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

CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
THURSDAY, FEBRUARY 20, 2025 – 7:00 PM
CITY HALL – SECOND FLOOR

https://us02web.zoom.us/j/86483953124?pwd=Nd8wSXu2lT3DtD9oWOTwibQWQgIO0w.1

Meeting ID: 864 8395 3124
Passcode: 53538

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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. **Public Hearings**

4. **Public Comment:** *The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.*

5. **Consent Agenda:** *The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.*

    a. Review and possible action relating to the **minutes of the February 4, 2025 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)

b. Review and possible action relating to the **minutes of the February 11, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)

c. Review and possible action relating to **building, plumbing, and electrical permit report for January 2025** (Draeger, Building Inspector/Zoning Administrator)

d. Review and possible action relating to the City Clerk-issued **License and Permit Report for February** (Ebbert, Clerk/Treasurer/Finance Director)

e. Review and possible action relating to **City Sewer, Water, and Stormwater Utility Financial Statements** as of January 31, 2025 (Ebbert, Clerk/Treasurer/Finance Director)

f. Review and possible action on a **Special Event: Arndt Wedding, Saturday, July 19, 2025, 12 - 5 p.m. at Riverwalk Plaza** (Ebbert, Clerk/Treasurer/Finance Director)

6. Petitions, Requests, and Communications

a. Library 2024 year-end report (Lippert, Dwight Foster Public Library Director)

b. Review and possible action relating to a proclamation recognizing **February 5, 2025 as Monarch Pledge Day** in the City of Fort Atkinson (Houseman, City Manager)

7. Resolutions and Ordinances

a. Review and possible action relating to a **Certified Survey Map** for the property located east of Fort Atkinson High School, south of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator)

b. Review and possible action on a **Certified Survey map** for the property located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator)

c. Review and possible action on a **Planned Unit Development-General Development Plan** for the property known as Lot 1 (formerly known as Lot 61) located east of Fort Atkinson High School, south of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-01)

d. Review and possible action on a **Planned Unit Development-General Development Plan** for the property known as Lot 2 (formerly known as Lot 1) located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-02)

e. First Reading of a proposed Ordinance to amend the **Official Zoning Map** of the City of Fort Atkinson, Wisconsin, for the property known as Lot 1 (formerly Lot 61) located east of Fort Atkinson High School, south of Trilium Drive, and west of Banker Road in the City of Fort Atkinson from MRH-30, Multi-Family Residential-30, to PUD, Planned Unit Development District (Draeger, Building Inspector/Zoning Administrator)

f. First Reading of a proposed Ordinance to amend the **Official Zoning Map** of the City of Fort Atkinson, Wisconsin, for the property known as Lot 2 (formerly Lot 1) located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson from SR-2, Single-family Residential District, to MRM-8, Multi-Family Residential Medium - 8, with a PUD, Planned Unit Development (Draeger, Building Inspector/Zoning Administrator)

8. Reports of Officers, Boards, and Committees

a. City Manager's Report (Houseman, City Manager)

9. Unfinished Business

a. Review and possible action relating to Ridge View Estates construction Change Order #1 for $137,500 (Burt, Interim City Engineer)

b. Review and possible action relating to Ridge View Estates construction Change Order #2 for $60,732 (Burt, Interim City Engineer)

c. Review and possible action relating to Ridge View Estates construction Change Order #3 for $12,600 (Burt, Interim City Engineer)

10. New Business

a. Review and possible action relating to a proposal from Stantec Consulting Serrvices, Inc. for the Loeb-Lorman Remediation Project (Burt, Interim City Engineer)

b. Review and possible action relating to the 2025 Water Relay and Road Rehabilitation Bid Award Recommendation (Burt, Interim City Engineer)

c. Review and possible action relating to Task Order 2025-03 from Ruekert & Mielke, Inc. for 2025 Water Relay and Road Rehabilitation - Construction Administration (Houseman, City Manager)

d. Review and possible action relating to the repair of the front suction system on Fire Department engine 8162 (Peterson, Fire/EMS Chief)

11. Claims, Appropriations and Contract Payments

a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)

12. Closed Session

a. The City Council may consider a motion to convene in closed session pursuant to State Stat. §19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility [annual performance review of the City Manager]

13. Adjournment

Date Posted: February 14, 2025

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce
Visit us online! City news and information can be found at www.fortatkinsonwi.gov, and be sure to follow us on Facebook @FortAtkinsonWI.

City of Fort Atkinson
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101 N. Main Street
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CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
TUESDAY, FEBRUARY 4, 2025 – 7:00 PM
CITY HALL – SECOND FLOOR

MINUTES

1. Call meeting to order

President Lescohier called the meeting to order at 6:00 pm.

2. Roll call

Present: Cm. Becker, Cm. Jaeckel, Cm. Johnson, Cm. Schultz and President Lescohier. Also present: City Manager, City Clerk/Treasurer/Finance Director, City Attorney, Public Works Superintendent, Building Inspector/Zoning Administrator, Public Works Supervisor,

3. Public Hearings

None.

4. Public Comment

John Hausz, 104 Jefferson Street spoke on invasive species in a subdivision near property he owns, stormwater discharge and contaminated soils on Banker Road.

5. Consent Agenda

Jaeckel moved, seconded by Becker to approve the Consent Agenda as presented. Motion carried.

*a. Review and possible action relating to the **minutes of the January 21, 2025 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

*b. Review and possible action relating to the **minutes of the January 28, 2025 Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

6. Petitions, Requests, and Communications

a. Public Works and Parks Operations Facility - Q4 Project Update (Williamson, Superintendent)

Superintendent Williamson provided a quarterly update on the construction progress of the Public Works and Parks Facility Operations. No action was taken.

7. Resolutions and Ordinances

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

Staff recommends approval with the following conditions: building permit review and approval by City staff prior to any construction on the new southern parcel (Lot 2 in CSM); and any other recommendations of City staff and the Plan Commission.

Schultz moved, seconded by Jaeckel to approve the second reading of this Ordinance and direct the City Manager to bring the ordinance back to council for a third/final reading after the CSM is finalized. Motion carried.

8. Reports of Officers, Boards, and Committees

a. *City Manager's Report (Houseman, City Manager)*
No action was taken.

9. Unfinished Business

a. *Review and possible reaffirmation relating the **petition to discontinue Trillium Drive and a portion of Banker Road** in the City of Fort Atkinson, Jefferson County, Wisconsin (Draeger, Building Inspector/Zoning Administrator)*
Inspector Draeger spoke on Trillium Dr that was platted in early 2024 using a Certified Survey Map and was approved by Planning Commission and City Council. The boundaries of the right of way reflected a previous design for the development that is no longer

appropriate. The right of way will be re-established in functionally the same area through the upcoming review and possible approval of a preliminary plat or certified survey map in the area. The process for discontinuance of a right of way is covered in state statute 66.1003. The statute indicates that proceedings to consider the discontinuance may be initiated by a petition for such by all adjacent adjoining property owners. The Plan Commission reviewed this request at a meeting on December 10, 2024 and recommended the City Council approve the Resolution to discontinue Trillium Drive. The Council held a public hearing with no participation on December 17, 2024, and adopted the attached resolution. Since that time, City staff has been working with the contracted design engineer and surveyor from Quam Engineering on the preliminary plat for the subdivision. The surveyor suggested staff bring this item back to the council because there was an erroneous Exhibit included for this item previously which referenced James Way; and staff would like the correct exhibit to be reflected on the public record. Staff has also added, "and a portion of Banker Road" to the title of the item so that it is clear that the instrument vacates both the previously platted Trillium Drive and the portion of Banker Road that is shown in Exhibit A.

Jaeckel moved, seconded by Schultz to reaffirm the petition to discontinue Trillium Drive and a portion of Banker Road in the City of Fort Atkinson, Jefferson County, Wisconsin. Motion carried.

b. *Review and possible action relating to a **Certified Survey Map** dedicating Hawthorne Drive as a public right-of-way (Draeger, Building Inspector/Zoning Administrator)*
Inspector Draeger spoke on Hawthorne Drive, which was platted and dedicated to the public in 2023 using a Certified Survey Map, approved by Planning Commission and City Council. The property is owned by the Fort Atkinson School District and currently functions as a driveway to access the High School building, parking lots, and athletic fields. The Plan Commission reviewed the CSM request at a meeting on September 26, 2023 and recommended the City Council approve the Certified Survey Map. The Council approved the CSM on October 3, 2023. The information from 2023 is attached to this memorandum. The document was approved, but not recorded because City staff became aware that adjustments would need to be made to the right-of-way to accommodate a new intersection at Hawthorne Drive and Trillium Drive. The revised Preliminary CSM depicts a small amount of additional public right-of-way to accommodate a roundabout at Hawthorne and Trillium and a minor adjustment on the south end of Hawthorne to accurately document a boundary marker that was incorrectly mapped by 1.5 ft on the previous version. Upon approval by the City Council, the certified survey document will be recorded, and the subject area will be dedicated to the public for road purposes.

Schultz moved, seconded by Becker to approve the Certified Survey Map dedicating the Hawthorne Drive right-of-way to the City of Fort Atkinson for public road purposes. Motion carried.

10. New Business

a. *Review and possible action relating to **Change Order #4** for the Public Works and Parks Operations facility (Williamson, Superintendent of Public Works)*
Superintendent Williamson stated that at the January 4, 2024, regular meeting of the City Council, the Council awarded Gilbank Construction the contract for construction services to build the new Public Works and Parks Operations Facility. At that meeting City Council provided for a 5% contingency in the amount of $577,200. This request continues the Change Order process to adjust the contract amount (both increase and decrease) that may affect this contingency. Change Order #4 documents ten (10) items added, changed, or altered to improve the original intended design.

Schultz moved, seconded by Johnson to approve Change Order #4 for the Public Works and Parks Operations Facility project in the amount of $9,342.00. Motion carried.

b. *Review and possible action relating to the **Purchase of a Forklift** for the new Public Works and Parks Operations facility (Williamson, Superintendent of Public Works)*
Superintendent Williamson reviewed the borrowing for the project included items to be provided by the City including service shop equipment, facility operations equipment, furnishings, audio and video components, and storage racking and shelving. The Public Works Department released a request for proposals for the purchase of a forklift to facilitate safe loading and unloading of stored items to the new mezzanine storage spaces. Staff received five (3) proposals from qualified firms. The City requested proposals for both new and used forklifts with a minimum lifting capacity of 4000 lbs. to 5000 lbs.

Jaeckel moved, seconded by Becker to approve the purchase of a Forklift from Crown Equipment Corporation, for the Public Works and Parks Operations Facility, in the amount not to exceed $26,387.30. Motion carried.

c. *Review and possible action relating to the **Purchase of Audio-Visual Equipment** for the Public Works and Parks Operations facility (Williamson, Superintendent of Public Works)*
Superintendent Williamson noted the new facility is slated for building completion and move in the week of February 10, 2025. As a result, the design architect and staff felt it was necessary to commit to the purchase and contract installation of the necessary audio-visual equipment required to properly outfit the new facility in anticipation of a fast approaching move in date. The two proposals received range from a low bid of $45,465.00 to a high bid of $56,841.00. The bids were put together slightly differently, with differing equipment offerings and levels of service and options. As a result of this, staff scrutinized and reached out to the Fort Atkinson School District, and the City's I.T. Professionals (Ignatek) for review assistance. Both groups indicated that each bidder's approach will work for our needs and offer high quality components. Staff requested a list of references for past work products and both bidders submitted a list containing a variety of schools and commercial users. One of those schools is the Fort Atkinson School District which spoke highly of ACS as a service provider for their training room needs.

Schultz moved, seconded by Johnson to award the contract to AC - Advanced

Communications Services for the items included in their proposal for FFE for the Public Works and Parks Operations Facility in the amount not to exceed $45,465.00. Motion carried.

d. *Review and possible action relating to the **Purchase of a Part Washer** for the Public Works and Parks Operations facility (Williamson, Superintendent of Public Works)*
Superintendent Williamson discussed the next necessary purchase of an automatic parts washer required to properly outfit the new facility service shop in anticipation of a fast approaching move in date. The two proposals received range from a low bid of $12,595.00 to a high bid of $15,471.65. The low bidder was Wisconsin Steam Cleaner at $12,595.00 and can be compared to the other bidders in the attached bid documents.

Schultz moved, seconded by Johnson to award the contract to Wisconsin Steam Cleaner for the purchase of an Automatic Parts Washer in their proposal for FFE for the Public Works and Parks Operations Facility in the amount not to exceed $12,595.00. Motion carried.

e. *Review and possible action relating to the annual **Public Works Brush Grinding** contract (Williamson, Superintendent of Public Works)*
Superintendent Williamson discussed that the Public Works Department owns, operates, and maintains an 8 acre+/- compost facility that allows for the resident public to drop off standard residential yard waste for composting and tree and woody plant trimmings for proper environmental management. The long-term management plan for all woody materials taken in at the Compost Site is to process grind the brush materials, utilizing a large tub or horizontal grinding machine, to reduce the volume of material to a more manageable size for transport off-site to a properly Wisconsin DNR Permitted end user. This plan requires the need to contract out for grinding services on an annual basis The low bidder based on the proposal documents submitted was Bucklin's Tree Service ($16,700.00). They provided the most reasonable rate to grind and a very competitive rate for also hauling material off site. The Department began to consider hauling materials off site in 2022 due to the large amount material, level of staff time, and amount of equipment involved to perform the work. In 2023 the City Council approved the first contract that included hauling costs to remove all of the processed material off site to a licensed facility.

Becker moved, seconded by Jaeckel to award the annual brush grinding contract to Bucklin's Tree Service in the amount of $16,700.00. Motion carried.

11. Miscellaneous

None.

12. Claims, Appropriations and Contract Payments

a. *Review and possible action relating to the **Verified Claims** presented by the Director of*

Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)
Schultz moved, seconded by Becker to approve the Verified Claims as presented. Motion carried.

13. Adjournment

Becker moved, seconded by Schultz to adjourn. Meeting adjourned at 8:07 pm.

Respectfully submitted,
Michelle Ebbert
Clerk/Treasurer/Finance Director

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

MINUTES

1. Call meeting to order

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

2. Roll call

Present: Council Representative Schultz, Commissioners Highfield, Kessenich, Shull and Manager Houseman. Also present: City Clerk/Treasurer and Building Inspector. Absent: Commissioner Hough.

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.*

Building Inspector Draeger introduced the proposal to establish a Planned Unit Development to accommodate an 87-unit, three story apartment building with underground and surface parking. The new parcel to accommodate this development will be created by CSM prior to action on this item and is proposed to be 5.371-acres in size. A future second phase is planned to occur on the eastern portion of the property, adjacent to Banker Road. 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 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 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.

Manager Houseman opened the Public Hearing for property previously known as Lot 61. After no comments, Manager Houseman closed the Public Hearing.

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.*
Building Inspector Draeger presented the proposal 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.

Manager Houseman opened the Public Hearing for property previously known as Lot 1. After no comments, Manager Houseman closed the Public Hearing.

c. *Review and possible action relating to the* ***minutes of the January 28, 2025 Plan Commission meeting*** *(Ebbert, Clerk/Treasurer/Finance Director)*
Kessenich moved, seconded by Schull to approve the minutes of the January 28, 2025 Plan Commission meeting. Motion carried.

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)*
Draeger reviewed the proposal 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.

Schultz moved, seconded by Shull to recommend the City Council approve the Certified Survey Map for the property known as Lot 61 located east of Fort Atkinson High School and west of Banker Road with the following 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
Motion carried.

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)*
Draeger presented the proposal 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.

Schultz moved, seconded by Kessenich to recommend the City Council approve the Certified Survey Map for the property known as Lot 1 located east of Fort Atkinson High School and west of Banker Road with the following 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
Motion carried.

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)*

Kessenich moved, seconded by Shull to recommend the City Council approve 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.
Motion carried.

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)*
Schultz moved, seconded by Highfield to recommend the City Council approve 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.
Motion carried.

4. Adjournment

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 4:45 pm.

Respectfully submitted
Michelle Ebbert
City Clerk/Treasurer/Finance Director

Permit Report

01/01/2025 - 01/31/2025

Permit Date	Permit #	Permit Location	Owner Name	Permit Type	Permit Description	Estimated Project Cost	Total Fees
Group: Certificate of Occupancy							
1/6/2025	25018		Curt Polizin	Certificate of Occupancy	Office space for Rainbow Hospice Foundation and Thrift Store -	0	
							Group Total: 1
Group: Deck							
1/28/2025	25044	505 Reena Ave	Scott Johnson	Deck	136sqft Deck & 51LF Railing, SYP framing lumber, stairs will require frost protect footings	19,000	$119.00
							$119.00
							Group Total: 1
Group: detached garage							
1/14/2025	25031	550 S 4th St	City of Fort Atkinson	detached garage	New Accessory Building with Prep kitchen	200,000	
							Group Total: 1
Group: Electrical							
1/20/2025	25037	1127 Peterson St	melalee bouton	Electrical	wiring in kitchen and laundry areas	2,000	$60.00
1/17/2025	25036	304 Shirley St	ERIN WEBER	Electrical	100 AMP SERVICE UPGRADE-MISC. BASEMENT UPDATES	4,665	$81.50
1/15/2025	25033	209 S Main St	TOM BERGEY	Electrical	SERVICE UPGRADE	5,000	$90.00
1/14/2025	25032	440 Washington St	Laura Schoonover	Electrical	subpanel in attic	895	$60.00
1/11/2025	25028	303 Wilcox St	Matthew C Bills	Electrical	Install (6) combination AFCI circuit breakers and whole hose SPD	500	$60.00

1/10/2025	25027	621 S High St	BRIAN HOFER	Electrical	WIRING FOR WHIRLPOOL TUB	500	$60.00
1/8/2025	25022	440 Washington St	Rick & Laura Schoonover	Electrical	Bathroom remodel	5,500	$60.00
1/7/2025	25020	918 Gail Pl	ABILITIES INC.	Electrical	REPLACEMENT OF 2-EXISTING 100 AMP PANEL BOARDS	6,150	$138.75
1/7/2025	25019	1109 Caswell St	Abilities Inc	Electrical	FAN HEATERS WITH T STATS FOR BEDROOMS AND SUB PANEL	3,850	$70.00
1/5/2025	25017	218 Wilcox St	Jordan Dresdow	Electrical	Kitchen/Dining/Living Room/Office Remodel	11,000	$107.50
1/2/2025	25009	83 Lucile St	Kristen Beranek	Electrical	Bath Fan installation	0	$40.00
							$827.75

Group Total: 11

Group: Foundation Repair

1/10/2025	25025	329 Jackson St	Laverne Turner	Foundation Repair	Basement Waterproofing with sump and crock	5,000	$120.00
							$120.00

Group Total: 1

Group: HVAC

1/27/2025	25043	312 Nadig Dr	LOGAN HALVERSON	HVAC	REMOVING AND REPLACING EXISTING FURNACE/AC	9,833	$105.00
1/21/2025	25039	613 S Main St	JENNIFER L RANGUETTE	HVAC	Furnace Replacement	9,609	$70.00
1/3/2025	25015	440 Washington St	SCHOONOVER RESIDENCE	HVAC	BATH FAN & VENTILATION DUCT	1,500	$62.50
							$237.50

Group Total: 3

Group: Other

1/29/2025	25047	607 N Main St	David and Diane Rue	Other	install interior drainage system	7,835	$85.00
1/24/2025	25041	1405 commonwealth Dr.	Morgan Hall	Other	Removing partition wall and remodeling/updating removing the carpet, putting in laminate floors, removing vanities and toilets, installing new	20,000	$10.00

					vanities and toilets in the exact same locations so the plumbing will get updated. Electrical will get addressed as we do things		
							$95.00

Group Total: 2

Group: Plumbing

1/28/2025	25045	320 Lincoln St	Judkins, Justin	Plumbing	bathtub and surround being replaced with walkin shower and surround, including mixing valve and trap	16,286	$60.00
1/17/2025	25035	1423 Endl Blvd	Tim Dougherty	Plumbing	Replace all plumbing 3 baths,kitchen , 2 laundry's, bar sink	13,500	$228.50
1/15/2025	25034	1127 Peterson St	Melalee R Bouton	Plumbing	Water repipe, Kitchen remodel, adding first floor laundry	5,000	$75.00
1/12/2025	25029	329 Jackson St	LaVern Turner	Plumbing	add clear water sump crock and 1-clear water sump pumps	7,600	$60.00
1/8/2025	25021	521 Adams St	Vlad Tanielev	Plumbing	Rough in WC and lavatory on first floor	800	$60.00
1/2/2025	25013	339 Monroe St	Trevor & Ansleigh Sherman	Plumbing	2nd floor, tub to pan conversion. Building new plumb wall to fit pan size.	812	$60.00
1/2/2025	25012	1541 Radhika St	Jackie Furer	Plumbing	1st floor, tub to pan conversion. Same size and location.	758	$60.00
1/2/2025	25008	440 Washington St	Laura Schoonover	Plumbing	BATHROOM REMODEL - FIXTURE INSTALL 1 TUB 1 SHOER 2 LAVS	9,642	$79.50
							$683.00

Group Total: 8

Group: Right of Way Opening Permit

1/29/2025	25048	550 S 4TH ST		Right of Way Opening Permit	NEW 22A 120/240V DB SERVICE	0	$50.00

1/10/2025	25026	JANSEVILLE AVE AND ROCK WELL AVE		Right of Way Opening Permit	FEEEDER CUT 2 POLE INSTALL REPLACEMENTS	0	$50.00
1/10/2025	25024	502 W HILLTOP TR to 1300 ENDL BLVD		Right of Way Opening Permit	Placing new conduit with fiber inside from our existing vault at the corner of Hilltop Trl and Peterson St to Endl Park on Endl Blvd	0	$50.00
1/9/2025	25023	611 E Sherman Ave	Excel Disposal of Wisconsin LLC	Right of Way Opening Permit	Dumpster on street for Fort Hospital Project	0	$50.00
							$200.00

Group Total: 4

Group: Roofing/Siding

1/21/2025	25038	744 Jones Ave	Jones Dairy Farm- Jamie Schieber	Roofing/Siding	Reroof 2500 sq. ft. Built up roofing removed; tapered insulation, single ply PVC replaced	94,000	$100.00
1/2/2025	25005	832 McCoy Park Rd	Jessica Rutter	Roofing/Siding	Siding Replacement	28,325	$60.00
1/2/2025	25002	704 N Main St	Kayla Klugow	Roofing/Siding	Roof Replacement	28,415	$60.00
							$220.00

Group Total: 3

Group: Sign

1/31/2025	25049	800 Madison Ave	FCCU	Sign	Existing Sign face replacements	5,000	$200.00
1/25/2025	25042	1200 Whitewater Ave	Donald Hupke	Sign	putting up signs approved by previous city meeting.	250	$200.00
							$400.00

Group Total: 2

Group: Single Family Alteration/Addition

1/23/2025	25040	1127 Peterson St	Mel Bouyon	Single Family Alteration/Addition	Kitchen remodel/upgrade insulation , cabinets and drywall	35,000	$97.50
1/3/2025	25016	440 Washington St	Rick Schoonover	Single Family Alteration/Addition	bathroom remodel	35,000	$60.00
							$157.50

Group Total: 2

Group: Windows/Doors

1/2/2025	25014	216 Council St	Andrew & Kayla Bade	Windows/Doors	Window replacements: (2)DH, (2)3LS, (2)HOP. Same size and location.	8,793	$60.00
1/2/2025	25011	1213 Adrian Blvd	Rob Wilkenson	Windows/Doors	Installation of 3 double hung replacement windows	3,839	$60.00
1/2/2025	25010	602 Jackson St	Chris Welch	Windows/Doors	6 basement windows	4,500	$60.00
1/2/2025	25007	415 Curtis Cir	Terri Lannan	Windows/Doors	Remove and replace windows	4,850	$60.00
1/2/2025	25006	425 S Fourth St E	Josh Brant	Windows/Doors	Replace two windows	987	$60.00
							$300.00

Group Total: 5

							$3,359.75

Total Records: 44 **2/5/2025**

Jedidiah Draeger
Building Inspector/Zoning Administrator

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Michelle Ebbert, Clerk/Treasurer/Finance Director**

RE: **Review and possible action relating to the City Clerk-issued License and Permit Report for February (Ebbert, Clerk/Treasurer/Finance Director)**

BACKGROUND
The following is a list of the Licenses and Permits issued by the City Clerk for the period of January 21, 2025 through February 20, 2025 per the City of Fort Atkinson Municipal Code of Ordinances.

DISCUSSION
BEEKEEPING
None

OPERATOR
Licensing Period – July 1, 2024 – June 30, 2026

Applicant		Place of Employment	Recommended Approval by Fort Atkinson Police Department	Cost
Drew	Chambasian	Stop N Go	Y	$30
Jessica	Copsey	Family Dollar	Y	$30
Kaytlynne	Null	Family Dollar	Y	$30
Taylor	Grant	Family Dollar	Y	$30
Tami	Hill	Family Dollar	Y	$30
Gabrielle	Seward	The Langholf	Y	$30

MOBILE MERCHANT
None

DOOR-TO-DOOR RESIDENTIAL / DIRECT SELLER

Cole	Keller	Weed Man Lawn CareY	$50

Curtis	Poch	Weed Man Lawn CareY	$50

FINANCIAL ANALYSIS

In accordance with the City's Ordinances and Fee Schedule, a total of $180 was collected for Operator's licenses and $100 for Direct Seller licenses.

RECOMMENDATION

These licenses have been issued by the City Clerk's Office in accordance with the City's Ordinances. No further action by the City Council is necessary.

ATTACHMENTS

None

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Michelle Ebbert, Clerk/Treasurer/Finance Director**

RE: **Review and possible action on a Special Event: Arndt Wedding, Saturday, July 19, 2025, 12 - 5 p.m. at Riverwalk Plaza (Ebbert, Clerk/Treasurer/Finance Director)**

BACKGROUND

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

DISCUSSION

Event: **Arndt Wedding**
Dates and Hours of Event: Saturday, July 19th, 2025
Set up starts at 12pm after the close of the farmer's market
Wedding 3 p.m.
Tear down 5 p.m.
L**ocation**: Riverwalk Plaza; 15 S Water St W
Contact Person: Michelle Hullstein, nevaehleelee@hotmail.com
Estimated Number of Attendees: 150

The application and event information was routed to all City Departments without comments or concerns.

FINANCIAL ANALYSIS

There is no financial impact to the City of Fort Atkinson for the event.

RECOMMENDATION

Staff recommends that City Council approve the Special Event: Arndt Wedding on Saturday, July 19, 2025, from 12 p.m. - 5 p.m. at the Riverwalk Plaza.

ATTACHMENTS

1. Arndt Wedding Special Event Application 7.19.25

CITY OF FORT ATKINSON
Special Event Application
Fee: $25.00

Name of Business/Group Organizing Event: Arndt Wedding (Michelle Hulstein)

Contact Person for Event: Michelle Hulstein

Phone Number: Email: nevaehleelee@hotmail.com

Day of Event Contact Person (if different from above): Phone:(920)723-2600 Email:

Special Event Details

Event Name: wedding

Event Date (mm/dd/yyyy): 07/19/2025

Event Location: Riverwalk Plaza

Estimated Number of Attendees: 150 | Hours of Event: 3pm

Event Setup Time: 12pm | Event Tear Down Time: 5pm

Event Description: Getting married on patio. Will have a wedding arch and chairs set up in advance

Goal/Purpose of Event: marriage

Attach a map of the event including: Designated parking areas and available number of spaces*, directional signage for events (i.e. parking guidance), pedestrian street crossing locations, location of any traffic control barricades or personnel to ensure safe coordination of vehicles and pedestrians

** If limited parking available, provide proof of permission from neighboring businesses/property to utilize their parking*

Check all applicable boxes:

☐ I am renting a city park

Attach copy of paid park rental from Parks & Recreation Department. Equipment rentals are reservable through the Parks & Recreation office 920-397-9910. You are responsible for picking up, setting up, tearing down, and return of equipment. Each park is equipped with picnic tables and garbage/recycling receptacles, and additional are available upon request. If additional cans are requested, the event coordinator will need to pick up additional can liners from Park & Recreation office. The event coordinator is responsible for trash and recycling disposal. If there is no dumpster on site, a dumpster may be required and is the responsibility of the event coordinator.

☐ I am renting city equipment

Please secure and submit payment for requested equipment prior to submitting Special Event Application.
*Attach a map with a location for drop off of equipment with this application.

8' white plastic table (43 available; $4.50/each)	Qty ____
Metal folding chair (190 available; $0.75/each)	Qty ____
Additional Picnic Table ($15/each; includes delivery & pick up)*	Qty ____
Additional Garbage/Recycling Can*	Qty ____
Barricades*	Qty ____
Traffic Cones*	Qty ____

☐ Electrical Access

The City Electrican may reach out to you to address any needs/concerns.

Please specify if you have any requests or requirements beyond current access:

Continued

☑ I will be having music	(Per City Ordinance 17.03) no person shall cause or allow loud, excessive or unusual noise that will disturb the comfort and quiet repose of persons in the vicinity. All music shall terminate as of 10:00 p.m. City noise ordinance must be followed Start Time of Music: 2:45pm End Time of Music: 3:30
☐ I will be closing a street(s)*	Barricades can be provided by Public Works upon request ** Provide proof of permission from neighboring businesses/properties if street closure impacts daily activity*
☐ I will be selling beer and/or wine*	Alcohol license and licensed bartender(s) required. Contact City Clerk (920) 397-9901 prior to submitting this application. **Restroom Plan also required with sales of beer and/or wine. Refer to the Special Event Guide.*
☑ I will be erecting a tent, canopy or other temporary structure.*	**Event coordinator is responsible for ensuring that the temporary structure is safely installed. Event Coordinator is required to contact Diggers Hotline at least 4 business days prior to the event. Diggershotline.com, 1-800-242-8511*
☐ I am having a walk/race*	**See map instructions above. In addition to the previously listed map requirements, clearly mark your walk/race route on the map.*

By signing, I agree to the following statements:

I understand I am responsible for a fire safety and medical plan. I understand it is my responsibility to read the Special Events Guide. I understand I may be required to provide Proof of Insurance. I understand that I may need to contact multiple Departments to arrange for assistance. I understand I am responsible for timely clean up after the event. I understand that additional charges may apply and that I can be billed after my event.

Responsible Party Signature: Michelle S Hulstein

Submission Date: 2/5/2025

For Office Use Only:

Date Received: _____

Date Paid: _____

Council Approval / Denial Date: _____

Date applicant notified of Council action and any event stipulations: _____

Event Stipulations:

Dwight Foster Public Library

2024 Year in Review

162,931
items checked out

$3,348,321
saved by checking out from the library

Top 10 Checked Out Books

412
programs offered

8,399
program attendees

1,102
new cardholders

2,573
reference questions answered

84,860
library visits

40,081
digital checkouts

fortlibrary.org | @dwightfosterpubliclibrary
209 Merchants Avenue, Fort Atkinson, WI 53538
(920) 563-7790

Dwight Foster Public Library | Fort Atkinson

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to a proclamation recognizing February 5, 2025 as Monarch Pledge Day in the City of Fort Atkinson (Houseman, City Manager)**

BACKGROUND

The monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans. Both the western and eastern monarch populations have seen significant declines with less than one percent of the western monarch population remaining, while the eastern population has fallen by as much as ninety percent. For the first time in 2022 the City of Fort Atkinson took the Mayor's Monarch Pledge. The City took the pledge again for 2023 and 2024.

Found across the United States, monarch butterflies numbered around 1 billion in 1996. Today, their numbers have declined significantly as a result of numerous threats, particularly the loss of habitat due to cropland conversion, urban development, and agricultural practices. Degradation of wintering habitat in Mexico and California has also had a negative impact on the species.

Through the National Wildlife Federation's Mayors' Monarch Pledge, cities and municipalities commit each year to creating habitats and educating residents on how to make a difference at home or in their community. Cities that take the pledge commit to at least three of 30 action items to help save the monarch butterfly.

DISCUSSION

The City of Fort Atkinson recognizes that human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife.

On February 5, 2025, the City of Fort Atkinson committed to launching a public communication effort to encourage residents to plant monarch gardens at their homes or in their neighborhoods, committed to issuing this proclamation to raise awareness about the decline of the monarch butterfly and the species' need for habitat and committed to support the

maintenance of a monarch and pollinator-friendly demonstration garden and display educational signage at the monarch garden and pollinator habitat.

Monarch and pollinator-friendly demonstration gardens have been planted at the Hoard Historical Museum and may be planted on other City-owned land this spring.

FINANCIAL ANALYSIS

Approving the proclamation is not expected to have a financial impact on the City.

RECOMMENDATION

Staff recommends the City Council approve the proclamation for Monarch Pledge Day to raise awareness about the issues pollinators face.

ATTACHMENTS

1. Proclamation Monarch Pledge Day 2025

PROCLAMATION
RECOGNIZING MONARCH PLEDGE DAY

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, both the western and eastern monarch populations have seen significant declines with less than one percent of the western monarch population remaining, while the eastern population has fallen by as much as ninety percent; and

WHEREAS, the City of Fort Atkinson recognizes that human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife; and,

WHEREAS, Cities, towns and counties have a critical role to play to help save the monarch butterfly, and the City of Fort Atkinson is striving to become a leader; and

WHEREAS, Every resident of the City of Fort Atkinson can make a difference for the monarch by planting native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play and worship; and

WHEREAS, on February 5, 2025, the City of Fort Atkinson has committed to launching a public communication effort to encourage residents to plant monarch gardens at their homes or in their neighborhoods, committed to issuing this proclamation to raise awareness about the decline of the monarch butterfly and the species' need for habitat, committed to planting a monarch and pollinator-friendly demonstration garden at a prominent location in the City and display educational signage at the monarch garden and pollinator habitat.

NOW, THEREFORE, I, Davin Lescohier, as City Council President of the City of Fort Atkinson, do here by recognize February 5, 2025, as Monarch Pledge Day in the City of Fort Atkinson, and encourage all residents to participate in community activities that support and celebrate monarch conservation.

Proclaimed this 20th day of February 2025.

CITY OF FORT ATKINSON

_____
Davin Lescohier, Council President

ATTEST:

_____
Michelle Ebbert, City Clerk/Treasurer/Finance Director

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Building/Zoning Administrator**

RE: **Review and possible action relating to a Certified Survey Map for the property located east of Fort Atkinson High School, south of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator)**

BACKGROUND

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 to accommodate wetlands and 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.

DISCUSSION

This CSM was reviewed by the Plan Commission at its meeting on Feb. 11, 2025 and recommended for approval with the conditions noted in the attached Plan Commission memo.

FINANCIAL ANALYSIS

Approval of this Certified Survey Map will allow the City to sell Lot 1 to be developed in accordance with the Development Agreement with Intrepid Investments, LLC.

RECOMMENDATION

Staff and the Plan Commission recommend the City Council approve the Preliminary Certified Survey Map with the following conditions:

- Correct items 1-8 outlined in the Staff report
- Any other conditions set by the City Council

ATTACHMENTS

1. Plan Commission Memorandum CSM Lot 61
2. Ridge View Estates_CSM_Lot 1 & OL 1_2-1-2025
3. Exibit A

4. Northwest Quadrant Planning Area
5. 03_Exhibit #2_Ridge View Estates Prelim Plat 2-4-25

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

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. Exibit A
3. Northwest Quadrant Planning Area

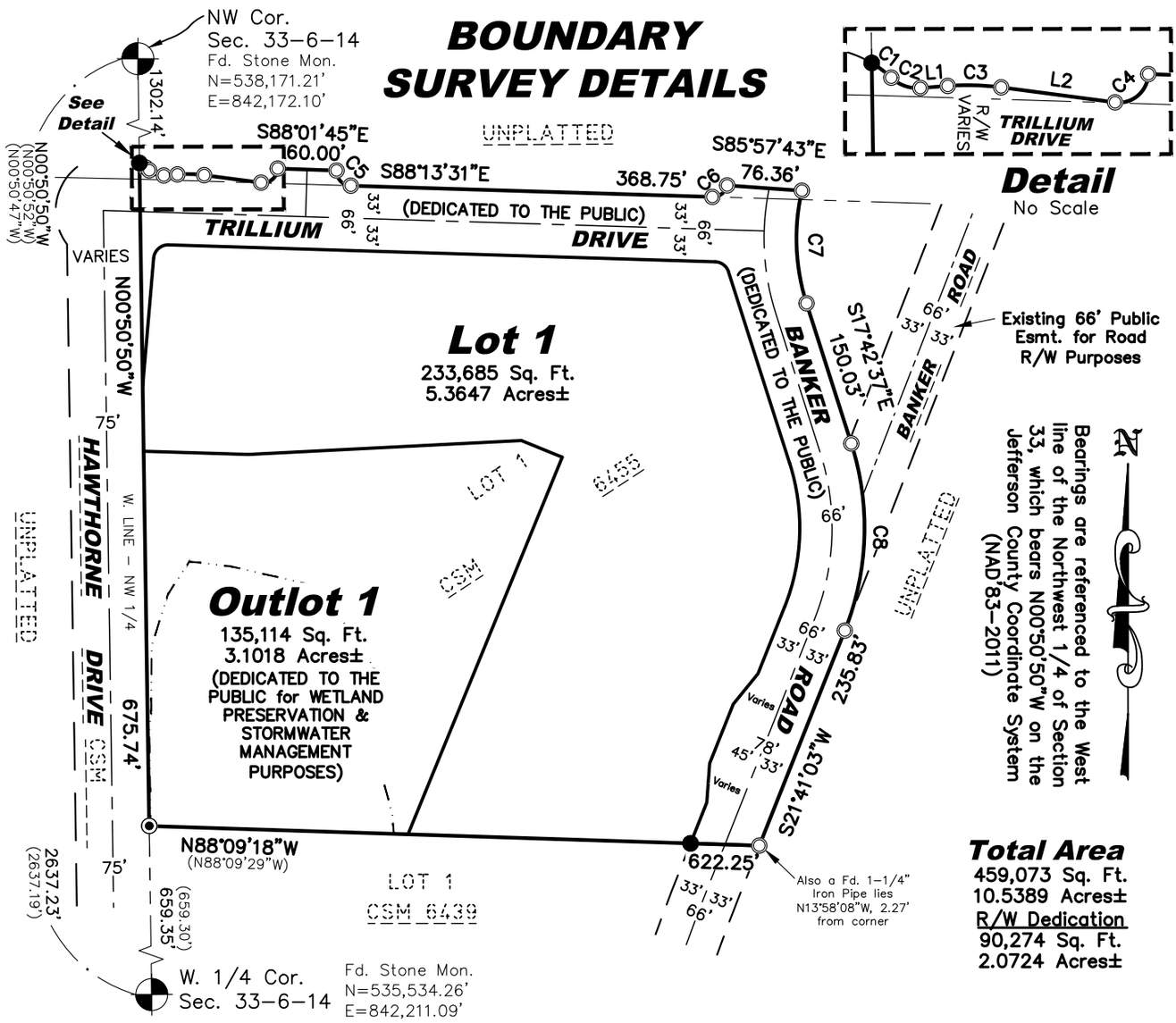
JEFFERSON COUNTY CERTIFIED SURVEY MAP # _____

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.

