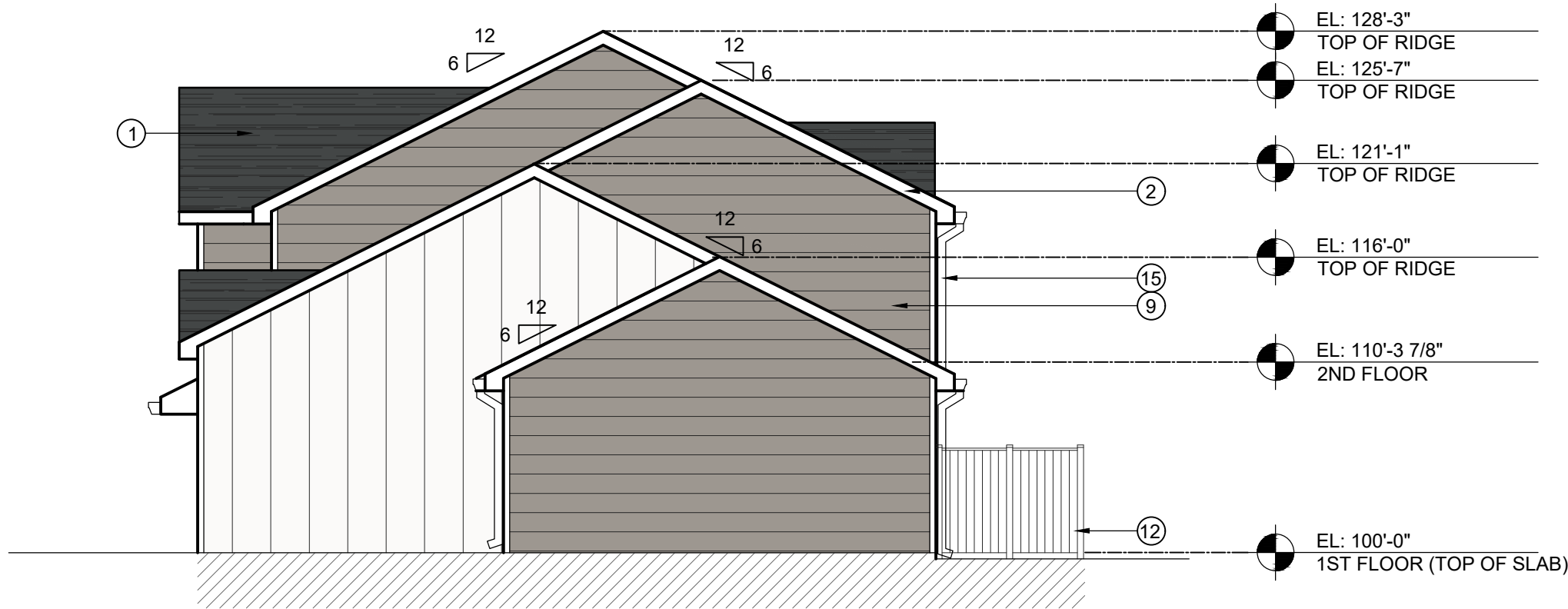
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROPOSED BUILDINGS

Ridge View Estates - Townhomes
Marigold Drive
Fort Atkinson, Jefferson County

Issue Date:
02 / 06 / 2025

Revision:

Project Number:
24015

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201

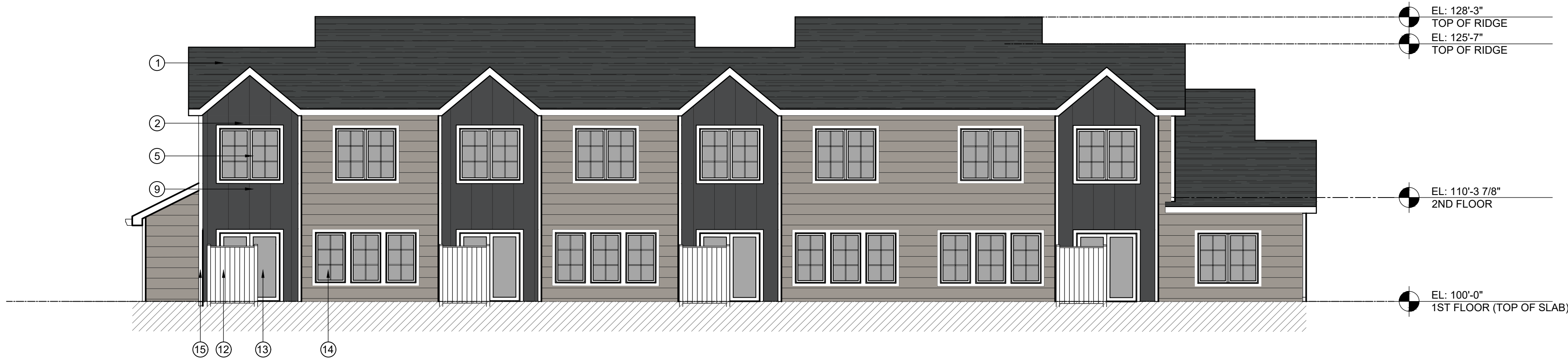


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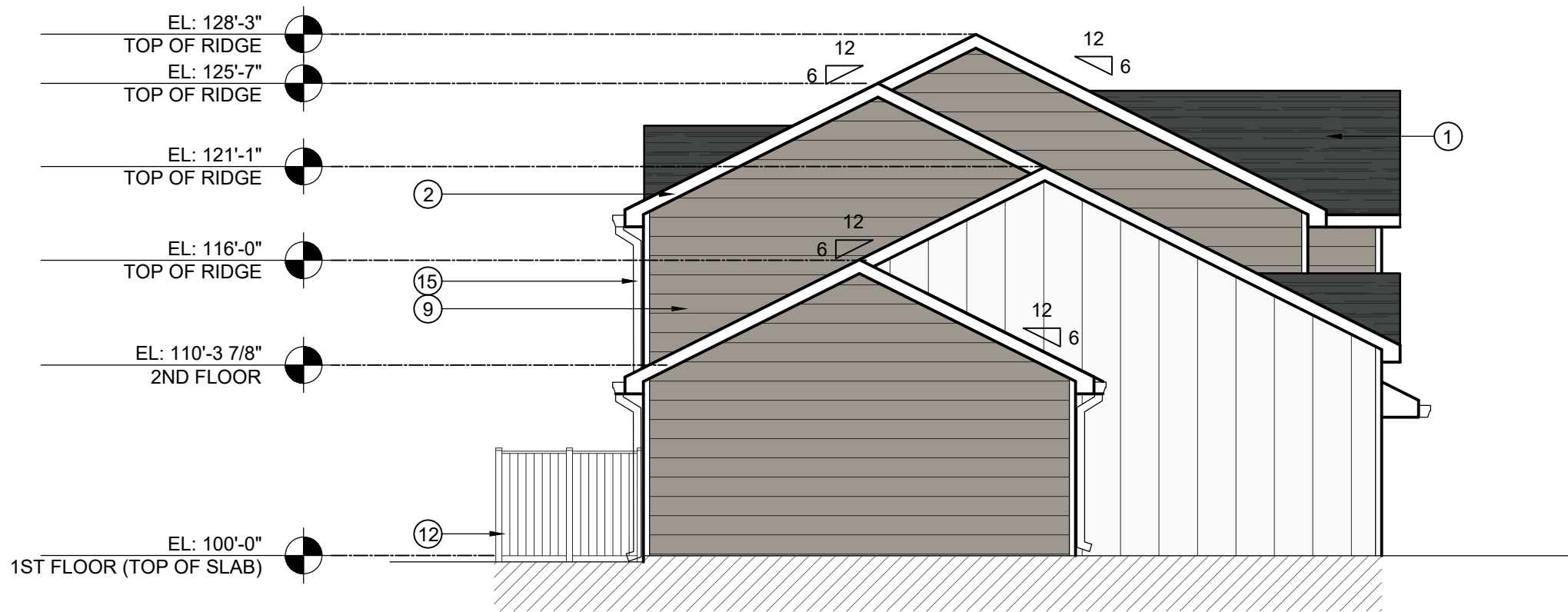
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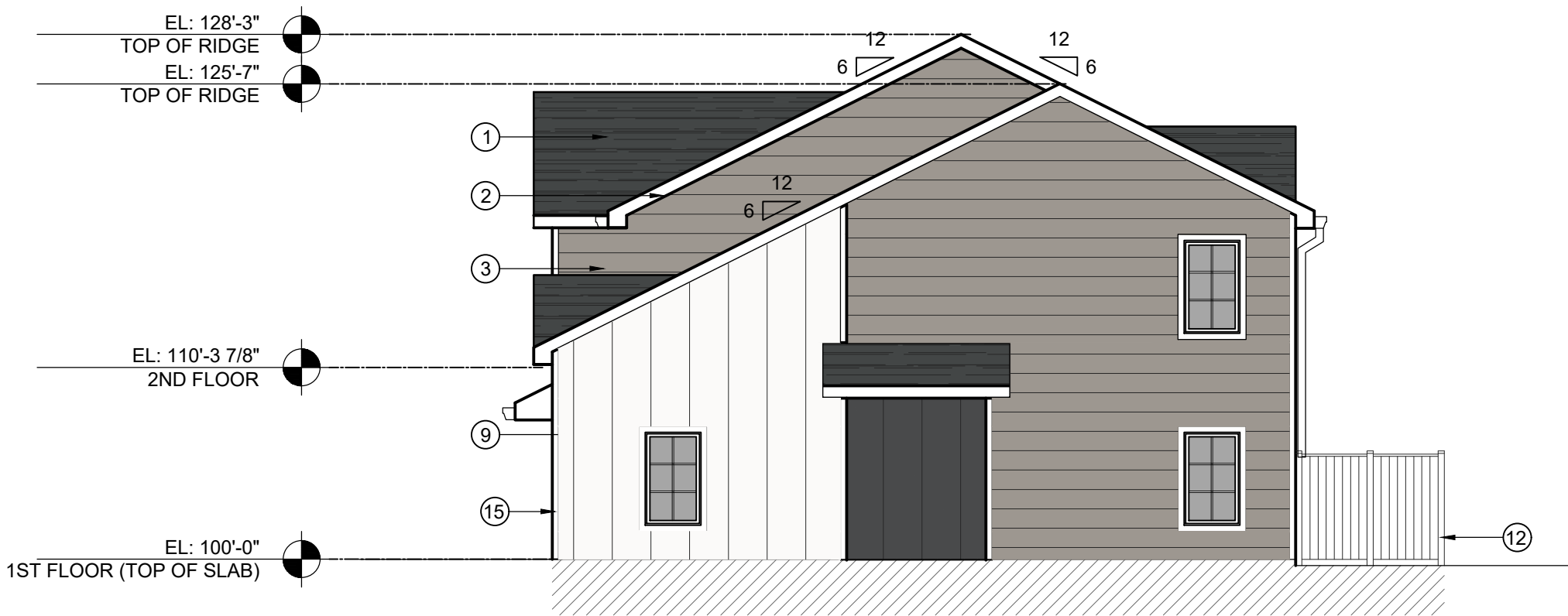
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PROPOSED BUILDINGS