C.S.M. No. _____

Doc. No. _____

BOUNDARY SURVEY DETAILS



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

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'

GRAPHIC SCALE

0 80 160 320

(IN FEET)

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
- Lot Line
- Centerline
- Wetlands

WISCONSIN MATTHEW J. HOGLUND S-2610 FORT RIVER WI 2/1/2025 LAND SURVEYOR DRAFT

SEE SHEET 2 FOR LOT & EASEMENT 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

SHEET 1 OF 4

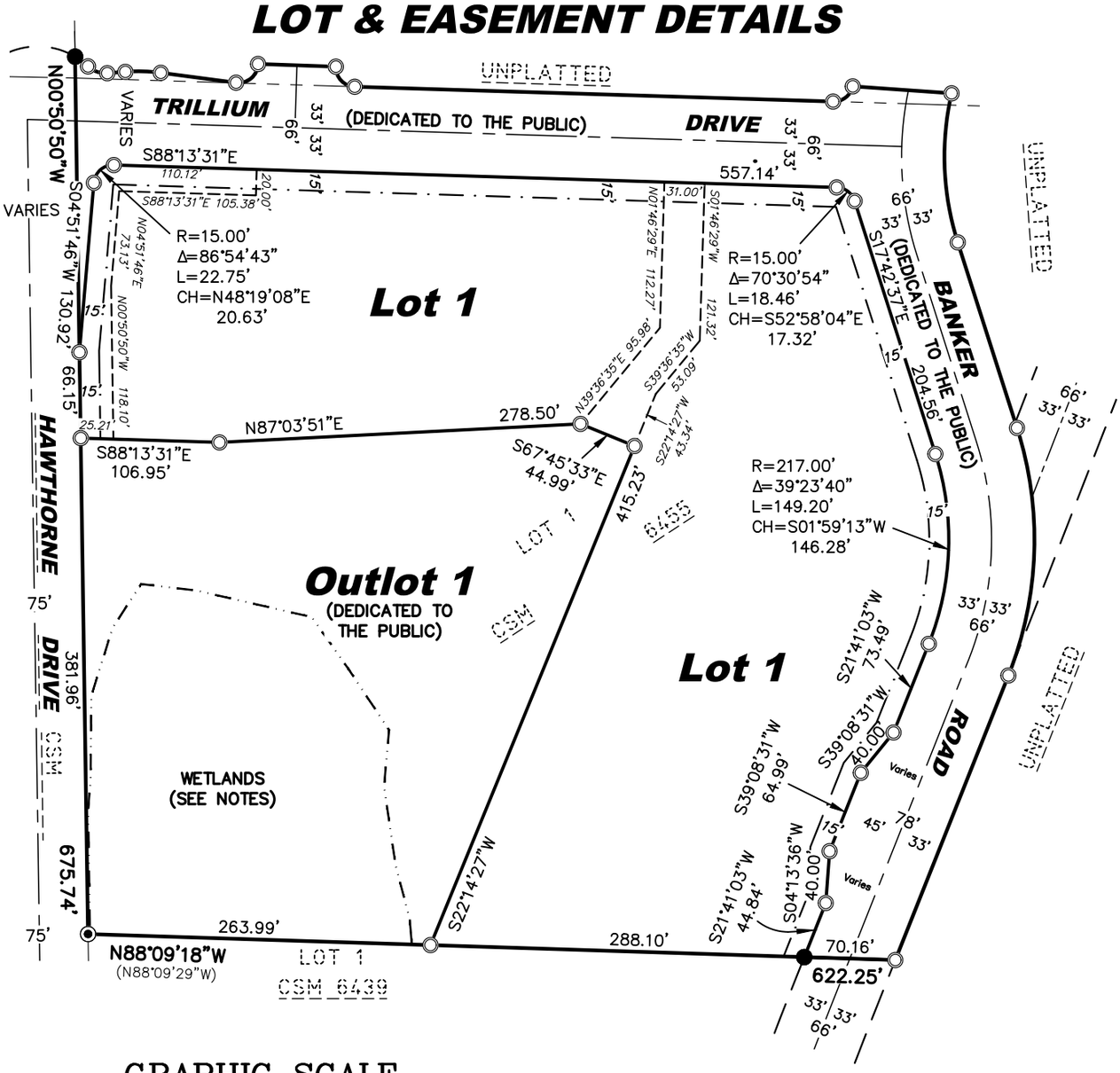
Drawn By: MEH
Project # FT-02-23

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



GRAPHIC SCALE

0 60 120 240

(IN FEET)

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 (NAD'83-2011)

N

WISCONSIN MATTHEW J. HOGLUND S-2510 FORT RIVER WI 2/1/2025 LAND SURVEYOR DRAFT

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

SHEET 2 OF 4

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

WISCONSIN LAND SURVEYOR
MATTHEW E. HOGLUND
S-1910
FORT RIVER
WI
DRAFT

C.S.M. No. _____

Doc. No. _____

SHEET 3 OF 4

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

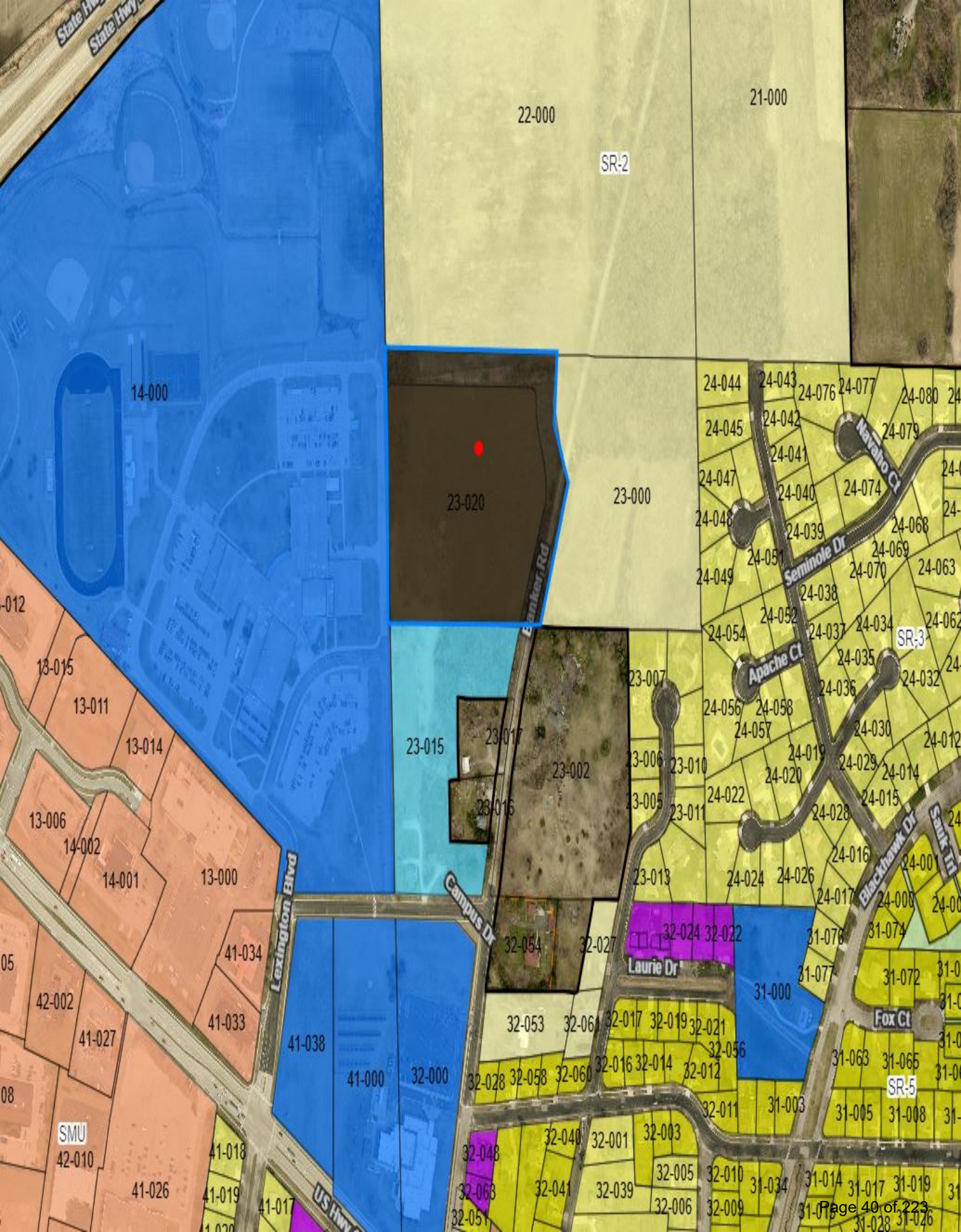
REGISTER OF DEEDS CERTIFICATE:

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

WISCONSIN MATTHEW J. HOGLUND S-2310 FORT RIVER WI 2/1/2025 LAND SURVEYOR DRAFT

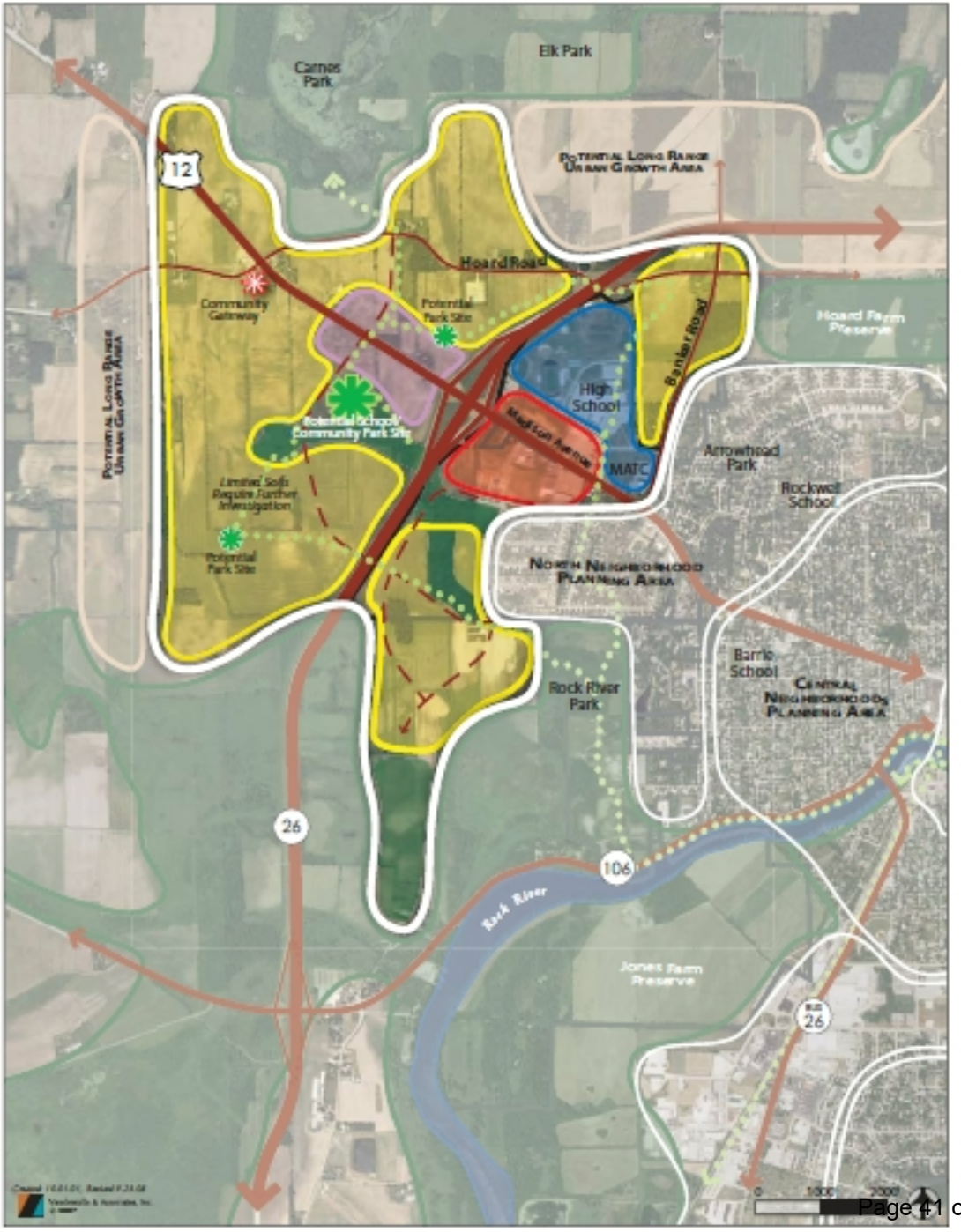
SHEET 4 OF 4


State Hwy
State Hwy
22-000
21-000
SR-2
14-000
23-020
23-000
Bamber Rd
24-044
24-043
24-076
24-077
24-080
24-045
24-042
24-079
24-041
Navajo Ct
24-047
24-040
24-074
24-048
24-039
24-068
24-051
24-069
Seminole Dr
24-049
24-070
24-063
24-038
24-052
24-054
24-037
24-034
SR-3
24-035
Apache Ct
24-032
24-036
24-056
24-058
24-057
24-030
24-019
24-029
24-014
24-020
24-022
24-015
24-028
24-016
Blackhawk Dr
24-024
24-026
24-017
24-000
31-074
31-076
31-077
31-072
Fox Ct
31-063
31-065
SR-5
31-005
31-008
31-003
31-034
31-014
31-017
31-019
31-026
31-028
23-007
23-006
23-010
23-005
23-011
23-013
23-015
23-017
23-016
23-002
13-015
13-011
13-014
13-006
14-002
14-001
13-000
Lexington Blvd
Campus Dr
32-054
32-027
32-024
32-022
Laurie Dr
31-000
41-034
41-033
42-002
41-027
41-038
41-000
32-000
32-053
32-061
32-017
32-019
32-021
32-056
32-028
32-058
32-060
32-016
32-014
32-012
32-011
SMU
42-010
41-018
41-026
41-019
41-017
US Hwy
32-048
32-040
32-001
32-003
32-063
32-041
32-039
32-005
32-010
32-006
32-009
32-051

Northwest Quadrant Planning Area

FIGURE: 2.12

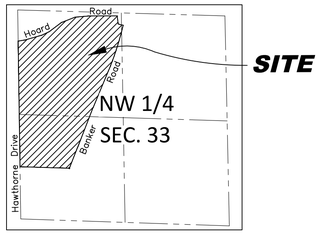
City of Fort Atkinson
Futures Open House



RIDGE VIEW ESTATES

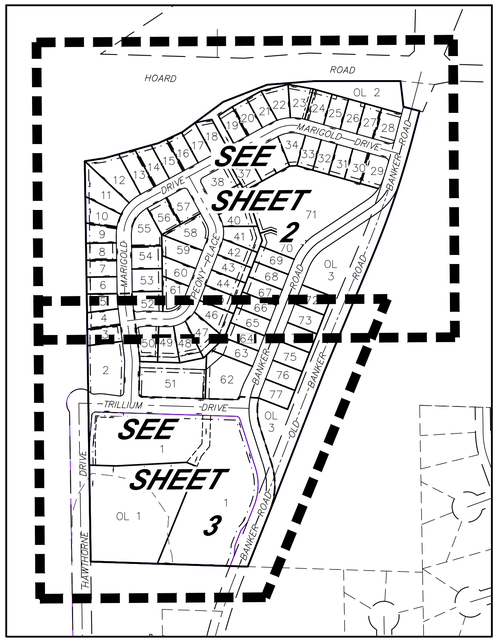
Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Vicinity Map

Not to Scale



Sheet Index Map

Not to Scale

NOTES:

1. 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.
2. Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
3. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
4. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
5. See Sheet 3 for Legal Description.
6. 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.
7. 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.
8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

LEGEND

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

N
W E
S

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

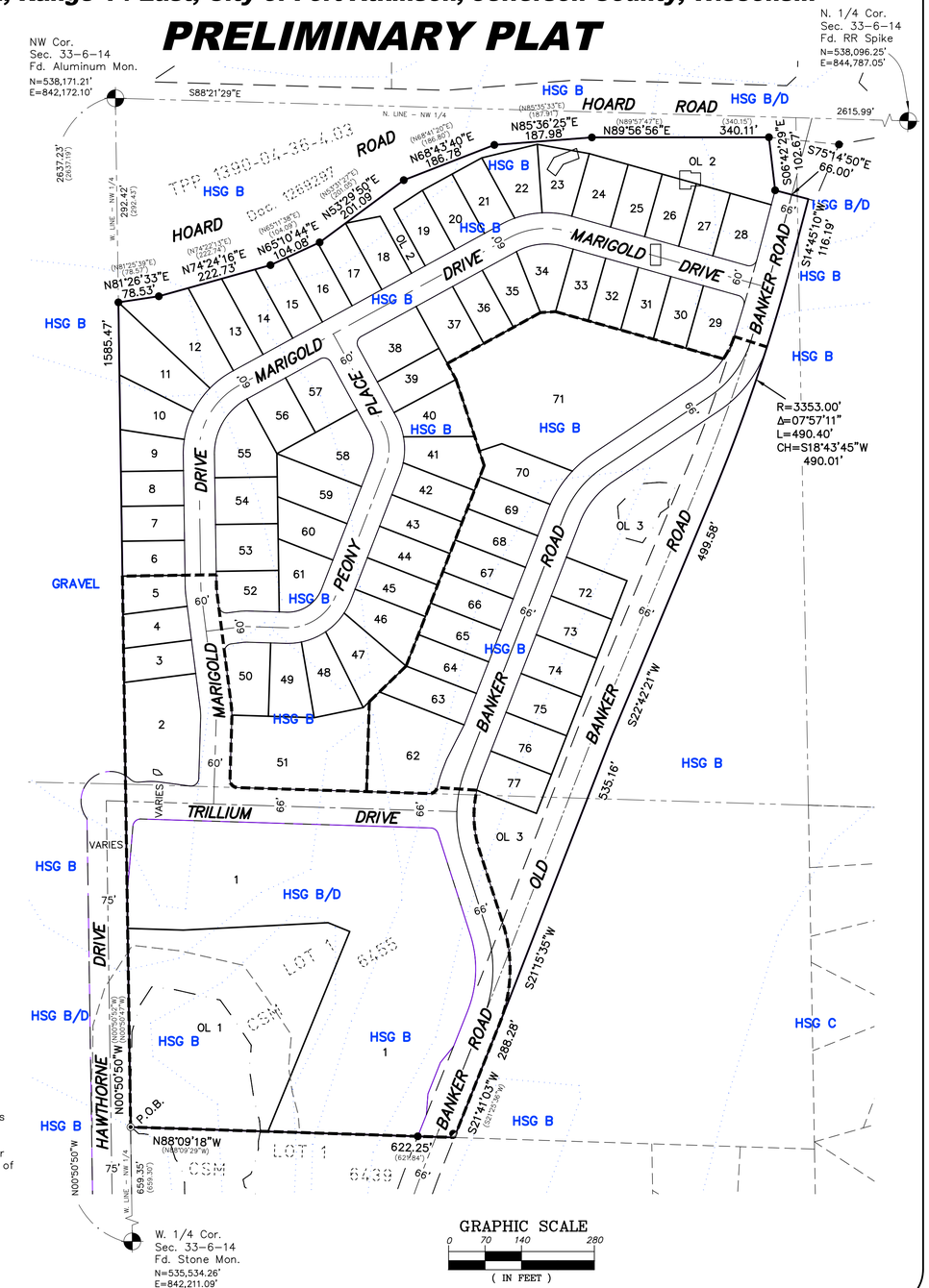
SURVEYOR'S CERTIFICATE:

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 February, 2025.

WISCONSIN MATTHEW E. HOGLUND S-1910 FORT ATKINSON WI SURVEYOR DRAFT

_____
By: Matthew E. Hoglund
P.L.S. S–1910



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

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

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8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:
   - Front (minor street) = 30'
   - Front (all other streets) = 30'
   - Rear = 30'
   - Side = 8'
   - Street Side (on corner lots) = 20'

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

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

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

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

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

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

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

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- Soil Boring Location
- (88') Record Data (if different)
- Drainage Arrow (Proposed)
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- HSG B — Hydrologic Soil Group B
- HSG B/D — Hydrologic Soil Group B/D
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OWNER/SUBDIVIDER:
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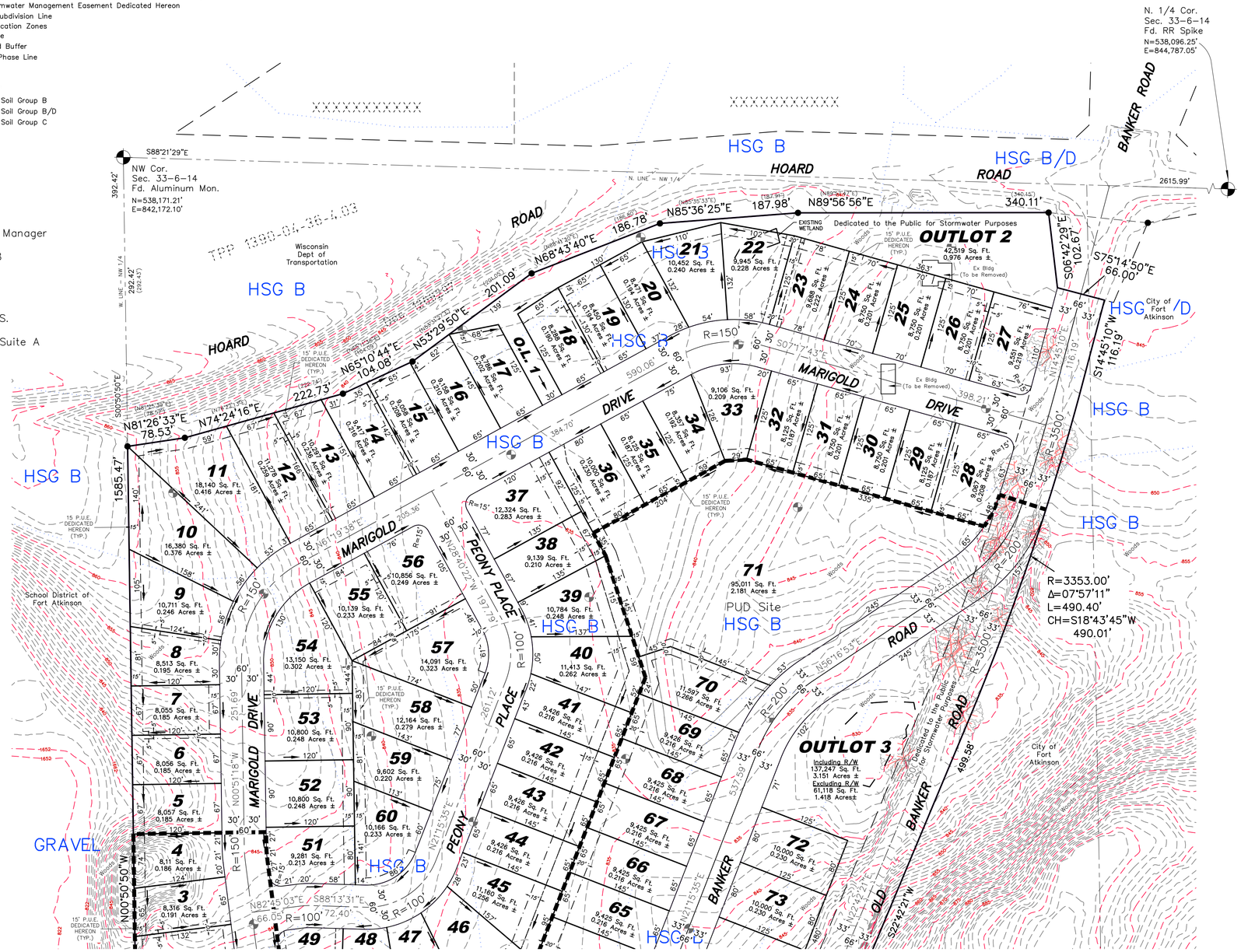
N
W E
S

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)

WISCONSIN MATTHEW E. HOGLUND S-2010 RIVERS, WI 4/4/24 LAND SURVEYOR

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



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

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

NOTES:

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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) = 20'

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

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

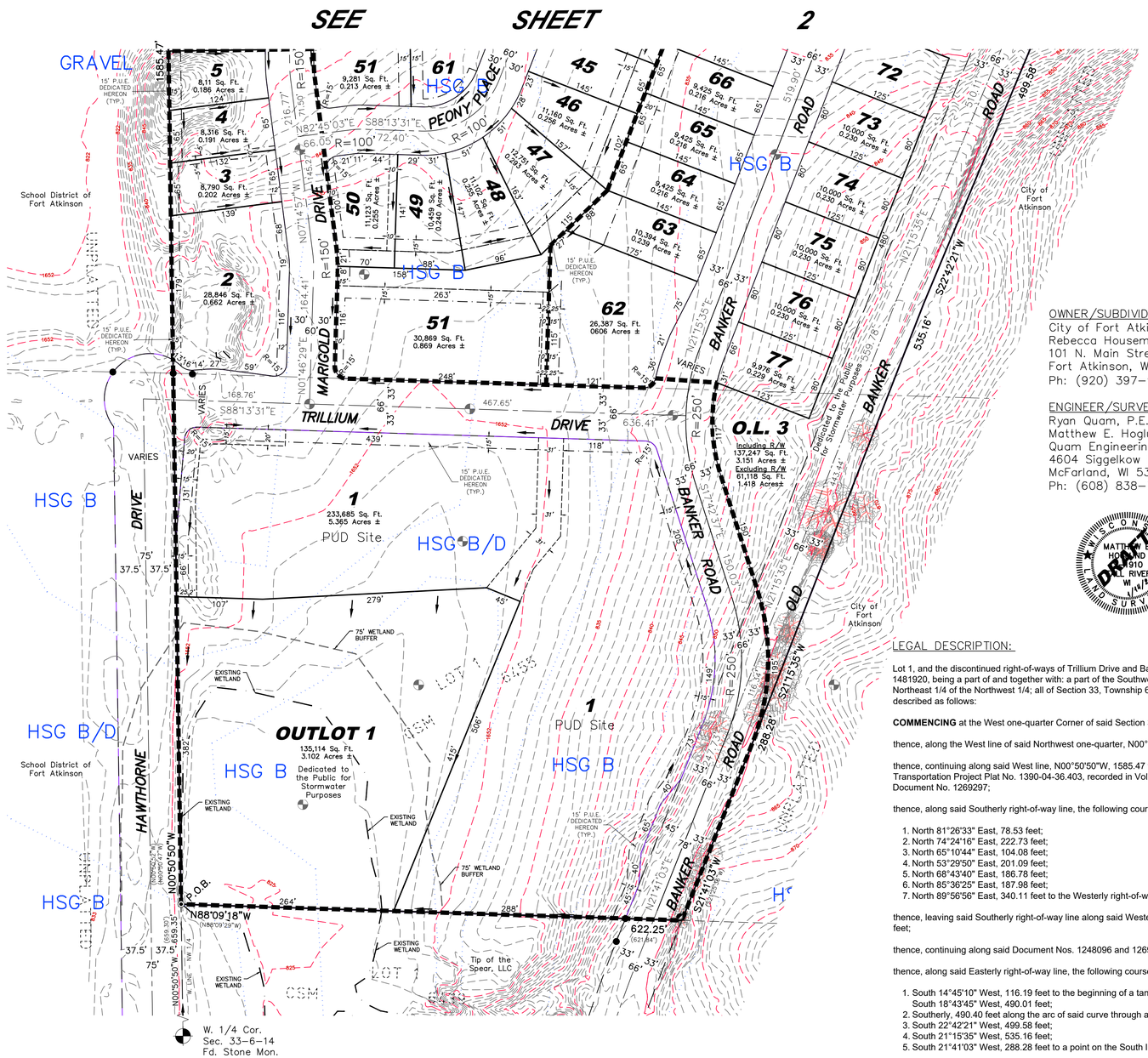
   Principal Structure Setbacks:
   - Front (minor street) = 30'
   - Front (all other streets) = 30'
   - Rear = 30'
   - Side = 8'
   - Street Side (on corner lots) = 25'

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

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

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

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



LEGEND

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

N W E S

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).

WISCONSIN MATTHEW E. HOGLUND S-2910 FULL RIVERS, W 10/4/24 Professional Land Surveyor DRAFT

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
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

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Building/Zoning Administrator**

RE: **Review and possible action on a Certified Survey map for the property located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator)**

BACKGROUND

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.

DISCUSSION

The Plan Commission recommended the CSM for approval at a meeting on Feb. 11, 2025.

FINANCIAL ANALYSIS

Approval of this CSM will allow the City to sell the lots created to be developed in accordance with the Development Agreement with Intrepid Investments, LLC.

RECOMMENDATION

City staff and 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 City Council

ATTACHMENTS

1. Plan Commission Memorandum CSM Lot 1
2. Ridge View Estates_CSM_Lots 2-5_2-1-2025
3. Exibit A Lots 2-5

4. Northwest Quadrant Planning Area
5. 03_Exhibit #2_Ridge View Estates Prelim Plat 2-4-25

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

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 Ridgeview 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. Exibit A Lots 2-5
3. Northwest Quadrant Planning Area

JEFFERSON COUNTY
CERTIFIED SURVEY MAP # _____

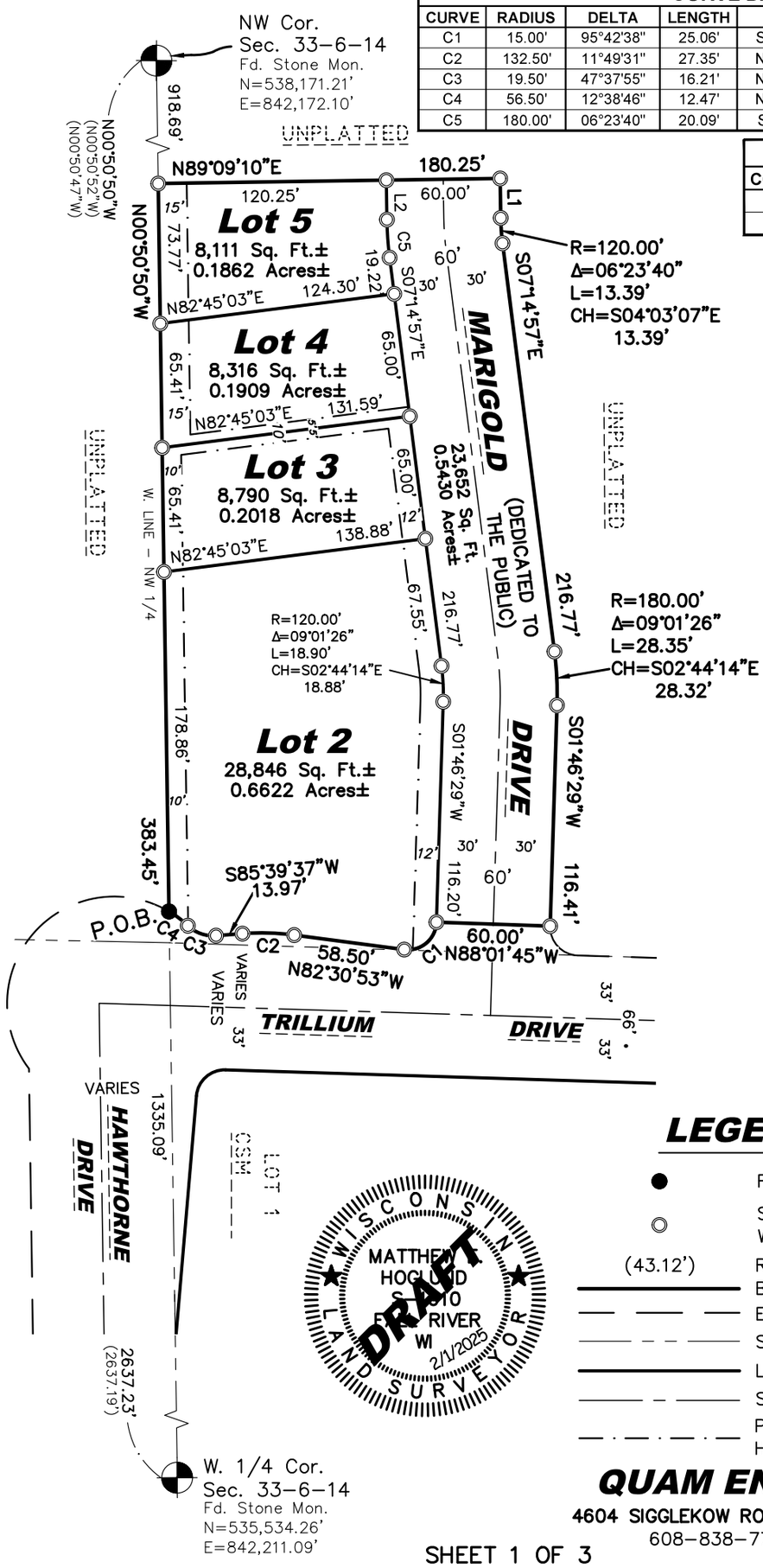
Part of the NW 1/4 of the NW 1/4 of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

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)

GRAPHIC SCALE

0 40 80 160

(IN FEET)

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

SHEET 1 OF 3

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

WISCONSIN MATTHEW E. HOGLUND S-1910 FORT RIVER WI LAND SURVEYOR
DRAFT

SHEET 2 OF 3

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.

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

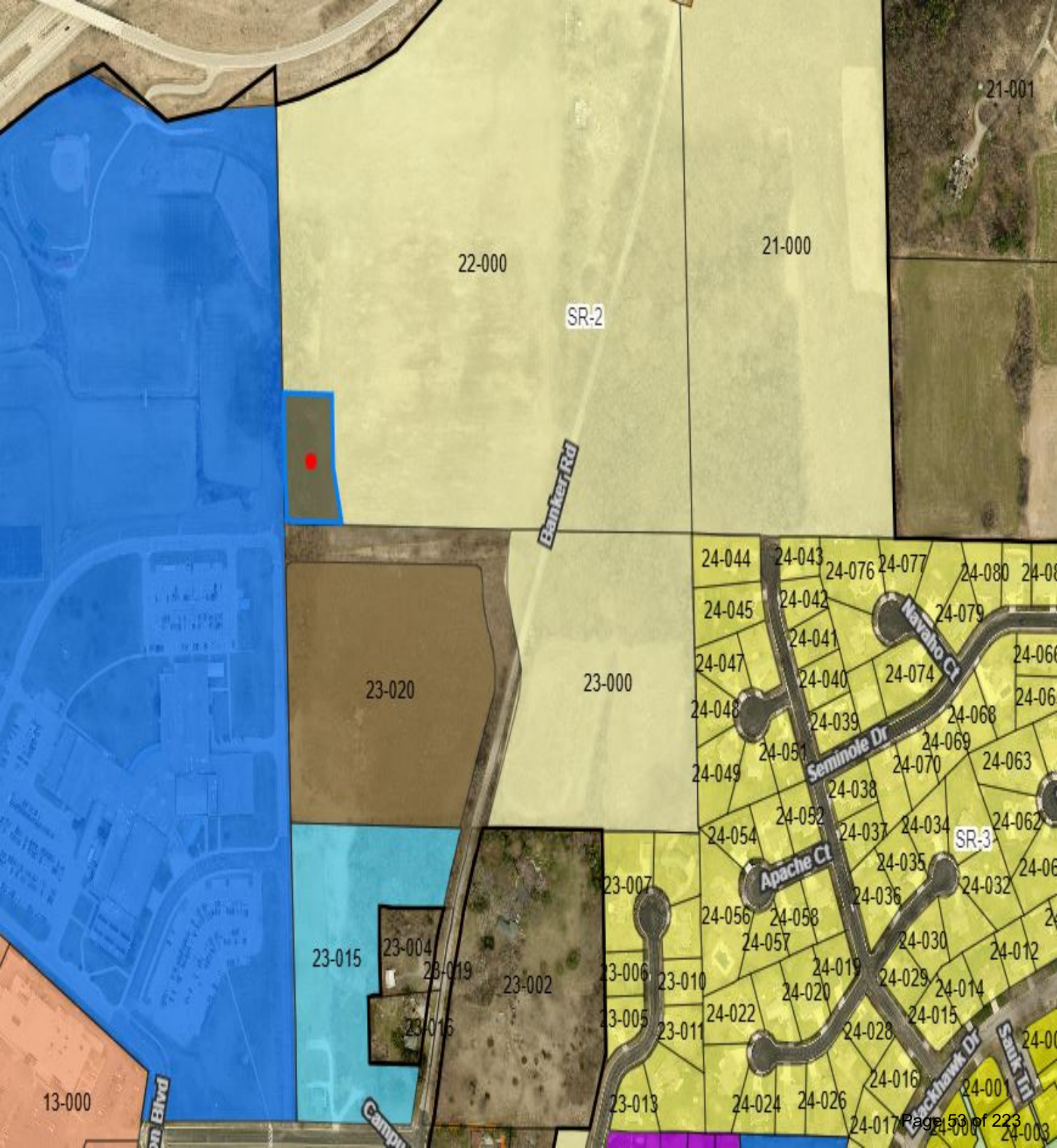
REGISTER OF DEEDS CERTIFICATE:

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

WISCONSIN MATTHEW A. HOGLUND S-2510 FORT RIVER WI 2/1/2025 LAND SURVEYOR DRAFT

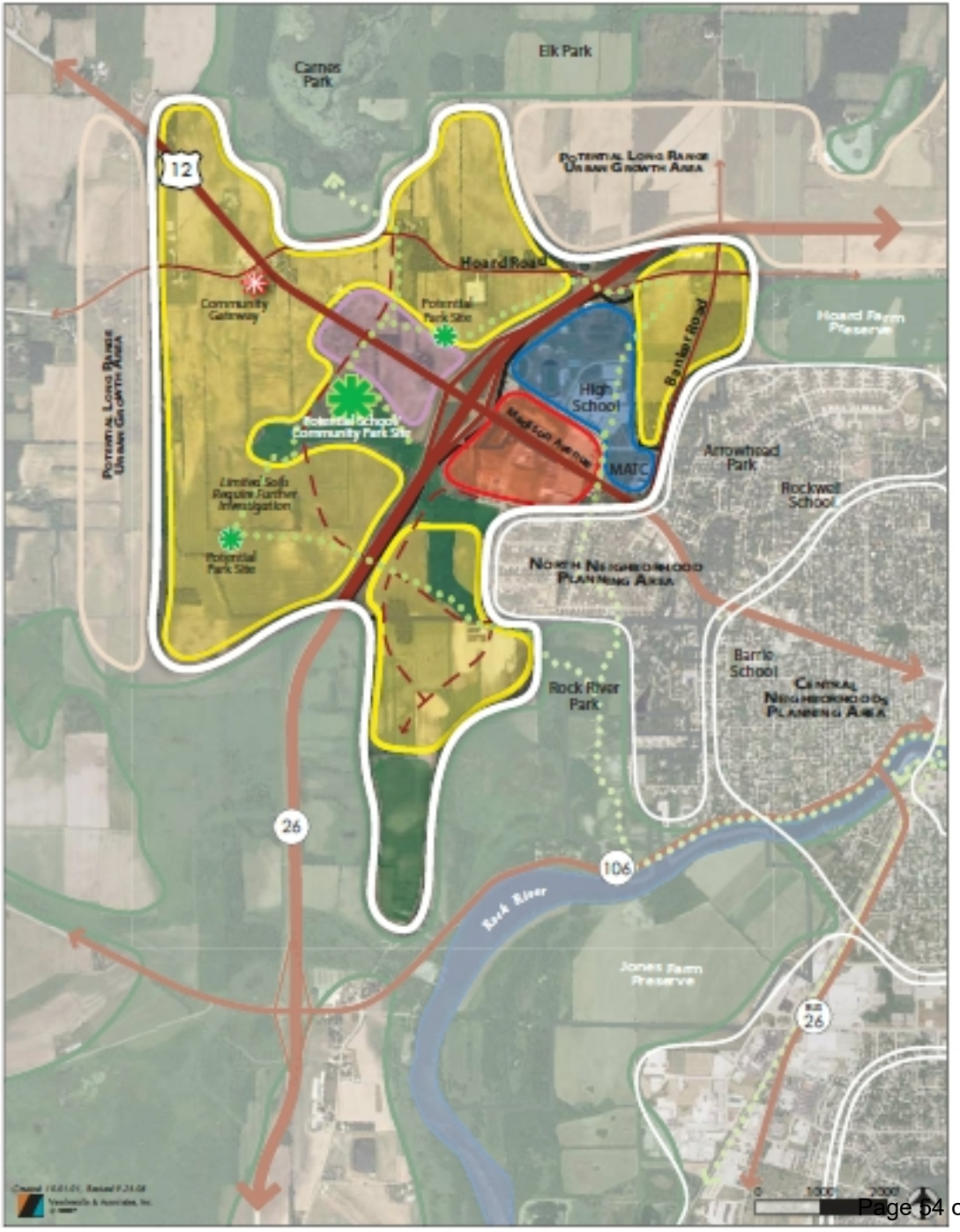
SHEET 3 OF 3


21-001
22-000
21-000
SR-2
Banker Rd
23-020
23-000
24-044
24-043
24-076
24-077
24-080
24-045
24-042
24-079
24-041
24-047
24-040
24-074
Navaho Ct
24-048
24-039
24-068
24-051
24-069
Seminole Dr
24-049
24-070
24-063
24-038
24-052
24-054
24-037
24-034
SR-3
24-062
Apache Ct
24-035
24-036
24-032
23-007
24-056
24-058
24-057
24-030
24-012
23-015
23-004
23-019
23-002
23-006
23-010
24-019
24-029
24-020
24-014
23-016
23-005
23-011
24-022
24-015
24-028
Blackhawk Dr
Sauk Trl
24-016
24-001
13-000
23-013
24-024
24-026
24-017
24-003
Campbell
Blvd

Northwest Quadrant Planning Area

FIGURE: 2.12

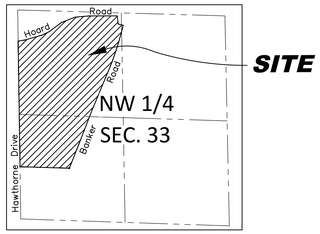
City of Fort Atkinson
Futures Open House



RIDGE VIEW ESTATES

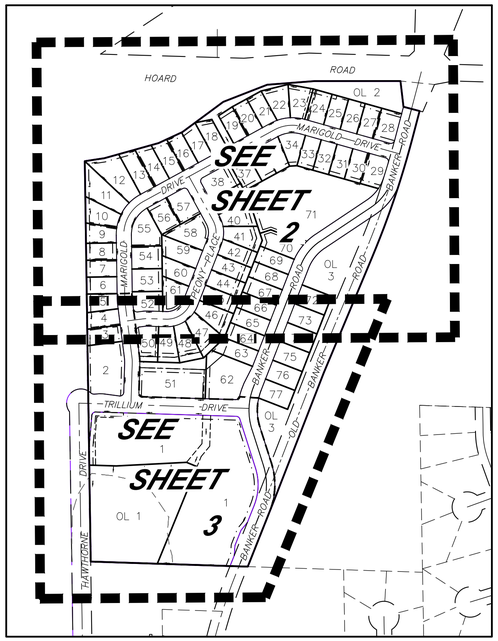
Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Vicinity Map

Not to Scale



Sheet Index Map

Not to Scale

NOTES:

1. 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.
2. Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
3. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
4. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
5. See Sheet 3 for Legal Description.
6. 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.
7. 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.
8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

LEGEND

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

N
W E
S

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

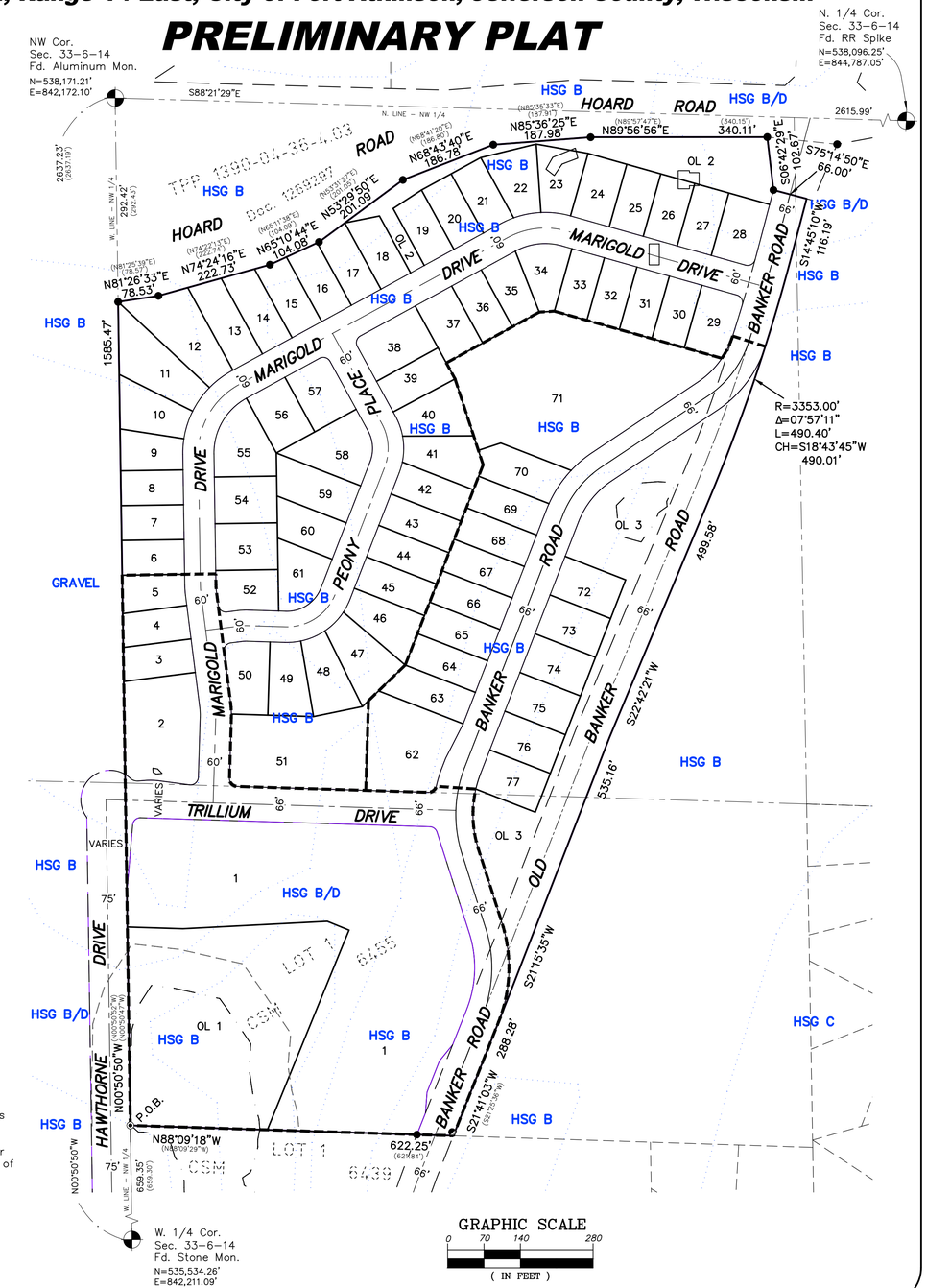
SURVEYOR'S CERTIFICATE:

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 February, 2025.

WISCONSIN MATTHEW E. HOGLUND S-1910 RIVER WI SURVEYOR
DRAFT

_____
By: Matthew E. Hoglund
P.L.S. S–1910



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

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

NOTES:

1. 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.
2. Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
3. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
4. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
5. See Sheet 3 for Legal Description.
6. 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.
7. 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.
8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:
   - Front (minor street) = 30'
   - Front (all other streets) = 30'
   - Rear = 30'
   - Side = 8'
   - Street Side (on corner lots) = 20'

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

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

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

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

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

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

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

LEGEND

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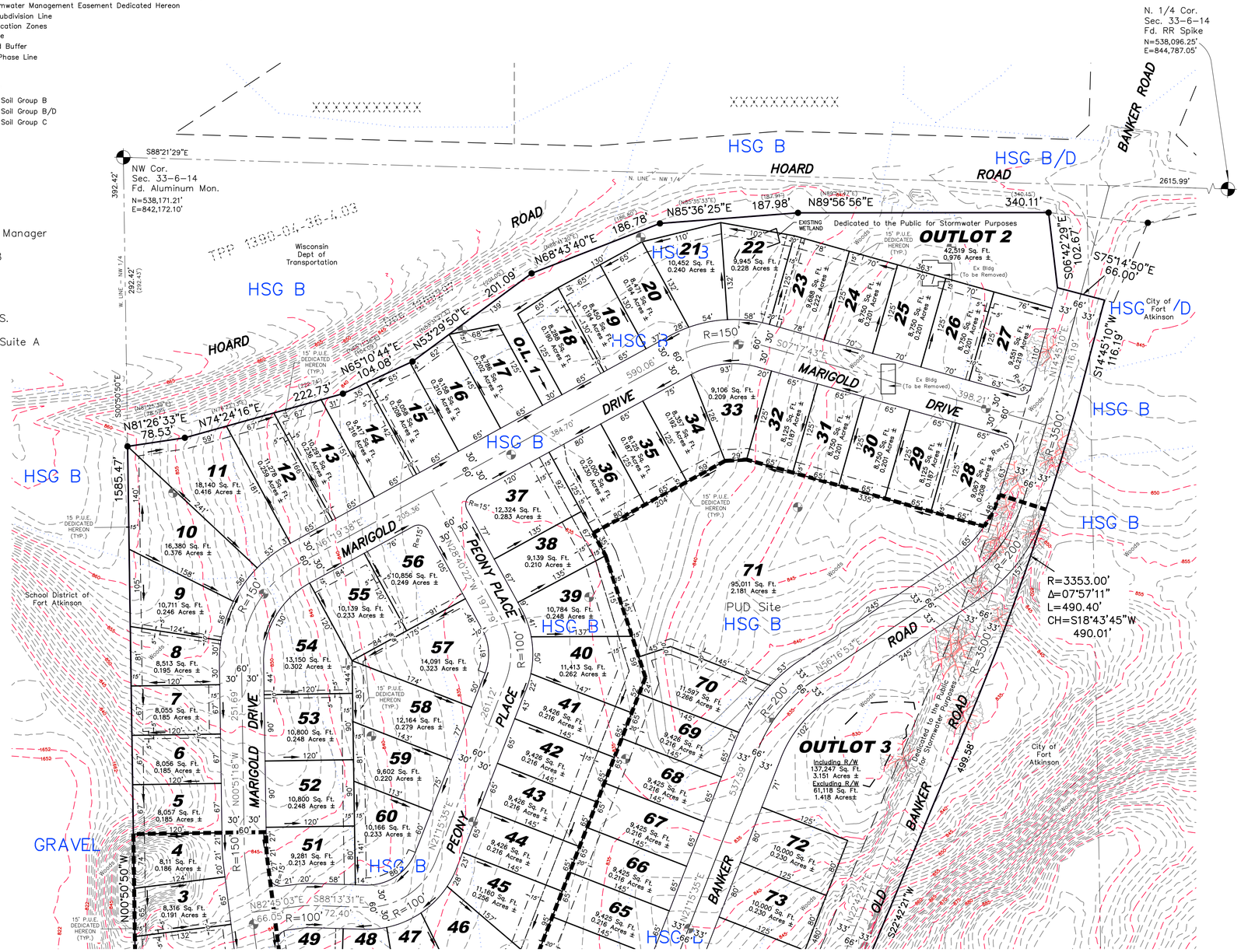
N
W E
S

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)

WISCONSIN MATTHEW E. HOGLUND S-2010 RIVERS WI 4/4/24 PROFESSIONAL LAND SURVEYOR

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



PRELIMINARY PLAT
RIDGE VIEW ESTATES
SHEET 2 OF 3
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RIDGE VIEW ESTATES

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PRELIMINARY PLAT

NOTES:

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Front (minor street)	= 30'
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Rear	= 30'
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Street Side (on corner lots)	= 20'

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

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

   Principal Structure Setbacks:

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

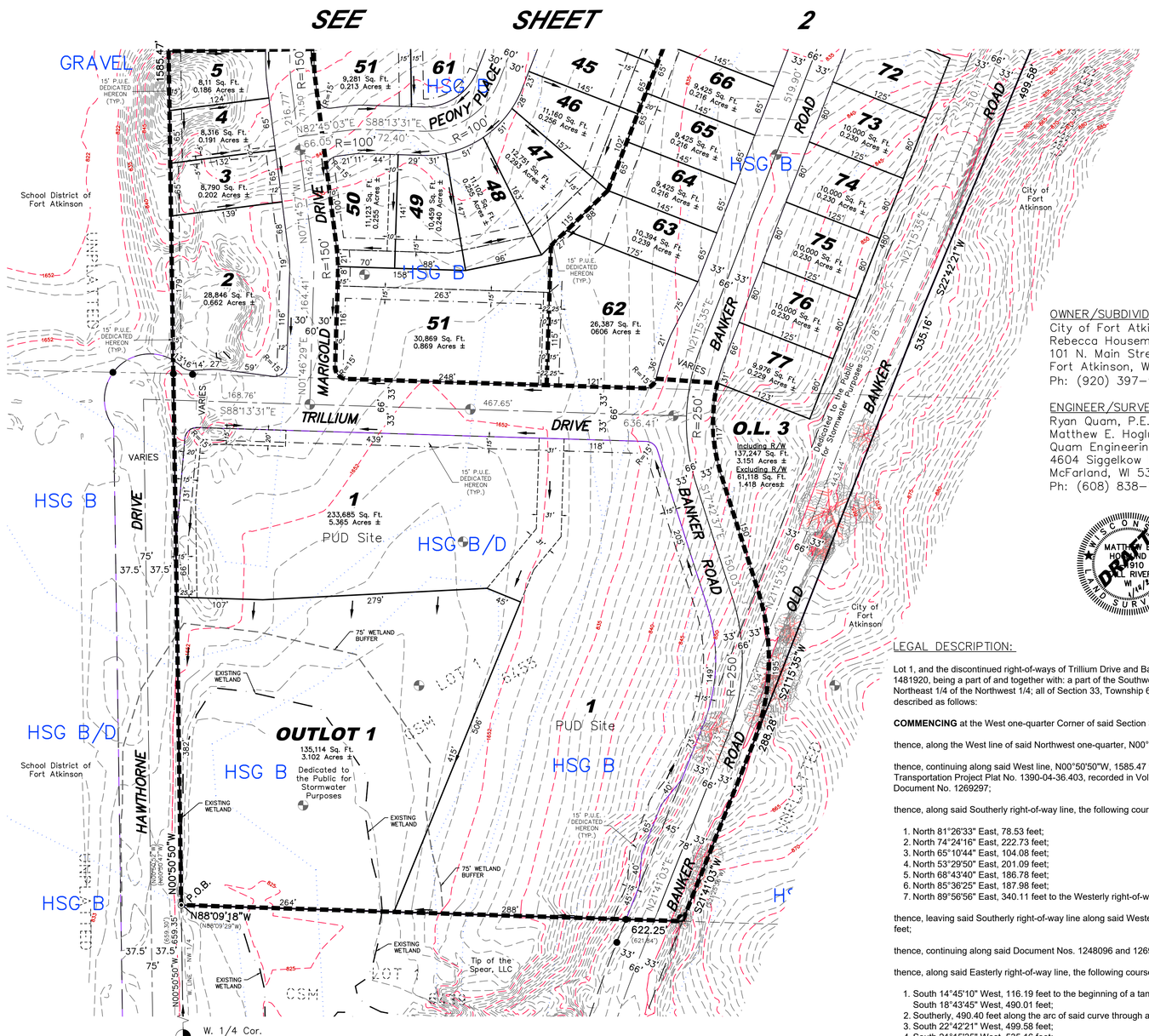
   See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

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

   Principal Structure Setbacks:

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

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



LEGEND

●	Found 3/4" Rebar
	Found 1" Iron Pipe
	Found 1–1/4" Iron Pipe
	Soil Boring Location
(88')	Record Data (if different)
←	Drainage Arrow (Proposed)
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	R/W Line
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HSG B	Hydrologic Soil Group B
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N W E S

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WISCONSIN MATTHEW E. HOGLUND S-2910 FULL RIVERS SURVEYOR 10/14/24 DRAFT

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Building/Zoning Administrator**

RE: **Review and possible action on a Planned Unit Development-General Development Plan for the property known as Lot 1 (formerly known as Lot 61) located east of Fort Atkinson High School, south of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-01)**

BACKGROUND

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

The new parcel to accommodate this development will be created by CSM prior to action on this item and is proposed to be 5.371-acres in size. A future second phase may occur on the eastern portion of the property, adjacent to Banker Road through additional approval processes.

DISCUSSION

The Plan Commission held a public hearing on the Planned Unit Development-General Development Plan for this project at a meeting on Feb. 11, 2025. There were no comments at the public hearing and the Plan Commission recommended approval of the PUD-GDP.

FINANCIAL ANALYSIS

Approval of this PUD-GDP will allow the development of this property in accordance with the Development Agreement with Intrepid Investments and is expected to add $14 million dollars of taxable value to Tax Increment District (TID) #9.

RECOMMENDATION

City staff recommends approval of the General Development Plan, with the following conditions:

1. 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 2.

2. Four 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.
3. Any other recommendations of the City Council.

ATTACHMENTS

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

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

PLANNED UNIT DEVELOPMENT-GROUP DEVELOPMENT PLAN
REPORT TO THE PLAN COMMISSION

DATE: February 11, 2025
PROPERTY ADDRESS: NA
PARCEL NUMBER: 5.37-acre portion of 226-0614-3323-020
OWNER: City of Fort Atkinson
APPLICANT: Applicant: Adam Hertel, AAG

FILE NUMBER: PUD-2025-01
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

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 an 87-unit, three story apartment building with underground and surface parking.

The new parcel to accommodate this development will be created by CSM prior to action on this item and is proposed to be 5.371-acres in size. A future second phase is planned to occur on the eastern portion of the property, adjacent to Banker Road.

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-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 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 = <u>see below for design review</u>
- 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

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

January 24, 2025

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review and make a recommendation to the City Council on a request for a **Planned Unit Development-Group Development Plan and Specific Implementation 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.

The PUD has been brought forward to accommodate the construction of a phased multifamily residential development consisting of two buildings and 187 total residential units. **A zoning change from Multi-Family Residential (MRH-30) 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.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, Feb. 11, 2025 at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link, or dial in for audio access.

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

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by your location
+1 312 626 6799

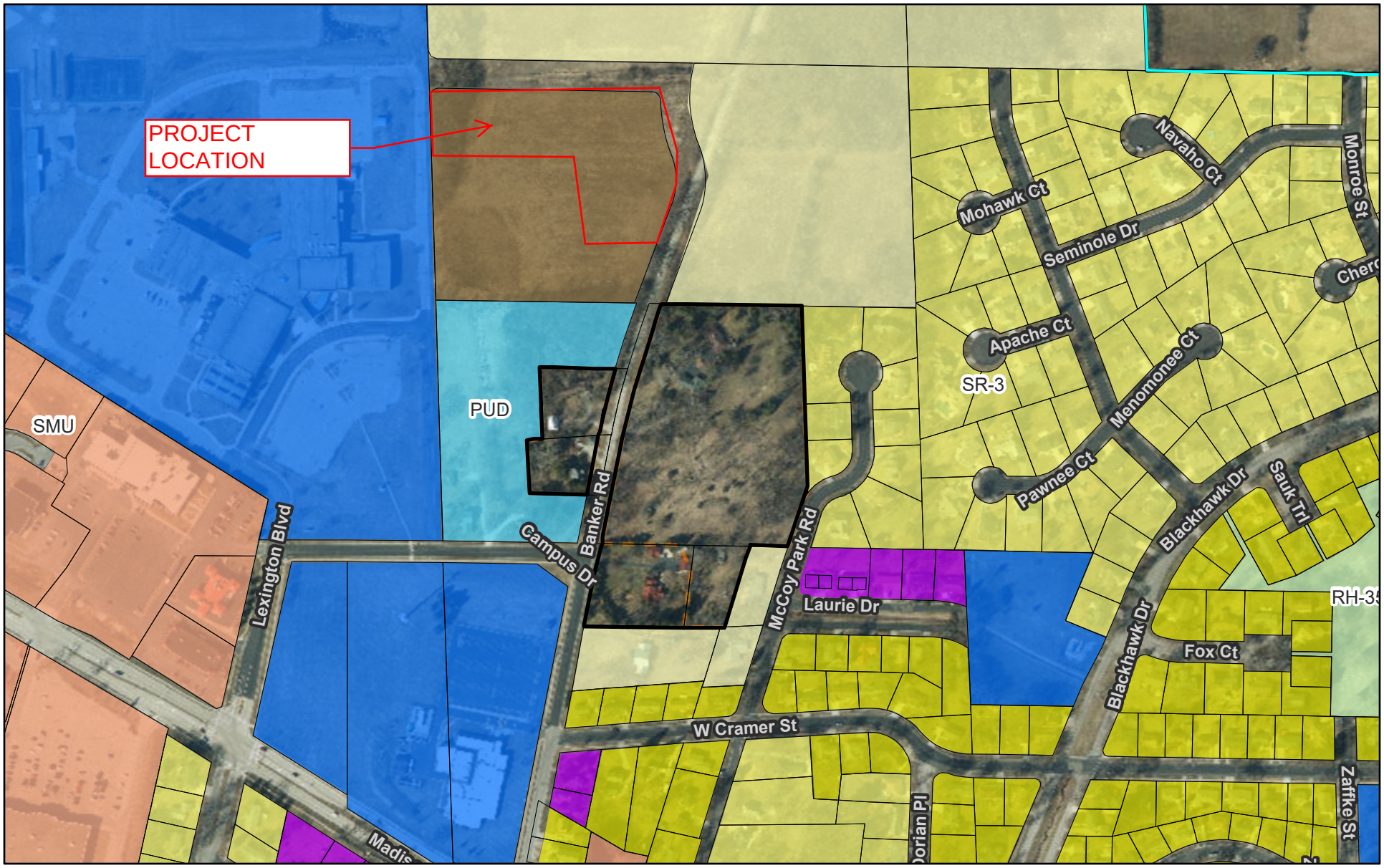
Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the request at the meeting on Tuesday, Feb. 18, 2025 and again on Tuesday, March 4, 2025.

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.

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

Jedidiah Draeger
Building/Zoning Administrator

PUD Lot 61



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
SR-5 - Single Family Residential - 8,000sf
DR-8 - Duplex Residential - 10,000sf
MRH-30 - Multi-Family Residential
SMU - Suburban Mixed Use
I - Institutional
RH-35 - Rural Holding
PUD - Planned Unit Development
City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction
Extraterritorial Limits
3 mi Plat Review

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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;

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

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 *(same process as zoning map amendment)*
  - ❑ 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 *(same process as site plan)*
  - ❑ 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: _____

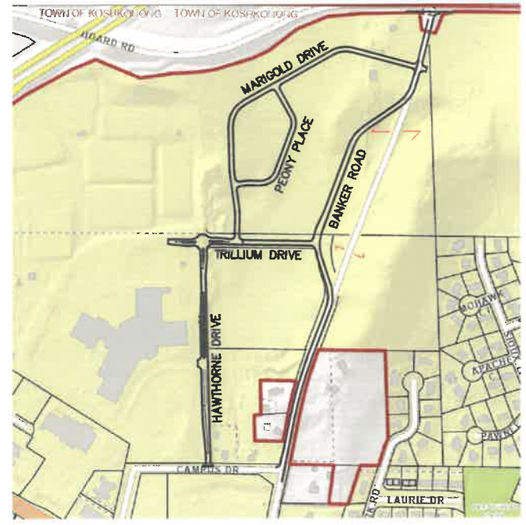
RIDGE VIEW ESTATES

LOT 1 MULTIFAMILY DEVELOPMENT

CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

INDEX

SHEET	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
RYAN D. QUAM
E-33715
MADISON, WI
PROFESSIONAL ENGINEER

Feb. 6, 2025

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A; McFarland, WI 53558 (608) 838-7750

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

RIDGE VIEW ESTATES

MULTI FAMILY SITE PLAN

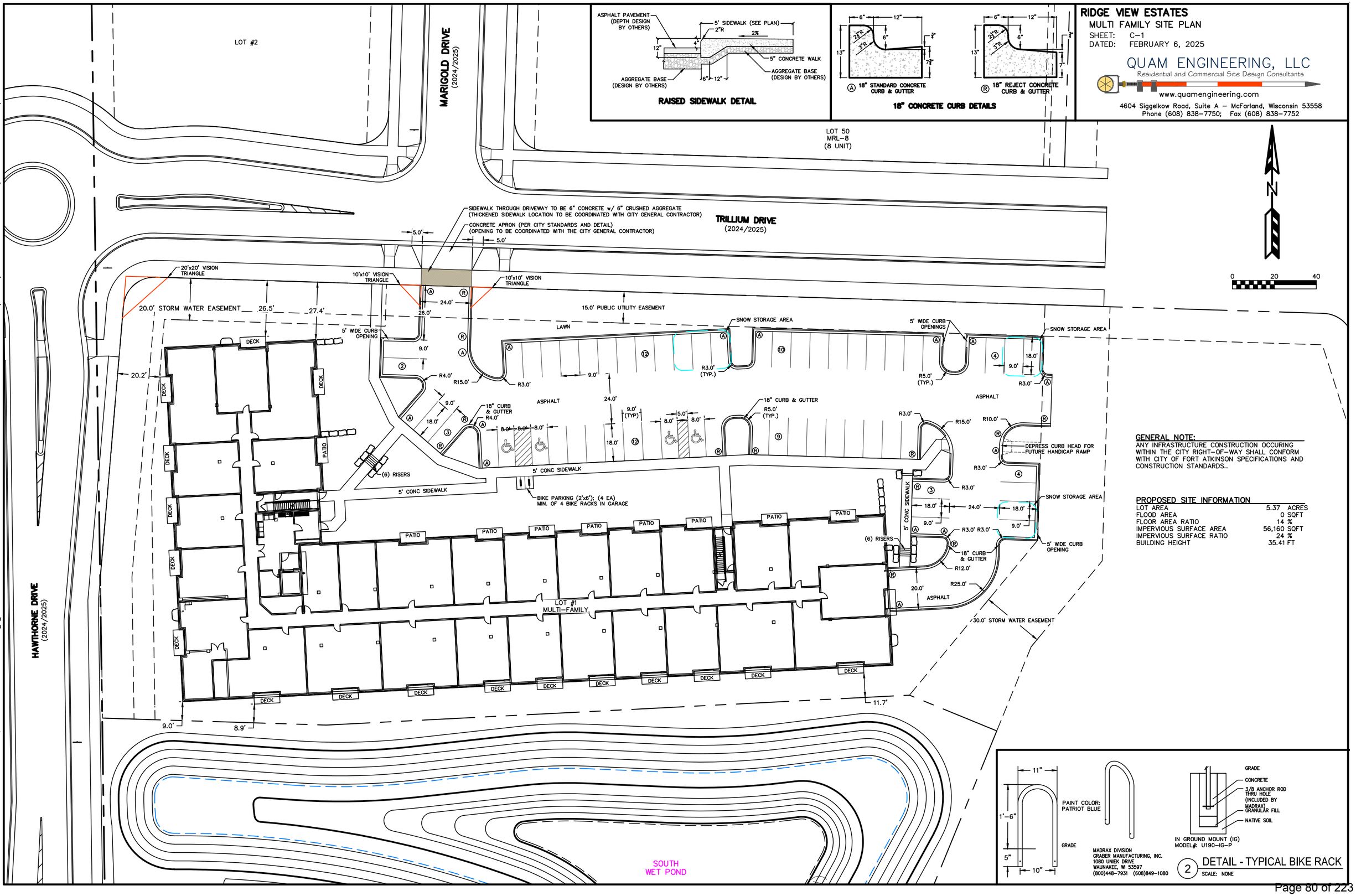
SHEET: C-1

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

RAISED SIDEWALK DETAIL

18" CONCRETE CURB DETAILS



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

2 DETAIL - TYPICAL BIKE RACK

SCALE: NONE

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RIDGE VIEW ESTATES

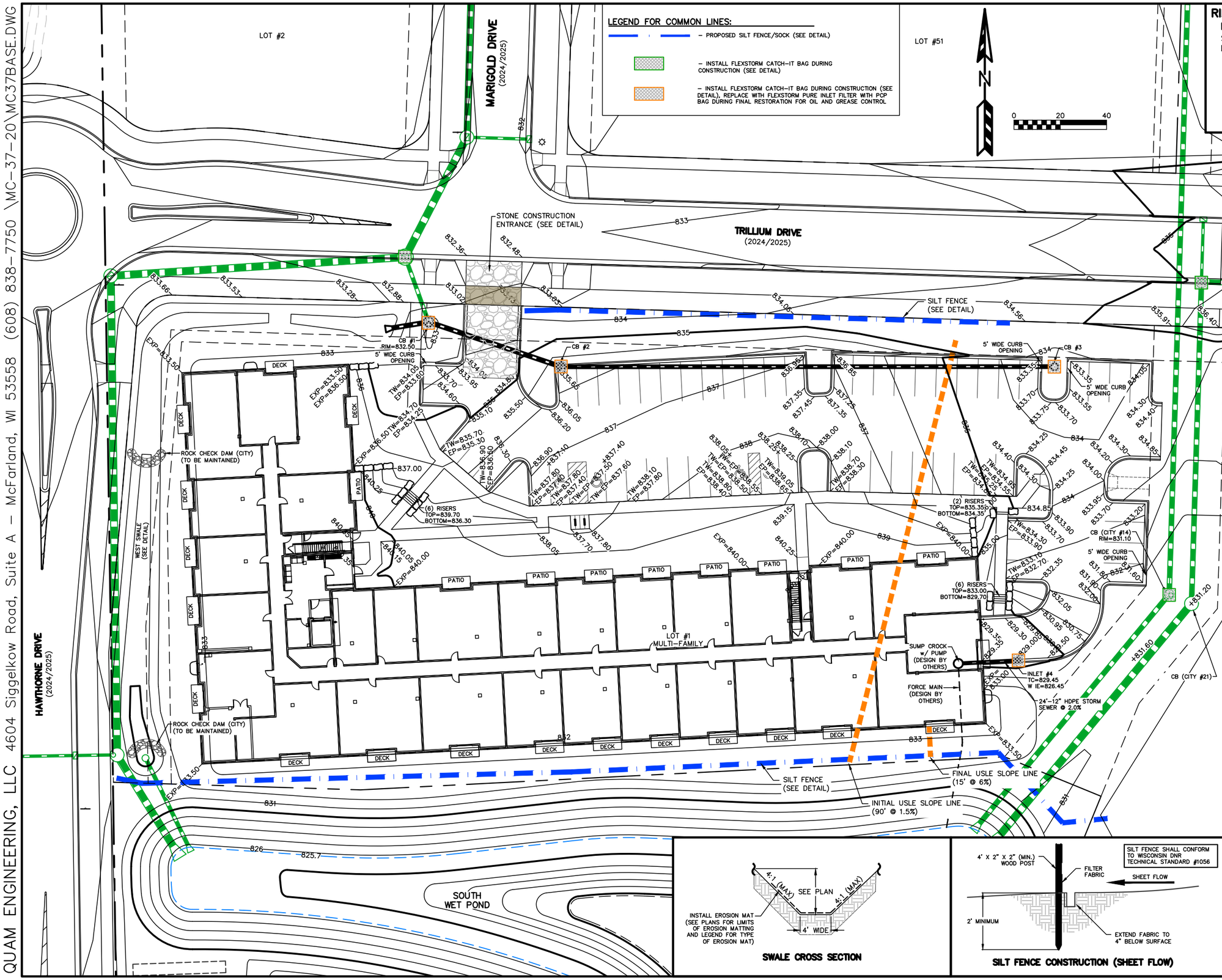
MULTI FAMILY GRADING AND EROSION CONTROL PLAN

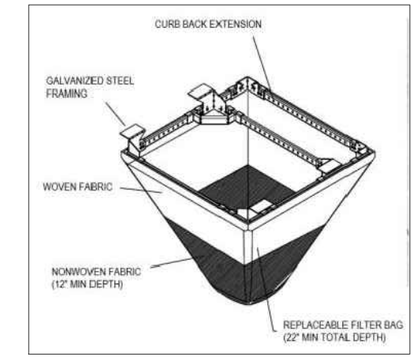
SHEET: C-2
DATED: FEBRUARY 6, 2025

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 COMMON LINES:

- PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- INSTALL FLEXSTORM CATCH-IT BAG DURING CONSTRUCTION (SEE DETAIL)
- INSTALL FLEXSTORM CATCH-IT BAG DURING CONSTRUCTION (SEE DETAIL), REPLACE WITH FLEXSTORM PURE INLET FILTER WITH PCP BAG DURING FINAL RESTORATION FOR OIL AND GREASE CONTROL





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 PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

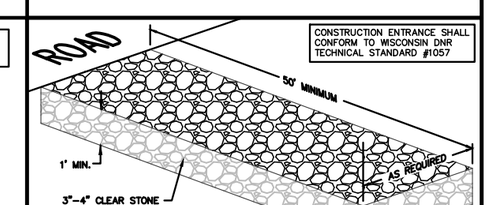
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

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

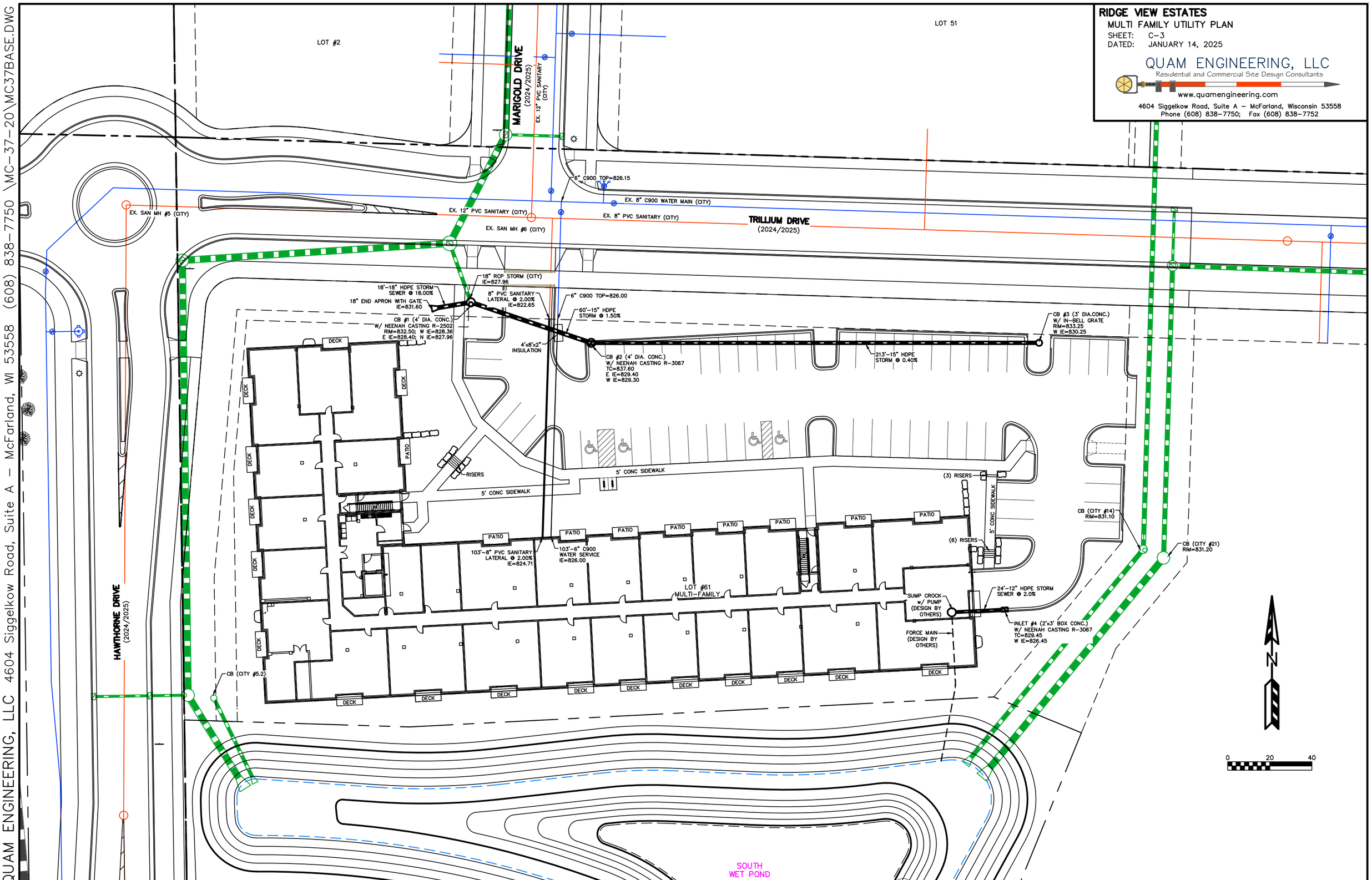
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40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

SWALE CROSS SECTION

SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE


RIDGE VIEW ESTATES
MULTI FAMILY UTILITY PLAN
SHEET: C-3
DATED: JANUARY 14, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-37-20\MC37BASE.DWG
LOT #2
LOT 51
MARIGOLD DRIVE
(2024/2025)
EX. 12" PVC SANITARY (CITY)
6" C900 TOP=826.15
EX. 8" C900 WATER MAIN (CITY)
EX. 12" PVC SANITARY (CITY)
EX. 8" PVC SANITARY (CITY)
TRILLIUM DRIVE
(2024/2025)
EX. SAN MH #5 (CITY)
EX. SAN MH #6 (CITY)
18" RCP STORM (CITY)
IE=827.96
18'-18" HDPE STORM SEWER @ 18.00%
18" END APRON WITH GATE
IE=831.60
8" PVC SANITARY LATERAL @ 2.00%
IE=822.65
6" C900 TOP=826.00
60'-15" HDPE STORM @ 1.50%
CB #1 (4' DIA. CONC.)
W/ NEENAH CASTING R-2502
RIM=832.50; W IE=828.36
E IE=828.40; N IE=827.96
4'x8'x2" INSULATION
CB #2 (4' DIA. CONC.)
W/ NEENAH CASTING R-3067
TC=837.60
E IE=829.40
W IE=829.30
213'-15" HDPE STORM @ 0.40%
CB #3 (3' DIA.CONC.)
W/ IN-BELL GRATE
RIM=833.25
W IE=830.25
DECK
PATIO
RISERS
5' CONC SIDEWALK
(3) RISERS
(6) RISERS
CB (CITY #14)
RIM=831.10
CB (CITY #21)
RIM=831.20
103'-8" PVC SANITARY LATERAL @ 2.00%
IE=824.71
103'-6" C900 WATER SERVICE
IE=826.00
LOT #61
MULTI-FAMILY
SUMP CROCK w/ PUMP (DESIGN BY OTHERS)
24'-12" HDPE STORM SEWER @ 2.0%
INLET #4 (2'x3' BOX CONC.)
W/ NEENAH CASTING R-3067
TC=829.45
W IE=826.45
FORCE MAIN (DESIGN BY OTHERS)
HAWTHORNE DRIVE
(2024/2025)
CB (CITY #5.2)
SOUTH WET POND
N
0
20
40