Ridge View Estates - Townhomes
Marigold Drive
Fort Atkinson, Jefferson County

Issue Date:
02 / 06 / 2025

Revision:

Project Number:
24015

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-202

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

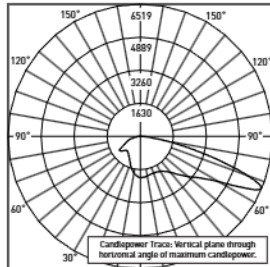
Lumen Package	CCT/CRI			
	2700K/3000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,020	1,060	780	1,060
8L	1,110	1,160	800	1,160

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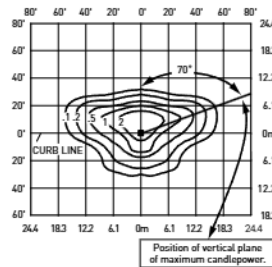
Photometry

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



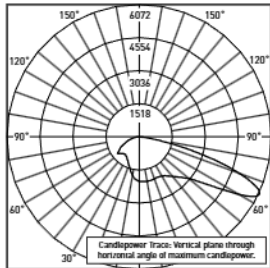
OSQW-C-4L-30K7-2M-UL-WM-WH
 Mounting Height: 15' (4.6) A.F.G.
 Initial Delivered Lumens: 4,020
 Initial FC at grade

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

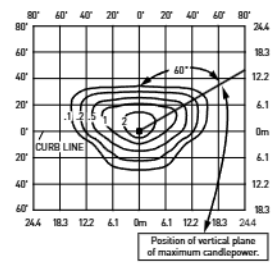
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** 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.

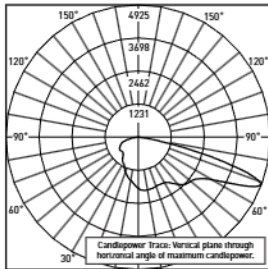
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

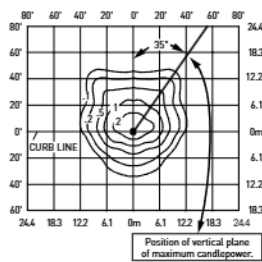
All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<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

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

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

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February 6, 2025

City of Fort Atkinson Engineering Department

Attn: Andy Selle
101 N Main Street
Fort Atkinson, WI 53538

Re: Townhouses at Ridge View Estates Lot #2

The proposed townhouses are proposed on lot #1 of the Ridge View Estates Development. Stormwater runoff from the proposed area will be directed to the storm sewer on Marigold Drive and to Trillium Drive as per the approved neighborhood plan.

Enclosed are the following documents for the project:

- 1.) Proposed Site Plans (Sheet C-1)
- 2.) Grading and Erosion Control Plan (Sheet C-2)
- 3.) Utility Plan (Sheet C-3)
- 4.) Townhouses Drainage Plan
- 5.) Rational Method Worksheet
- 6.) Universal Soil Loss Equation (USLE) worksheets
- 7.) Hydrologic Soil Information

The documents are being submitted to address erosion control and stormwater management requirements. The development will meet the performance standards defined in the City of Fort Atkinson Ordinance and WDNR NR 151 as follows:

Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plans. The USLE calculation worksheet for Phase 1 is included as Exhibit #8 and indicate that soil loss will be less than 5.0 tons per acre per year.

Sediment Control

For new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80 percent, based on the average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed an 80 percent total suspended solids reduction to meet the requirements of this section.

The existing plat-level stormwater facility provides sediment control for this site.

Rate Runoff Control

By design, BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practicable, as compared to predevelopment conditions for the 2-year, 24-hour design storm applicable to the post-construction site. The post-development peak flow rates for the 10-year and 100-year, 24-hour storm events shall be controlled either at or below predevelopment discharge rates. Additionally, NR 151 requires rate control for the 1-year, 24-hour storm.

The existing plat-level stormwater facility provides sediment control for this site.

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The storm water runoff from the site will be directed to the storm sewer on Marigold Drive and to Trillium Drive which will provide a safe outlet for the site.

Infiltration

For residential development, BMPs shall be designed, installed and maintained to infiltrate runoff to the maximum extent practicable. Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90 percent of the predevelopment infiltration volume, based on an average annual rainfall. Alternatively, infiltrate 25 percent of the post-development runoff from the 2-year, 24-hour design storm with a type II distribution. Separate curve numbers for pervious and impervious surfaces shall be used to calculate runoff volumes and not composite curve numbers as defined in TR-55. However, when designing appropriate infiltration systems to meet this requirement, no more than one percent of the project site is required as an effective infiltration area.

The existing plat-level stormwater facility provides sediment control for this site.

If the documents are satisfactory, please approve the erosion control and storm water management for the project. If you have any questions or comments, please feel free to contact me.

Sincerely,



Mark Fendry, P.E.

FN: AC-17-24

RIDGE VIEW ESTATES

TOWNHOUSES LOT 2 SITE PLAN

SHEET: C-1

DATED: FEBRUARY 6, 2025

QUAM ENGINEERING, LLC

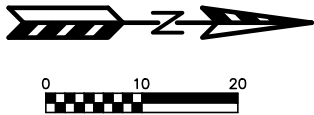
Residential and Commercial Site Design Consultants



www.quamengineering.com

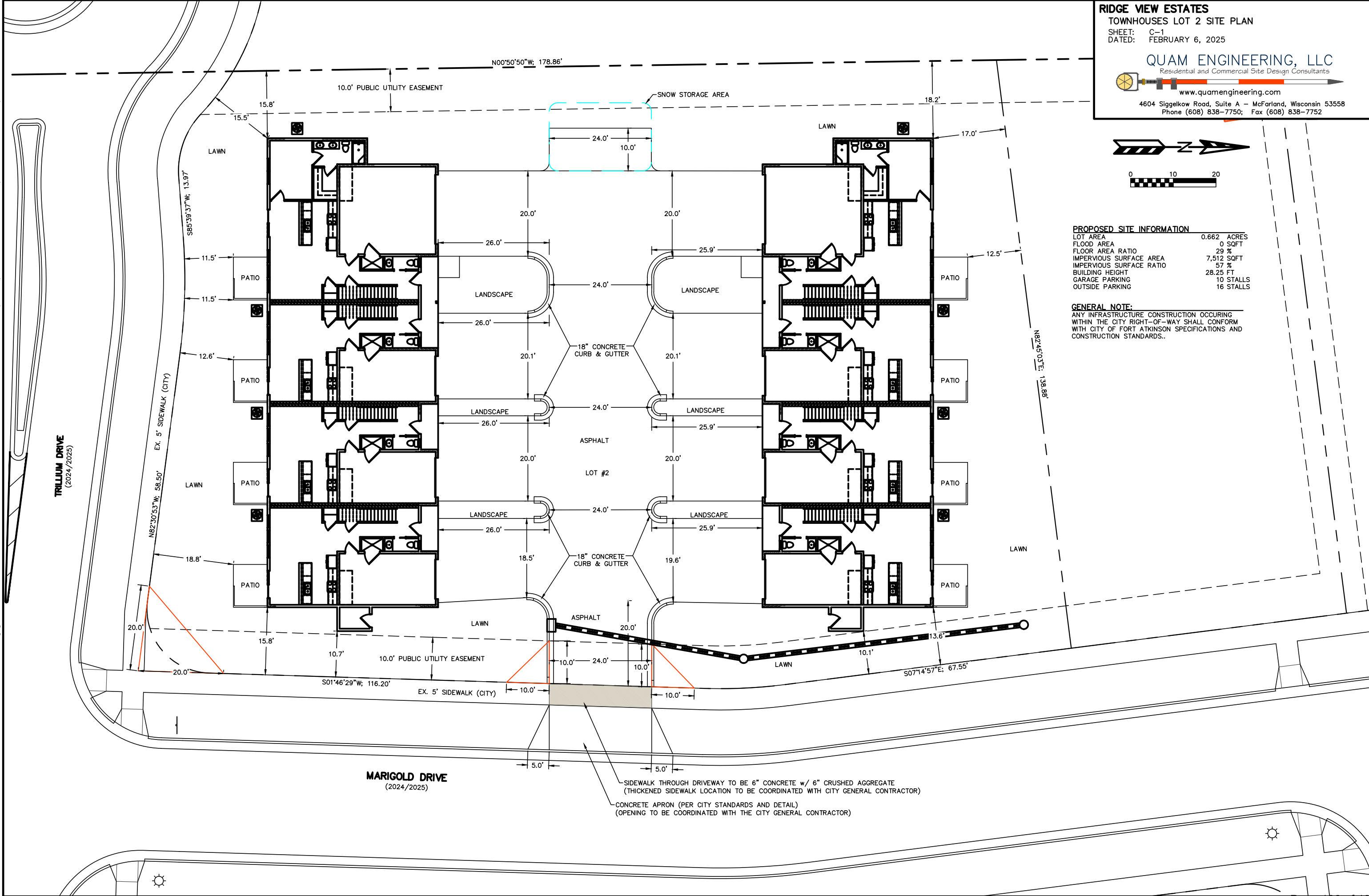
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