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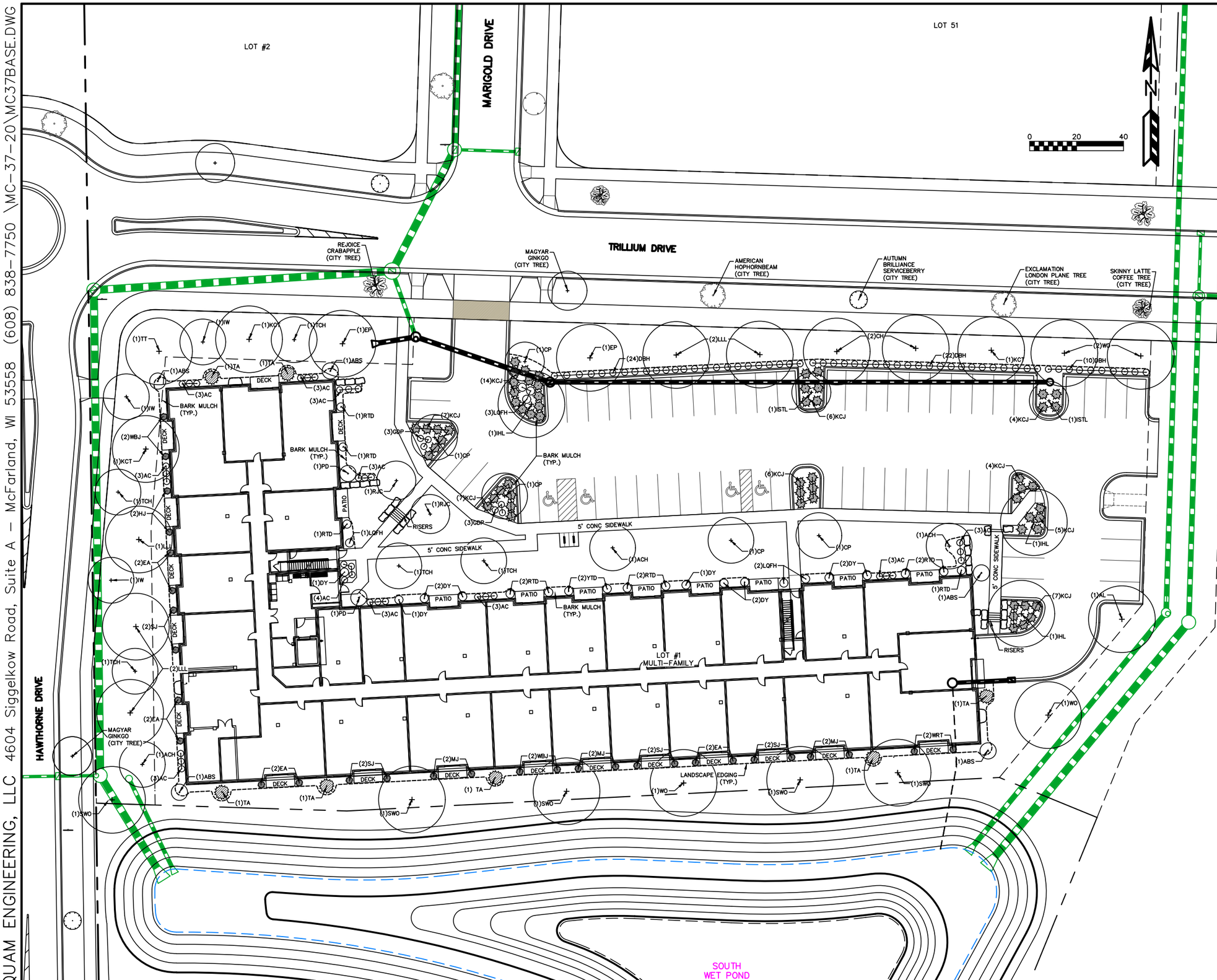
RIDGE VIEW ESTATES

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)		Shade Deciduous Trees		
SWO	5	2"	Swamp White Oak	Quercus Bicolor	BB
WO	4	2"	White Oak	Quercus Alba	BB
	(21)		Tall Deciduous Trees		
AL	1	2"	American Linden	Tilia Americana	BB
CH	3	2"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2"	Exclamation Planetree	Platanus Occidentalis	BB
IHL	4	2"	Imperial Honey Locust	Gleditsia Tricanthos 'Imperial'	BB
KCT	4	2"	Kentucky Coffeetree	Gymnocladus Dioca	BB
LLL	5	2"	Little Leaf Linden	Tilia Cordata	BB
TT	2	2"	Tulip Tree	Liriodendron Tulipifera	BB
	(26)		Medium Deciduous Trees		
ABS	5	1 1/2"	Autumn Brilliance Serviceberry	Amelanchier Grandiflora "AB"	BB
ACH	4	1 1/2"	Amur Chokecherry	Prunus Americana	BB
CP	6	2"	Callery Pear	Pyrus Calleryana	BB
IW	3	1 1/2"	Ironwood	Ostrya Virginiana	BB
PD	2	1 1/2"	Pagoda Dogwood	Cornus Alternatifolia	BB
TCH	6	1 1/2"	Thornless Cockspur Hawthorn	Crataegus Crusgalli	BB
	(4)		Low Deciduous Trees		
ISTL	2	1 1/2"	Ivory Silk Tree Lilac	Syringa Reticulata	BB
RJC	2	1 1/2"	Red Jade Crab	Malus 'Red Jade'	BB
	(37)		Tall/Medium Evergreen Trees		
EA	8	3'	Emerald Arborvitae	Thuja Occidentalis Smaragd	BB
WBJ	6	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB
MJ	8	3'	Mountbatten Juniper	Juniperus C 'Mountbatten'	BB
SJ	8	3'	Skyrocket Juniper	Juniperus S 'Skyrocket'	BB
TA	7	4'	Techny Arborvitae	Thuja Occidentalis 'Techny'	BB
	(18)		Large Deciduous Shrubs		
LQFH	6	30"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
RTD	10	24"	Red Twig Dogwood	Cornus Sericea	Pot
YTD	2	24"	Yellow Twig Dogwood	Cornus Sericea "Flaviramea"	Pot
	(96)		Medium Deciduous Shrubs		
AC	34	18"	Alpine Currant	Ribes Alpinum	Pot
DBH	56	18"'	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GDP	6	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
	(9)		Medium Evergreen Shrubs		
DY	9	24"	Densiform Yew	Taxus Densiformis	Con
	(67)		Low Evergreen Shrubs		
KCJ	67	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 strawmat.
3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
5) Designated planting beds to be separated from lawn areas with 5" crisp shovel-cut edge

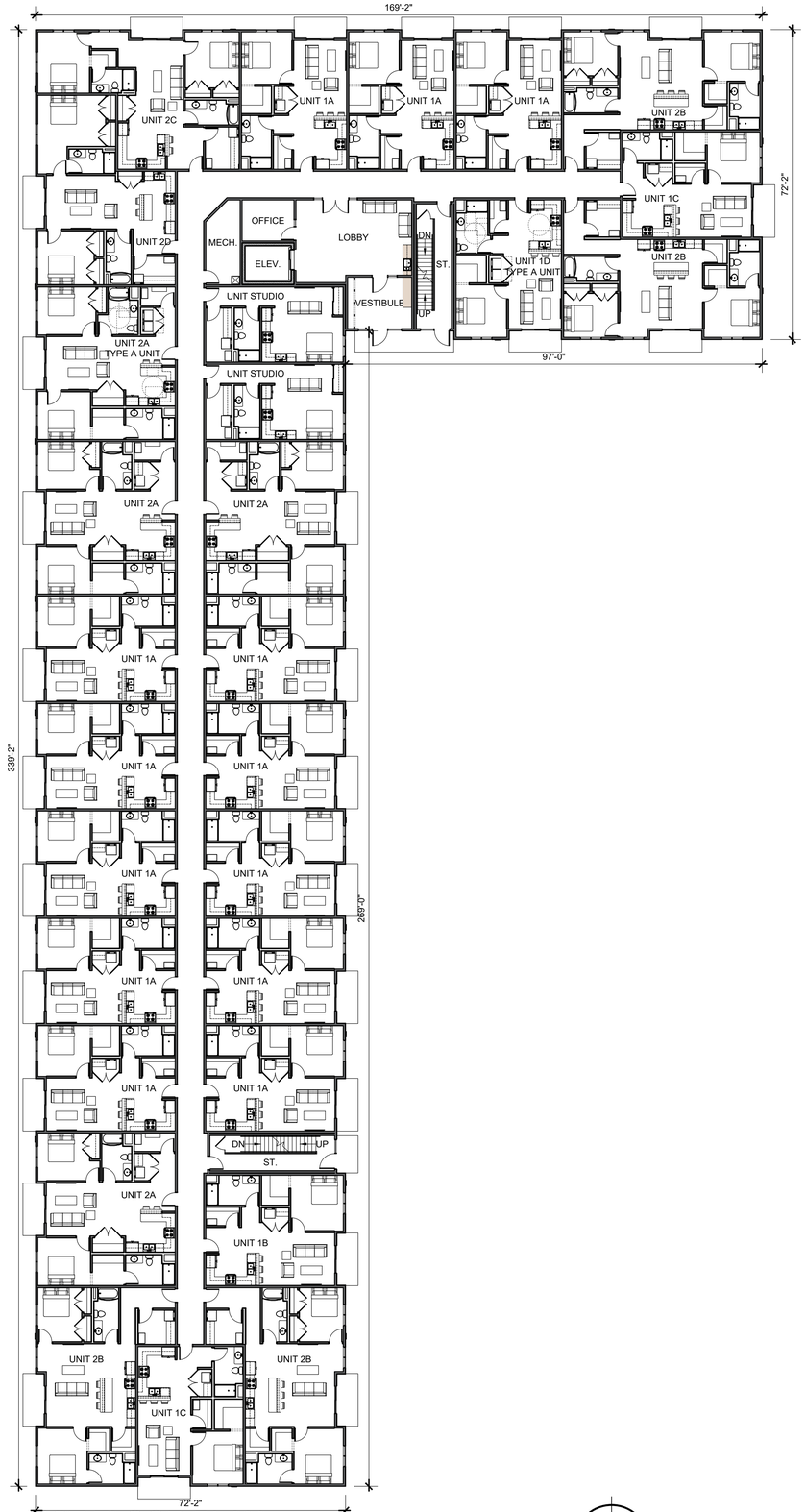
LANDSCAPE WORKSHEET

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

Foundation Points Required:	
(60 points/100 LF building foundation) 1,182/100 * 60 =	709 points
Street Frontage Points Required:	
(100 points/100 LF building foundation) 675/100 * 100 =	675 points
Paved Area Points Required:	
(50 points/10 parking stalls 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**

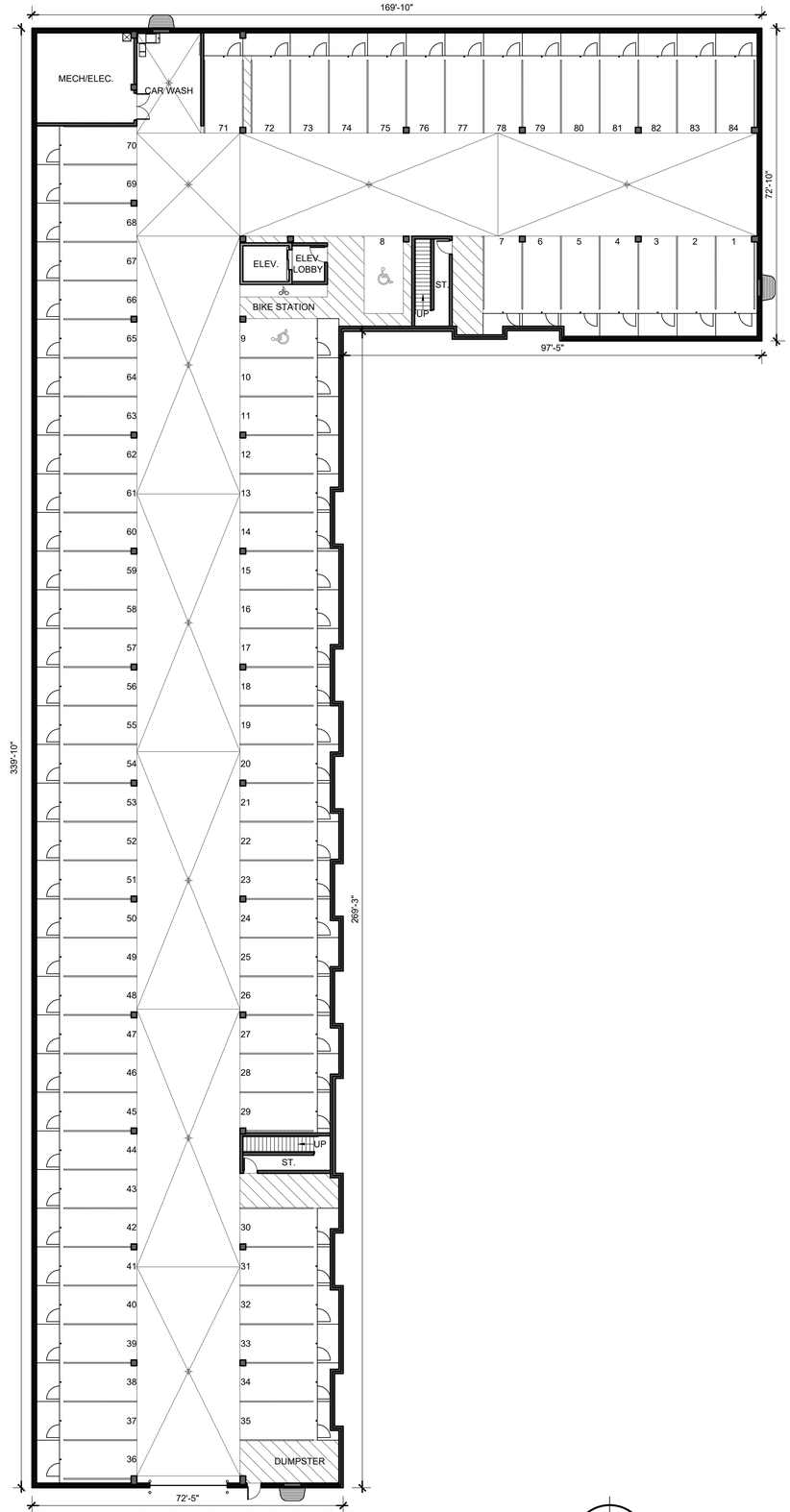
Landscape Points Supplied

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=	102 points
Foundation subtotal:	767 points
Street Frontage Points Supplied:	
14 Tall trees @ 30 =	420 points
8 Medium deciduous trees @ 15 =	120 points
Street Frontage subtotal:	540 points
Paved Area Points Supplied:	
3 Tall deciduous trees @ 30 =	90 points
10 Medium deciduous shrubs @ 3 =	30 points
60 Small evergreen shrubs @ 3 =	180 points
Paved Area subtotal:	300 points
Developed Lot (Yard) Points Supplied:	
9 Shade trees @ 50 =	450 points
4 Medium deciduous trees @ 15 =	60 points
4 Low deciduous trees @ 10 =	40 points
2 Large deciduous shrubs @ 5 =	10 points
9 Medium evergreen shrubs @ 5 =	45 points
79 Medium deciduous shrubs @ 3 =	237 points
Developed Lot subtotal:	842 points
Total landscape points supplied =	**2,449 points**



1ST FLOOR PLAN

1/16" = 1'-0"



PARKING GARAGE FLOOR PLAN

1/16" = 1'-0"

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WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
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PROPOSED DEVELOPMENT

RIDGE VIEW LOFTS

Trillium and Banker Road
City of Fort Atkinson , Jefferson County

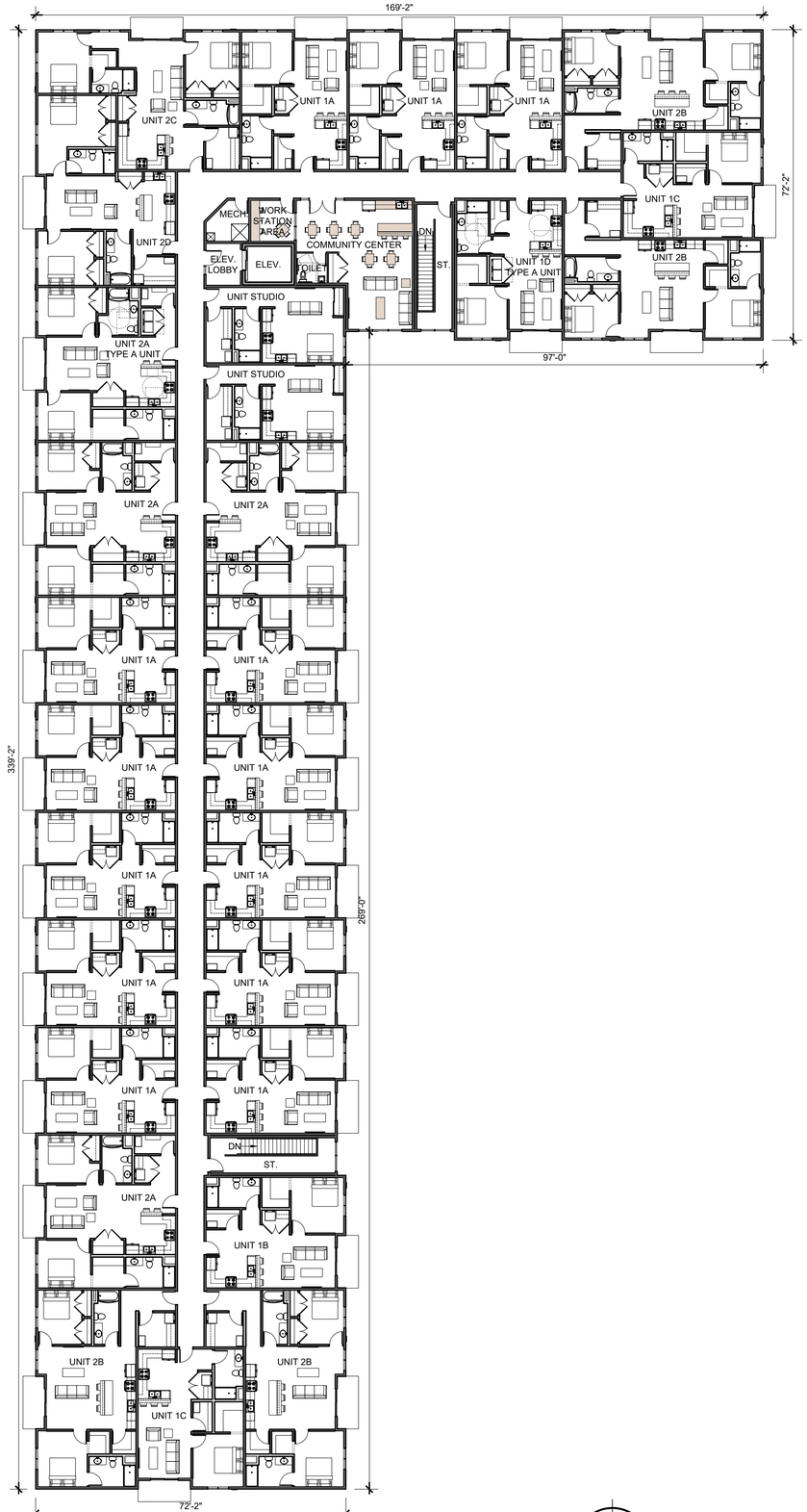
Issue:
02 / 05 / 2025

Revision:

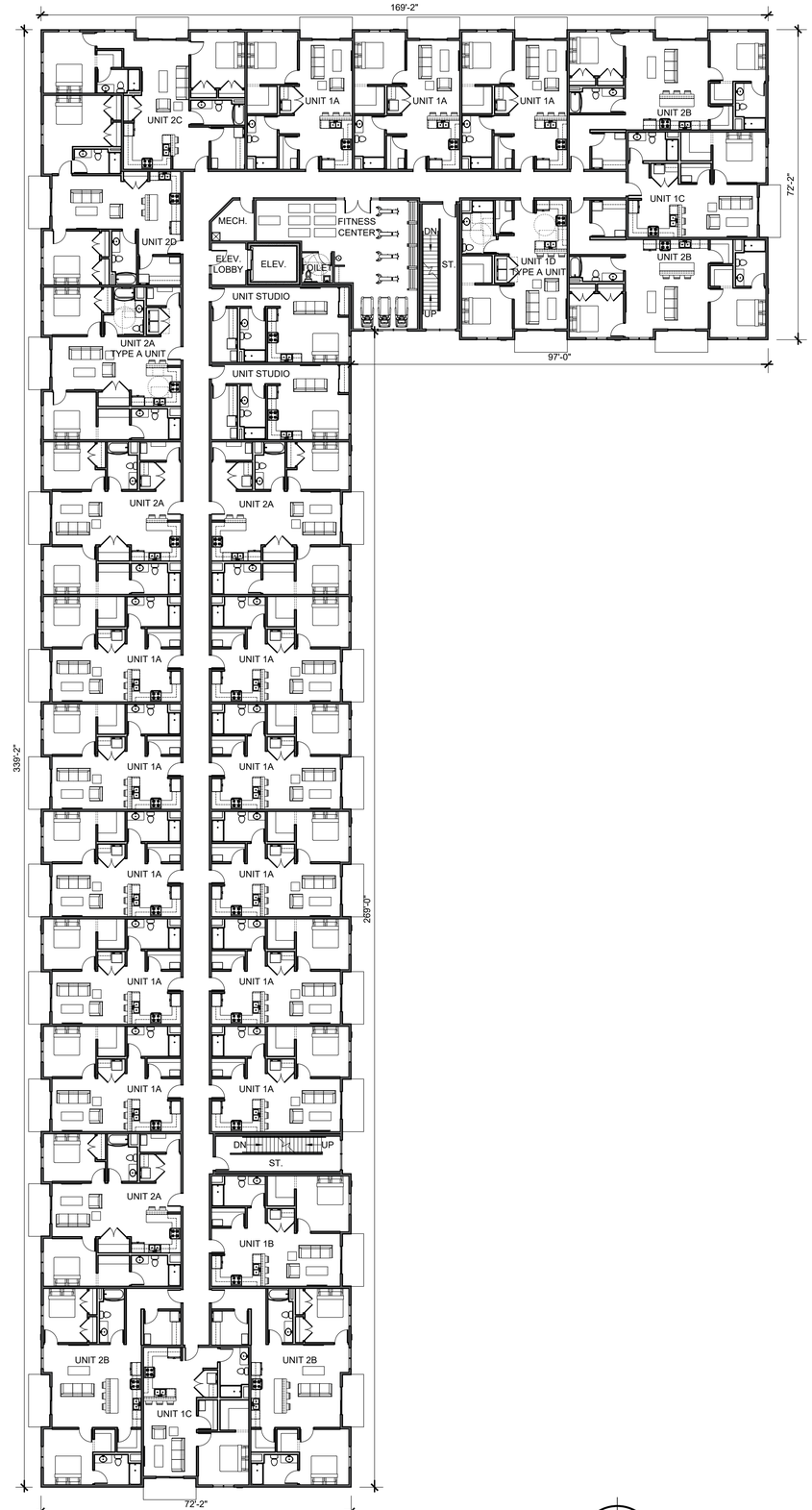
Project Number:
24017

Sheet Title:
PARKING GARAGE
AND 1ST FLOOR PLAN

Sheet Number:
A-101



THIRD FLOOR PLAN



SECOND FLOOR PLAN

NORTH

1/16" = 1'-0"

AMERICAN ARCHITECTURAL GROUP, INC.
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WEST BEND, WI 53095-7884
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AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
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(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:
SECOND AND THIRD FLOOR PLAN

Sheet Number:
A-102

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"

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AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
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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

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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.

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com
Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

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

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

RIDGE VIEW ESTATES

MULTI FAMILY SITE PLAN

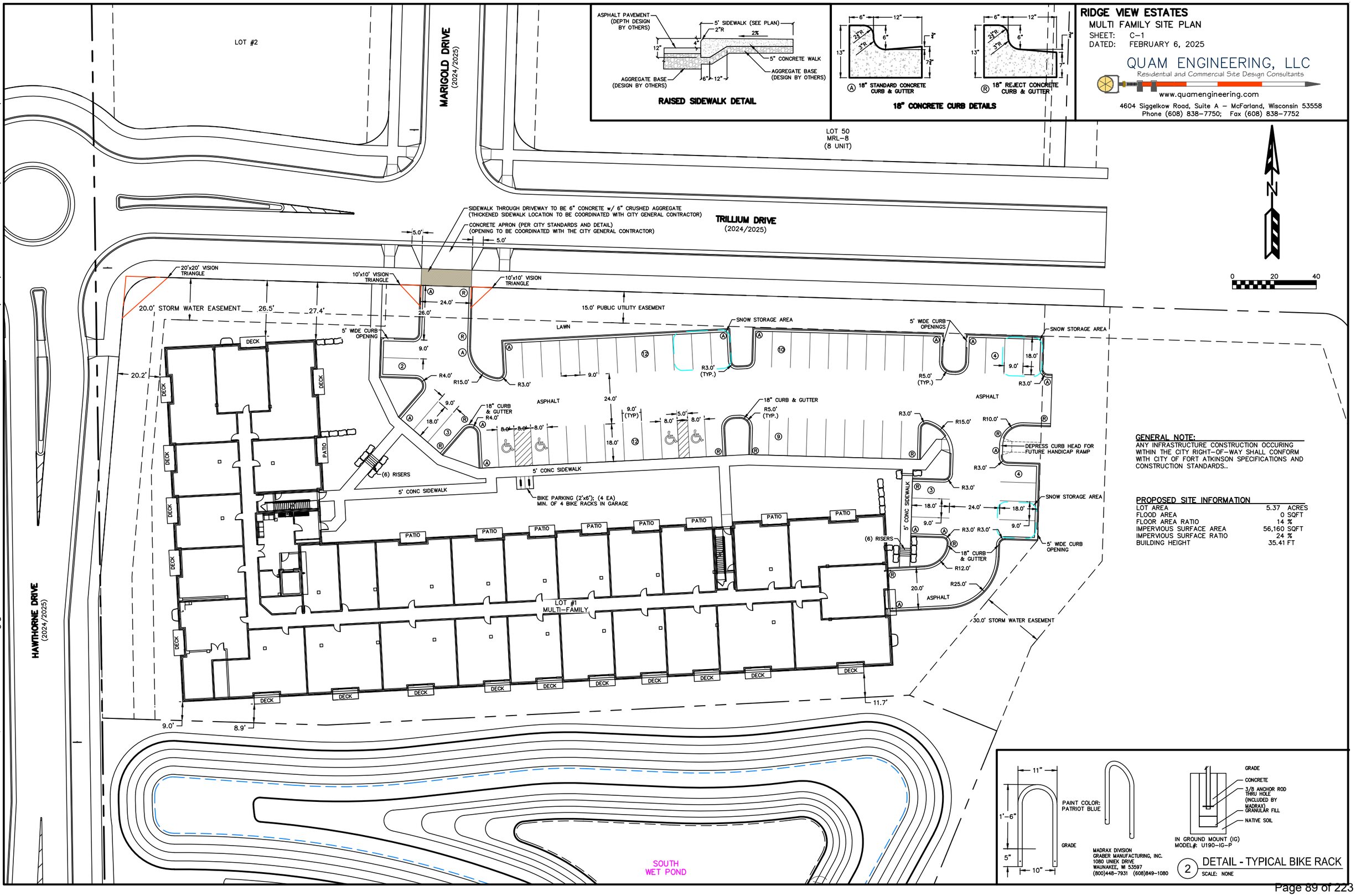
SHEET: C-1

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

RAISED SIDEWALK DETAIL

18" CONCRETE CURB DETAILS



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

2 DETAIL - TYPICAL BIKE RACK

SCALE: NONE

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

RIDGE VIEW ESTATES

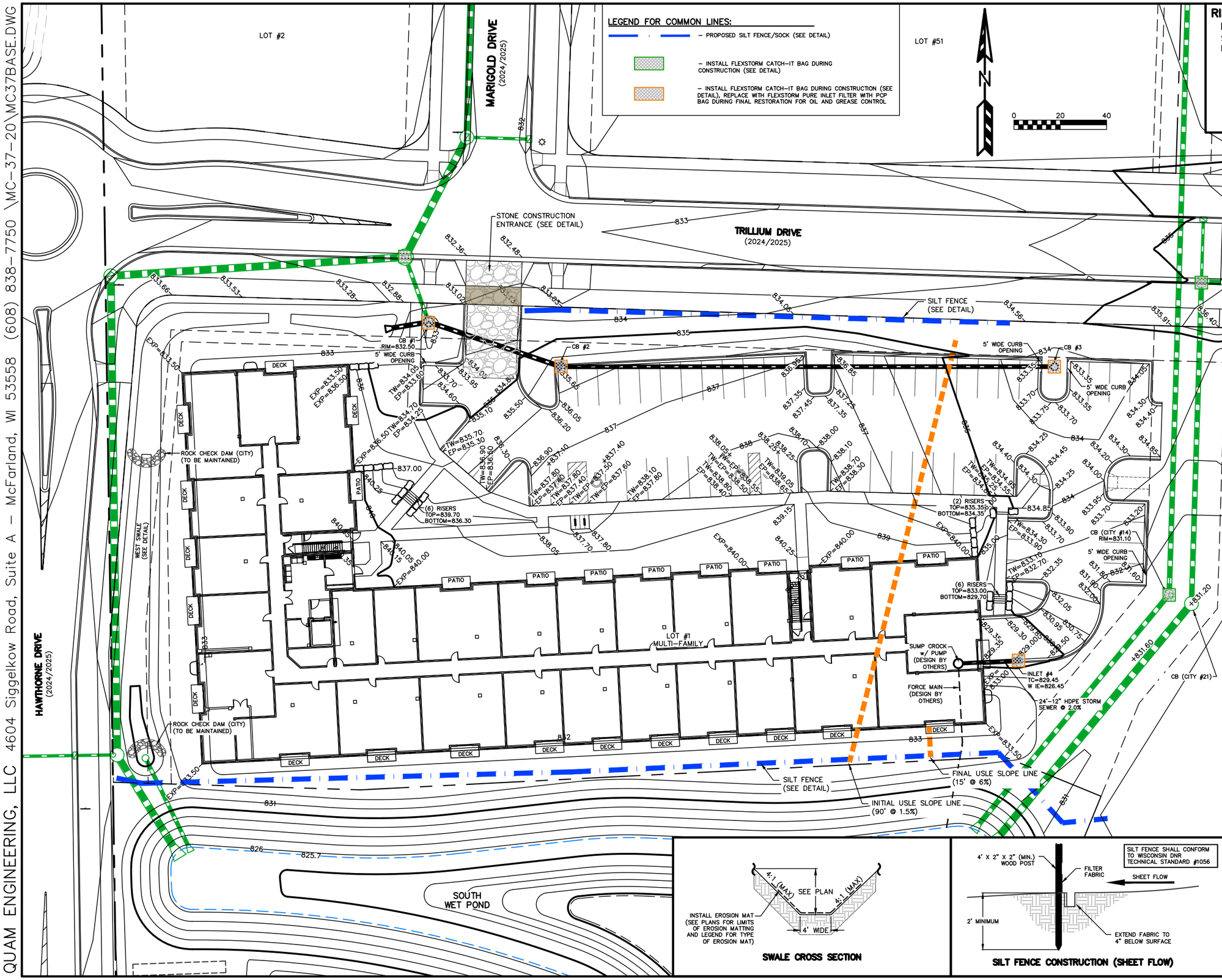
MULTI FAMILY GRADING AND EROSION CONTROL PLAN

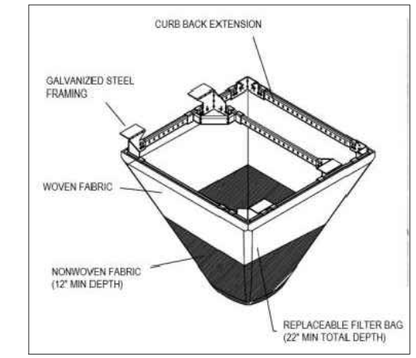
SHEET: C-2
DATED: FEBRUARY 6, 2025

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 COMMON LINES:

- PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- INSTALL FLEXSTORM CATCH-IT BAG DURING CONSTRUCTION (SEE DETAIL)
- INSTALL FLEXSTORM CATCH-IT BAG DURING CONSTRUCTION (SEE DETAIL), REPLACE WITH FLEXSTORM PURE INLET FILTER WITH PCP BAG DURING FINAL RESTORATION FOR OIL AND GREASE CONTROL





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 PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

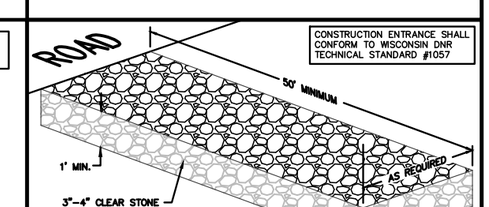
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

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

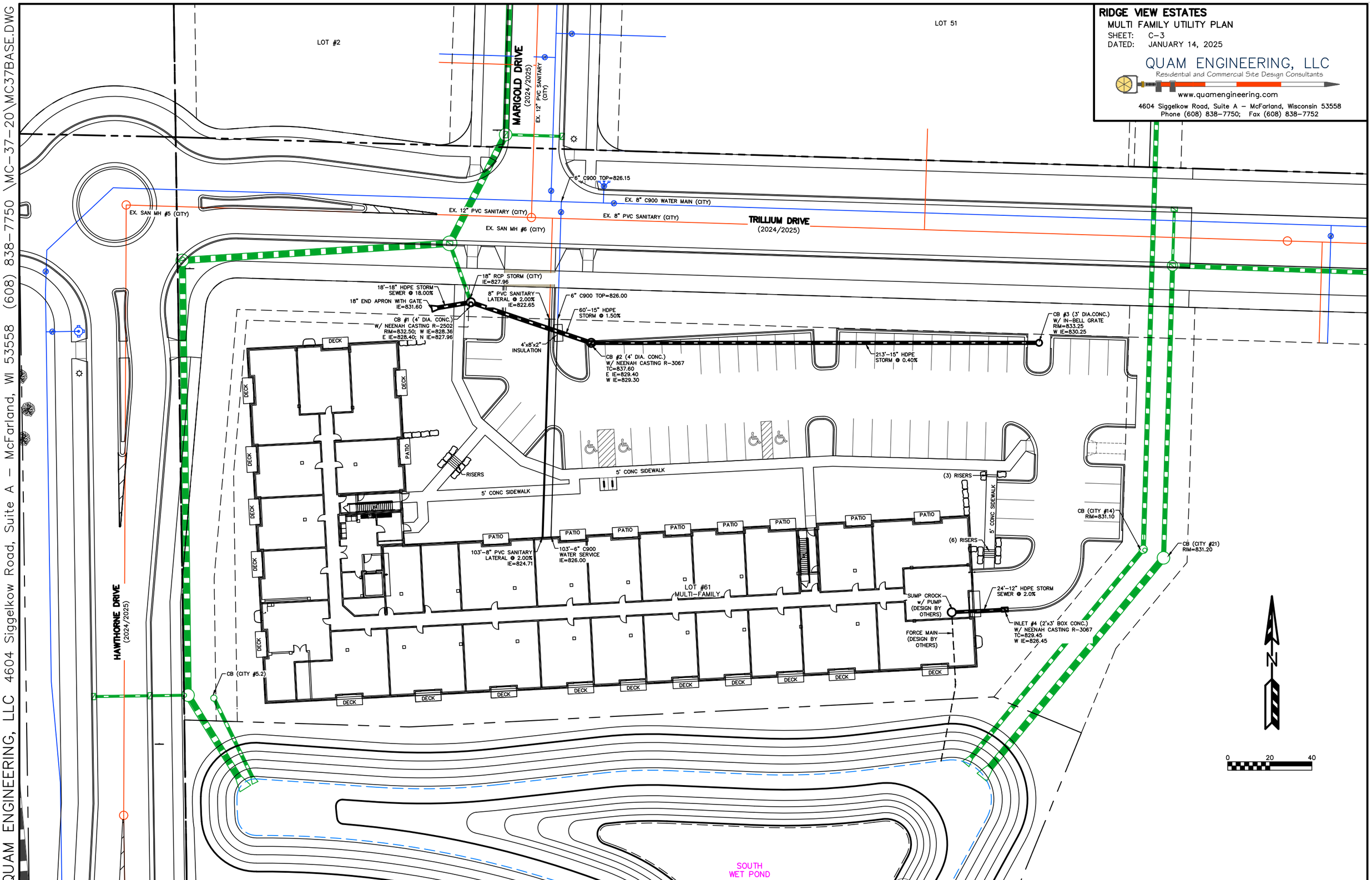
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40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