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	57 %
BUILDING HEIGHT	28.25 FT
GARAGE PARKING	10 STALLS
OUTSIDE PARKING	16 STALLS

GENERAL NOTE:
ANY INFRASTRUCTURE CONSTRUCTION OCCURING WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM WITH CITY OF FORT ATKINSON SPECIFICATIONS AND CONSTRUCTION STANDARDS..



- FLEXSTORM INLET PROTECTION (SEE DETAIL)



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

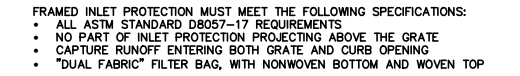


Diagram illustrating the construction of a stone entrance structure. The structure is a rectangular box filled with stones, with a road surface on top. Dimensions and requirements are specified:

- ROAD**: The surface above the structure.
- 5' MINIMUM**: The length of the structure.
- 1' MIN.**: The height of the structure.
- 3"-4" CLEAR STONE**: The size of the stones used in the structure.
- AS REQUIRED**: The width of the structure, determined by the road width.
- CONSTRUCTION ENTRANCE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1057**: A note indicating the standard to which the construction must adhere.

STONE CONSTRUCTION ENTRANCE

SILT FENCE CONSTRUCTION (SHEET FLOW)

SILT FENCE SHALL CONFORM
TO WISCONSIN DNR
TECHNICAL STANDARD #1056

CONSTRUCTION ENTRANCE SHALL
CONFORM TO WISCONSIN DNR
TECHNICAL STANDARD #1057

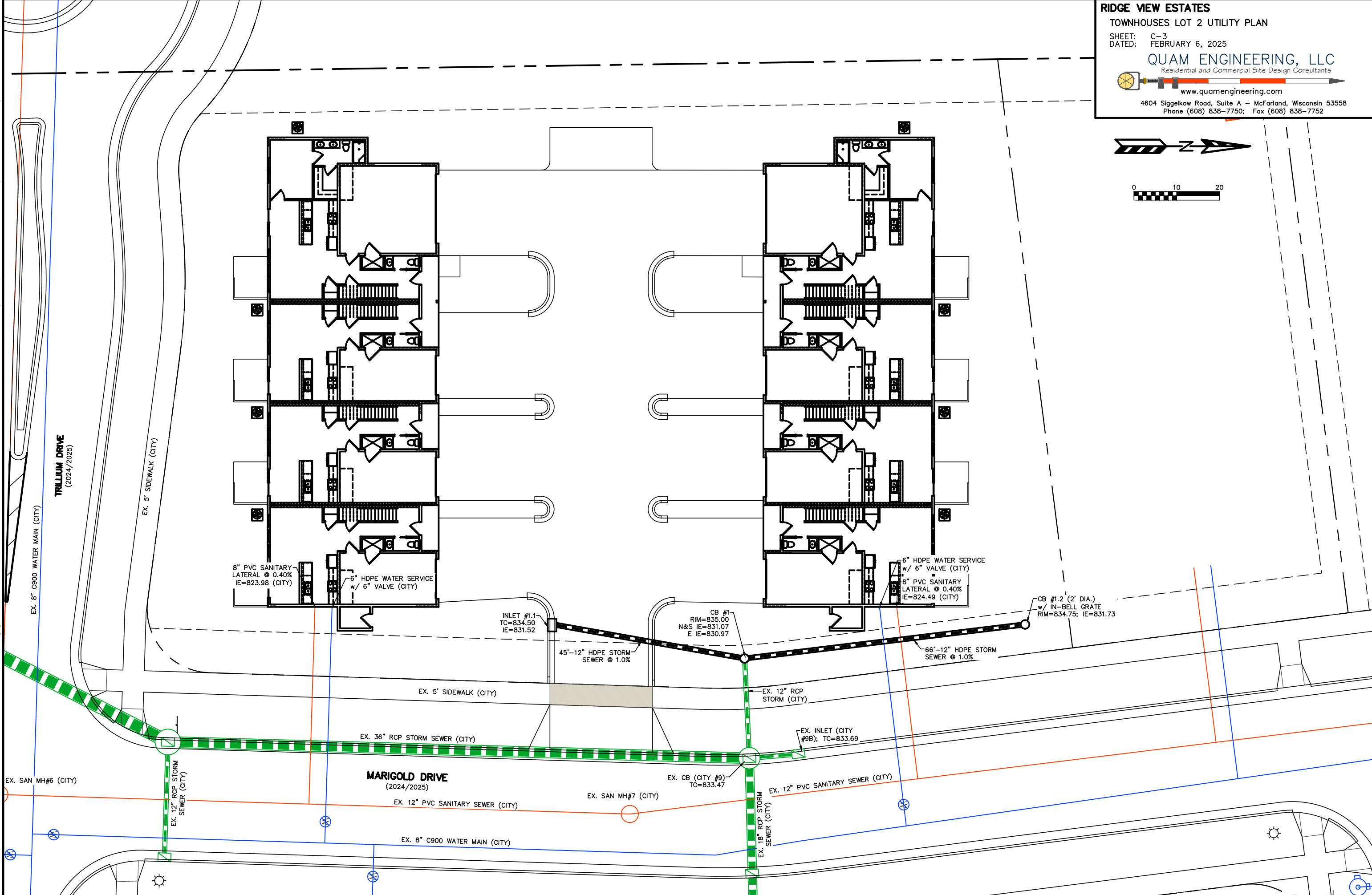
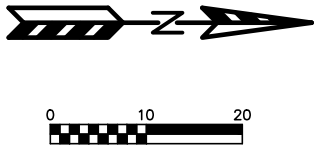
RIDGE VIEW ESTATES

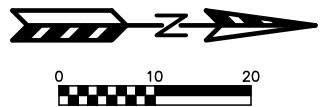
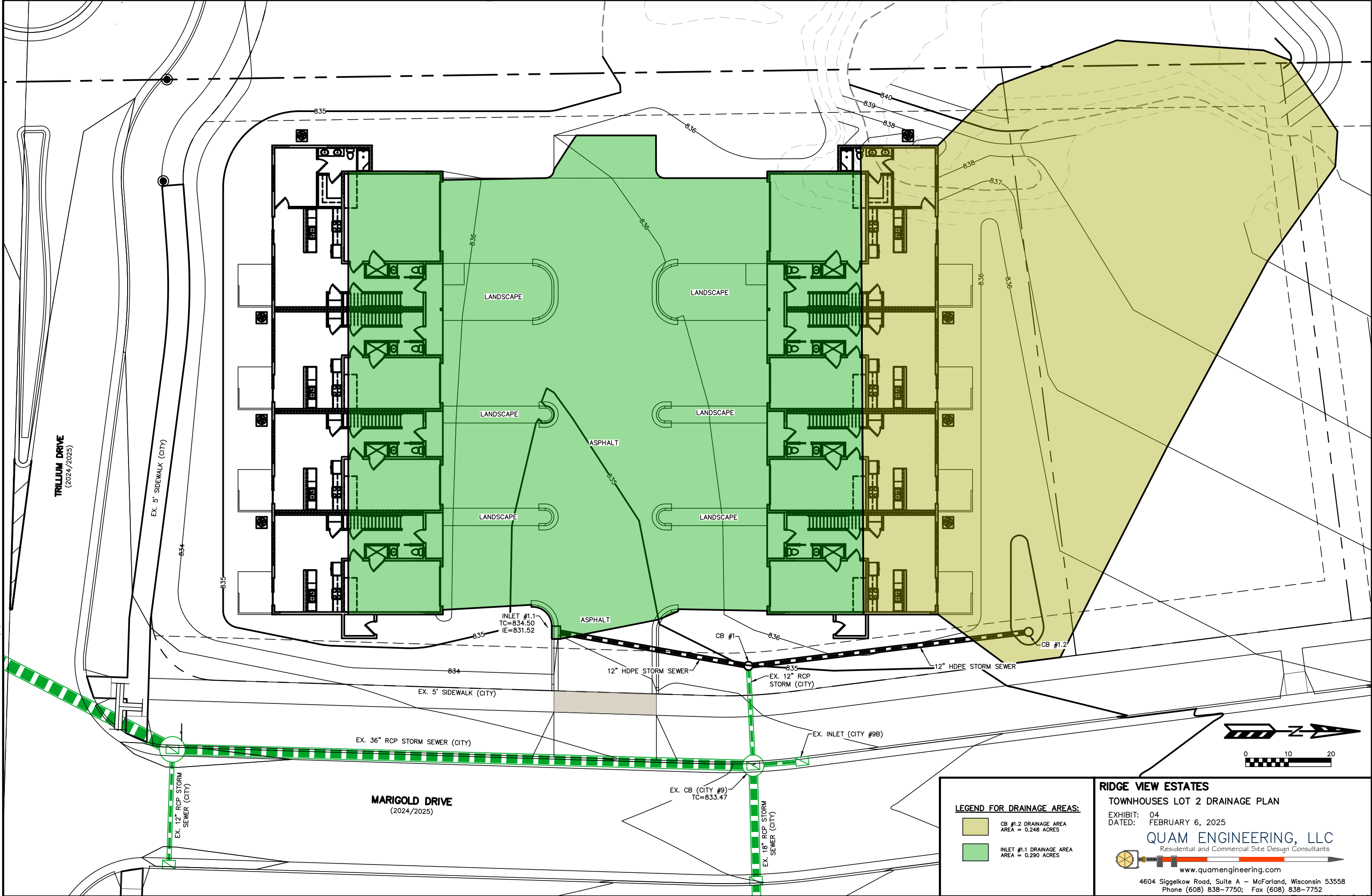
TOWNHOUSES LOT 2 UTILITY PLAN

SHEET: C-3
DATED: FEBRUARY 6, 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





LEGEND FOR DRAINAGE AREAS:

- CB #1.2 DRAINAGE AREA
AREA = 0.248 ACRES
- INLET #1.1 DRAINAGE AREA
AREA = 0.290 ACRES

RIDGE VIEW ESTATES
TOWNHOUSES LOT 2 DRAINAGE PLAN

EXHIBIT: 04
DATED: FEBRUARY 6, 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

Rational Method Worksheet - Storm Sewer Sizing

PROJECT: Townhouses at Ridge View Estates Lot #2

Computed by: MAF

DATE: 2/6/2025

LOCATION		BASIN		RAINFALL - RUNOFF					SEWER			
Upstream Structure	Downstream Structure	Runoff Coefficient C (C)	Area (acres) A	Design Storm (Yr)	Rain Intensity (in/hr) I	Direct Runoff (cfs) Q=C*I*A	Other Runoff (cfs)	Design Runoff (cfs)	Sewer Size (in)	Min Slope of Sewer (%)	Manning's Number n	Capacity Flowing Full (cfs)
CB #1.2	CB #1	0.62	0.248	100	10.56	1.62	----	1.62	12	1.00%	0.012	3.86
Inlet #1.1	CB #1	0.95	0.290	100	10.56	2.91	----	2.91	12	1.00%	0.012	3.86
CB #1	Ex Storm Sewer	----	----	100	10.56	----	4.53	4.53	12	9.00%	0.013	10.69
C ₁₀₀ =0.62; ~50% Impervious from FDM Procedure 13-10-5, Figure 2												
I ₁₀₀ = rainfall intensity in Jefferson County for a time of concentration of 5 minutes from FDM Procedure 13-10, Attachment 5.4												
Capacity Flowing Full was determined using Manning's Equation												



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)



YEAR 1

Developer:

American Architectural Group

Project:

Townhouses at Ridge View Estates Lot #2

Date:

02/06/25

County:

Jefferson

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/01/25	05/01/25	5.2%	140	Silt Loam	0.43	2.3%	130	0.24	1.00	0.8	1.062	Silt Fence	0.5
Bare Ground	05/01/25	06/01/25	11.2%	140	Silt Loam	0.43	12.0%	20	0.82	1.00	5.5	0.603	Silt Fence	2.0
Mulch or Erosion Mat	06/01/25	09/01/25	59.9%	140	Silt Loam	0.43	12.0%	20	0.82	0.20	5.9	0.603	Silt Fence	2.1
Seed with Mulch or En	09/01/25	10/31/25	16.5%	140	Silt Loam	0.43	12.0%	20	0.82	0.10	0.8	0.603	Silt Fence	0.3
End	10/31/25	----	----	----	-----	----			----	-----	----	0.000		0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
TOTAL											13.0		TOTAL	4.9
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

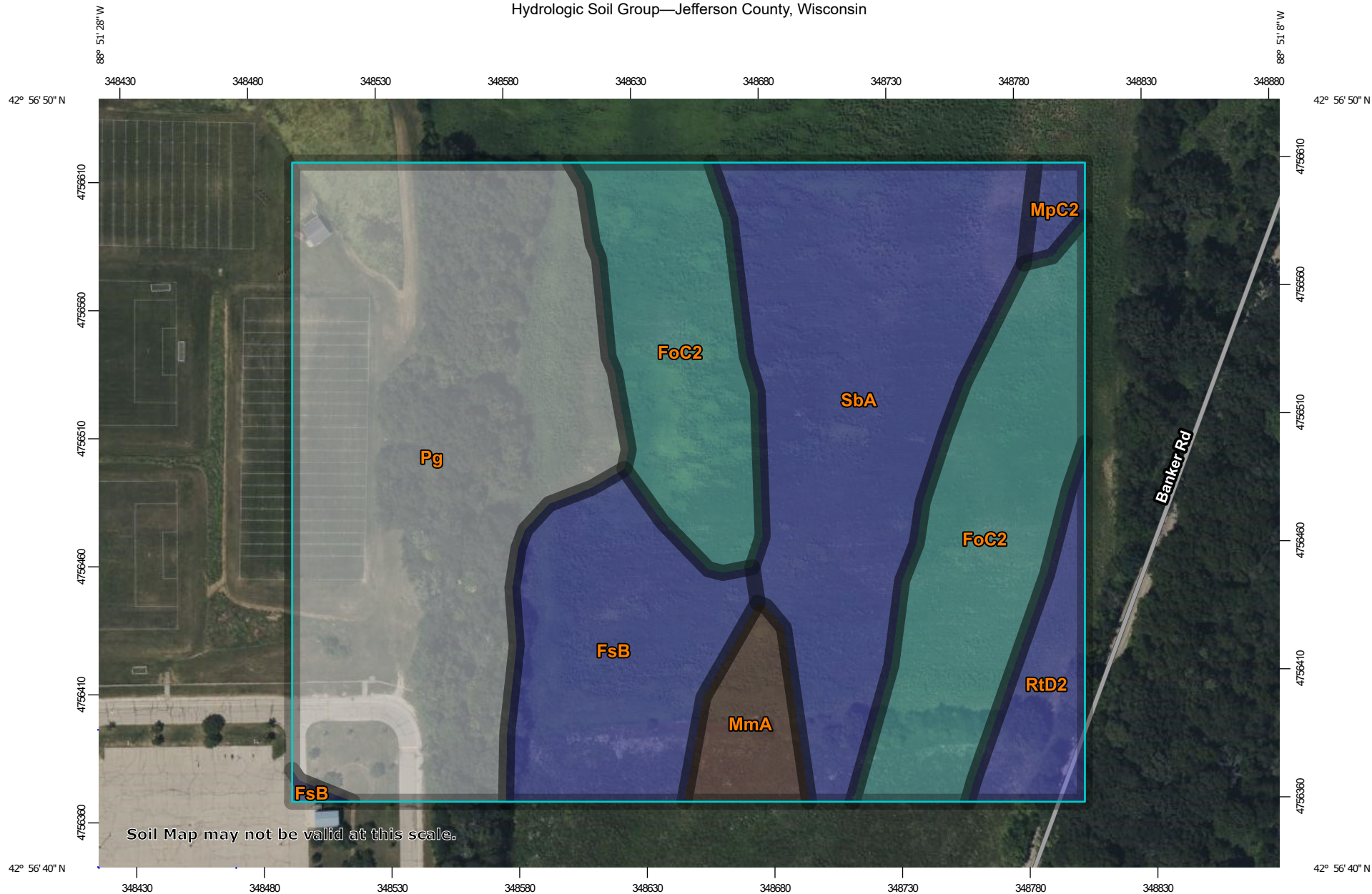
Recommended Permanent Seeding Dates:

4/1-5/15 and
Thaw-6/30

8/7-8/29 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

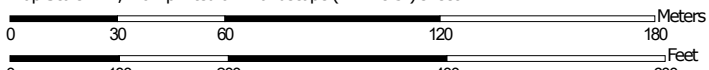
Designed By:	MAF
Date	2/6/2025

Hydrologic Soil Group—Jefferson County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:2,110 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
 Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FoC2	Fox loam, 6 to 12 percent slopes, eroded	C	4.5	23.4%
FsB	Fox silt loam, 2 to 6 percent slopes	B	2.3	11.9%
MmA	Matherton silt loam, 0 to 3 percent slopes	B/D	0.6	3.2%
MpC2	McHenry silt loam, 6 to 12 percent slopes, eroded	B	0.2	0.9%
Pg	Pits, gravel		6.5	33.9%
RtD2	Rotamer loam, 12 to 20 percent slopes, eroded	B	0.8	4.0%
SbA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	B	4.4	22.7%
Totals for Area of Interest			19.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JANUARY 28, 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: Commissioners Shull, Kessenich, Council Rep Schultz, Chairperson Manager Houseman. Also present: City Attorney, Building Inspector and Clerk/Treasurer.