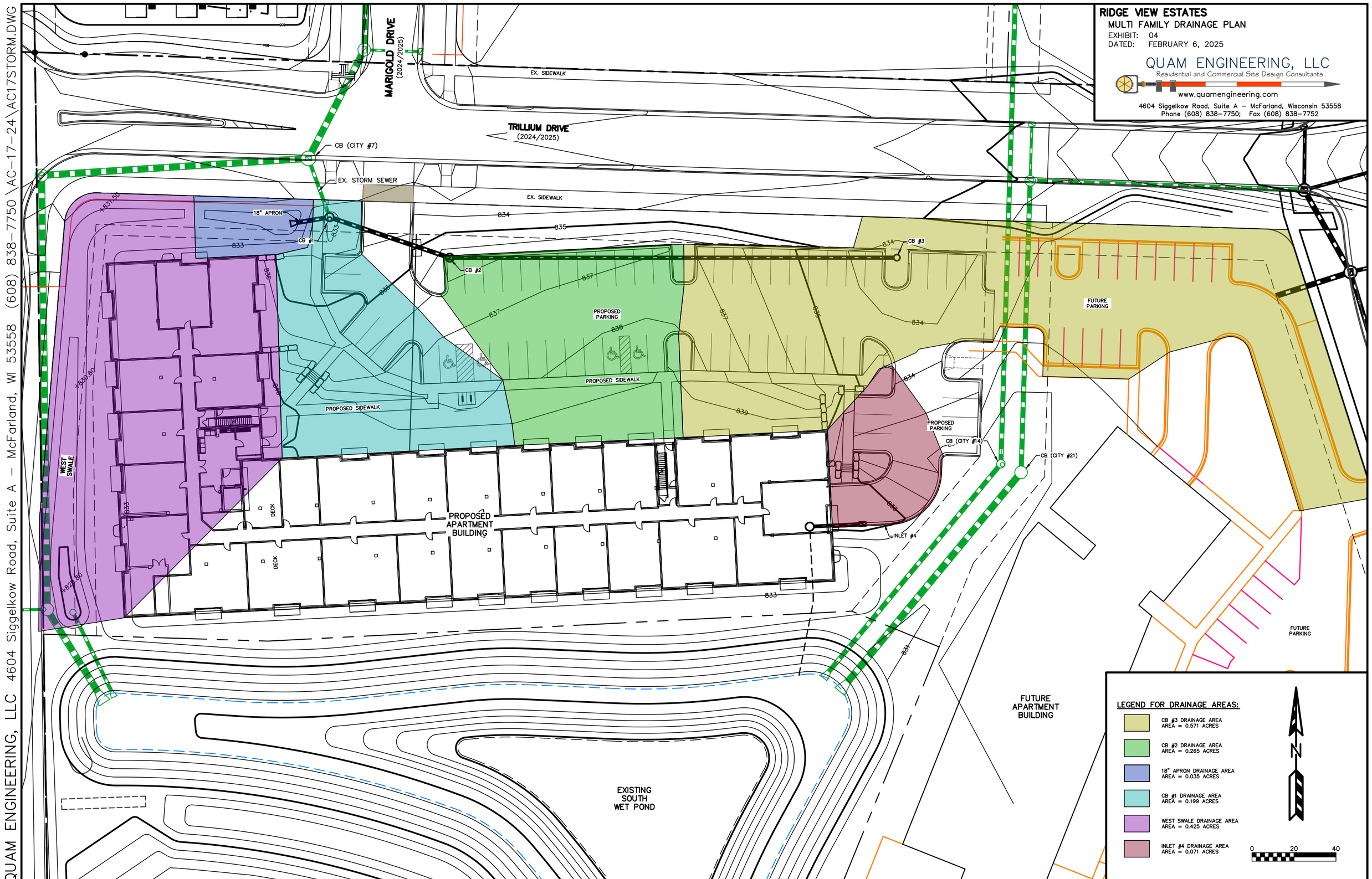
SWALE CROSS SECTION

SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE


RIDGE VIEW ESTATES
MULTI FAMILY UTILITY PLAN
SHEET: C-3
DATED: JANUARY 14, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-37-20\MC37BASE.DWG
LOT #2
LOT 51
MARIGOLD DRIVE
(2024/2025)
EX. 12" PVC SANITARY (CITY)
6" C900 TOP=826.15
EX. 8" C900 WATER MAIN (CITY)
EX. 12" PVC SANITARY (CITY)
EX. 8" PVC SANITARY (CITY)
TRILLIUM DRIVE
(2024/2025)
EX. SAN MH #5 (CITY)
EX. SAN MH #6 (CITY)
18" RCP STORM (CITY)
IE=827.96
18'-18" HDPE STORM SEWER @ 18.00%
18" END APRON WTH GATE
IE=831.60
8" PVC SANITARY LATERAL @ 2.00%
IE=822.65
6" C900 TOP=826.00
60'-15" HDPE STORM @ 1.50%
CB #1 (4' DIA. CONC.)
W/ NEENAH CASTING R-2502
RIM=832.50; W IE=828.36
E IE=828.40; N IE=827.96
4'x8'x2" INSULATION
CB #2 (4' DIA. CONC.)
W/ NEENAH CASTING R-3067
TC=837.60
E IE=829.40
W IE=829.30
213'-15" HDPE STORM @ 0.40%
CB #3 (3' DIA.CONC.)
W/ IN-BELL GRATE
RIM=833.25
W IE=830.25
DECK
PATIO
RISERS
5' CONC SIDEWALK
(3) RISERS
(6) RISERS
CB (CITY #14)
RIM=831.10
CB (CITY #21)
RIM=831.20
103'-8" PVC SANITARY LATERAL @ 2.00%
IE=824.71
103'-6" C900 WATER SERVICE
IE=826.00
LOT #61
MULTI-FAMILY
SUMP CROCK w/ PUMP (DESIGN BY OTHERS)
24'-12" HDPE STORM SEWER @ 2.0%
INLET #4 (2'x3' BOX CONC.)
W/ NEENAH CASTING R-3067
TC=829.45
W IE=826.45
FORCE MAIN (DESIGN BY OTHERS)
HAWTHORNE DRIVE
(2024/2025)
CB (CITY #5.2)
SOUTH WET POND
N
0
20
40


RIDGE VIEW ESTATES
MULTI FAMILY DRAINAGE PLAN
EXHIBIT: 04
DATED: FEBRUARY 6, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
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Phone (608) 838-7750; Fax (608) 838-7752
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \AC-17-24\AC17STORM.DWG
MARIGOLD DRIVE
(2024/2025)
TRILLIUM DRIVE
(2024/2025)
EX. SIDEWALK
CB (CITY #7)
EX. STORM SEWER
18" APRON
CB #1
CB #2
CB #3
PROPOSED PARKING
PROPOSED SIDEWALK
FUTURE PARKING
WEST SWALE
PROPOSED APARTMENT BUILDING
DECK
CB (CITY #14)
CB (CITY #21)
INLET #4
FUTURE APARTMENT BUILDING
EXISTING SOUTH WET POND
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
N
0
20
40

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)	**Design Storm** (Y_r)	**Rain Intensity** (in/hr)	**Direct Runoff** (cfs)	**Other Runoff** (cfs)	**Design Runoff** (cfs)	**Sewer Size** (in)	**Min Slope of Sewer** (%)	**Manning's Number**	**Capacity Flowing Full** (cfs)
		C	A		I	Q=C*I*A					n	
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	

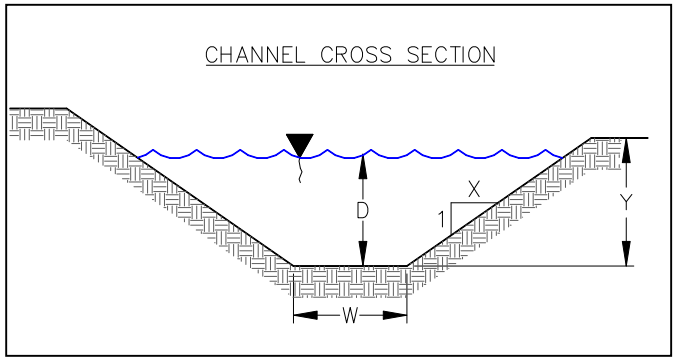


Diagram 1

The channel will behave as follows:

	10-Year	100-Year
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 7.20 0.418 = 1.56 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 10.92 0.418 = 2.83 cfs

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

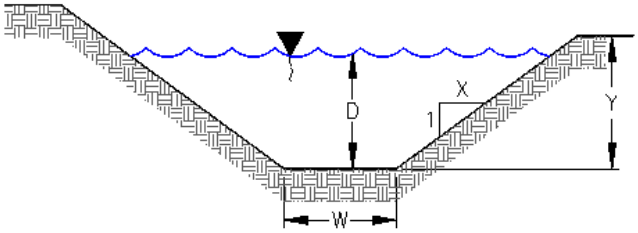
* The rational method runoff coefficients were determined using the Wisconsin Department of Transportation Facilities Development Manual Procedure 13-10-5, Figure 2
*The rainfall intensities were determined using the Wisconsin Department of Transportation Facilities Development Manual Procedure 13-10,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

CHANNEL CROSS SECTION



Width (W) = 4 feet
Depth (D_{10}) = 0.21 feet
Slope (S) = 0.010 ft/ft

Calculate maximum shear stress in the swale, τ_m:

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

Double Netted Light Duty (WisDOT Class I Type B) erosion mat: $\tau_{m(permissible)} = 1.5\ lb/ft^2$
(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)

WISCONSIN DEPT. OF NATURAL RESOURCES

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
										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	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	MAF
Date	2/6/2025

AC-17-24

Exhibit #8-1

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 2

Developer: American Architectural Group

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

Date: 2/6/2025

County: Jefferson

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	08/01/25	06/01/26	56.9%	140	Silt Loam	0.43	6.0%	15	0.26	1.00	8.9	0.968	Sediment Basin	1.7
Seed with Mulch or Er	06/01/26	07/31/26	42.4%	140	Silt Loam	0.43	6.0%	15	0.26	0.10	0.7	0.968	Sediment Basin	0.1
End	07/31/26	-----	-----	-----	-------	-----			-----	------	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
										TOTAL	**9.6**		**TOTAL**	**1.9**
													% 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.
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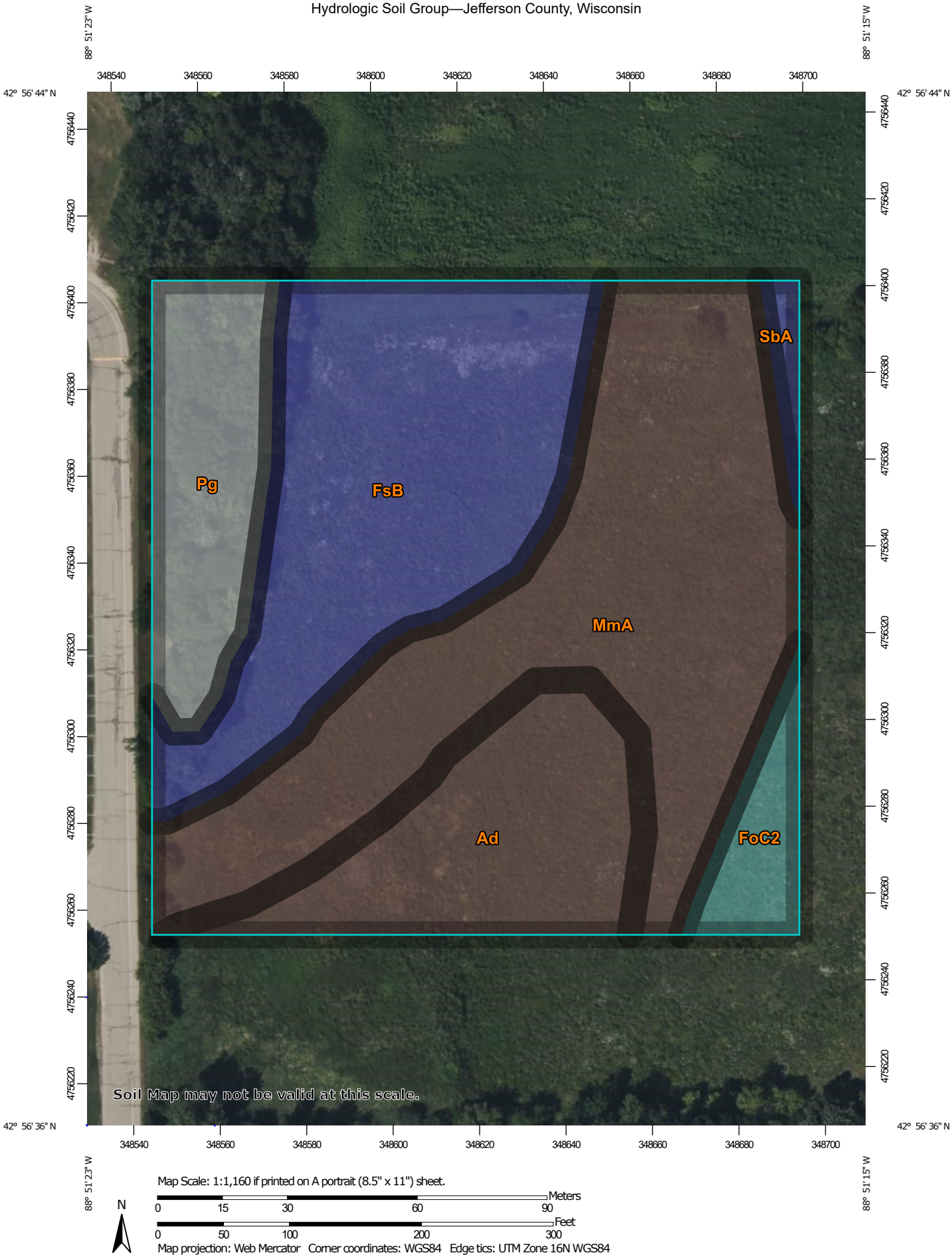
4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	MAF
Date	2/6/2025

AC-17-24

Exhibit #8-2

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.

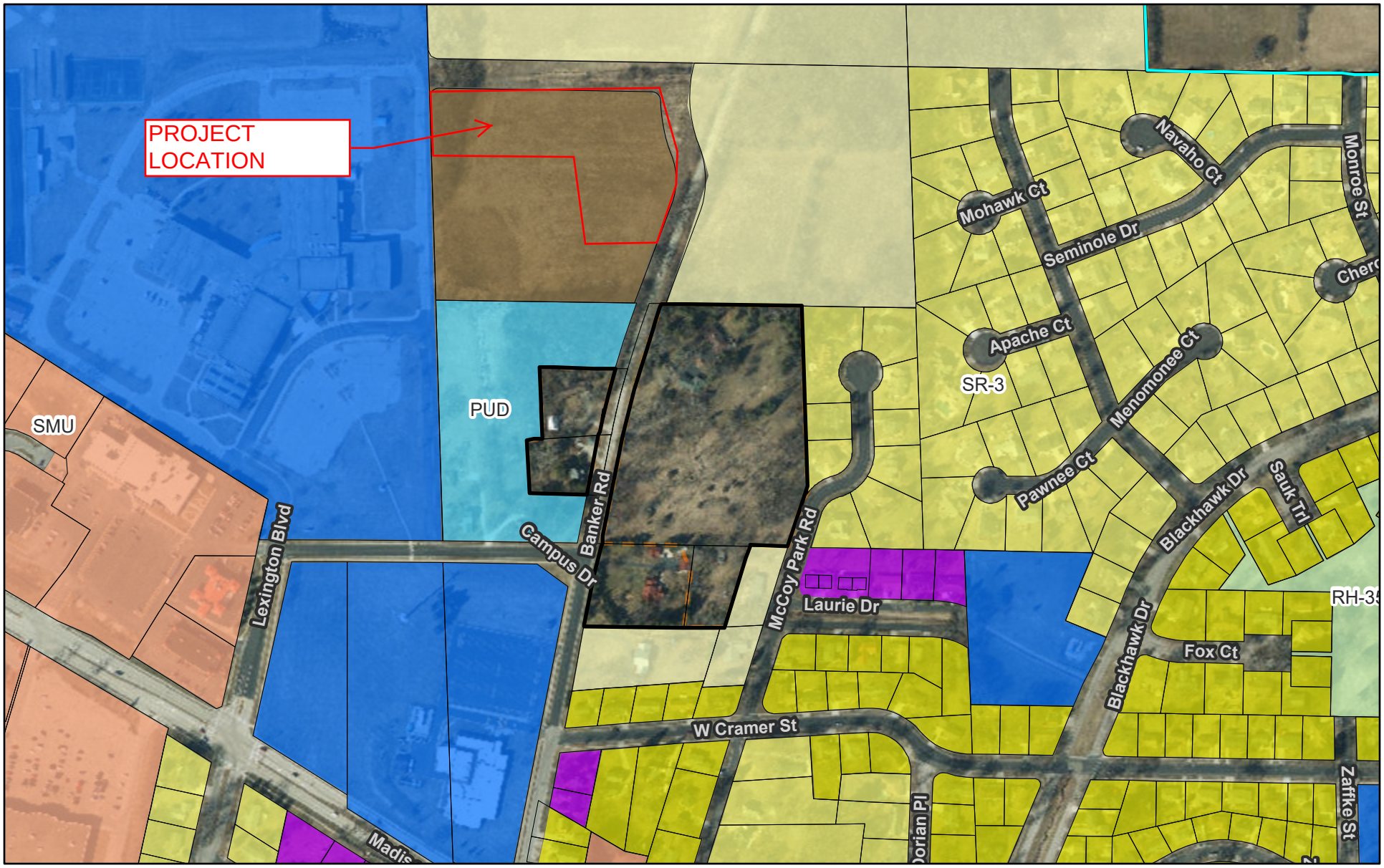
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ArcGIS Web Map



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

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

- 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
- SR-5 - Single Family Residential - 8,000sf
- DR-8 - Duplex Residential - 10,000sf
- MRH-30 - Multi-Family Residential
- SMU - Suburban Mixed Use
- I - Institutional
- RH-35 - Rural Holding
- PUD - Planned Unit Development
- City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction

Extraterritorial Limits

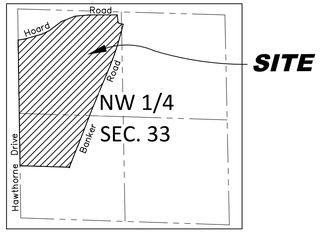
- 3 mi Plat Review

ArcGIS Web AppBuilder

RIDGE VIEW ESTATES

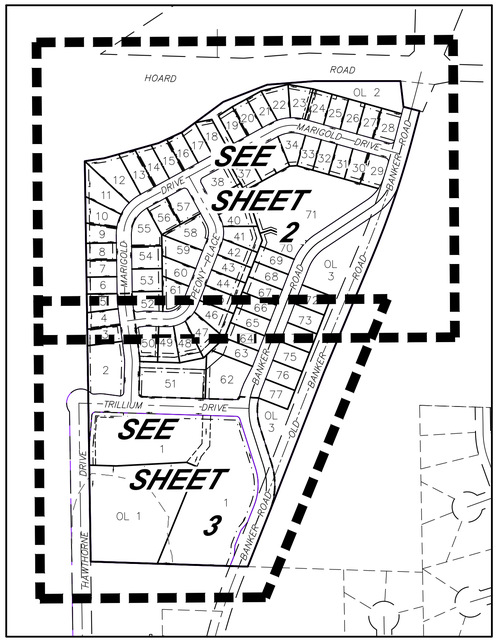
Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Vicinity Map

Not to Scale



Sheet Index Map

Not to Scale

NOTES:

1. 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.
2. Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
3. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
4. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
5. See Sheet 3 for Legal Description.
6. 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.
7. 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.
8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

LEGEND

- Found 3/4" Rebar
- Found 1" Iron Pipe
- Found 1–1/4" Iron Pipe
- Soil Boring Location
- (88') Record Data (if different)
- Drainage Arrow (Proposed)
- Boundary Lines per this Survey
- Deed/Survey/Lot Line of Record
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- Public Stormwater Management Easement Dedicated Hereon
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- 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

N
W E
S

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

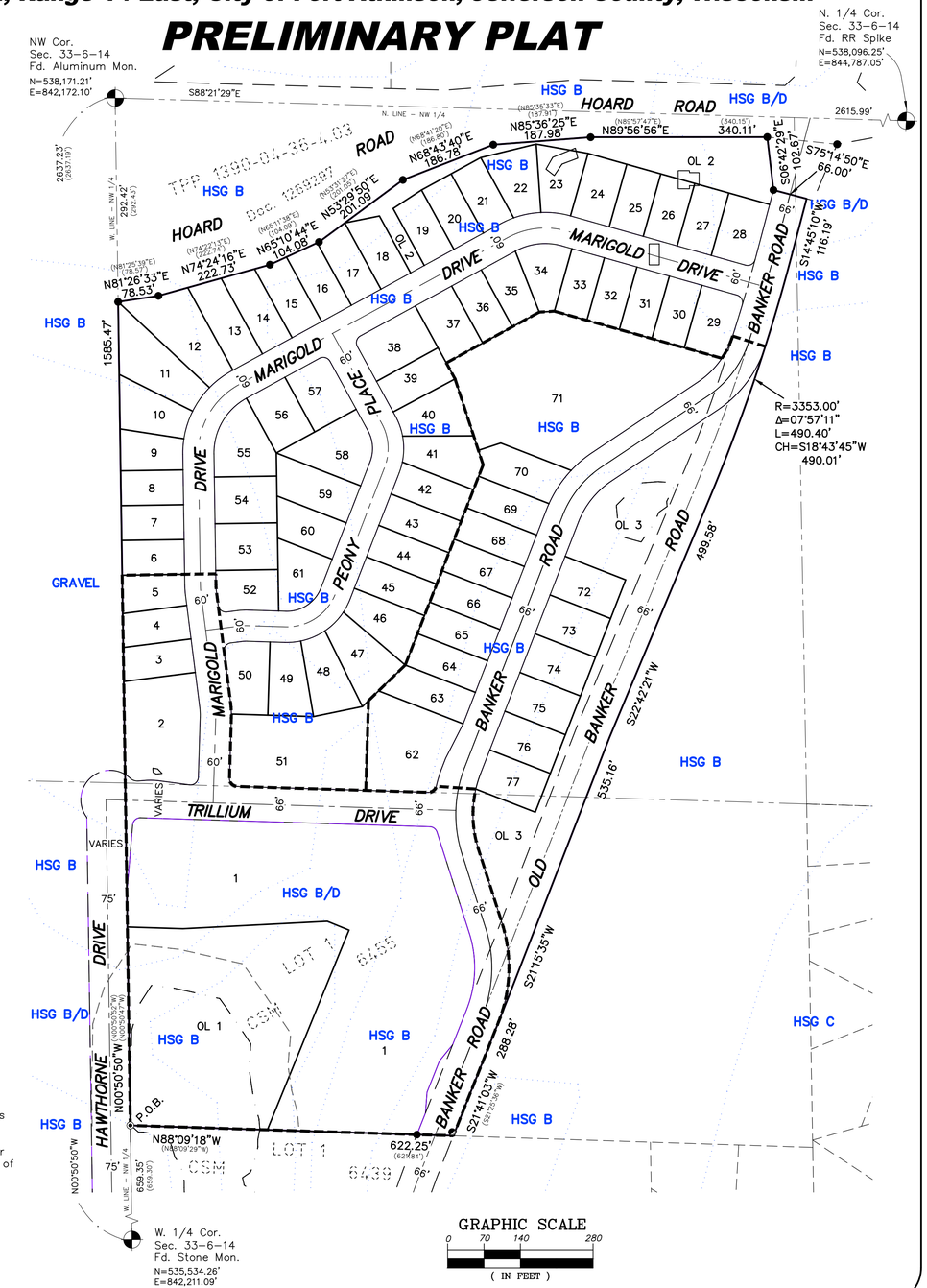
SURVEYOR'S CERTIFICATE:

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 February, 2025.

WISCONSIN MATTHEW E. HOGLUND S-1910 RIVER WI SURVEYOR
DRAFT

_____
By: Matthew E. Hoglund
P.L.S. S–1910



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

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

NOTES:

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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) = 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.

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LEGEND

- Found 3/4" Rebar
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N
W E
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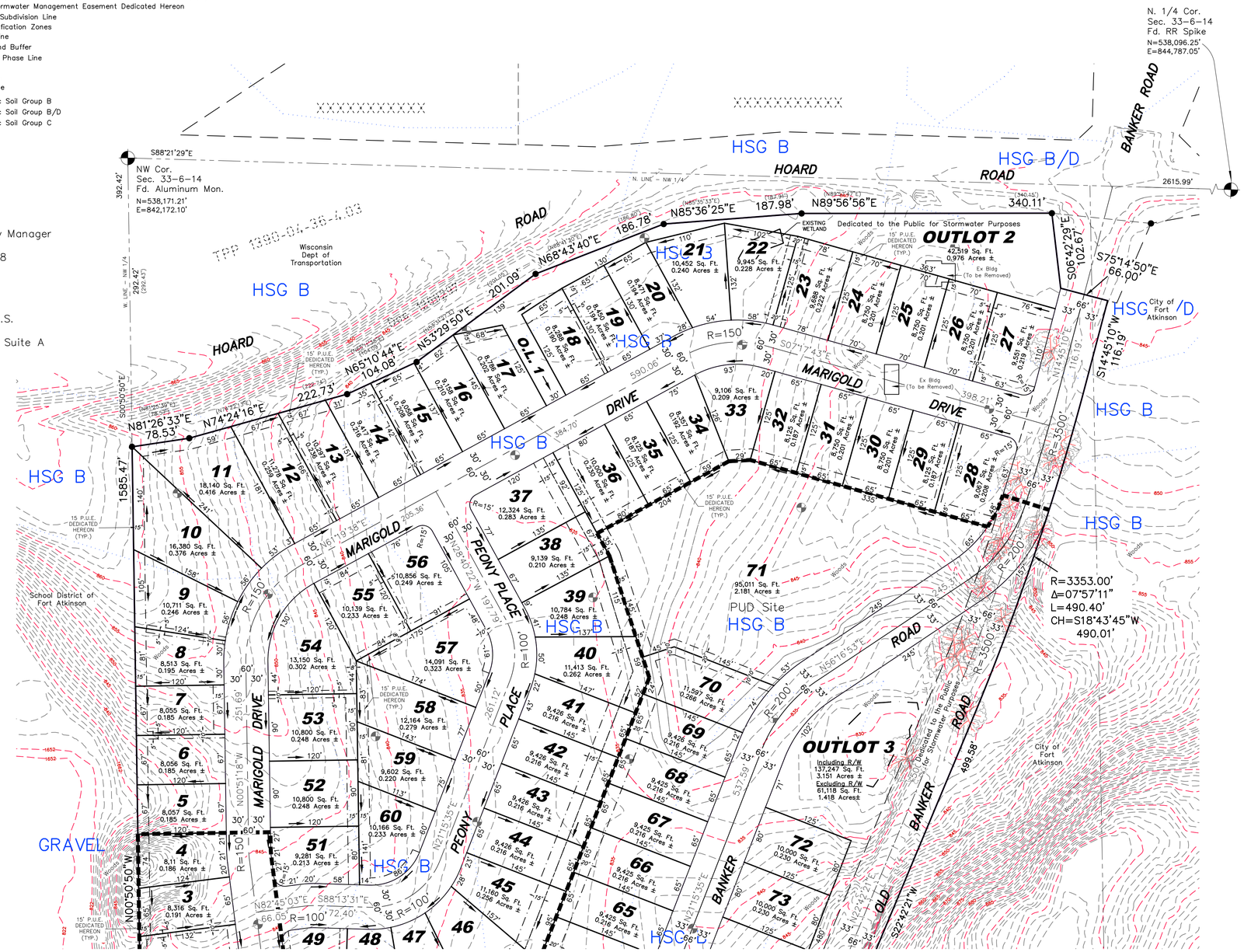
GRAPHIC SCALE
0 40 80 160
(IN FEET)

WISCONSIN MATTHEW E. HOGLUND S-2010 RIVERS WI 4/4/24 LAND SURVEYOR

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



PRELIMINARY PLAT
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SHEET 2 OF 3
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   See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

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   Principal Structure Setbacks:

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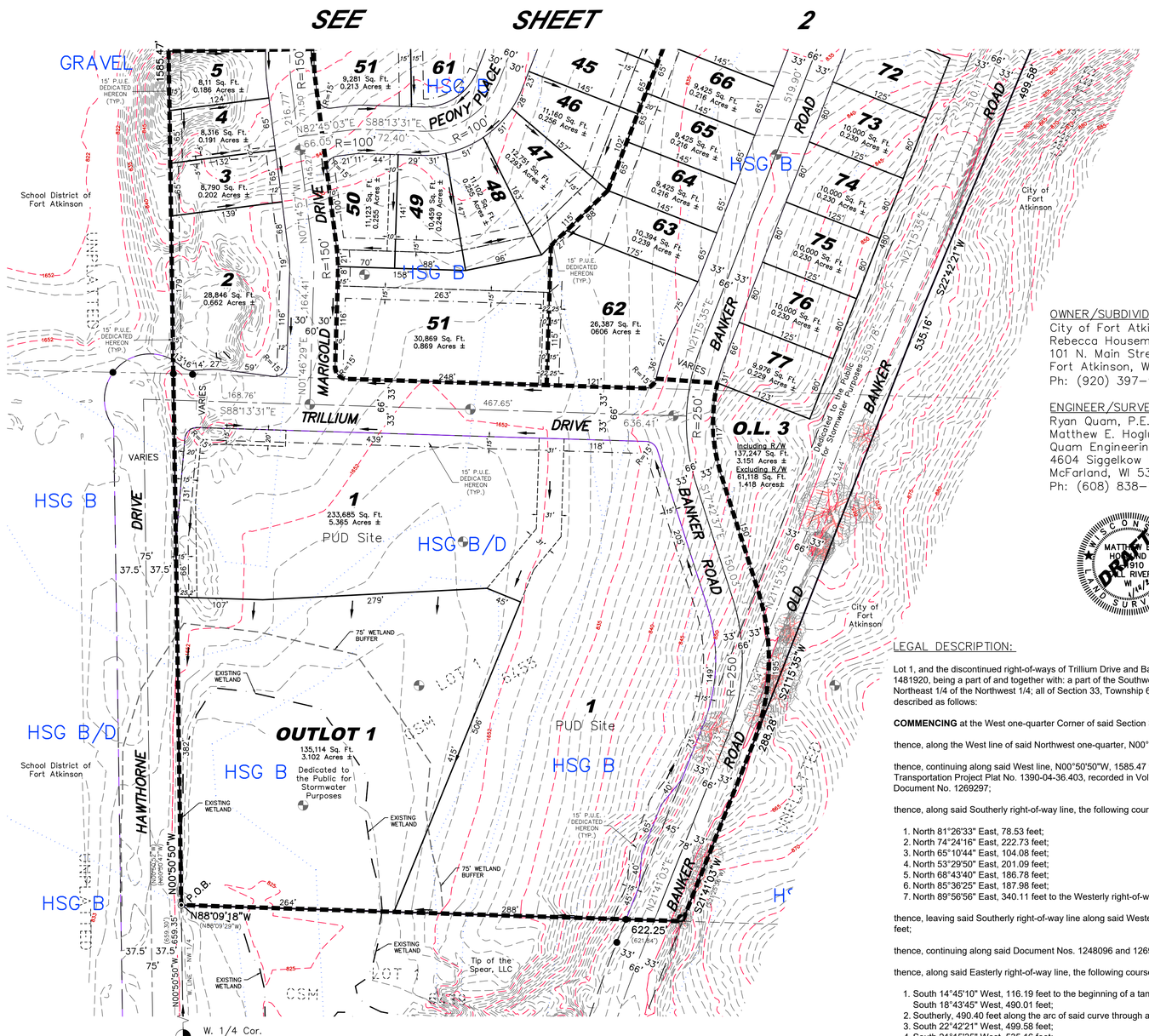
Front (all other streets)	= 30'
Rear	= 25'
Side	= 8'
Street Side (on corner lots)	= 15'

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



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	75' Wetland Buffer
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	Lot line
	Centerline
	Woods Line
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N W E S

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WISCONSIN MATTHEW E. HOGLUND S-2910 FULL RIVERS, INC. 10/14/24 Professional Land Surveyor DRAFT

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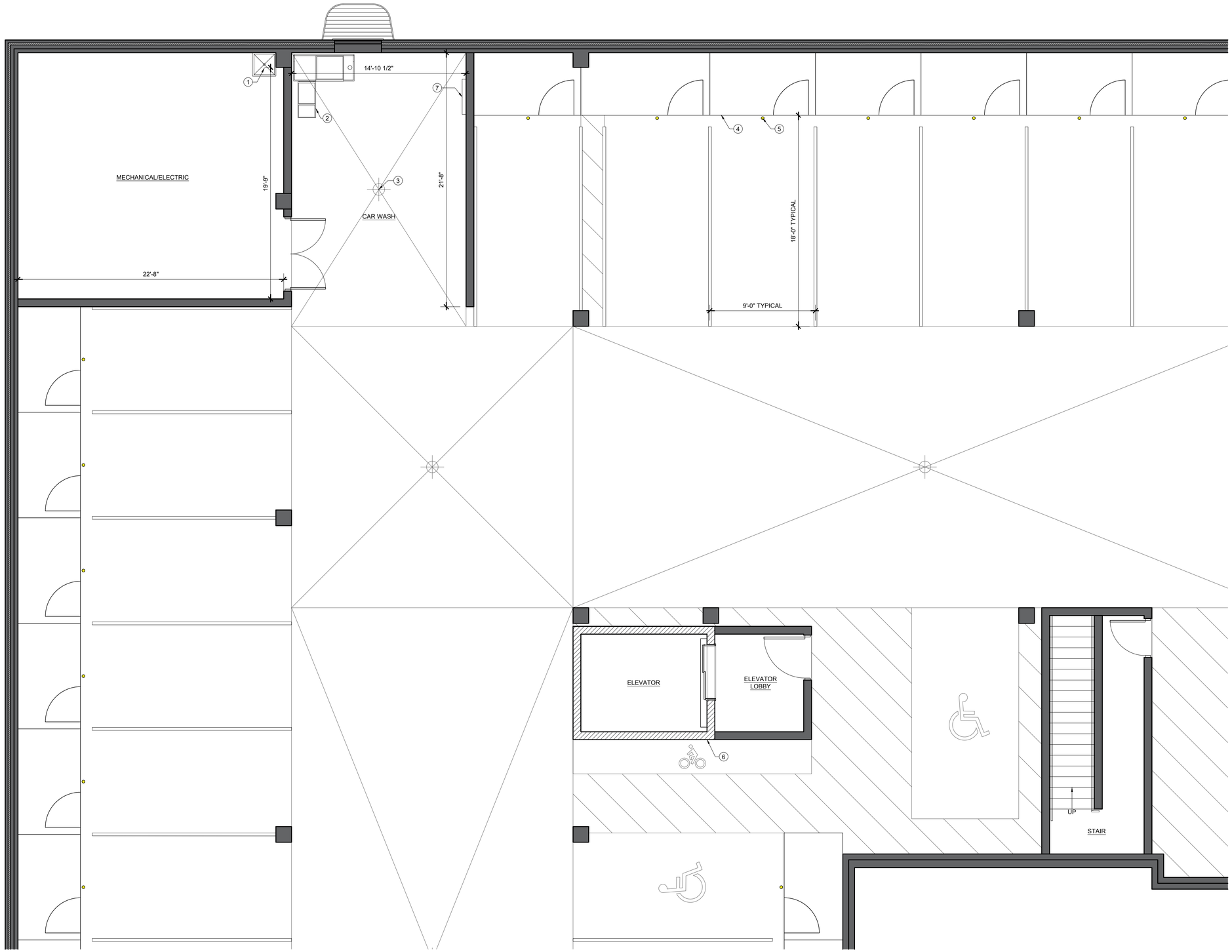
Phone (608) 838–7750; Fax (608) 838–7752

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

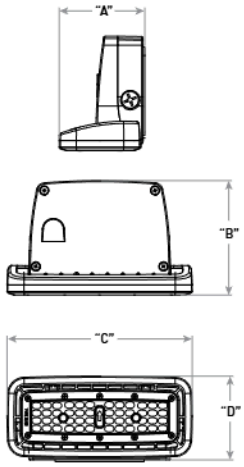
Limited Warranty†: 5 years for luminaire/ up to 5 years for Synapse® accessory/ 1 year for photocell accessory

† 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
Small Housings							
Available 1L Product Combinations							
NTW	A	WM	T3 - Type III	1L	40K	UL - 120-277V	BZ
Available 3L Product Combinations							
NTW	A	WM	T3 - Type III	3L	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

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

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

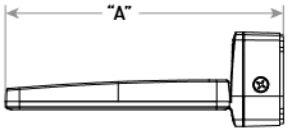
* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

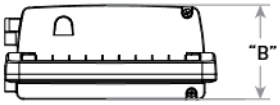
Noctura Series Ambient Adjusted Lumen Maintenance[1]

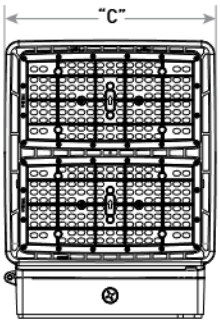
Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5°C (41°F)	1.04	0.98	0.92	0.87	0.82
10°C (50°F)	1.03	.097	0.91	0.86	0.81
15°C (59°F)	1.02	0.96	0.91	0.85	0.80
20°C (68°F)	1.01	0.95	0.90	0.84	0.79
25°C (77°F)	1.00	0.94	0.89	0.83	0.79
30°C (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





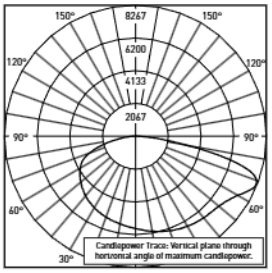


Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"
17L	9.9 lbs. (5.5kg)	16.26" (413mm)	5.51" (140mm)	12.36" (314mm)
23L	12.8 lbs. (7.8kg)	20.30" (516mm)	5.51" (140mm)	12.36" (314mm)

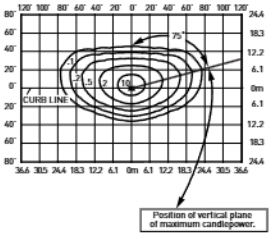
Photometry

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

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Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

OSQ Series

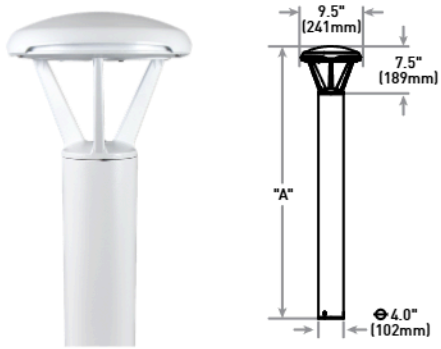
OSQP™ LED Pathway Bollard featuring Patented NanoComfort® Technology - Version C

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

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).

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†**	**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 Lighting 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)

† 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.

CREE LIGHTING

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

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/#!/-/ 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 Maintenance[1]

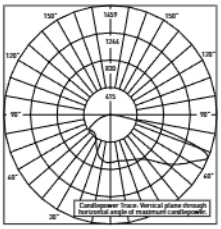
Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C (41°F)	1.02	0.99	0.97	0.94	0.92
10°C (50°F)	1.02	0.99	0.96	0.94	0.91
15°C (59°F)	1.01	0.98	0.96	0.93	0.91
20°C (68°F)	1.01	0.97	0.95	0.93	0.90
25°C (77°F)	1.00	0.97	0.94	0.92	0.90
30°C (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 6x the tested duration in the IES LM-80 report for the LED.

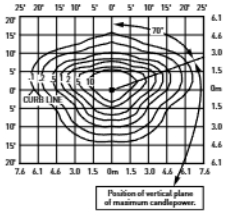
Photometry

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/

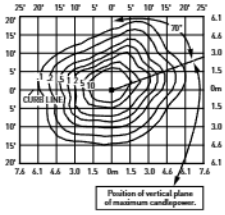
2R



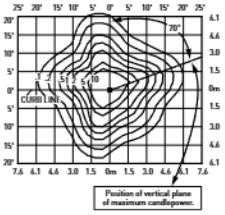
RESTL Test Report #: PL18124-001A
OSQP-C-3L-40K7-2R-UL Light Engine
Initial Delivered Lumens: 2,862



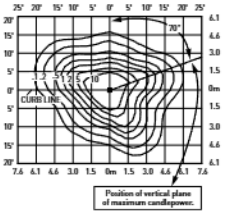
OSQP-C-3L-40K7-2R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 0º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



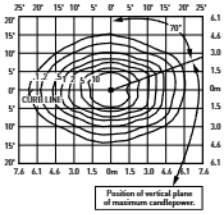
OSQP-C-3L-40K7-2R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 45º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



OSQP-C-3L-40K7-2R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 90º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



OSQP-C-3L-40K7-2R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 135º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade

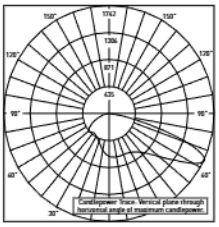


OSQP-C-3L-40K7-2R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 180º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade

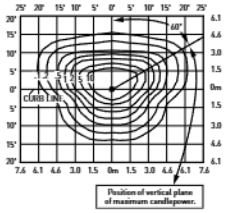
Type II Mid Rotatable				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G1	1,500	B1 U0 G1
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

* 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.