Absent: Commissioner Highfield and Hough.

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)

Schultz moved, seconded by Shull to approve the minutes of the January 14, 2025 Plan Commission meeting. Motion carried.

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)

Building Inspector Draeger reviewed the submission from Riedl and Son LLC who 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.

Kessenich moved, seconded by Schultz to approve the requested wall sign and the requested tenant panel sign as proposed. Motion carried.

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)

Building Inspector Draeger presented 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.

Kessenich moved, seconded by Schultz to recommend to the City Council to 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. Outlot to be described or labeled as CON - Conservancy on Final Plat Any other recommendations by the Plan Commission.

Motion carried.

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)***

Building Inspector Draeger introduced the concept plan for the lot currently noted on the plan as Lot 61. 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.

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. No action was taken.

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)***

Building Inspector Draeger discussed the concept plan that the applicant and the City have agreed upon. 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. 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. 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.

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. No action was taken.

- f. Update on previous Plan Commission items (Houseman, City Manager)*
Manager Houseman stated that Staff has a few items that will be reviewed in 2025. Inspector Draeger gave updates on a few ongoing projects. No action was taken.

4. Adjournment

Schultz moved, seconded by Kessenich to adjourn. Meeting adjourned at 5:00 pm.

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



Preliminary Certified Survey Map REPORT TO THE PLAN COMMISSION

DATE: February 11, 2025
PROPERTY ADDRESS: N/A

PARCEL NUMBER: 226-0614-3323-020
OWNER: City of Fort Atkinson
APPLICANT: City of Fort Atkinson

FILE NUMBER: CSM-2025-04
EXISTING ZONING: MRH-30 Multi-Family Residential-30
PROPOSED ZONING: No Change Requested
EXISTING LAND USE: Vacant
REQUESTED USES: No Change

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

REQUEST OVERVIEW

The proposal is for a two-lot Preliminary Certified Survey Map (CSM) that will also establish the portions of the Public Right of Way adjacent to the proposed land development. Lot 1, is a spacious, buildable multi-family parcel, while Outlot 1 is designated for stormwater management, serving this site, the remainder of Ridgeview Estates to the north, and additional runoff from the north and east of the broader development area.

No public notice is required for a Certified Survey Map review and action.

DISCUSSION

The proposed Preliminary Certified Survey Map (CSM) seeks to subdivide the existing parcel into two distinct lots while formally establishing the adjacent Public Right of Way. As required by the Land Division and Development Code, the Plan Commission must review the CSM to ensure adherence to all applicable ordinances, laws, regulations, and planning guidelines.

During the January 28th meeting, the Plan Commission reviewed and recommended a Preliminary Plat for Ridgeview Estates. The area was previously labeled as Lot 61 and Outlot 4 on the Preliminary Plat. Following this recommendation, specific time constraints were identified. This Preliminary CSM aims to establish a portion of the previously reviewed plat, facilitating a more efficient development timeline. Section 70.02.01 of the Land Division and Development Ordinance designates this as a Minor Land Division, allowing for the subdivision of land into four or fewer lots. The CSM re-establishes sections of the recently vacated Trillium

Dr. and the soon to be re-routed Banker Rd. Additionally, Hawthorne Dr., as depicted on the CSM, was reaffirmed by the City Council on February 4th and will be officially recorded prior to the recording of this proposed CSM. It should be noted that the Land Division and Development Ordinance requires that all stormwater facilities that accommodate more than one lot shall be located in an outlot that is held in undivided fractional ownership between all lot owners of the land division. City Staff has determined that the stormwater facility located on Outlot 1 is a regional pond that serves the development, public infrastructure and areas outside the Ridgeview Estates and therefore should not hold the development solely responsible. The remaining proposed public rights-of-way, specifically Trillium Drive and Banker Road, fully adhere to the city's Road Design and Construction Standards Ordinance.

The city's Zoning Ordinance defines minimum and maximum density, intensity, and bulk regulations for all properties. The proposed CSM divides an existing parcel into two separate lots, ensuring compliance with the standards set forth under the MRH-30 zoning district.

City staff has determined that overall the proposed CSM complies with the city's requirements. However, a few minor revisions should be addressed before the Final CSM can be officially recorded.

Required revisions:

1. Include and Inset Map of the area
2. Include building setbacks of the underlying zoning MRH-30
3. Additional labeling as described in 70.06.02(2) regarding lengths, bearings, and curve information of all streets
4. Owner phone number
5. Rights and Restrictions for dedicated easement lines
6. All lots to be labeled with proposed zoning, Lot 1 MRH-30, Outlot 1 CON
7. Detail the Jefferson County for recording
8. Current City Council President to be shown as signatory

Comprehensive Land Use Plan:

The subject parcels and adjacent public right of way are located in the Northwest Quadrant Planning Area and are identified as Neighborhood within the Plan. The opportunities indicated in the Plan include:

1. Proximity to Madison enhances marketability
2. Community gateway experience
3. Traditional neighborhood and sustainable design
4. Neighborhoods connected across Highway 26

5. Capitalize on existing businesses and schools
6. Urban mixed use development and redevelopment opportunities

Staff believes the proposed Preliminary CSM is consistent with the Comprehensive Plan.

RECOMMENDATION

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

- Correct items 1-8 outlined in the Staff report
- Any other conditions set by the Plan Commission

ATTACHMENTS

1. Ridge View Estates_CSM_Lot 1 & OL 1_2-1-2025
2. Exhibit A
3. Northwest Quadrant Planning Area

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455, part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

Doc. No. _____

BOUNDARY SURVEY DETAILS

NW Cor.
Sec. 33-6-14
Fd. Stone Mon.
N=538,171.21'
E=842,172.10'

See Detail

S88°01'45"E
160.00'

S88°13'31"E
368.75'

S85°57'43"E
76.36'

(DEDICATED TO THE PUBLIC)
TRILLIUM DRIVE

Lot 1
233,685 Sq. Ft.
5.3647 Acres±

C7
S17°42'37"E
150.03'

(DEDICATED TO THE PUBLIC)
BANKER ROAD

UNPLATTED

Existing 66' Public Esmt. for Road R/W Purposes

VARIES
N00°50'50"W
675.74'

HAWTHORNE DRIVE CSM

UNPLATTED

2637.23' (2637.19')

W. LINE - NW 1/4

75'

659.35' (659.30')

N88°09'18"W
(N88°09'29"W)

Outlot 1
135,114 Sq. Ft.
3.1018 Acres±
(DEDICATED TO THE PUBLIC for WETLAND PRESERVATION & STORMWATER MANAGEMENT PURPOSES)

LOT 1
CSM 6439

LOT 1
CSM 6455

Varies

622.25'

Also a Fd. 1-1/4" Iron Pipe lies N13°58'08"W, 2.27' from corner

W. 1/4 Cor.
Sec. 33-6-14
Fd. Stone Mon.
N=535,534.26'
E=842,211.09'

Total Area
459,073 Sq. Ft.
10.5389 Acres±
R/W Dedication
90,274 Sq. Ft.
2.0724 Acres±

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 (NAD83-2011)

Detail
No Scale

C1 C2 L1 C3 L2 C4
R/W VARIES
TRILLIUM DRIVE

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	56.50'	12°38'46"	12.47'	S53°01'51"E - 12.45'	S59°21'14"E	S46°42'29"E
C2	19.50'	47°37'55"	16.21'	S70°31'26"E - 15.75'	S46°42'29"E	N85°39'37"E
C3	132.50'	11°49'31"	27.35'	S88°25'28"E - 27.30'	N85°39'37"E	S82°30'53"E
C4	15.00'	95°42'38"	25.06'	N49°37'48"E - 22.24'	S82°30'53"E	N01°46'29"E
C5	15.00'	90°00'00"	23.56'	S43°13'31"E - 21.21'	S01°46'29"W	S88°13'31"E
C6	15.00'	79°10'05"	20.73'	N52°11'27"E - 19.12'	S88°13'31"E	N12°36'24"E
C7	217.00'	30°41'22"	116.23'	S02°21'56"E - 114.85'	S12°36'24"W	S17°42'37"E
C8	283.00'	39°23'40"	194.58'	S01°59'13"W - 190.77'	S17°42'37"E	S21°41'03"W

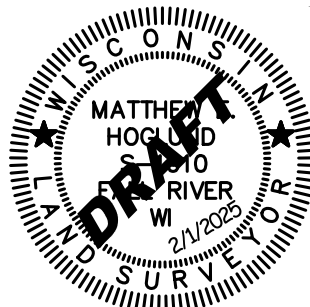
COURSE DATA TABLE		
COURSE	BEARING	DISTANCE
L1	N85°39'37"E	13.97'
L2	S82°30'53"E	58.50'

SEE SHEET 4 FOR NOTES.

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

●	Found 3/4" Rebar
⦿	Found 1" Iron Pipe (unless noted)
○	Set 3/4" by 18" Iron Rebar
	Weighing 1.5 lbs./ft.
(43.12')	Record Dimensions (if different)
—————	Boundary Lines per this Survey
— — — — —	Existing R/W Line
— — — — —	Sectional Subdivision Line
—————	Lot Line
——— — ——	Centerline
- · - · - · - · - · -	Wetlands

SHEET



Project # FT-02-23

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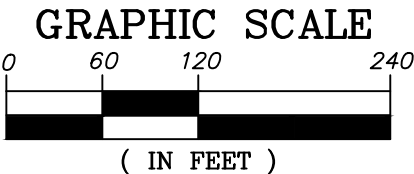
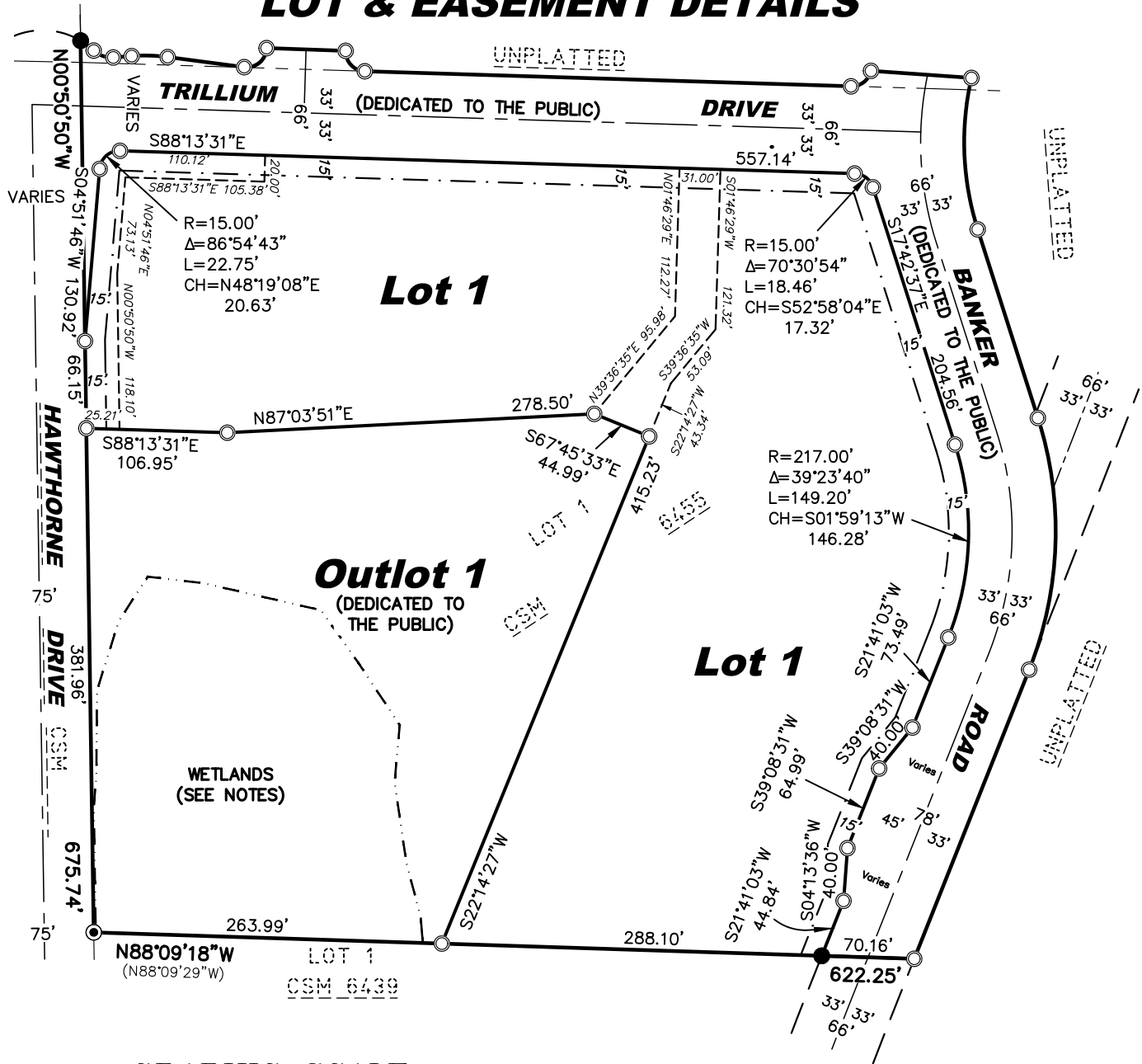
Drawn By: MEH
Project # FT-02-23

JEFFERSON COUNTY
CERTIFIED SURVEY MAP #

Doc. No. _____

Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455, part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

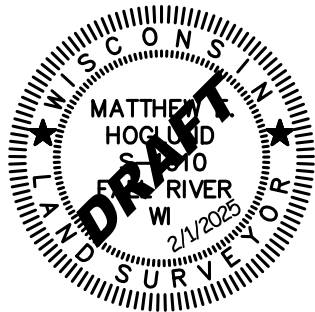
LOT & EASEMENT DETAILS



LEGEND

- Found 3/4" Rebar
- ⊙ Found 1" Iron Pipe (unless noted)
- ⊙ Set 3/4" by 18" Iron Rebar
- ⊙ Weighing 1.5 lbs./ft.
- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Existing R/W Line
- Sectional Subdivision Line
- Public Utility Easement Line Dedicated Hereon (15' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement Line Dedicated Hereon
- Lot Line
- Centerline
- Wetlands

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 (NAD83-2011)



SEE SHEET 1 FOR
BOUNDARY DETAILS.
SEE SHEET 4 FOR NOTES.

Owner/Subdivider:
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD — SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # FT-02-23

Drawn By: MEH
Project # FT-02-23

JEFFERSON COUNTY
CERTIFIED SURVEY MAP #

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North,
Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being Lot 1, and a part 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 and a part of the Northwest 1/4 of the Northwest 1/4 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, 675.74 feet to the beginning of a non-tangent curve, being concave Southwesterly, having a radius of 56.50 feet and a chord which bears S53°01'51"E, 12.45 feet;

thence Southeasterly, 12.47 feet along the arc of said curve through a central angle of 12°38'46" to a Point of Reverse Curve with a curve being concave Northerly, having a radius of 19.50 feet and a chord which bears S70°31'26"E, 15.75 feet;

thence Easterly, 16.21 feet along the arc of said curve through a central angle of 47°37'55" to the Point of Tangency thereof;

thence N85°39'37"E, 13.97 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 132.50 feet and a chord which bears S88°25'28"E, 27.30 feet;

thence Easterly, 27.35 feet along the arc of said curve through a central angle of 11°49'31" to the Point of Tangency thereof;

thence S82°30'53"E, 58.50 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 15.00 feet and a chord which bears N49°37'48"E, 22.24 feet;

thence Northeasterly, 25.06 feet along the arc of said curve through a central angle of 95°42'38";

thence S88°01'45"E, 60.00 feet to the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 15.00 feet and a chord which bears S43°13'31"E, 21.21 feet;

thence Southeasterly, 23.56 feet along the arc of said curve through a central angle of 90°00'00" to the Point of Tangency thereof;

thence S88°13'31"E, 368.75 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 15.00 feet and a chord which bears N52°11'27"E, 19.12 feet;

thence Northeasterly, 20.73 feet along the arc of said curve through a central angle of 79°10'05";

thence S85°57'43"E, 76.36 feet to the beginning of a non-tangent curve, being concave Easterly, having a radius of 217.00 feet and a chord which bears S02°21'56"E, 114.85 feet;

thence Southerly, 116.23 feet along the arc of said curve through a central angle of 30°41'22" to the Point of Tangency thereof;

thence S17°42'37"E, 150.03 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 283.00 feet and a chord which bears S01°59'13"W, 190.77 feet;

thence Southerly, 194.58 feet along the arc of said curve through a central angle of 39°23'40" to the Point of Tangency thereof, lying on the Easterly right-of-way line of Banker Road;

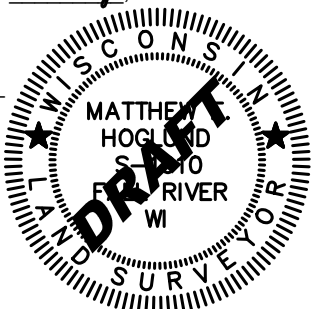
thence, along said Easterly right-of-way line, South 21°41'03" West, 235.83 feet to a point on the South line of said CSM No. 6455;
thence, leaving said along said Easterly right-of-way line along said South line, North 88°09'18"W, 622.25 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 459,073 square feet or 10.5389 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Rebecca Houseman of the City of Fort Atkinson; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fort Atkinson in surveying, dividing, and mapping the same.