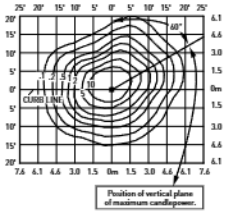
3R



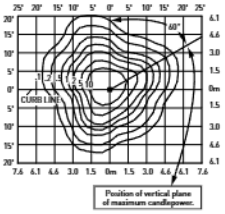
RESTL Test Report #: PL18122-001A
OSQP-C-3L-40K7-3R-UL Light Engine
Initial Delivered Lumens: 2,846



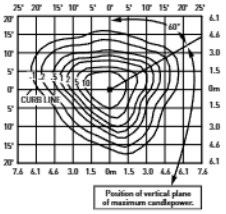
OSQP-C-3L-40K7-3R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 0º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



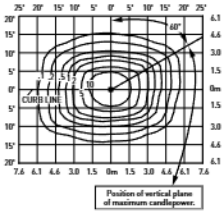
OSQP-C-3L-40K7-3R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 45º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



OSQP-C-3L-40K7-3R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 90º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



OSQP-C-3L-40K7-3R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 135º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade



OSQP-C-3L-40K7-3R-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G., 180º Rotation
Initial Delivered Lumens: 2,830
Initial FC at grade

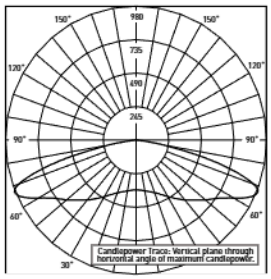
Type III Mid Rotatable				
Lumen Package	2700K/3000K, 70 CRI		4000K/5000K/5700K, 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,440	B1 U0 G1	1,500	B1 U0 G1
3L	2,710	B1 U0 G1	2,830	B1 U0 G1

* 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.

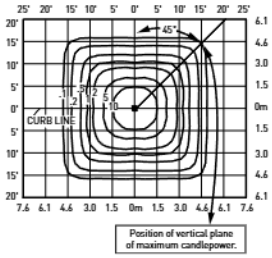
Photometry

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

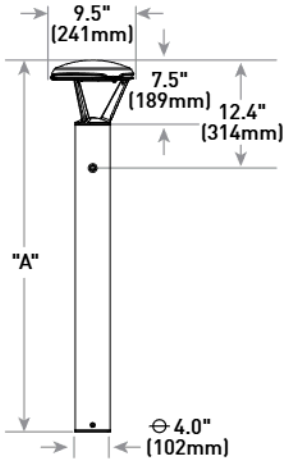


OSQP-C-3L-40K7-5M-UL Light Engine
Mounting Height: 4' (1.2m) A.F.G.
Initial Delivered Lumens: 2,830
Initial FC at grade

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



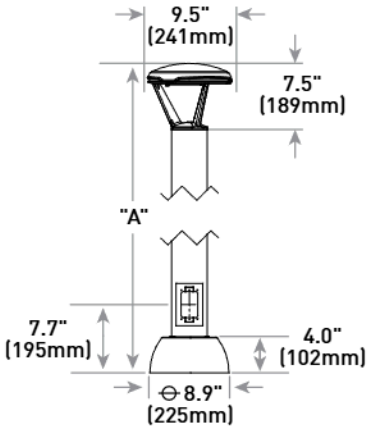
Model	Dim. "A"	Weight
Pathway (P3)	36.5" (927 mm)	14.4 lbs. (6.53 kg)
Pathway (P4)	42.5" (1080 mm)	15.2 lbs. (6.89 kg)
Pedestrian (P8)	96.5" (2451 mm)	24.6 lbs. (11.16kg)

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

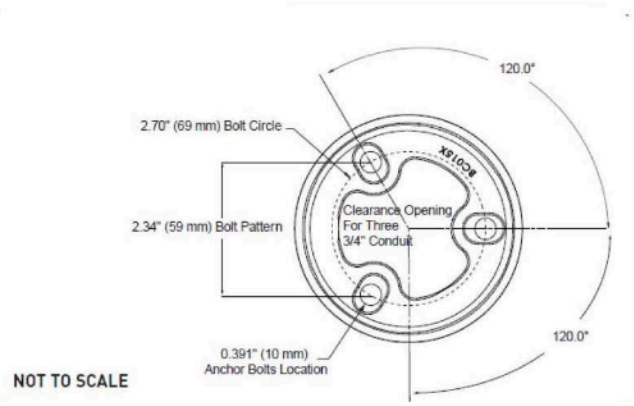
Note: OSQP-GFI accessory required for outlet.



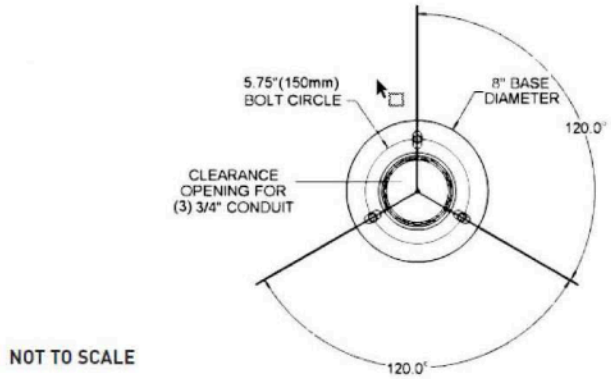
Model	Dim. "A"	Weight
Pathway (P3)	36.5" (927 mm)	16.6 (7.53kg)
Pathway (P4)	42.5" (1080 mm)	17.4 (7.89kg)
Pedestrian (P8)	96.5" (2451 mm)	25.6 lbs. (11.61kg)

Option	Weight Adder
EB	2.2 lbs. (1.00 kg)

Standard Base Plate Detail
Standard on P3 & P4 Mounts



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



Base Cover
Not included with Standard Base Plates
(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

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 **3L** 3,000 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

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

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Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

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

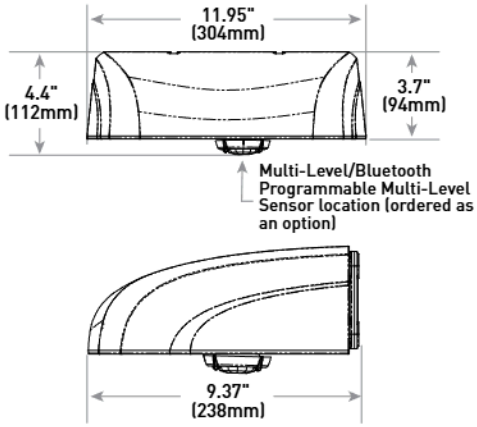
CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

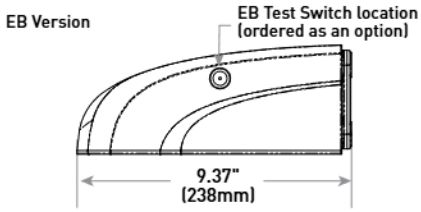
CCT: 2700K, 3000K, 4000K, 5000K, 5700K

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.





Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

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

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.

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
- 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 Factors[1]

Ambient	Lumen Package	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] 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

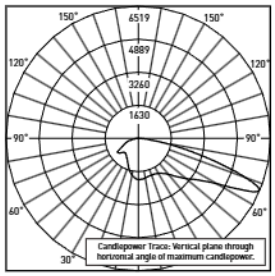
Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

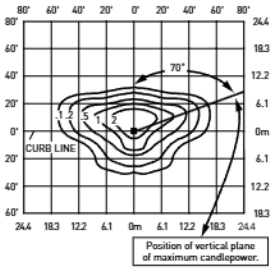
Photometry

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-8L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577

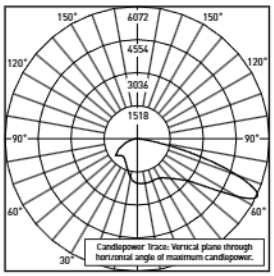


OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

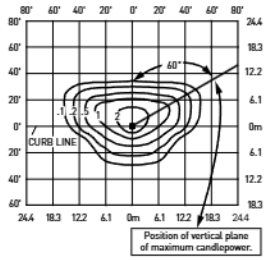
Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings**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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

3M



RESTL Test Report #: PL18036-001A
OSQW-C-8L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



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

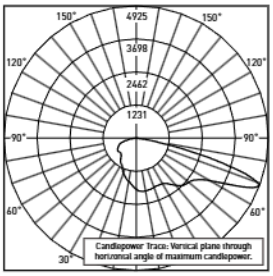
Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings**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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

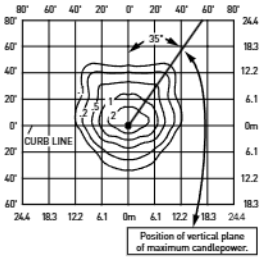
Photometry

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

4M



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



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

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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

Replacement Parts	
EB Replacement Kit **OSQW-C-EBKIT** - Suitable for use with all lumen packages and UL voltage	**Back Box Replacement Kit** **OSQW-C-JBOXKIT** - Suitable for use with all OSQW-C luminaires

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

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Website: creelighting.com
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CREE LIGHTING

LPI Series

Straight Square Steel Poles

Rev. Date: V6 12/11/2024

Product Description

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

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

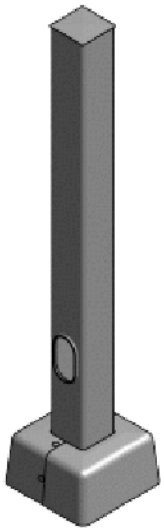
REGULATORY & VOLUNTARY QUALIFICATIONS

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

LIMITED WARRANTY†

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

† See https://www.creelighting.com/resources/warranties/ for warranty terms



Note: Poles must be unwrapped upon delivery.

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.

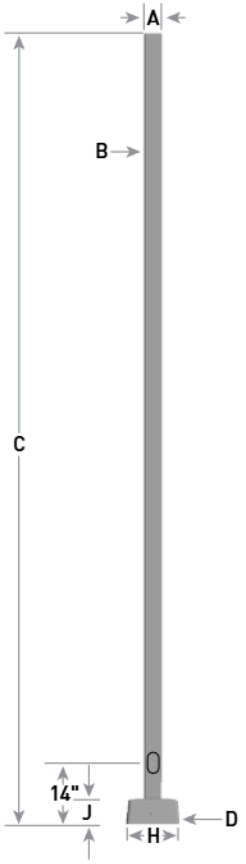
LPI							-0
Product	**Face (IN)/Wall Thickness (GA)**	**Pole Height (FT)**	**Mounting Configuration**	**Fixture Mounting Drill Pattern****	**Color Options**	**Options**	**Pole Only Designator**
LPI	**3C** 3", 11 gauge (0.125") **4C** 4", 11 gauge (0.125") **4S** 4", 7 gauge (0.188") - Available only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

* Order tenon separately. Refer to Bracket and Tenons spec sheet for additional information.
** Refer to page 3 for fixture mounting patterns.

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

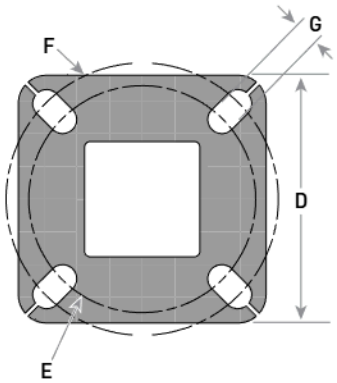
CREE LIGHTING

Pole Drawing



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

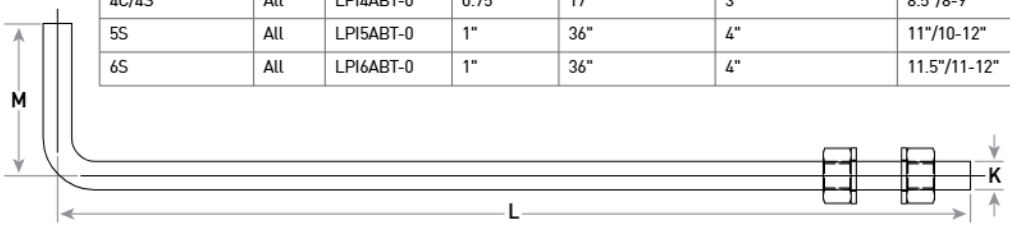
Base Plate Detail



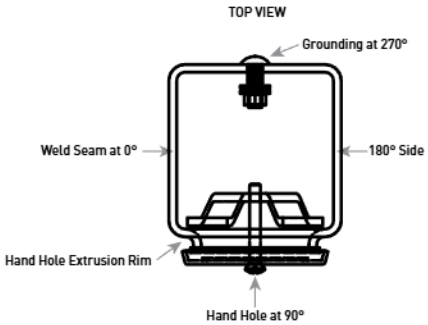
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

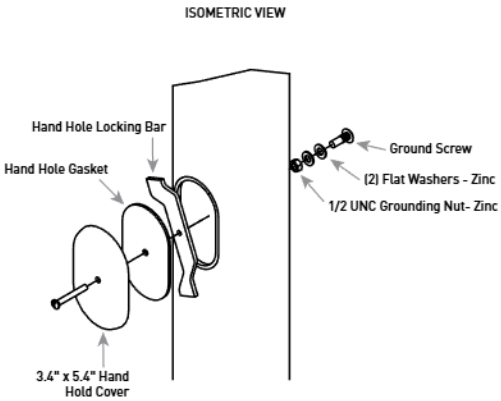
Anchor Bolt Detail

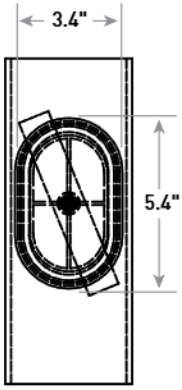
Face (IN)/Wall Thickness (GA)	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/ Range
3C	All	LPI3ABT-0	0.75"	17"	3"	8.5"/8-9"
4C/4S	All	LPI4ABT-0	0.75"	17"	3"	8.5"/8-9"
5S	All	LPI5ABT-0	1"	36"	4"	11"/10-12"
6S	All	LPI6ABT-0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



Hand Hole Drawings (4-6" Poles Only)



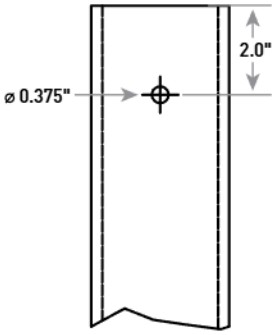




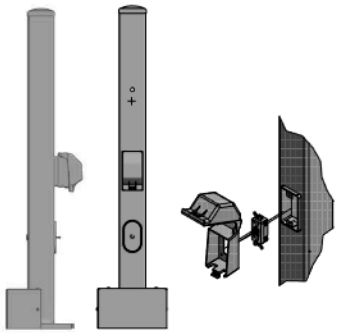
Note: Hand hole on 3" poles is 1.63" x 3.5" oval.

Fixture Mounting Drill Patterns

T - Open Top Mounting Configuration



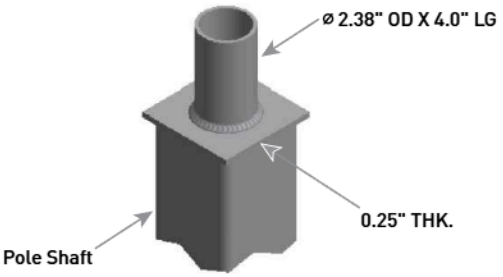
Optional GFI (shown on 4-6" pole)



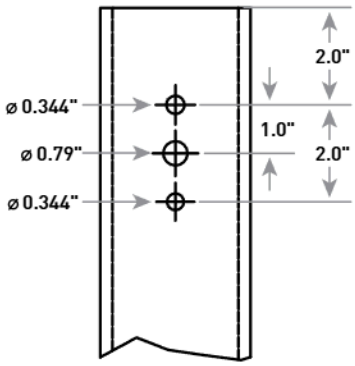
CONSTRUCTION & MATERIALS

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

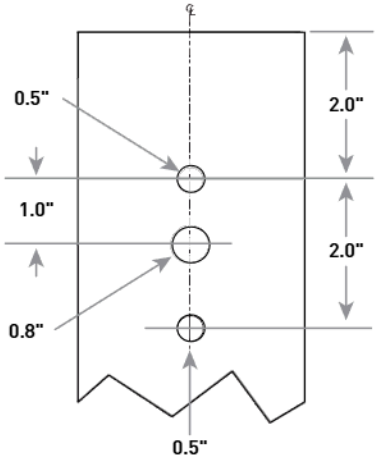
W - Welded Tenon Top Mounting Configuration



Standard Cree Lighting Fixture Mounting Drill Pattern



Q - OSQX Fixture Mounting Drill Pattern



Field-Installed Accessories

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

Field-Installed Accessories

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

Tenon EPA

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

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles
- For use with adjustable arm & horizontal/vertical tenon mounts
- Not for use with THE EDGE® Area Round Post Top mounts

PB-1A* – Single
PB-2A* –180˚ Twin
PB-3A* –180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) –180˚ 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-2H4(90) –90˚ Twin
PD-2H4(180) –180˚ Twin
PD-3H4(90) – 90˚ Triple
PD-4H4(90) –90˚ Quad

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-2A4(180) –180˚ Twin
PD-3A4(90) –90˚ Triple
PD-4A4(90) –90˚ Quad

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

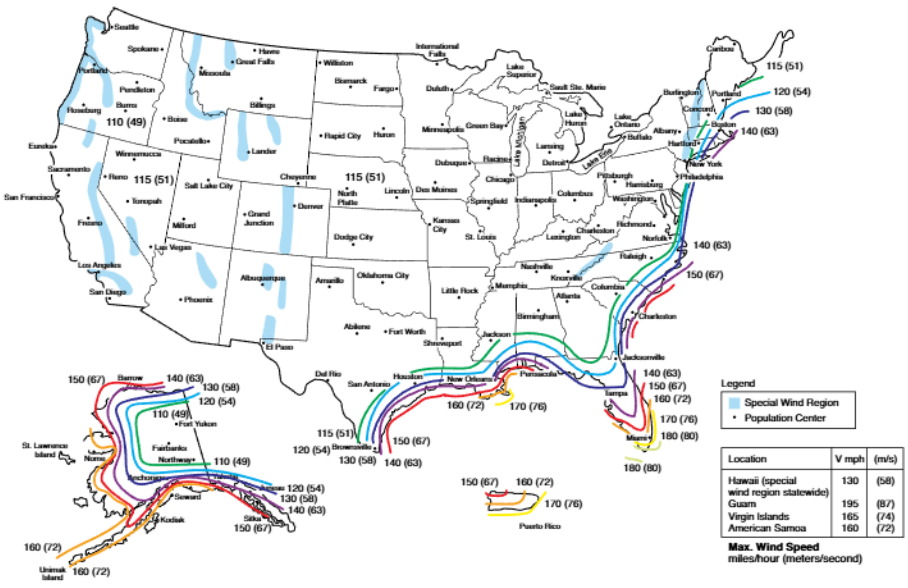
‡ Refer to the Bracket and Tenons spec sheet for more details on tenons. Refer to product specification sheets for compatible tenons.
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation.

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.

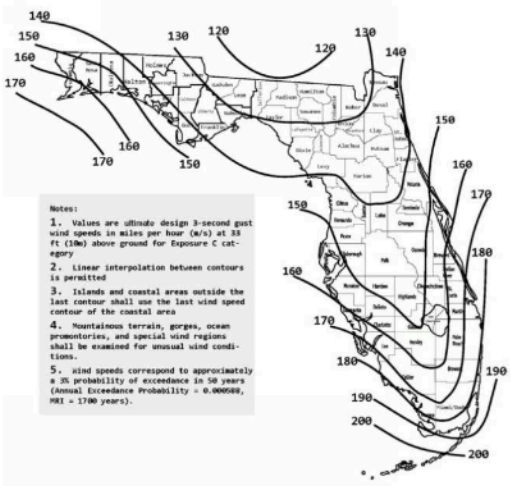


FIGURE 1609.3(2)
ULTIMATE DESIGN WIND SPEEDS, V_{ULT}, FOR RISK CATEGORY III BUILDINGS AND OTHER STRUCTURES

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.

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

CREE LIGHTING

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	N/A
Certified Survey Map Review/ If Applicable:	4-week Review		N/A	Review and Recommend 2.11.25	Review and Final Action 2.20.25
Zoning Map Amendment	8-week Review	Occasionaly needed	No Action 2.11.25	Review and Recommend 2.11.25	1st reading - 2.20.25 2nd/3rd reading - 3.4.25 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

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Jedidiah Draeger, Building/Zoning Administrator**

RE: **Review and possible action on a Planned Unit Development-General Development Plan for the property known as Lot 2 (formerly known as Lot 1) located east of Fort Atkinson High School, north of Trillium Drive, and west of Banker Road in the City of Fort Atkinson (Draeger, Building Inspector/Zoning Administrator) (PUD-2025-02)**

BACKGROUND

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.

DISCUSSION

The Plan Commission held a public hearing on this item at a meeting on Feb. 11, 2025. There were no comments at the public hearing. The Plan Commission also recommended the PUD-GDP for approval.

FINANCIAL ANALYSIS

Approval of this Planned Unit Development-General Development Plan will allow the development of this parcel in accordance with the Development Agreement with Intrepid Investments, LLC. While an estimated value for this project has not been provided, it will add taxable value to Tax Increment District (TID) #9. Further, the sale of this parcel to the developer will result in $144,000 in revenue for TID #9 ($18,000 per unit, per the approved Development Agreement).

RECOMMENDATION

Staff and the Plan Commission recommend approval of the Planned Unit Development-General Development Plan, with the following conditions.

1. 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 2.

2. Five 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.

3. Any other recommendations of the City Council.

ATTACHMENTS

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

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

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	**13 feet**
Min. Garage Setback	Even with building	Even with building
Min. Street Side Setback	20 feet	**15 feet**
Min. Side Yard Setback	8 feet	17 feet
Min. Rear Yard Setback	30 feet	**15 feet**
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? <u>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.</u>
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? <u>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.</u>
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? <u>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.</u>

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

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

January 24, 2025

NOTICE TO THE PUBLIC

OFFICIAL NOTICE IS HEREBY GIVEN the Fort Atkinson Plan Commission will hold a public hearing to review and make a recommendation to the City Council on a request for a **Planned Unit Development-Group Development Plan and Specific Implementation 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.

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.

Said public hearing will be held in person at the Fort Atkinson Municipal Building, 101 N. Main St. and via Zoom on Tuesday, Feb. 11, 2025 at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link, or dial in for audio access.

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

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by your location
+1 312 626 6799

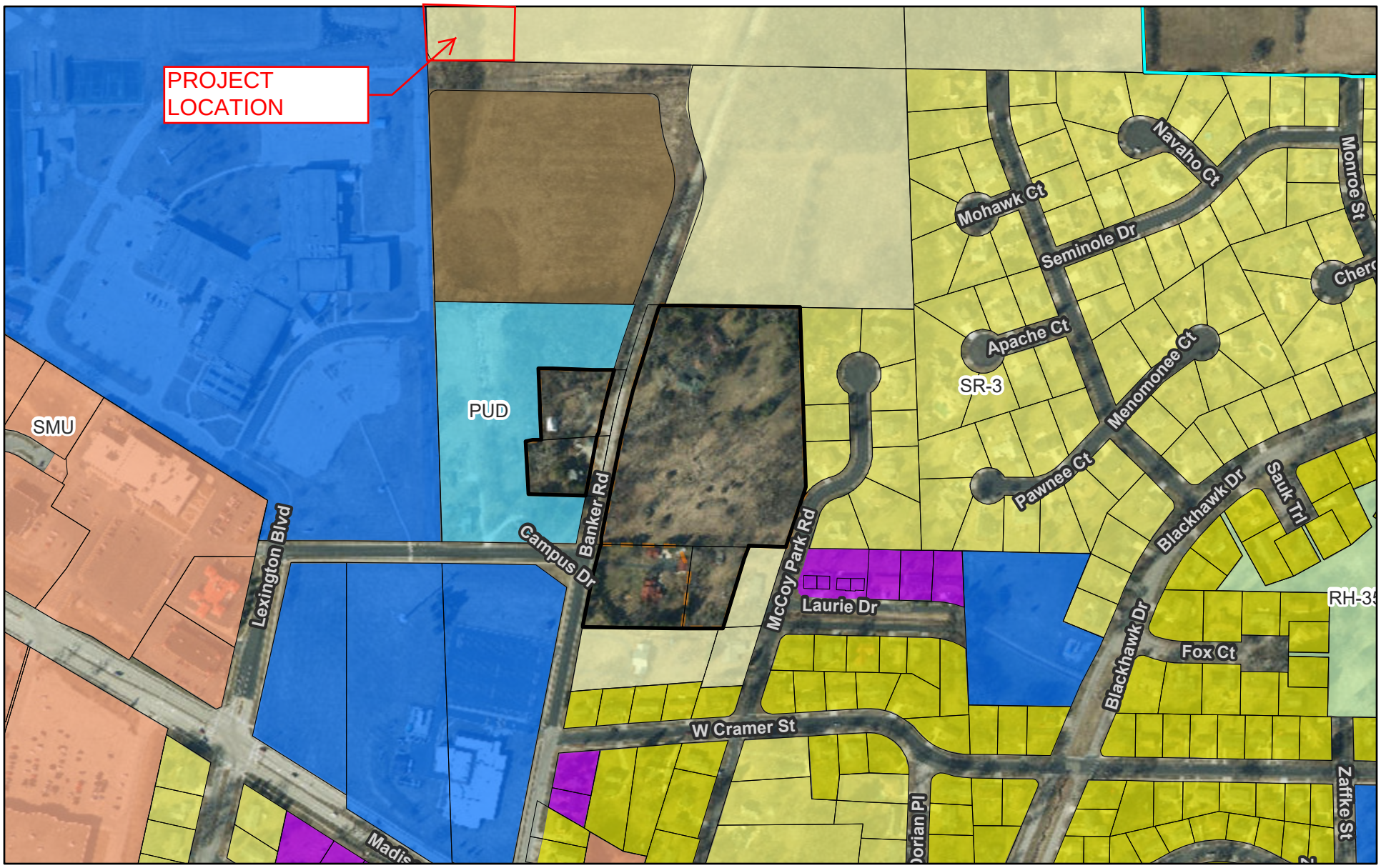
Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the request at the meeting on Tuesday, Feb. 18, 2025 and again on Tuesday, March 4, 2025.

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.

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

Jedidiah Draeger
Building/Zoning Administrator

PUD Lot 1



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
SR-5 - Single Family Residential - 8,000sf
DR-8 - Duplex Residential - 10,000sf
MRH-30 - Multi-Family Residential
SMU - Suburban Mixed Use
I - Institutional
RH-35 - Rural Holding
PUD - Planned Unit Development
City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction
Extraterritorial Limits
3 mi Plat Review

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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

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 *(same process as zoning map amendment)*
  - ❑ 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 *(same process as site plan)*
  - ❑ 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

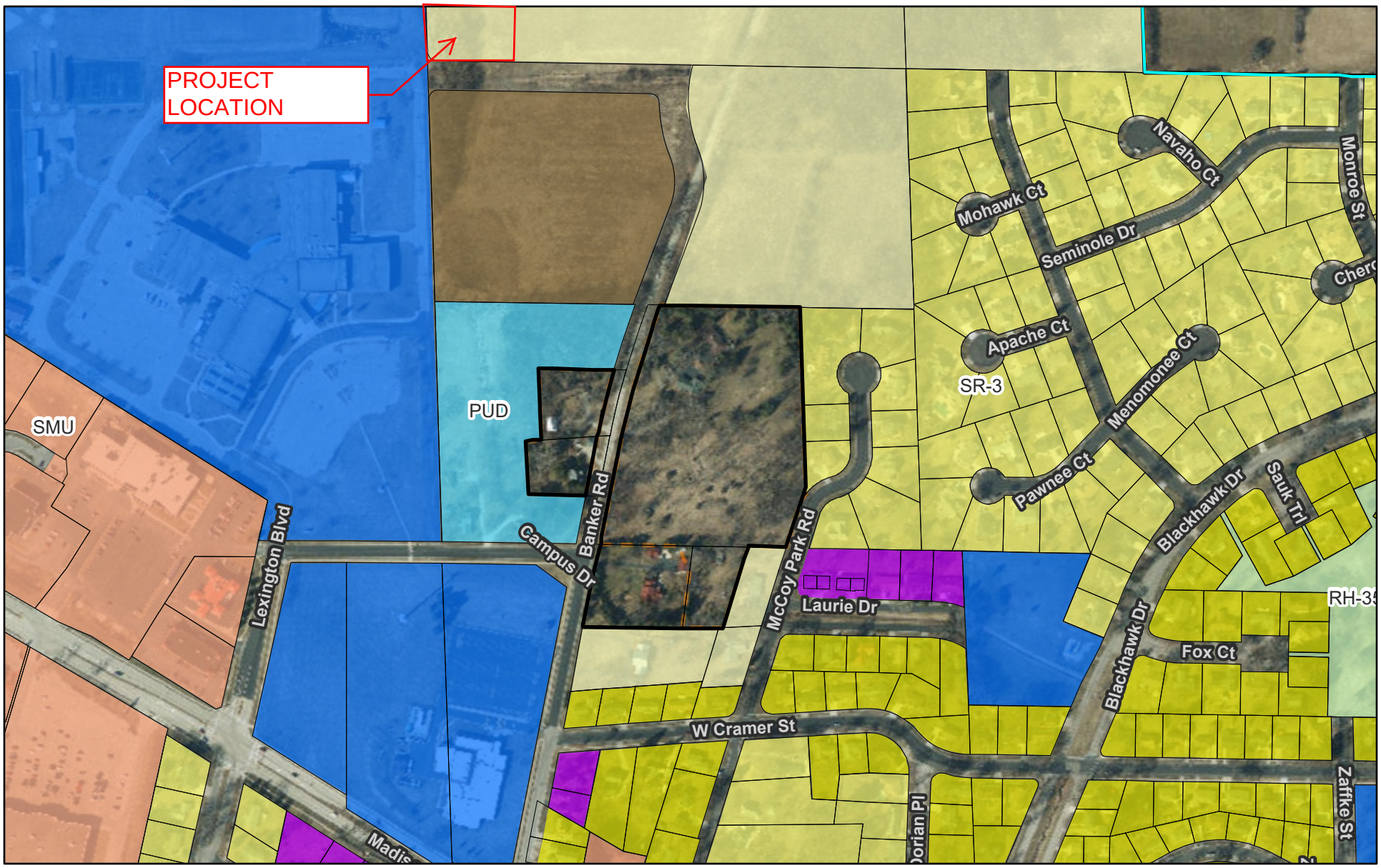
Lot 2 development is scheduled to break ground in April 2025 to allow a fall opening. The proposed development consists of 8 townhouses and the details are as follows:

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



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

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

- 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
- SR-5 - Single Family Residential - 8,000sf
- DR-8 - Duplex Residential - 10,000sf
- MRH-30 - Multi-Family Residential
- SMU - Suburban Mixed Use
- I - Institutional
- RH-35 - Rural Holding
- PUD - Planned Unit Development
- City of Fort Atkinson 1.5 Mile Extra-Territorial Jurisdiction

Extraterritorial Limits

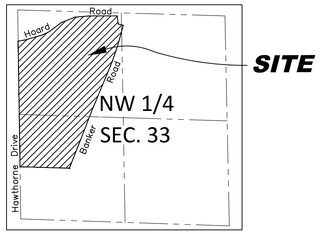
- 3 mi Plat Review

ArcGIS Web AppBuilder

RIDGE VIEW ESTATES

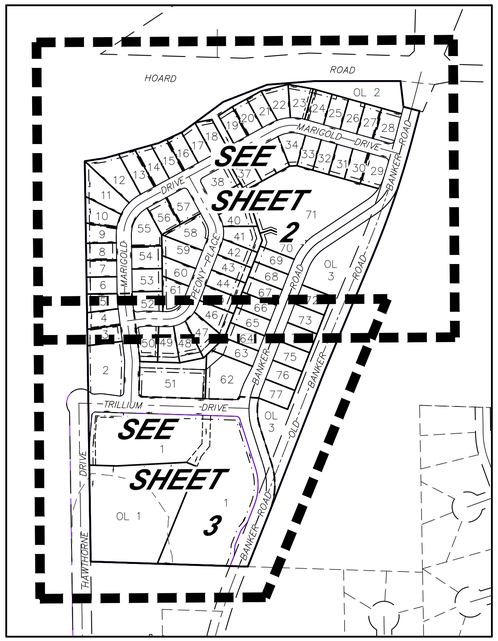
Lot 1 and vacated Trillium Drive and Banker Road of CSM 6455 and part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4, all of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin

PRELIMINARY PLAT



Vicinity Map

Not to Scale



Sheet Index Map

Not to Scale

NOTES:

1. 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.
2. Outlots 1 through 6 will be dedicated to the Public for Stormwater Management Purposes to be owned & maintained by the City of Fort Atkinson.
3. Dates of boundary field survey: 2/15/18, 2/13/18, 2/18/18, 5/15/18, 2/14/24 and 10/19/24
4. All streets will be dedicated to the Public to be owned & maintained by the City of Fort Atkinson.
5. See Sheet 3 for Legal Description.
6. 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.
7. 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.
8. Proposed zoning of Lots 1, 50, 62 and 70 is Multi–Family Residential–12 (MRM–12). In addition, Lot 70 is requested to also be a Planned Unit Development Overlay Zoning District (PUD).Note setbacks for Lot 70 are not shown as they will be established as part of the PUD approval.

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

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

   Principal Structure Setbacks:

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

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

LEGEND

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

N
W E
S

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

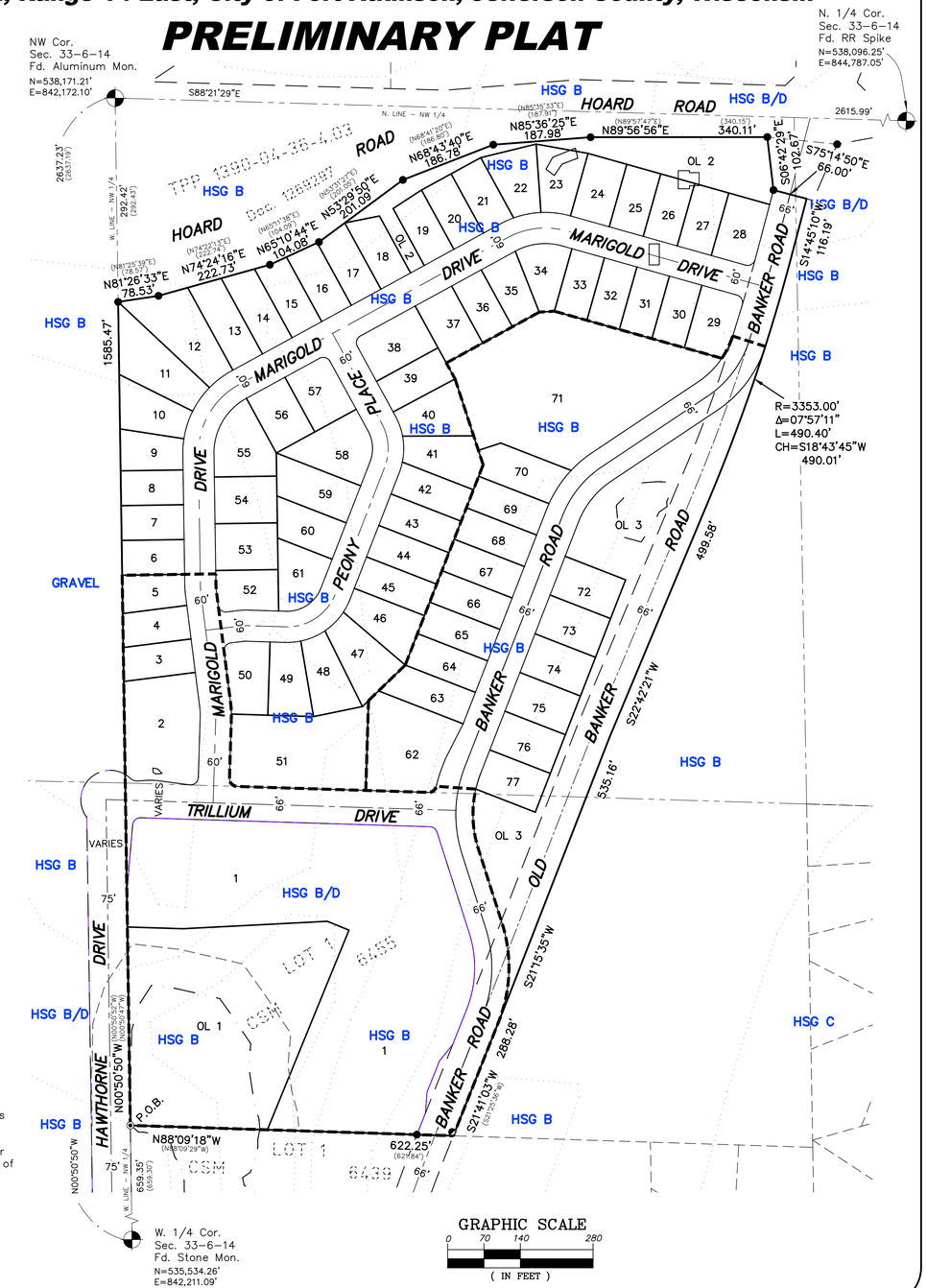
SURVEYOR'S CERTIFICATE:

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 February, 2025.

WISCONSIN MATTHEW E. HOGLUND S-1910 RIVER WI SURVEYOR
DRAFT

_____
By: Matthew E. Hoglund
P.L.S. S–1910



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

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

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   - Rear = 30'
   - Side = 8'
   - Street Side (on corner lots) = 20'

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

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   - Front (all other streets) = 30'
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LEGEND

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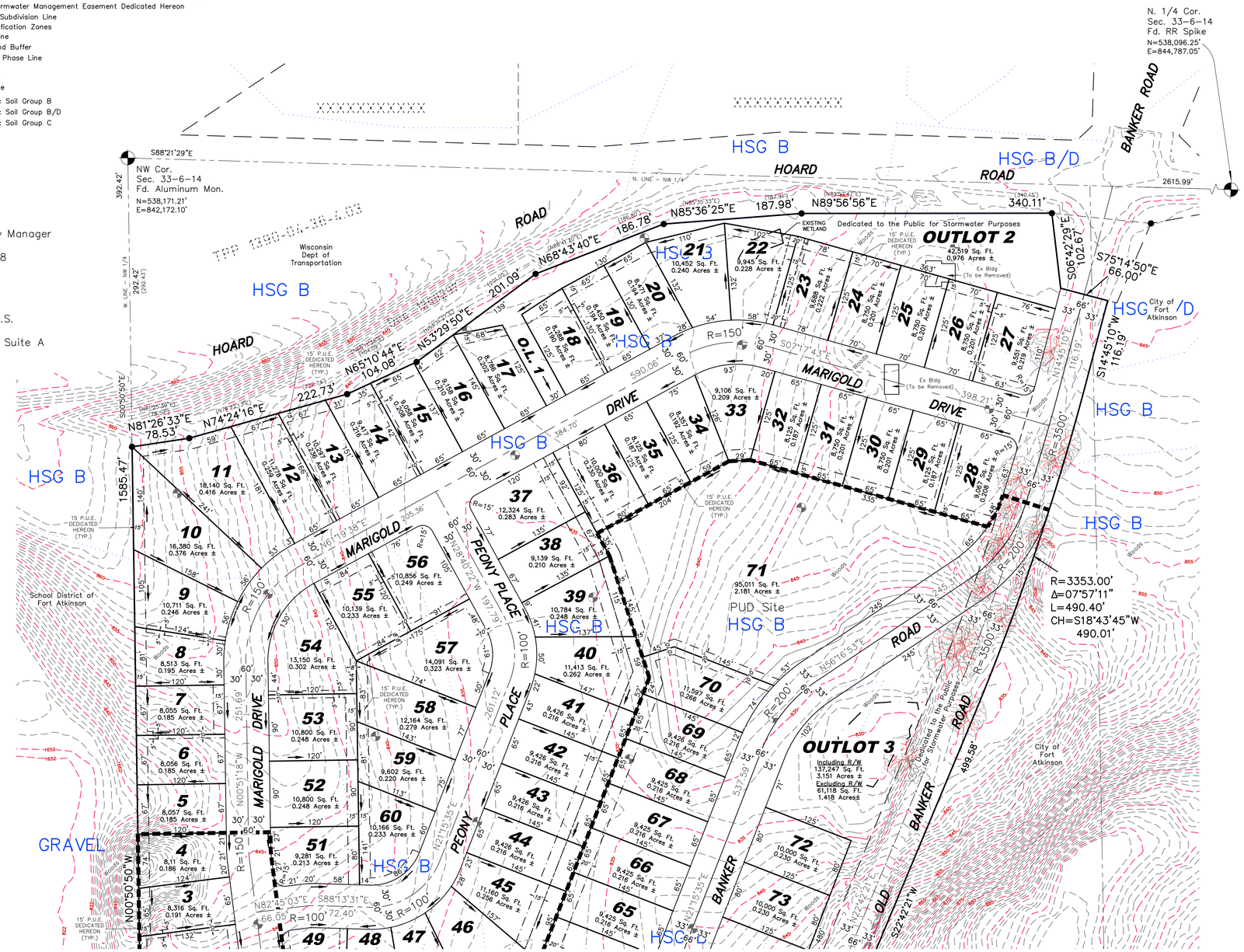
N
W E
S

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)

WISCONSIN MATTHEW E. HOGLUND S-2010 RIVERS WI 1/4/2024 PROFESSIONAL LAND SURVEYOR

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

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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.