Dated this 1st day of February, 2025.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



C.S.M. No. _____

Doc. No. _____

Drawn By: MEH
Project # FT-02-23

**JEFFERSON COUNTY
CERTIFIED SURVEY MAP #**

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North,
Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

NOTES:

1. Dates of boundary field survey: 2/14/24 and 10/19/24
2. All streets dedicated to the Public to be owned and maintained by the City of Fort Atkinson.
3. Lots of this CSM are subject to Deed Restrictions, document(s) to be recorded separately.
4. Public Utility Easements set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision.
5. 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.

OWNER'S CERTIFICATE:

City of Fort Atkinson, as owner, does hereby certify that it 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 also certify that this Certified Survey Map is required to be submitted to the City of Fort Atkinson for approval.

IN WITNESS WHEREOF, the said City of Fort Atkinson, has caused these presents to be signed by its Representative, at _____, Wisconsin, on this _____, day of _____, 20__.

By: _____ Title: _____

Print Name: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, _____, of the City of Fort Atkinson, to me known to be the person who executed the foregoing instrument, and to me known to be the _____ and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

CITY OF FORT ATKINSON APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map, City of Fort Atkinson, owner, is hereby approved and the dedication accepted by the City Council.

Date: _____ Approved _____
Bruce Johnson - Council President

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

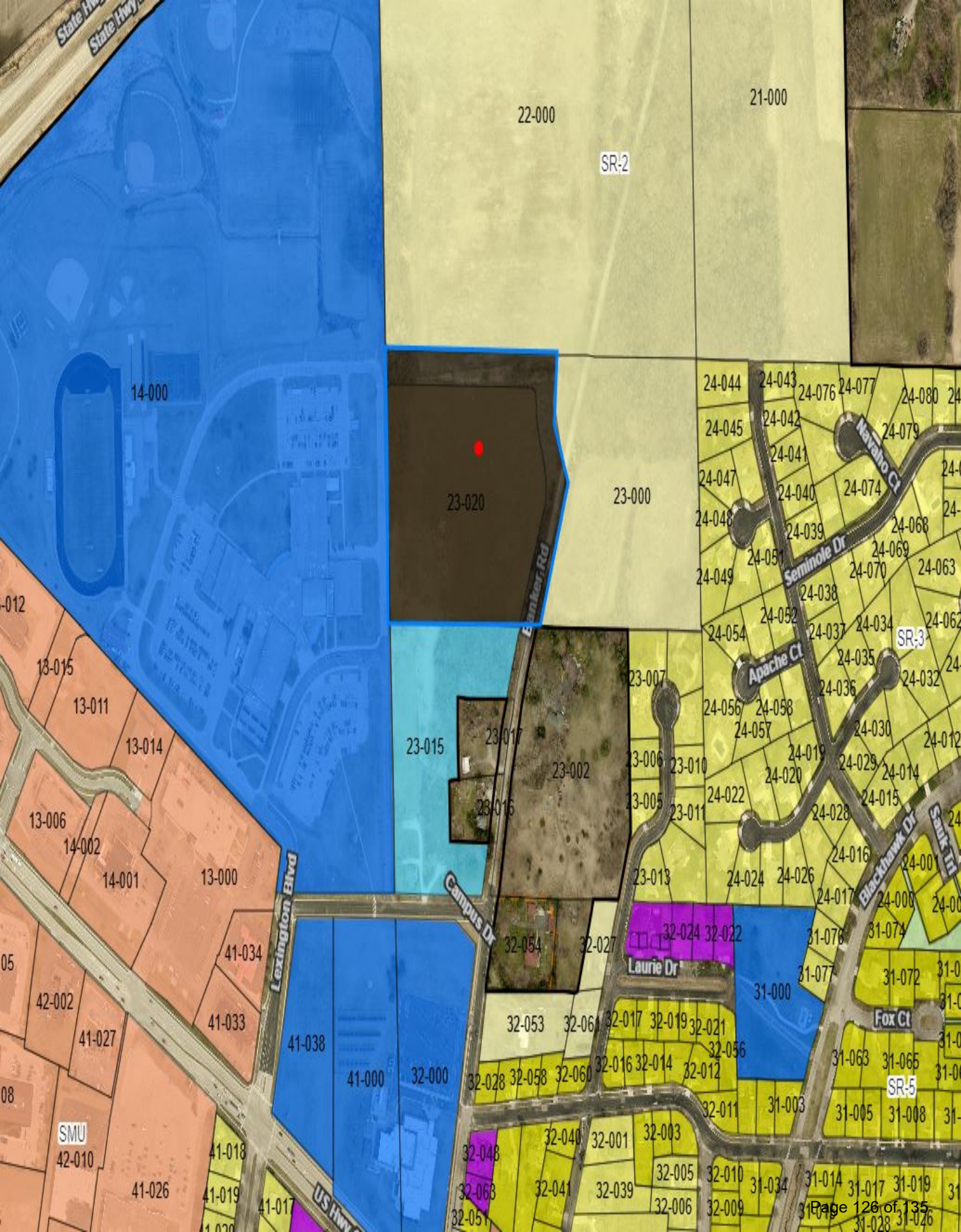
Date: _____ Signed _____
Michelle Ebbert - City Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and recorded as Certified Survey Map No. _____ as Document No. _____.

Staci M. Hoffman, Jefferson County Register of Deeds





State Hwy

22-000

21-000

SR-2

14-000

23-020

23-000

24-044 24-043 24-076 24-077 24-080 24-079

24-045 24-042 24-041 24-074 24-068

24-047 24-040 24-039 24-070 24-069

24-048 24-051 24-038 24-037 24-034 24-063

24-049 24-052 24-036 24-035 24-032 24-062

24-054 24-057 24-058 24-056 24-055 24-030 24-012

24-053 24-052 24-037 24-036 24-035 24-032 24-012

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13-012

13-015

13-011

13-014

13-006

14-002

14-001

13-000

41-034

41-033

41-038

41-000

23-015

23-017

23-002

23-016

Campus Dr

32-054

32-027

32-024

32-022

Laurie Dr

32-053

32-061

32-017

32-019

32-021

32-028

32-058

32-060

32-016

32-014

32-012

32-048

32-040

32-001

32-003

32-063

32-041

32-039

32-005

32-010

31-034

32-051

32-040

32-001

32-003

32-063

32-041

32-039

32-005

32-010

31-034

31-014

31-017

31-019

31-019

31-028

31-026

SMU

42-010

41-026

41-018

41-019

41-017

US Hwy

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NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE





Preliminary Certified Survey Map REPORT TO THE PLAN COMMISSION

DATE: February 11, 2025

PROPERTY ADDRESS: No Address Established

PARCEL NUMBER: 226-0614-3322-000

OWNER: City of Fort Atkinson

APPLICANT: City of Fort Atkinson

FILE NUMBER: CSM-2025-03

EXISTING ZONING: SR-2 Single-Family

PROPOSED ZONING: MRM-12, SR-5

EXISTING LAND USE: Vacant

REQUESTED USES: Residential

BACKGROUND

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

REQUEST OVERVIEW

The proposal is for a four-lot Preliminary Certified Survey Map (CSM) that will also establish the portions of the Public Right of Way adjacent to the proposed land development. Lot 2 is a buildable multi-family lot, while Lots 3, 4, and 5 are planned to be zoned for Single-Family development.

No public notice is required for a Certified Survey Map review and action

DISCUSSION

The proposed Preliminary Certified Survey Map (CSM) aims to subdivide a portion of the existing parcel into four distinct lots while formally establishing the adjacent Public Right of Way. As required by the Land Division and Development Code, the Plan Commission must review the CSM to ensure adherence to all applicable ordinances, laws, regulations, and planning guidelines.

During the January 28th meeting, the Plan Commission reviewed and recommended a Preliminary Plat for Ridgerview Estates. The area was previously labeled as Lots 1-4 on the Preliminary Plat. Following this recommendation, specific time constraints were identified. This Preliminary CSM aims to establish a portion of the previously reviewed plat, facilitating a more efficient development timeline. Section 70.02.01 of the Land Division and Development Ordinance designates this as a Minor Land Division, allowing for the subdivision of land into four or fewer lots. The CSM re-establishes sections of the recently vacated Trillium Dr. and the

re-routed Banker Rd. Additionally, Hawthorne Dr., as depicted on the CSM, was reaffirmed by the City Council on February 4th and will be officially recorded prior to the recording of this proposed CSM. The public rights-of-way conform to the city's Road Design and Construction Standards.

The city's Zoning Ordinance defines minimum and maximum density, intensity, and bulk regulations for all properties. The proposed CSM divides an existing parcel into two separate lots, ensuring compliance with the standards set forth under the MRH-30 zoning district.

City staff has determined that overall the proposed CSM complies with the city's requirements. However, a few minor revisions should be addressed before the Final CSM can be officially recorded.

Required revisions:

1. Include and Inset Map of the area
2. Include building setbacks of the underlying zoning (MRM-12)
3. Additional labeling as described in 70.06.02(2) regarding lengths, bearings, and curve information of all streets
4. Owner phone number
5. Rights and Restrictions for dedicated easement lines
6. All lots to be labeled with proposed zoning, Lot 2 MRM-12, Lots 2-5 SR-5
7. Detail the Jefferson County for recording
8. Current City Council President to be shown as signatory

Comprehensive Land Use Plan:

The subject parcels and adjacent public right of way are located in the Northwest Quadrant Planning Area and are identified as Neighborhood within the Plan. The opportunities indicated in the Plan include:

1. Proximity to Madison enhances marketability
2. Community gateway experience
3. Traditional neighborhood and sustainable design
4. Neighborhoods connected across Highway 26
5. Capitalize on existing businesses and schools
6. Urban mixed use development and redevelopment opportunities

Staff believes the proposed Preliminary CSM is consistent with the Comprehensive Plan.

RECOMMENDATION

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

- Correction items 1-8 outlined in the Staff report
- Any other conditions set by the Plan Commission

ATTACHMENTS

1. Ridge View Estates_CSM_Lots 2-5_2-1-2025
2. Exhibit A Lots 2-5
3. Northwest Quadrant Planning Area

JEFFERSON COUNTY
CERTIFIED SURVEY MAP #

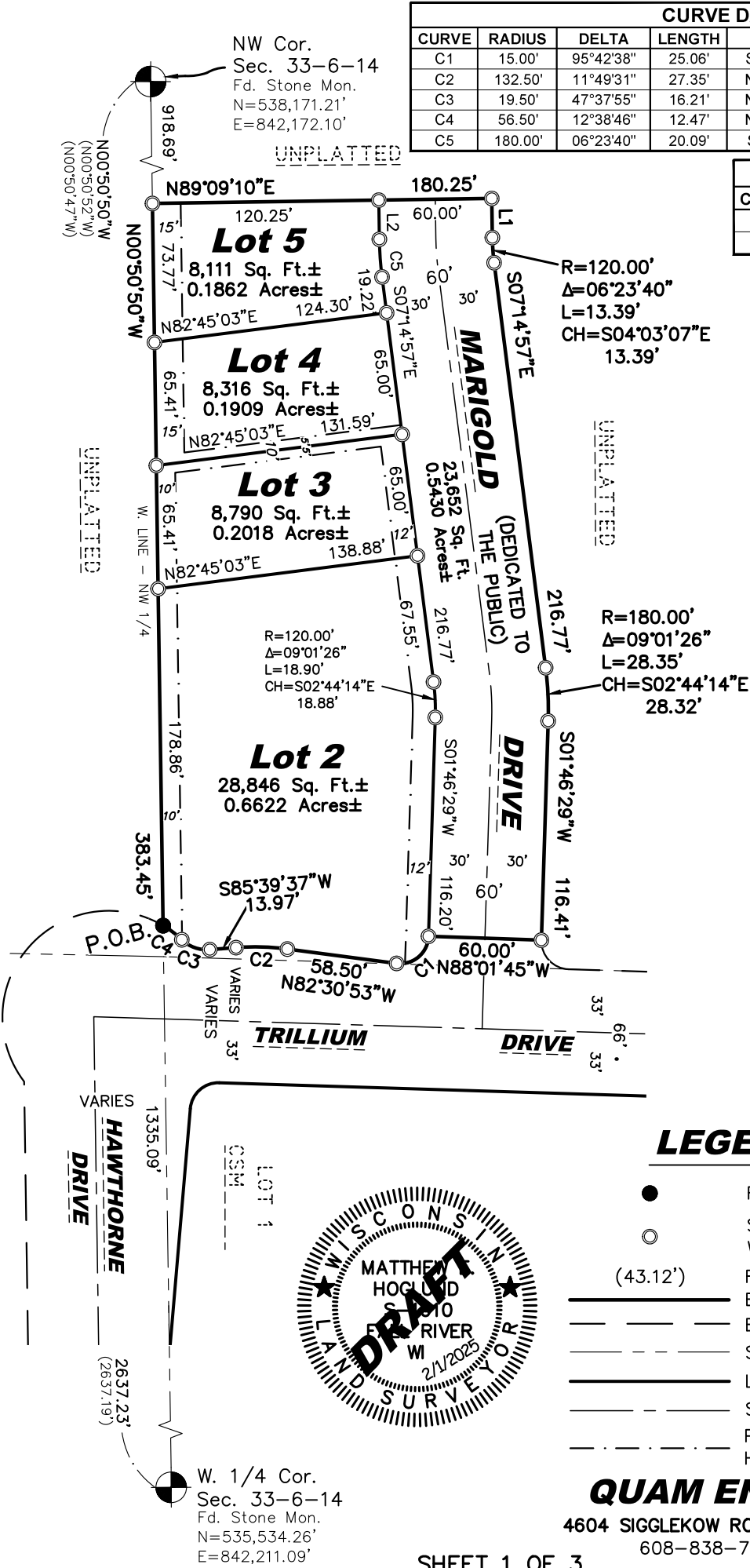
Part of the NW 1/4 of the NW 1/4 of Section 33,
Township 6 North, Range 14 East, City of Fort Atkinson,
Jefferson County, Wisconsin

C.S.M. No. _____

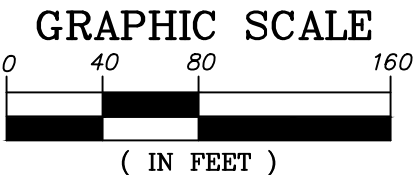
Doc. No. _____

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS
C1	15.00'	95°42'38"	25.06'	S49°37'48"W - 22.24'	N82°30'53"W S01°46'29"W
C2	132.50'	11°49'31"	27.35'	N88°25'28"W - 27.30'	N82°30'53"W S85°39'37"W
C3	19.50'	47°37'55"	16.21'	N70°31'26"W - 15.75'	N46°42'29"W S85°39'37"W
C4	56.50'	12°38'46"	12.47'	N53°01'51"W - 12.45'	N46°42'29"W S59°21'14"E
C5	180.00'	06°23'40"	20.09'	S04°03'07"E - 20.08'	S00°51'18"E S07°14'57"E

COURSE DATA TABLE		
COURSE	BEARING	DISTANCE
L1	S00°51'18"E	20.76'
L2	S00°51'18"E	20.77'



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)



Owner/Subdivider:
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

Total Area
77,715 Sq. Ft.±
1.7841 Acres±

SEE SHEET 3 FOR NOTES.

LEGEND

- Found 3/4" Rebar
- Set 3/4" by 18" Iron Rebar Weighing 1.5 lbs./ft.
- (43.12')
- Record Dimensions (if different)
- Boundary Lines per this Survey
- Existing R/W Line
- Sectional Subdivision Line
- Lot Line
- Street Centerline
- Public Utility Easement Line Dedicated Hereon (15' Wide Unless Noted)

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # FT-02-23

Drawn By: MEH
Project # FT-02-23

JEFFERSON COUNTY
CERTIFIED SURVEY MAP #

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North,
Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin**

SURVEYOR'S CERTIFICATE:

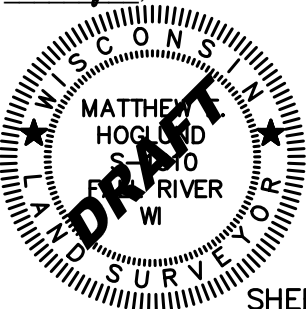
I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of the Northwest 1/4 of the Northwest 1/4, Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, 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, 1335.09 feet to the **POINT OF BEGINNING**;
thence, continuing along said West line, N00°50'50"W, 383.45 feet;
thence N89°09'10"E, 180.25 feet;
thence S00°51'18"E, 20.76 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 120.00 feet and a chord which bears S04°03'07"E, 13.39 feet;
thence Southerly, 13.39 feet along the arc of said curve through a central angle of 06°23'40" to the Point of Tangency thereof;
thence S07°14'57"E, 216.77 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 180.00 feet and a chord which bears S02°44'14"E, 28.32 feet;
thence Southerly, 28.35 feet along the arc of said curve through a central angle of 09°01'26" to the Point of Tangency thereof;
thence S01°46'29"W, 116.41 feet;
thence N88°01'45"W, 60.00 feet to the beginning of a non-tangent curve, being concave Northwesterly, having a radius of 15.00 feet and a chord which bears S49°37'48"W, 22.24 feet;
thence Southwesterly, 25.06 feet along the arc of said curve through a central angle of 95°42'38" to the Point of Tangency thereof;
thence N82°30'53"W, 58.50 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 132.50 feet and a chord which bears N88°25'28"W, 27.30 feet;
thence Westerly, 27.35 feet along the arc of said curve through a central angle of 11°49'31" to the Point of Tangency thereof;
thence S85°39'37"W, 13.97 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 19.50 feet and a chord which bears N70°31'26"W, 15.75 feet;
thence Westerly, 16.21 feet along the arc of said curve through a central angle of 47°37'55" to a Point of Reverse Curve with a curve being concave Southwesterly, having a radius of 56.50 feet and a chord which bears N53°01'51"W, 12.45 feet;
thence Northwesterly 12.47 feet along the arc of said curve through a central angle of 12°38'46" to the **POINT OF BEGINNING**.
The above-described parcel contains 77,715 square feet or 1.7841 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Rebecca Houseman of the City of Fort Atkinson; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fort Atkinson in surveying, dividing, and mapping the same.

Dated this 1st day of February, 2025.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



SHEET 2 OF 3

C.S.M. No. _____

Doc. No. _____

**JEFFERSON COUNTY
CERTIFIED SURVEY MAP #**

NOTES:

- OWNER'S CERTIFICATE:**

Print Name: _____

CITY OF FORT ATKINSON APPROVAL CERTIFICATE:

REGISTER OF DEEDS CERTIFICATE:

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NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE