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

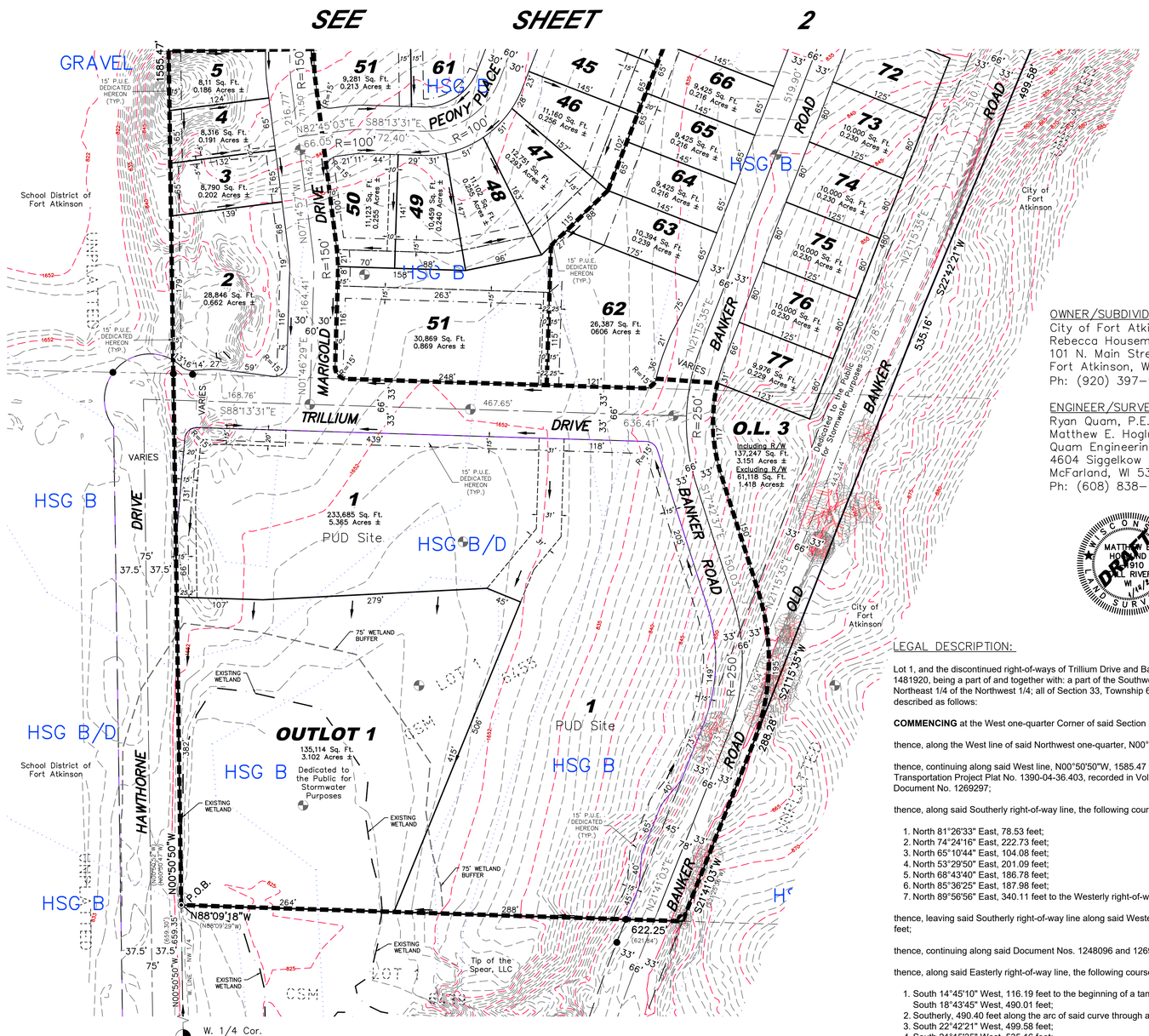
   See full Zoning Code for full Density, Intensity and Bulk Regulations for the MRH–30 District.

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)
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Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
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Ph: (608) 838–7750

N W E S

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).

WISCONSIN MATTHEW E. HOGLUND S-2910 FULL RIVERS 10/4/24 Professional Land Surveyor DRAFT

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
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

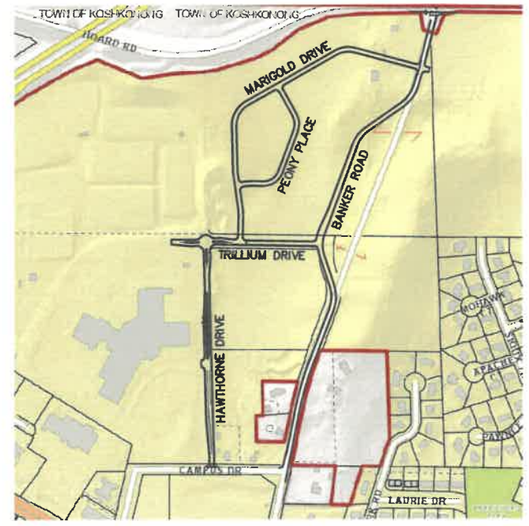
RIDGE VIEW ESTATES

LOT 2 TOWNHOUSES DEVELOPMENT

CITY OF FORT ATKINSON
JEFFERSON COUNTY, WISCONSIN

INDEX

SHEET	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

Feb. 6, 2025

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A; McFarland, WI 53558 (608) 838-7750

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

RIDGE VIEW ESTATES

TOWNHOUSES LOT 2 SITE PLAN

SHEET: C–1
DATED: FEBRUARY 6, 2025

QUAM ENGINEERING, LLC
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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
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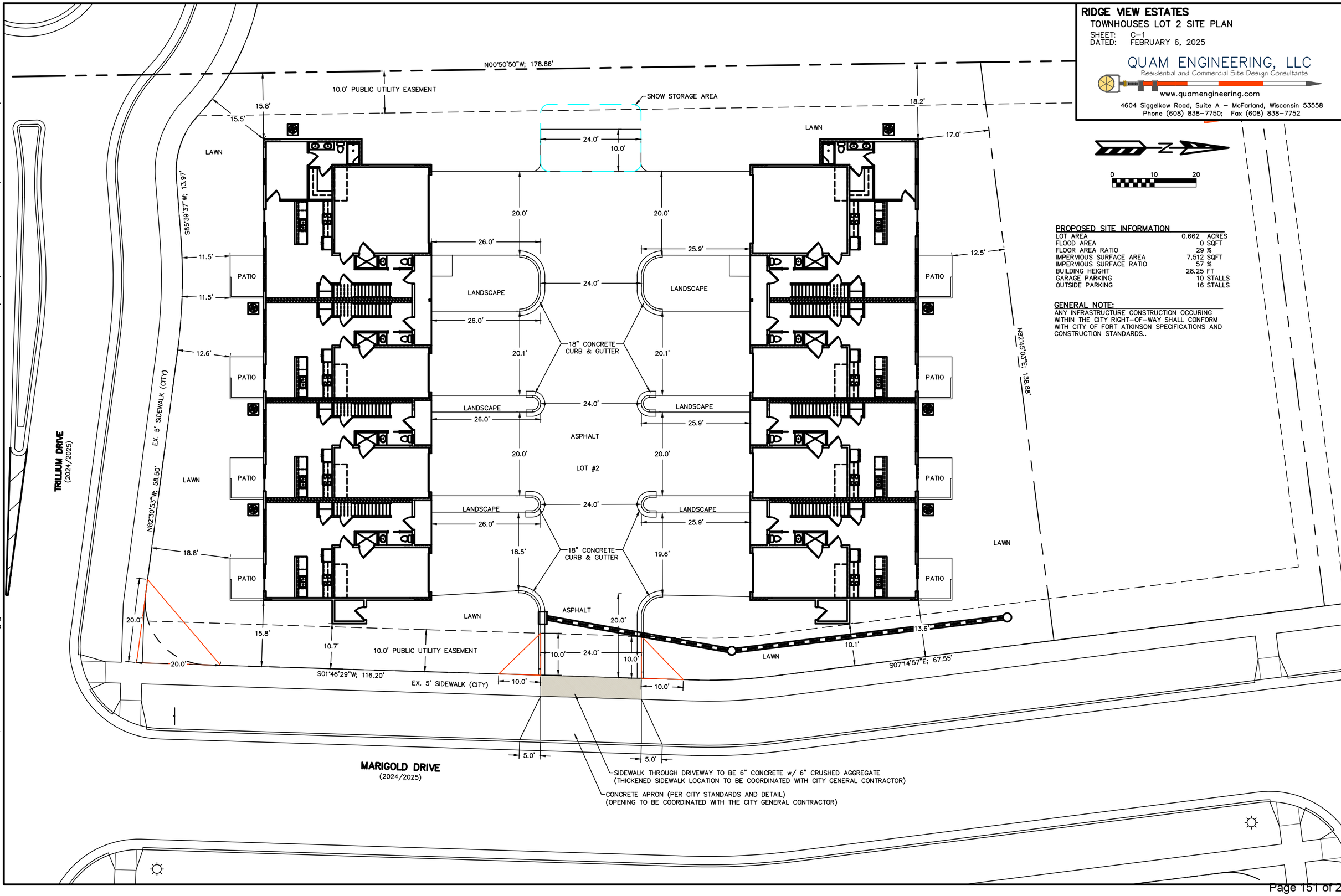

PROPOSED SITE INFORMATION

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..

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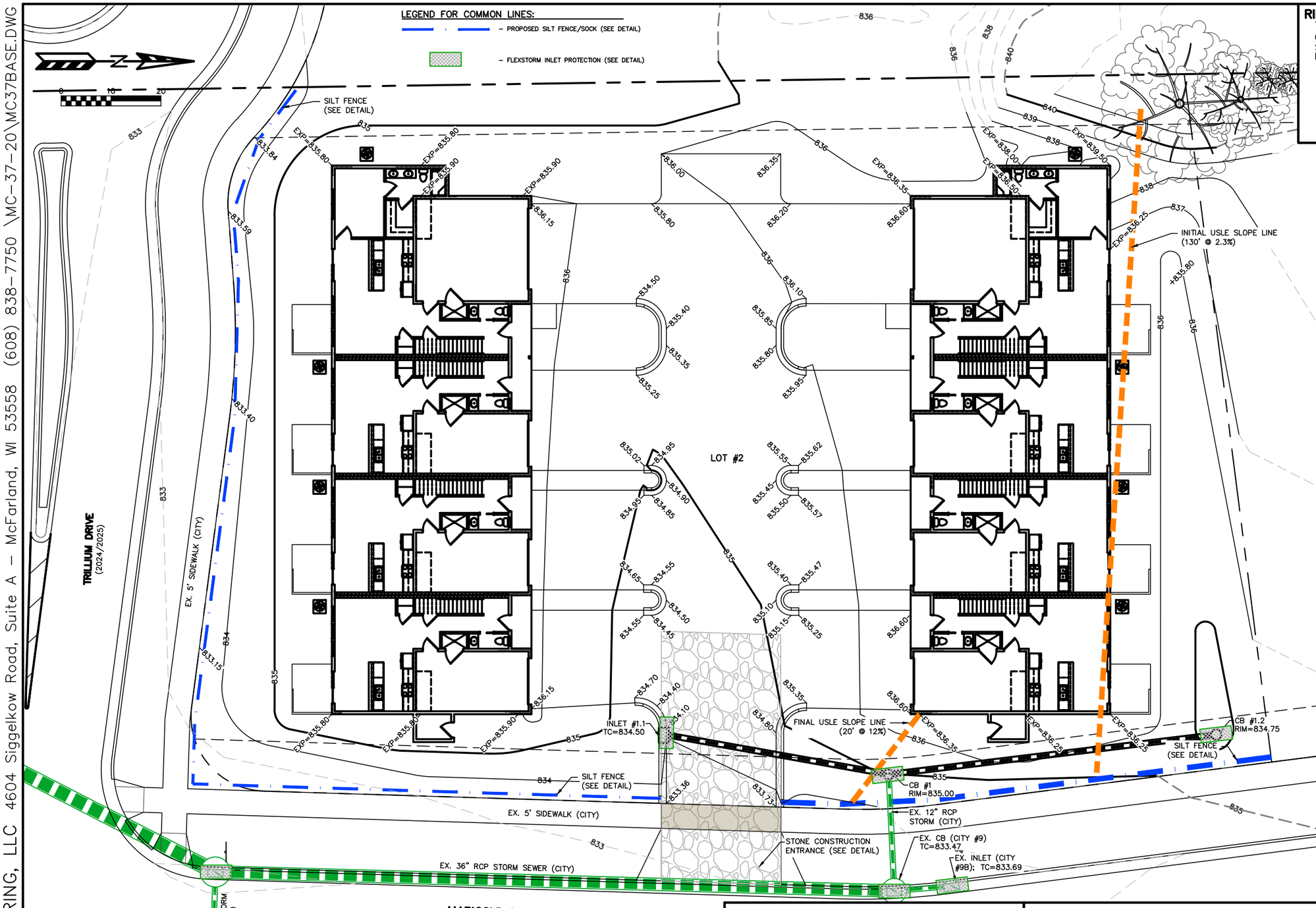
LEGEND FOR COMMON LINES:

– PROPOSED SILT FENCE/SOCK (SEE DETAIL)

– FLEXSTORM INLET PROTECTION (SEE DETAIL)



RIDGE VIEW ESTATES

TOWNHOUSES LOT 2

GRADING AND EROSION CONTROL PLAN

SHEET: C–2

DATED: FEBRUARY 6, 2025

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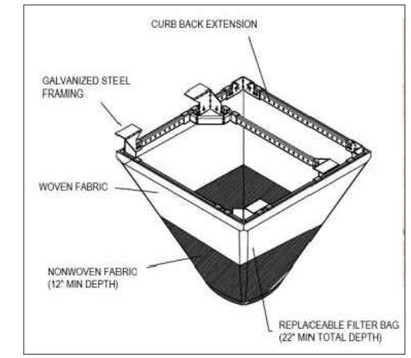


FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:

- 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.

RESTORATION NOTES:

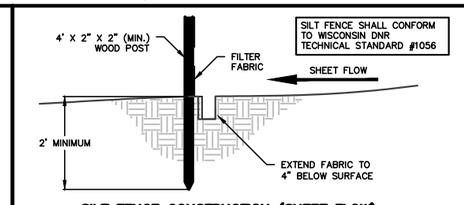
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

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

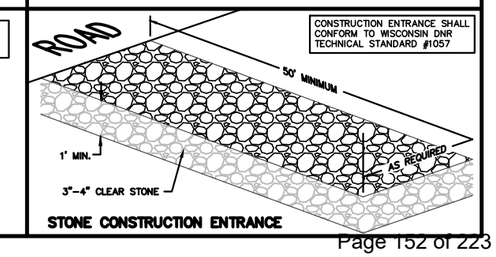
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40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

TIME SCHEDULE:

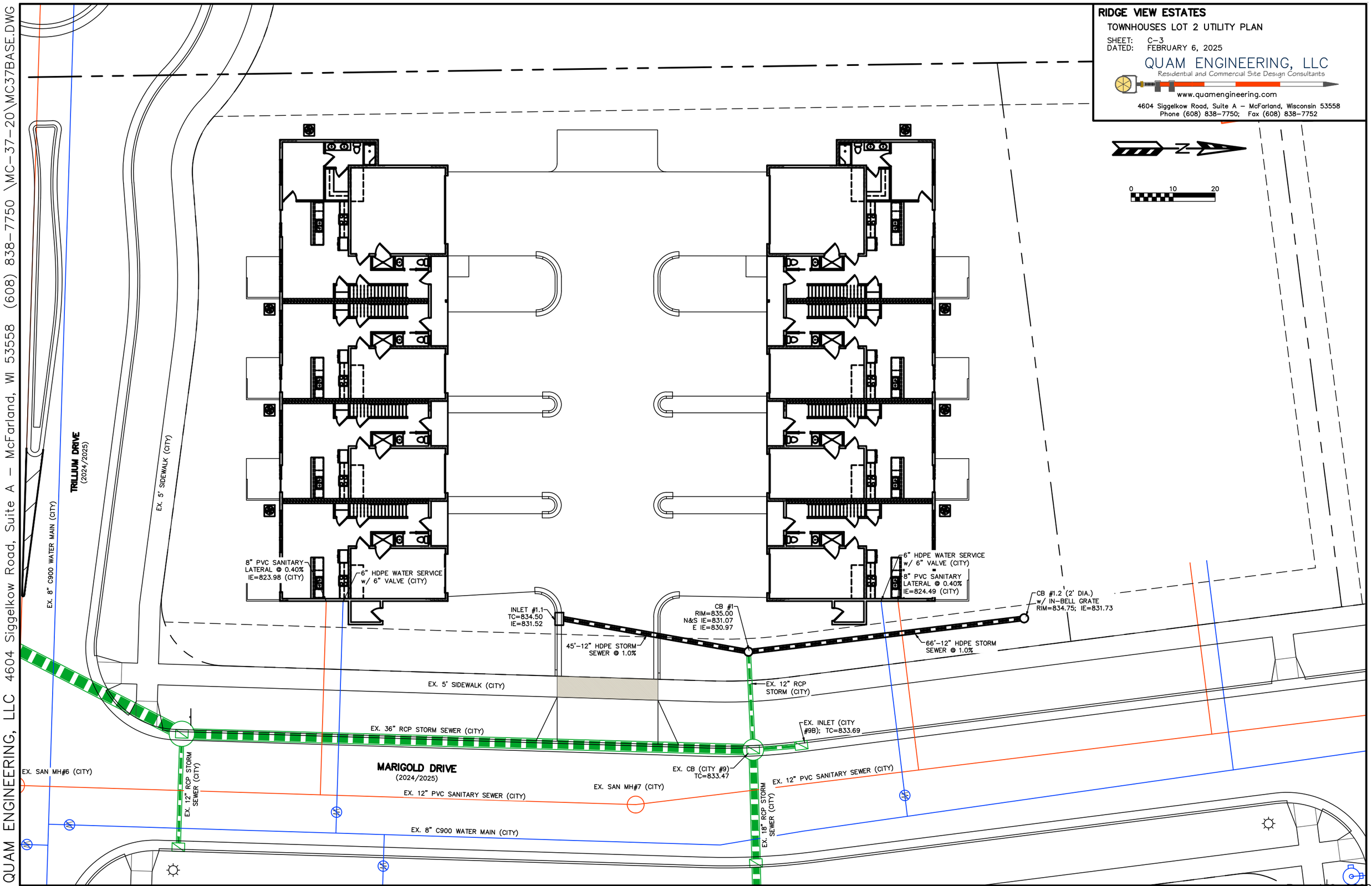
APRIL 1 – MAY 1, 2025	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
JUNE 1, 2025	APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058)
MAY 1, 2025 – AUGUST 1, 2025	CONSTRUCT TOWNHOUSE BUILDINGS AND PARKING LOT.
AUGUST 1 – SEPTEMBER 1, 2025	RESTORE ALL PERVIOUS DISTURBED AREAS.



SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE


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
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N
0 10 20
TRILLIUM DRIVE
(2024/2025)
EX. 8" C900 WATER MAIN (CITY)
EX. 5' SIDEWALK (CITY)
8" PVC SANITARY LATERAL @ 0.40% IE=823.98 (CITY)
6" HDPE WATER SERVICE w/ 6" VALVE (CITY)
6" HDPE WATER SERVICE w/ 6" VALVE (CITY)
8" PVC SANITARY LATERAL @ 0.40% IE=824.49 (CITY)
INLET #1.1 TC=834.50 IE=831.52
CB #1 RIM=835.00 N&S IE=831.07 E IE=830.97
CB #1.2 (2' DIA.) w/ IN-BELL GRATE RIM=834.75; IE=831.73
45'-12" HDPE STORM SEWER @ 1.0%
66'-12" HDPE STORM SEWER @ 1.0%
EX. 5' SIDEWALK (CITY)
EX. 12" RCP STORM (CITY)
EX. 36" RCP STORM SEWER (CITY)
EX. INLET (CITY #9B); TC=833.69
EX. SAN MH#6 (CITY)
EX. 12" RCP STORM SEWER (CITY)
MARIGOLD DRIVE
(2024/2025)
EX. CB (CITY #9) TC=833.47
EX. 12" PVC SANITARY SEWER (CITY)
EX. SAN MH#7 (CITY)
EX. 12" PVC SANITARY SEWER (CITY)
EX. 18" RCP STORM SEWER (CITY)
EX. 8" C900 WATER MAIN (CITY)

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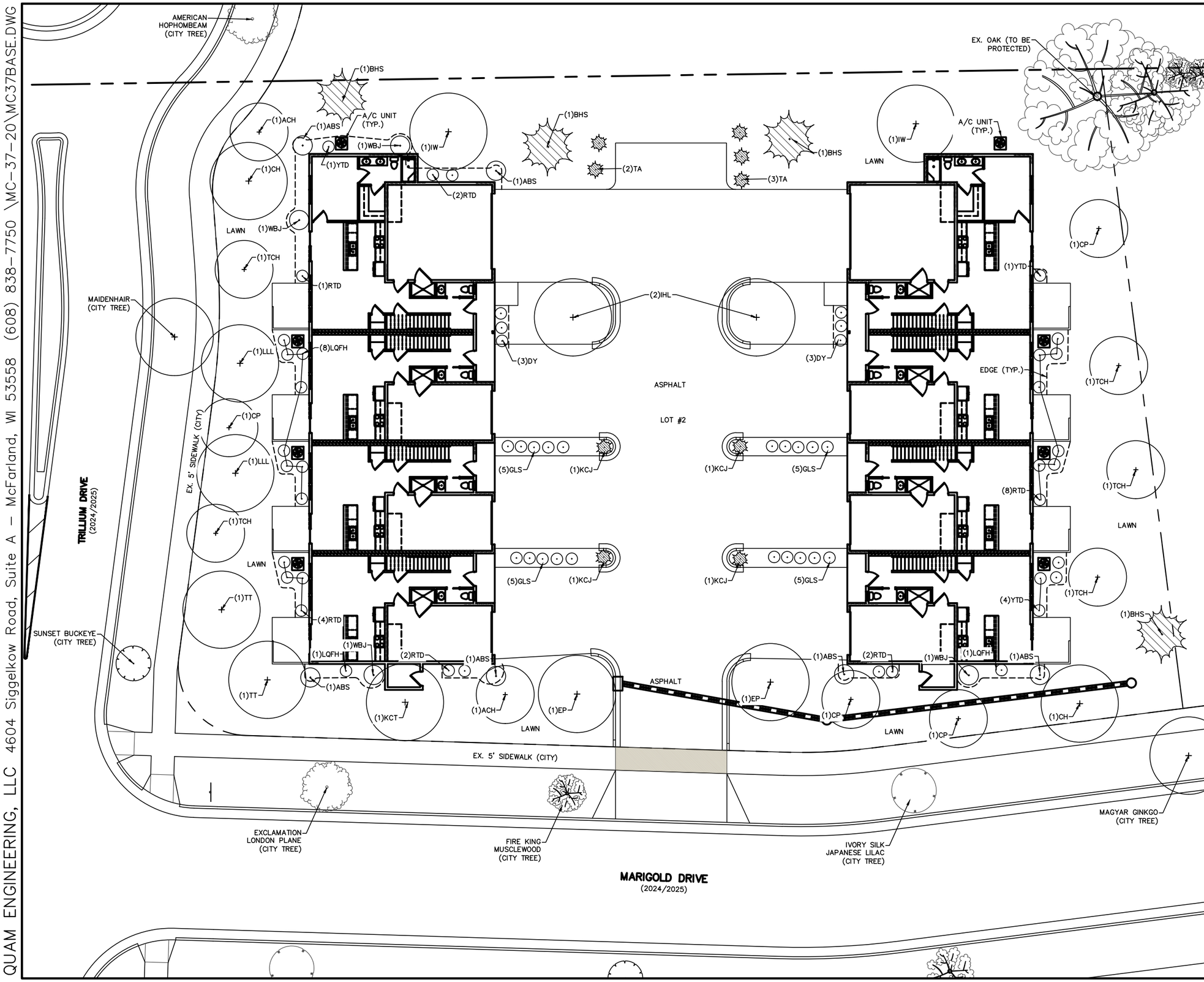

RIDGE VIEW ESTATES

TOWNHOUSES LOT 2 LANDSCAPE PLAN

SHEET: L–1
DATED: FEBRUARY 6, 2025

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(11)		Tall Deciduous Trees		
CH	2	2"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2"	Exclamation Planetree	Platanus Occidentalis	BB
IHL	2	2"	Imperial Honey Locust	Gleditsia Tricanthos 'Imperial'	BB
KCT	1	2"	Kentucky Coffeetree	Gymnocladus Diocus	BB
LLL	2	2"	Little Leaf Linden	Tilia Cordata	BB
TT	2	2"	Tulip Tree	Liriodendron Tulipifera	BB
	(20)		Medium Deciduous Trees		
ABS	7	1 ½"	Autumn Brilliance Serviceberry	Amelanchier Grandiflora "AB"	BB
ACH	2	1 ½"	Amur Chokecherry	Prunus Americana	BB
CP	4	2"	Callery Pear	Pyrus Calleryana	BB
IW	2	1 ½"	Ironwood	Ostrya Virginiana	BB
TCH	5	1 ½"	Thornless Cockspur Hawthorn	Crataegus Crusgalli	BB
	(4)		Tall Evergreen Trees		
BHS	4	5'	Black Hills Spruce	Picea Pungens Densata	BB
	(5)		Medium Evergreen Trees		
TA	5	4'	Techny Arborvitae	Thuja Occidentalis 'Techny'	BB
	(4)		Low Evergreen Trees		
WBJ	4	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB
	(35)		Large Deciduous Shrubs		
LQFH	10	30"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
RTD	19	24"	Red Twig Dogwood	Cornus Sericea	Pot
YTD	6	24"	Yellow Twig Dogwood	Cornus Sericea "Flaviramea'	Pot
	(20)		Low Deciduous Shrubs		
GLS	20	18"	Gow Low Sumac	Rhus Aromatica	Pot
	(6)		Medium Evergreen Shrubs		
DY	6	24"	Densiform Yew	Taxus Densiformis	Con
	(4)		Low Evergreen Shrubs		
KCJ	4	18"	Kallay's Compact Juniper	Juniperus C 'Kallay's Compact'	Con

NOTES:

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

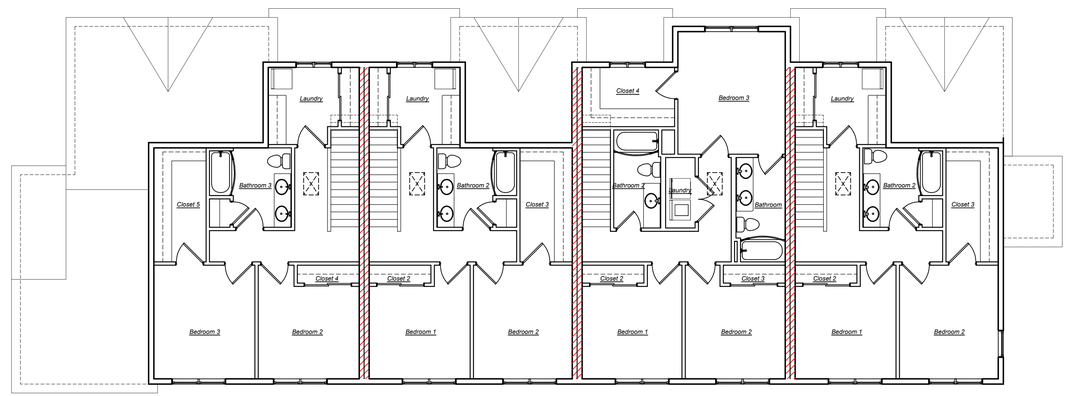
LANDSCAPE WORKSHEET

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

Foundation Points Required:	
(60 points/100 LF building foundation) 612/100 * 60 =	368 points
Street Frontage Points Required:	
(100 points/100 LF building foundation) 356/100 * 100 =	356 points
Paved Area Points Required:	
(50 points/10 parking stalls 16/10 * 50 =	80 points
(50 points/10,000 SF) 7,512/10,000: * 50 =	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

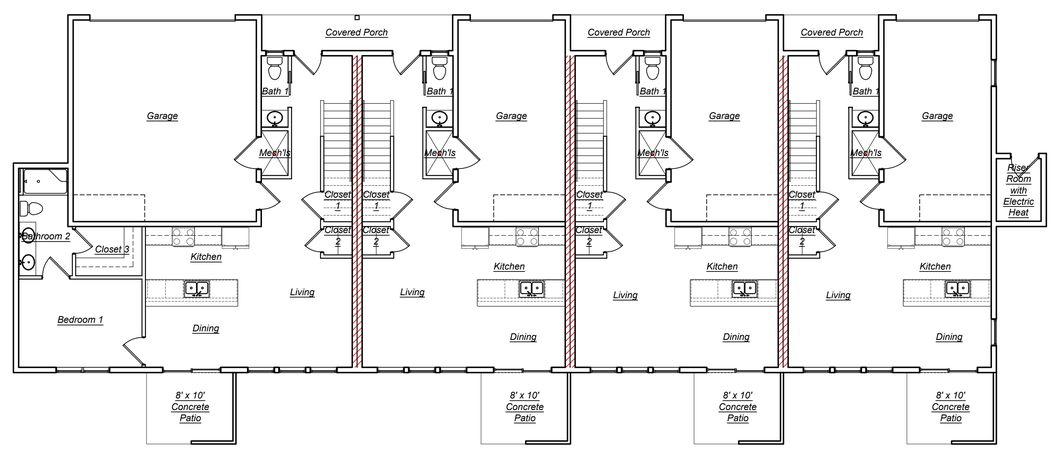
Foundation Points Supplied:	
4 Medium deciduous trees @ 15 =	60 points
6 Low deciduous trees @ 10 =	60 points
4 Low evergreen trees @ 10 =	40 points
35 Large deciduous shrubs @ 5 =	175 points
6 Medium evergreen shrubs @ 5 =	30 points
Foundation subtotal:	365 points
Street Frontage Points Supplied:	
9 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
Developed Lot (Yard) Points Supplied:	
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

NORTH

1/8" = 1'-0"



BUILDING 1 - 1st FLOOR PLAN

NORTH

1/8" = 1'-0"

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PROPOSED BUILDINGS

Ridge View Estates - Townhomes

Marigold Drive
Fort Atkinson, Jefferson County

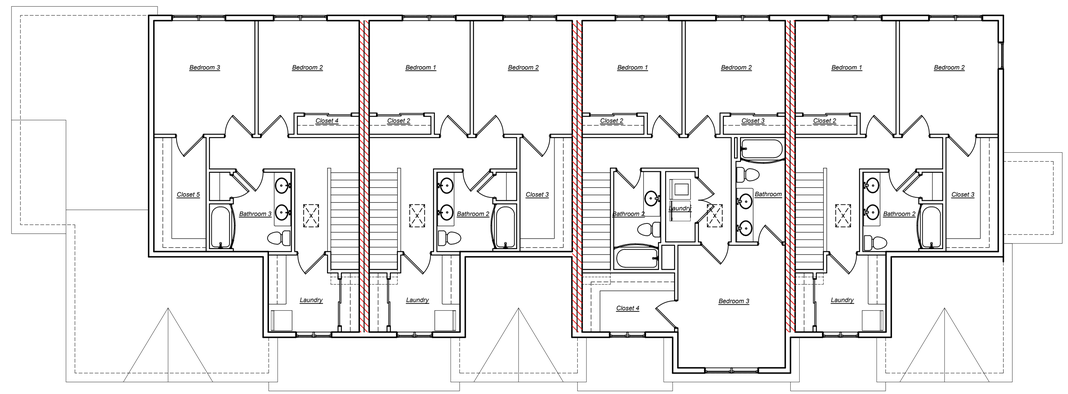
Issue Date:
02 / 06 / 2025

Revision:

Project Number:
24015

Sheet Title:
FLOOR PLANS

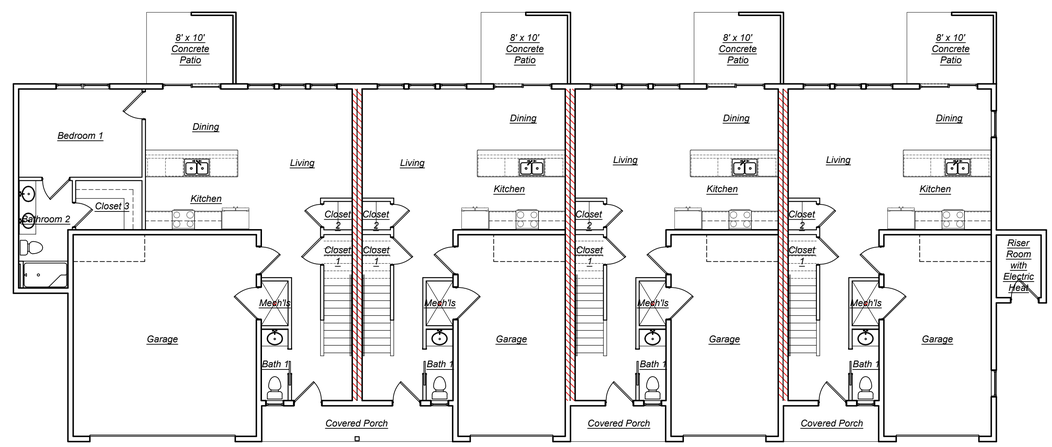
Sheet Number:
A-101



BUILDING 2 - 2nd FLOOR PLAN

NORTH

1/8" = 1'-0"



BUILDING 2 - 1st FLOOR PLAN

NORTH

1/8" = 1'-0"

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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

Sheet Number:
A-102

KEYNOTES:

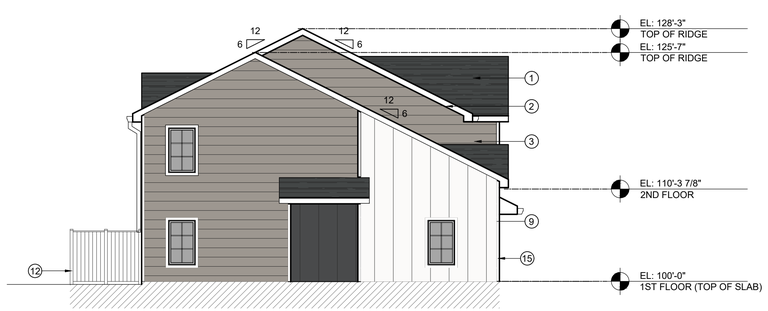
1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES ONYX BLACK.
2. ALUMINUM FASCIA - WHITE.
3. VINYL BOARD AND BATTEN - CERTAINTEED SLATE WITH 4" WHITE PVC TRIM.
4. ATTIC VENT - CERTAINTEED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
5. (2) 3' x 5' 0" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 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 - CERTAINTEED 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 - CERTAINTEED COLONIAL WHITE WITH 4" WHITE PVC TRIM.

NORTH ELEVATION

1/8" = 1'-0"

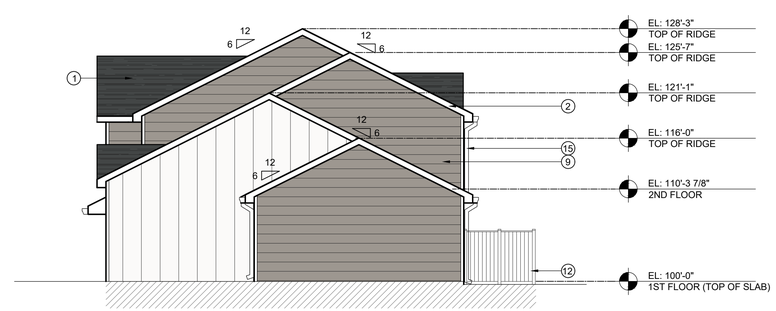
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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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

KEYNOTES:

1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES ONYX BLACK.
2. ALUMINUM FASCIA - WHITE.
3. VINYL BOARD AND BATTEN - CERTAINTEED SLATE WITH 4" WHITE PVC TRIM.
4. ATTIC VENT - CERTAINTEED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
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12. 6' HIGH VINYL PRIVACY FENCE - WHITE.
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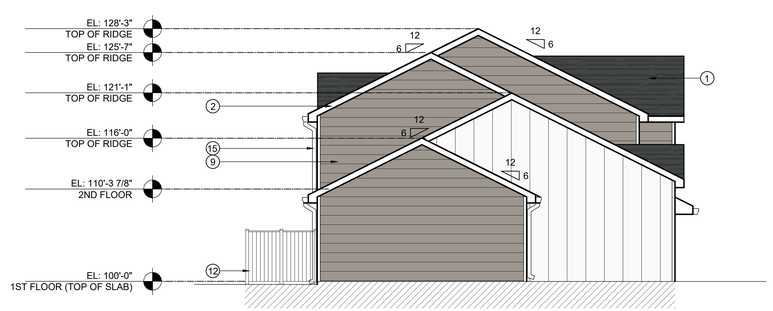
NORTH ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

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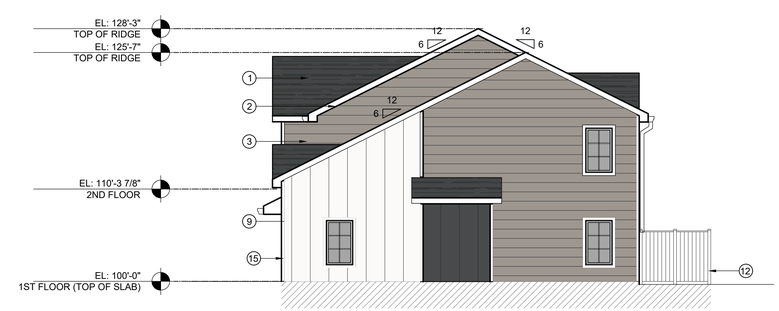

EAST ELEVATION

1/8" = 1'-0"

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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

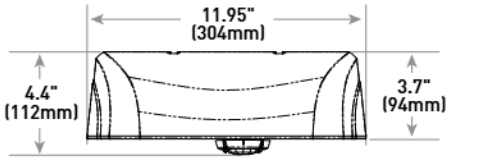
CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

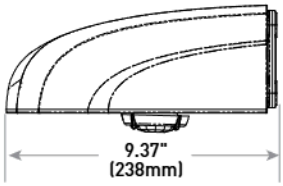
CCT: 2700K, 3000K, 4000K, 5000K, 5700K

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

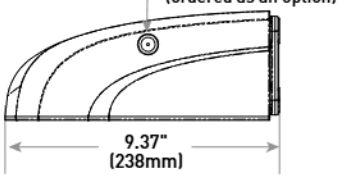
Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

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





EB Version



Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

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

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.

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
- 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 Factors[1]

Ambient	Lumen Package	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] 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

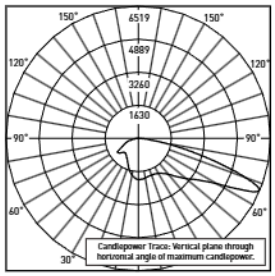
Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

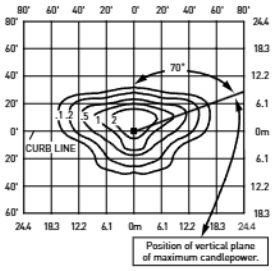
Photometry

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-8L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577

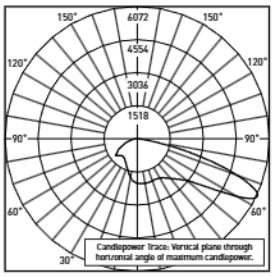


OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

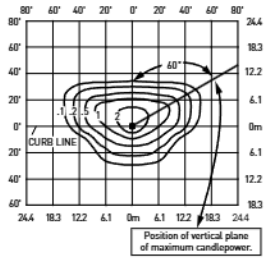
Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings**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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

3M



RESTL Test Report #: PL18036-001A
OSQW-C-8L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



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

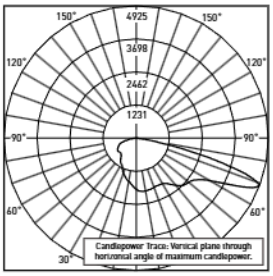
Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings**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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

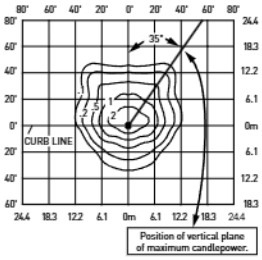
Photometry

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

4M



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



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

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

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

Replacement Parts	
EB Replacement Kit **OSQW-C-EBKIT** - Suitable for use with all lumen packages and UL voltage	**Back Box Replacement Kit** **OSQW-C-JBOXKIT** - Suitable for use with all OSQW-C luminaires

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

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Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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.

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com
Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

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

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

RIDGE VIEW ESTATES

TOWNHOUSES LOT 2 SITE PLAN

SHEET: C–1
DATED: FEBRUARY 6, 2025

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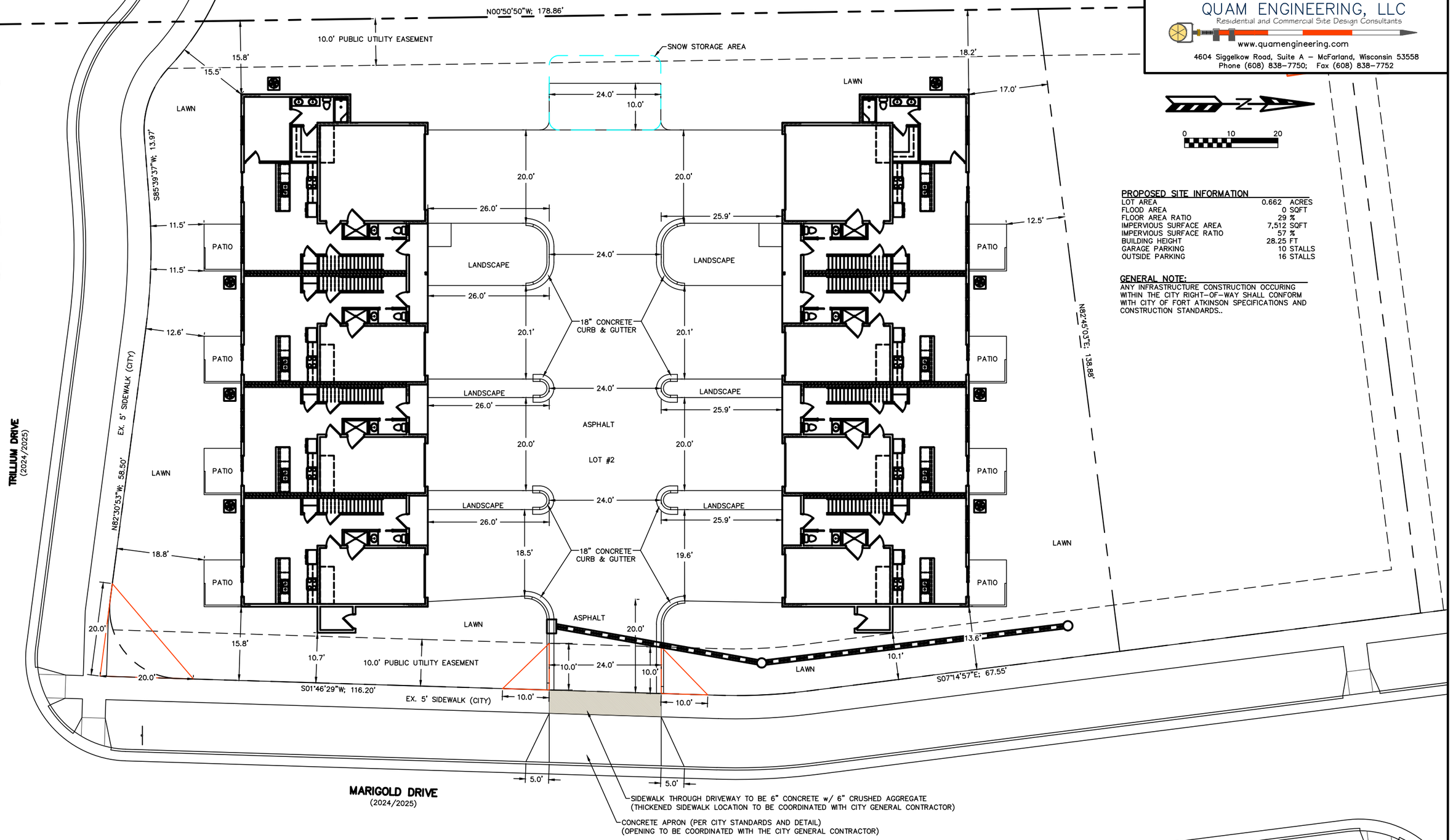
Phone (608) 838–7750; Fax (608) 838–7752



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..

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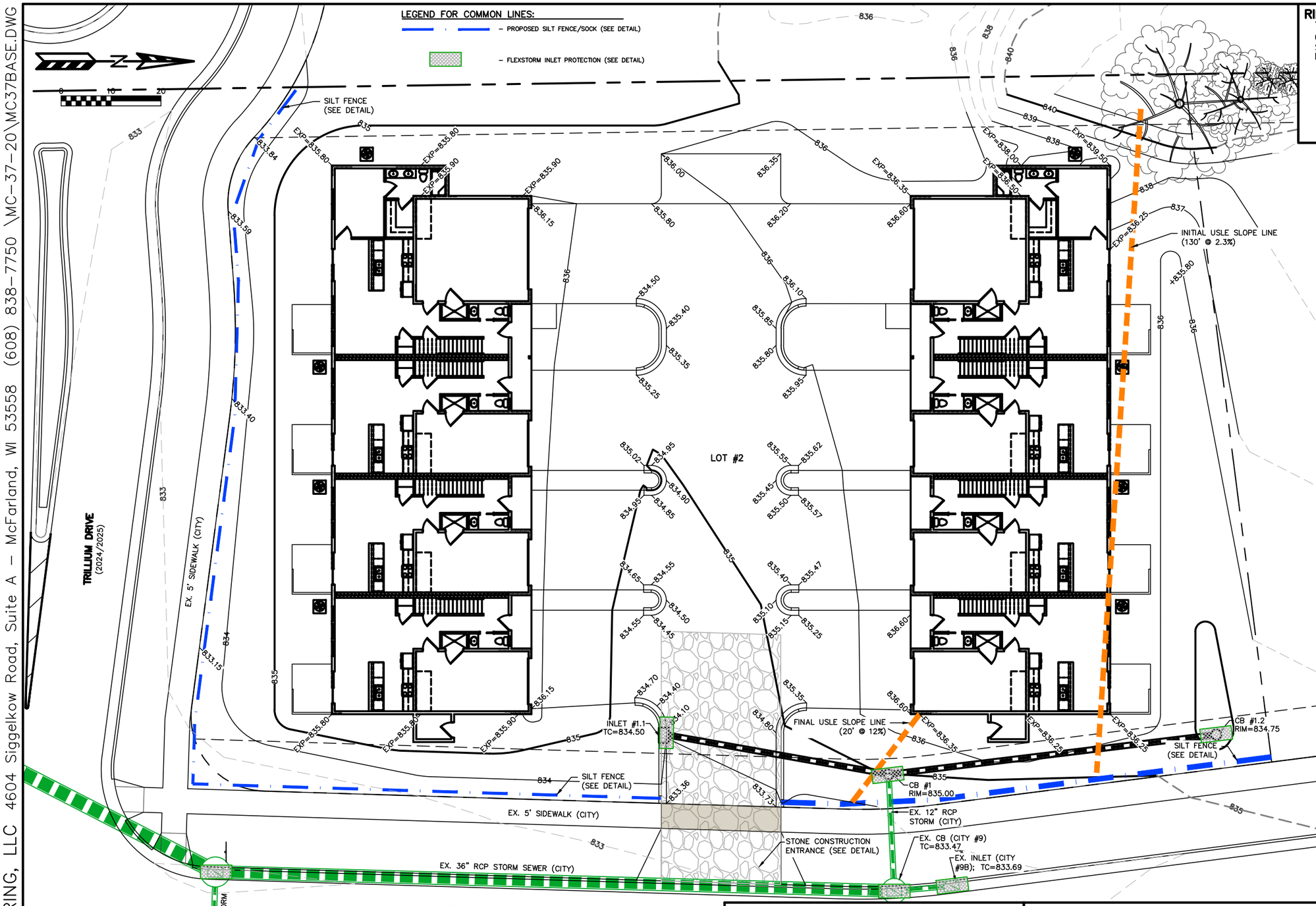
LEGEND FOR COMMON LINES:

– PROPOSED SILT FENCE/SOCK (SEE DETAIL)

– FLEXSTORM INLET PROTECTION (SEE DETAIL)



RIDGE VIEW ESTATES

TOWNHOUSES LOT 2

GRADING AND EROSION CONTROL PLAN

SHEET: C–2

DATED: FEBRUARY 6, 2025

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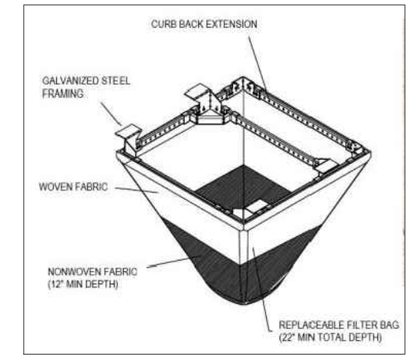
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752



FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:

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

FLEXSTORM INLET PROTECTION DETAIL

EROSION NOTES:

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

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

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

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

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.

RESTORATION NOTES:

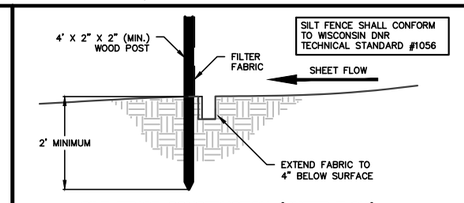
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

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

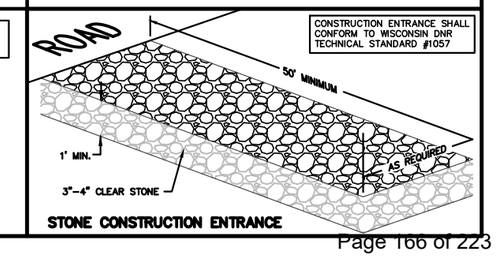
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40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

TIME SCHEDULE:

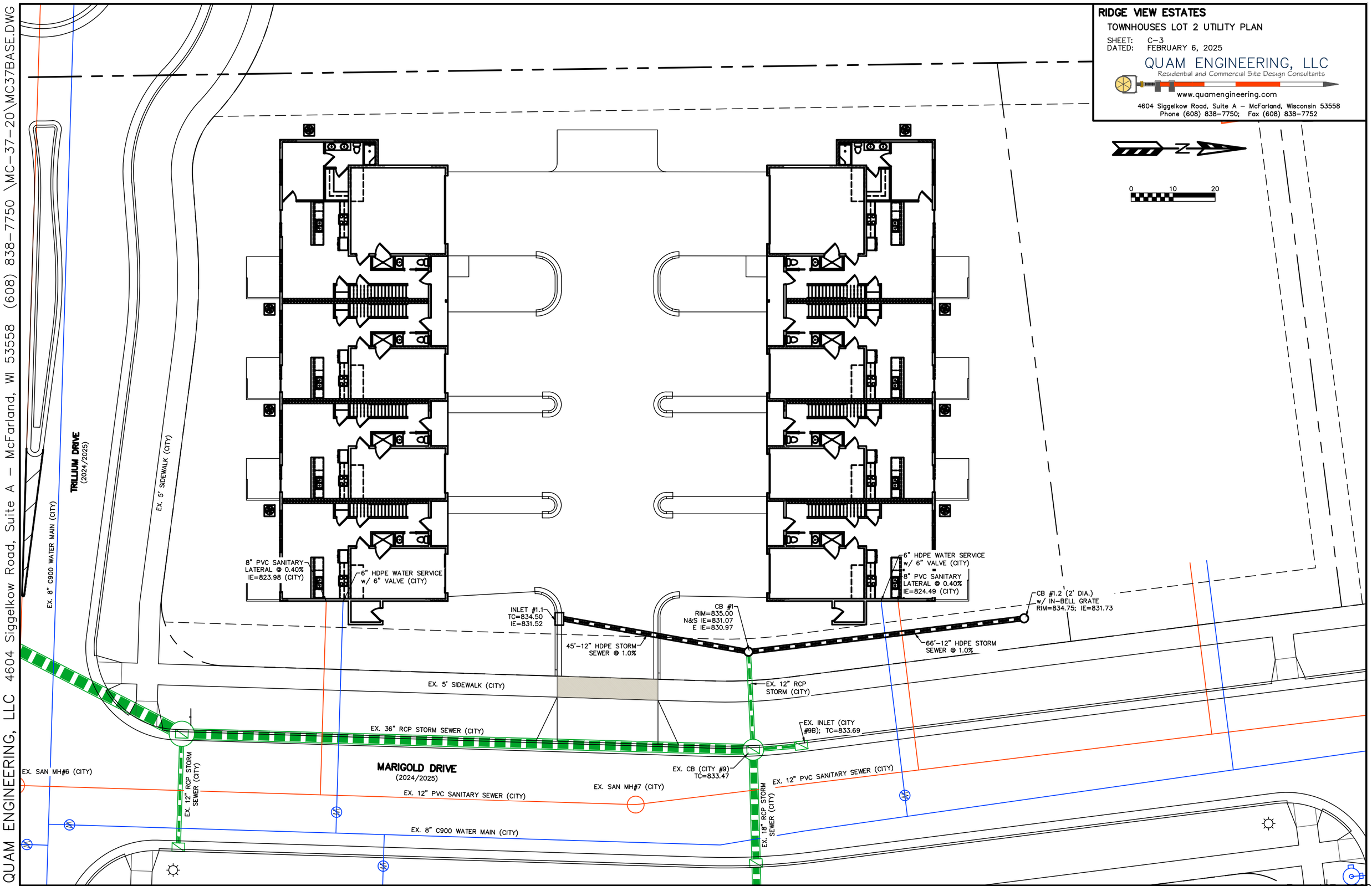
APRIL 1 – MAY 1, 2025	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
JUNE 1, 2025	APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058)
MAY 1, 2025 – AUGUST 1, 2025	CONSTRUCT TOWNHOUSE BUILDINGS AND PARKING LOT.
AUGUST 1 – SEPTEMBER 1, 2025	RESTORE ALL PERVIOUS DISTURBED AREAS.

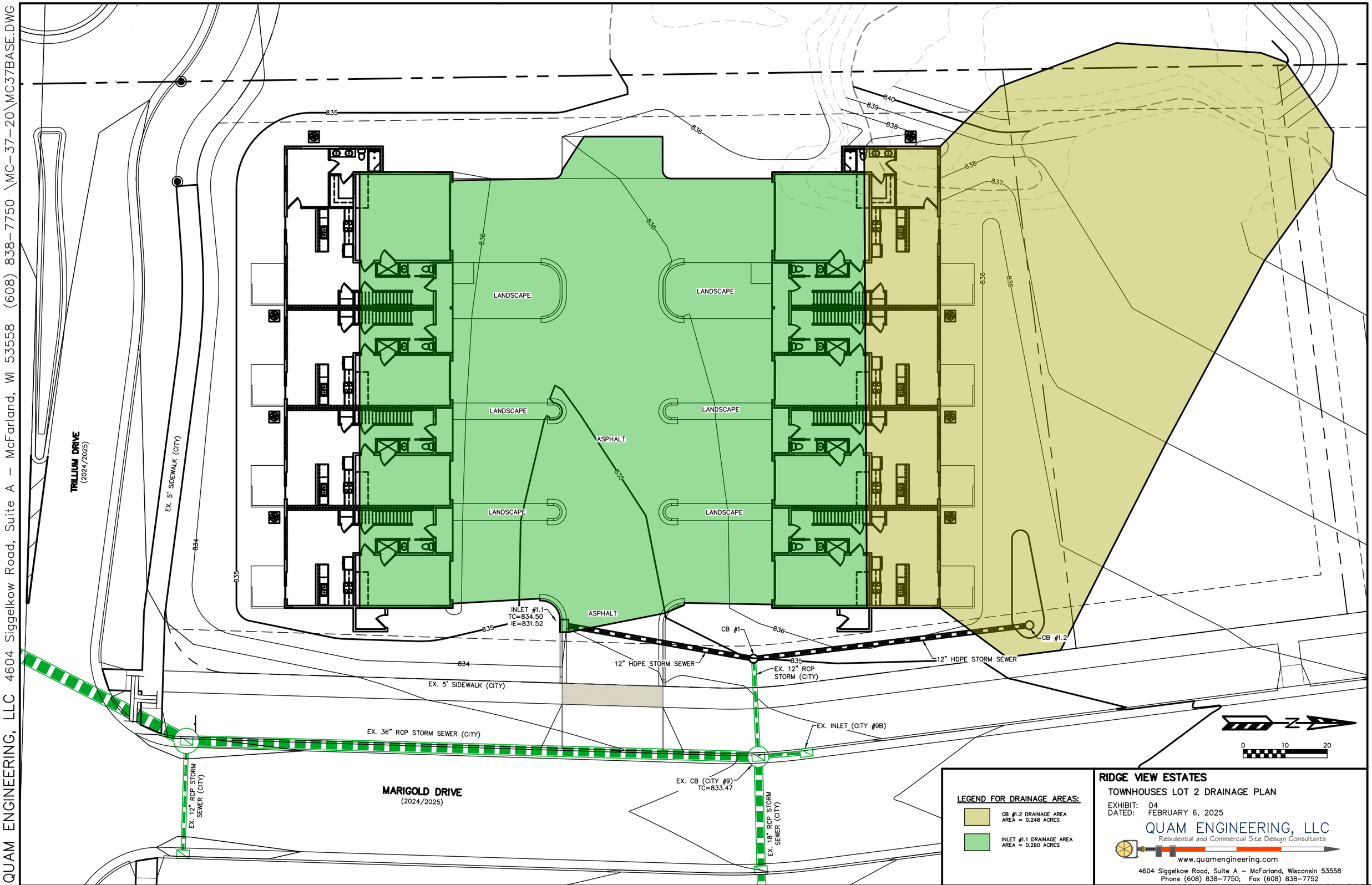


SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE


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
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-37-20\MC37BASE.DWG
0 10 20
TRILLIUM DRIVE
(2024/2025)
EX. 8" C900 WATER MAIN (CITY)
EX. 5' SIDEWALK (CITY)
8" PVC SANITARY LATERAL @ 0.40% IE=823.98 (CITY)
6" HDPE WATER SERVICE w/ 6" VALVE (CITY)
6" HDPE WATER SERVICE w/ 6" VALVE (CITY)
8" PVC SANITARY LATERAL @ 0.40% IE=824.49 (CITY)
INLET #1.1 TC=834.50 IE=831.52
CB #1 RIM=835.00 N&S IE=831.07 E IE=830.97
CB #1.2 (2' DIA.) w/ IN-BELL GRATE RIM=834.75; IE=831.73
45'-12" HDPE STORM SEWER @ 1.0%
66'-12" HDPE STORM SEWER @ 1.0%
EX. 5' SIDEWALK (CITY)
EX. 12" RCP STORM (CITY)
EX. 36" RCP STORM SEWER (CITY)
EX. INLET (CITY #9B); TC=833.69
EX. SAN MH#6 (CITY)
EX. 12" RCP STORM SEWER (CITY)
MARIGOLD DRIVE
(2024/2025)
EX. CB (CITY #9) TC=833.47
EX. 12" PVC SANITARY SEWER (CITY)
EX. SAN MH#7 (CITY)
EX. 12" PVC SANITARY SEWER (CITY)
EX. 18" RCP STORM SEWER (CITY)
EX. 8" C900 WATER MAIN (CITY)



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

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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)	**Area** (acres)	**Design Storm** (Y_r)	**Rain Intensity** (in/hr)	**Direct Runoff** (cfs)	**Other Runoff** (cfs)	**Design Runoff** (cfs)	**Sewer Size** (in)	**Min Slope of Sewer** (%)	**Manning's Number**	**Capacity Flowing Full** (cfs)
		C	A		I	Q=C*I*A					n	
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)

WISCONSIN DEPT. OF NATURAL RESOURCES

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 Er	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:

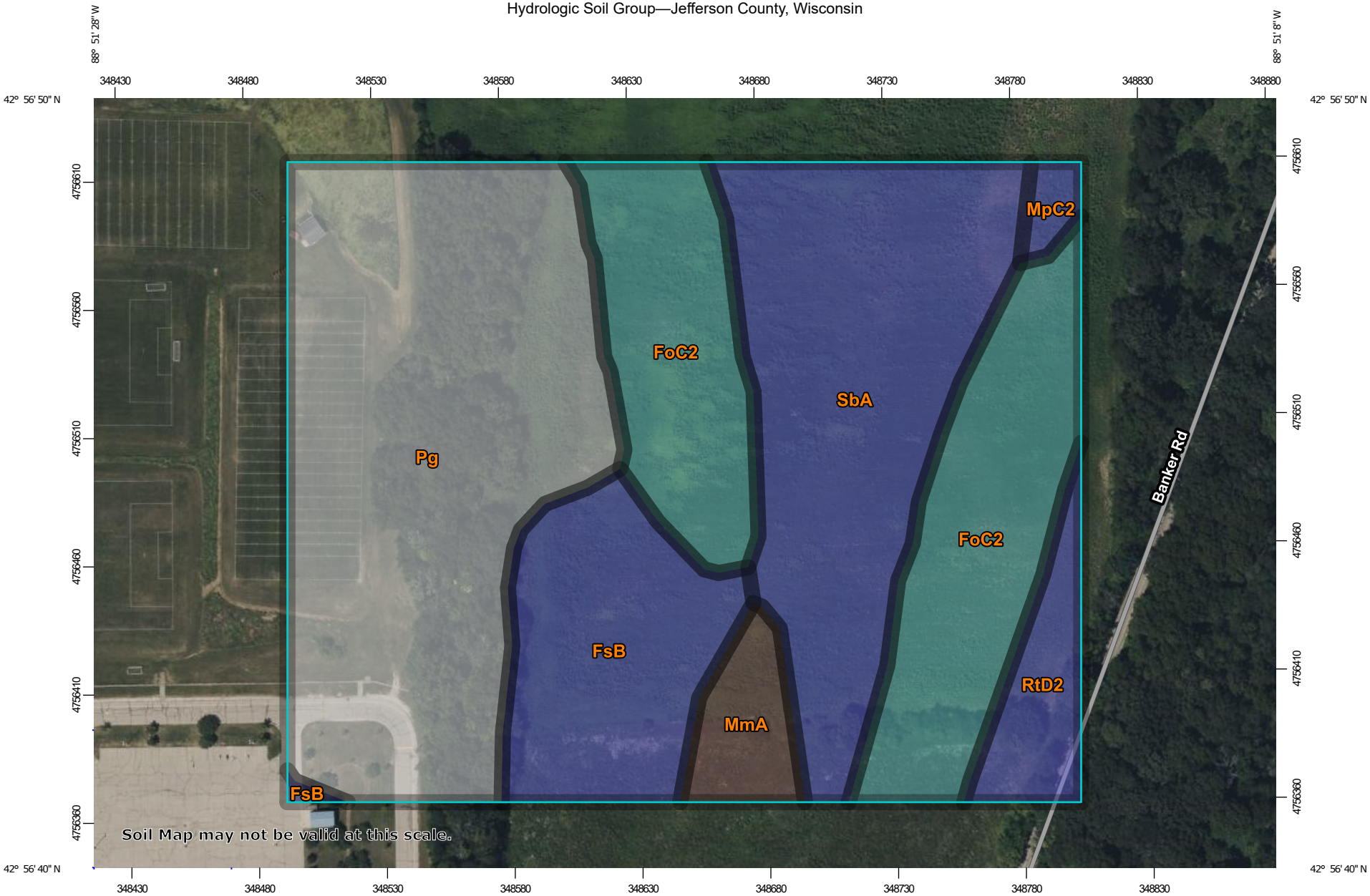
4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	MAF
Date	2/6/2025

AC-17-24

Exhibit #6

Hydrologic Soil Group—Jefferson County, Wisconsin



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

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

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

ORDINANCE NO. ____

AN ORDINANCE
TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON

NOW, THEREFORE, the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

Section 1. Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from **MRH-30, Multi-Family Residential-30**, to **PUD, Planned Unit Development District**. The intention is to use the MRH-30, Multi-family Residential District as the base zoning district when providing the flexibilities outlined in the approved General Development Plan and Specific Implementation Plan for the PUD Project:

A part of the Northwest one-quarter of the Northwest one quarter of Section 33, including 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

DRAFT

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.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this _____ day of _____, 2025.

_____

Davin Lescohier, President

ATTEST:

_____

Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT

ORDINANCE NO. ____

AN ORDINANCE
TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON

NOW, THEREFORE, the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

Section 1. Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from **SR-2, Single Family Residential**, **to MRM-8, Multi-Family Residential Medium – 8, with a PUD, Planned Unit Development**.

A part of the Northwest one-quarter of the Northwest one quarter 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, 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.

DRAFT

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon passage, posting, or publication as provided by law.

Enacted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, this _____ day of _____, 2025.

_____

Davin Lescohier, President

ATTEST:

_____

Michelle Ebbert, City Clerk/Treasurer/Finance Director

DRAFT

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to Ridge View Estates construction Change Order #1 for $137,500 (Burt, Interim City Engineer)**

BACKGROUND

On November 19, 2024, the City Council awarded the bid for the Ridge View Estates (formerly referred to as the Banker Road project) public infrastructure project to Forest Landscaping and Construction.

DISCUSSION

Since that time, work has begun in earnest, which has included several challenges. Interim City Engineer Andy Burt reported on some of the issues discovered in the field during the earthwork at the City Council meeting on January 21, 2025. As referenced during that presentation, staff has received three change order requests as outlined in the memo from Mr. Burt and included as attachments.

FINANCIAL ANALYSIS

As the City Council may recall, this project has a variety of funding sources including a 2024 borrowing for this purpose, a loan to TID #9 from the General Fund (fund balance), and a loan from the Wastewater Utility (fund balance), for a total of $4,825,000.

The total expenses for the base construction project were $4,013,561.50, per the contract documents with Forest Landscaping. The City Council authorized a 5% contingency for the construction project of $200,678.08. Together, the three change orders total $210,832, which is $10,153.92 more than the contingency identified in the initial project approval. The table below shows the construction expenses, including several estimates, totaling $4,810,239.58.

CONSTRUCTION EXPENSES		GRAND TOTALS
BASE CONSTRUCTION TOTAL	$	4,013,561.50
CONTINGENCY 5%	$	200,678.08
DESIGN	$	146,000.00
CONSTRUCTION OVERSIGHT (EST)	$	125,000.00
WE Gas Install (EST)	$	75,000.00
WE Electric Install (EST)	$	250,000.00
TOTAL	$	4,810,239.58

The construction oversight and the WE Energies gas and electrical installation costs in the table above are estimates and still have not been determined. Further, there is a small amount of flexibility between the total revenue sources ($4,825,000) and the estimated project expenses (4,810,239.58). Staff will continue to monitor all costs associated with this project and identify additional funding sources as necessary.

RECOMMENDATION

Staff recommends the City Council approve Change Orders #1, #2, and #3 for the Ridge View Estates construction project, in the total amount of $210,832, to be paid for using the Banker Road Construction expenditure account (23-50-0056-7000). Note that these three items require separate Council actions.

ATTACHMENTS

1. 20250213 Ridge View Estates Change Order Memo
2. Contract Change Order #1
3. Contract Change Order #2
4. Contract Change Order #3

MEMO

TO: City of Fort Atkinson Council
Rebecca Houseman, City Manager

FROM: Andy Burt, Interim City Engineer

DATE: February 13, 2025

SUBJECT: Banker Road Development
Change Orders Summary

This memorandum serves as a follow up to the memorandum dated January 20, 2025, and my report during the January 21, 2025, council meeting. As a reminder, the topic centered around the unexpected soils discovered during site grading operations. At that time grading was still underway so final quantities were not available.

Grading operations are very near complete, and the unexpected soils quantities have been measured. Change orders have also been prepared to modify the original contract. Below is a summary of each change order:

Change Order No. 1
This change order addresses the shortage of structural material for road construction by authorizing the borrow of acceptable material from Lot 71 (Phase 2). All the estimated 25,000 cubic yards of structural material was needed to complete construction. Total cost = $137,500.

Change Order No. 2
This change order addresses the poor soil/junk material discovered during excavation of the non-structural material from the proposed right-of-way. A potential bury site was not available within the development boundary, so the contractor was authorized to load and haul the deleterious material offsite. The junk material was hauled to three locations: (1) the City's pit; (2) a dump site in Cambridge; and (3) an undeveloped area at the northeast corner of Banker Road. Early estimates of total volume were 7,500 cubic yards with the final total at 5,320 cubic yards. Total cost = $60,732.

Change Order No. 3
This change order is not related to the unexpected soils within the site but rather additional tree clearing necessary to complete the work and accommodate future development. At the time of the bidding, overhead electric wires were present along Banker Road so the clearing and grubbing was deferred until the Banker Road realignment project. Since then, the overhead electric has been removed by AT&T. In addition, good structural material was found in this area, so it was decided to remove the trees. Trees on the east side of Banker Road at Marigold Drive were removed to accommodate the sanitary sewer extension.

Regarding the west property line, an existing knob was discovered in the trees that would make the lots unbuildable. To remedy this situation required tree removal and grading on the high school property. Total cost = $12,600.

AWB:ied

CONTRACT CHANGE ORDER

Change Order #: 1

Project: Infrastructure Design for Banker Road Neighborhood

Owner: Fort Atkinson

Contractor: Forest & Turner

Date: January 3, 2025

Reason for Change Order: Grading revision to borrow structural material.

Item No.	Description	+ / -	Est. Quantity	Unit	Unit Price	Amount
	Strip and Stockpile Topsoil, Area 1	+	4,000	CY	$3.25	$13,000
	Unclassified Excavation, Area 1	+	25,000	CY	$4.50	$112,500
	Trucking and Deep Excavation, Area 1	+	25,000	CY	$0.48	$12,000
					Total Amount	$137,500

This change order requires an addition (+) or deduction (-) of __0__ day(s) to the time of performance of this contract.

This change is ordered by:

This change is approved by:

Engineer's Signature _____

Contractor's Signature _____ FLC 1-6-24

Owner's Signature _____

CONTRACT CHANGE ORDER

Change Order #: 2

Project: Infrastructure Design for Banker Road Neighborhood

Owner: Fort Atkinson

Contractor: Forest & Turner

Date: February 6, 2025

Reason for Change Order: The removal of unusable material on Marigold Drive from station 405+00 to 408+00 from the site.

Item No.	Description	+ / -	Est. Quantity	Unit	Unit Price	Amount
	Removal of Unusable Material to City Pit	+	168	CY	$12/CY	$2,016
	Removal of Unusable Material to Cambridge	+	1,680	CY	$19.50 /CY	$32,760
	Removal of Unusable Material to East Side of Banker (Moved 2x)	+	1,162	CY	$8/CY	$9,296
	Removal of Unusable Material to East Side of Banker (Moved 1x)	+	2,310	CY	$6/CY	$13,860
	Additional Test Pits by Gallitz	+	8	HR	$350 /HR	$2,800
					Total Amount	$60,732

This change order requires an addition (+) or deduction (-) of __0__ day(s) to the time of performance of this contract.

This change was ordered by: City Engineer

Engineer's Signature _____

Contractor's Signature _____

Owner's Signature _____

FT-02-23
2/6/2025

CONTRACT CHANGE ORDER

Change Order #: 3

Project: Infrastructure Design for Banker Road Neighborhood

Owner: Fort Atkinson

Contractor: Forest & Turner

Date: February 6, 2025

Reason for Change Order: Additional mobilization and 0.90 acres of additional clearing and grubbing to remove trees and shrubs from the west side of banker road in the area where overhead lines were removed, east of banker road in the area of the sanitary sewer extension and future intersection, and on the high school property in the area of required grading as shown on the updated Existing Site Plans.

Item No.	Description	+ / -	Est. Quantity	Unit	Unit Price	Amount
	Clearing and Grubbing	+	0.90	AC	$14,000	$12,600
					Total Amount	$12,600

This change order requires an addition (+) or deduction (-) of __0___ day(s) to the time of performance of this contract.

This change is ordered by: City Engineer

Engineer's Signature _____

Contractor's Signature _____

Owner's Signature _____

FT-02-23
2/6/2025

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to a proposal from Stantec Consulting Serrvices, Inc. for the Loeb-Lorman Remediation Project (Burt, Interim City Engineer)**

BACKGROUND

The City received a Community Development Block Grant (CDBG) grant in 2021 to purchase and remediate three properties on the northeast east side of the City, known as the Loeb-Lorman parcels (Subject Property). The grant award was $1,441,750 and has been expended.

DISCUSSION

In December 2024, the City received the attached letter from the DNR, which provided a review of the Site Investigation Report (SIR) provided to the DNR on behalf of the City by Terracon Consultants, Inc. on July 23, 2023. The document recommends that the City put together a Site Investigation Work Plan to address DNR comments and next steps.

When City staff received this letter in December, staff determined that a different approach was necessary to complete this project and get as close to site closure as possible, given the unknown future use as well as the required five-year vacancy requirement of the CDBG grant. Staff and the consulting attorneys at Godfrey Kahn reached out to Stantec Consulting Services, Inc. to prepare a proposal for environmental consulting services related to the Subject Property.

The proposal is attached for review and includes two tasks: data review and strategy document preparation and NR716 workplan preparation and submittal to the DNR. The first task includes a thorough review of possible state and federal funding sources to assist with or offset the costs associated with the continued efforts by the City at remediation and closure of the Subject Property.

FINANCIAL ANALYSIS

The proposal includes a probable cost of $6,700 for the tasks outlined therein. Note that this does not include the review fess required when submitting the workplan to the DNR. The review fee is estimated to be $770.

The approved 2025 Budget document included $15,000 for planning and engineering services in the CDBG Lorman Project Fund (18). This fund is separate from the City's general fund due to the previous grant funds received as a revenue source. The source of revenue for this fund in 2025 was identified as American Rescue Plan Act (ARPA) funds.

In late 2024, the City Council defederalized all remaining APRA funds by spending them for general government purposes and transferring the equivalent unspent funds to an "assigned - ARPA" fund balance account. Staff proposes to use funds from the assigned ARPA fund balance account to pay for these consulting services, as identified in the 2025 Budget. However, instead of the account identified in the budget document (18-50-0056-5000), staff will use the ARPA fund balance account for this project (01-00-0003-2115).

Note that the cost associated with this proposal is under the threshold that requires City Council approval for professional services. However, staff determined that, for transparency purposes as well as an opportunity to provide an update on the project, this matter should be reviewed and approved by the City Council.

RECOMMENDATION

Staff recommends that the City Council accept the proposal for environmental consulting services from Stantec Consulting Services, Inc. for $6,700 for the Loeb Lorman Remediation Project and authorize the City Manager to execute the associated Professional Services Agreement.

ATTACHMENTS

1. DNR Review Letter - Lorman Project - 12.20.24
2. Stantec Proposal and PSA 1.31.25

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

December 20, 2024

--sent by email--

Mr. Andy Selle, City Engineer
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, 53538

Subject: Review of "Site Investigation Report and Remedial Action Options Report" for the Former Loeb-Lorman Scrapyard 115 Lorman Street, Fort Atkinson, Wisconsin
600 Oak Street, Fort Atkinson, BRRTS #02-28-588371

Dear Mr. Selle:

The Department of Natural Resources (Department) reviewed the "Revised Site Investigation Report" (Revised SIR) for the Former Loeb-Lorman Scrapyard site in Fort Atkinson, Wisconsin. The Revised SIR was prepared by Terracon Consultants, Inc. (Terracon) and submitted to the Department on the City of Fort Atkinson's (City) behalf on July 23, 2023. A ch. NR 749, Wis. Adm. Code review fee was included with the submittal. Portions of Terracon's March 24, 2023, "Interim Action Report" (IAR), which was submitted without a review fee, were also evaluated during the Department's review.

The Revised SIR includes investigative findings for 115 Lorman Street, incorporates information from the IAR, and responds to concerns raised in the Department's September 29, 2022, Review of "Site Investigation Report and Remedial Action Options Report" letter (Review Letter).

The Review Letter was prepared in response to Terracon's "Site Investigation and Remedial Action Options Report", which was submitted on July 11, 2022. The Review Letter noted four areas of concern with the project:

1. Many elements of the project were out of compliance with the cleanup rules.
2. The site investigation was not complete, and a revised Site Investigation Report was needed.
3. The proposed remedial action was not approved.
4. The conceptual model and reporting needed further work.

The City undertook an interim action, with excavation of PCB-contaminated soil at four areas, and excavation of light non-aqueous phase liquid (LNAPL) contaminated soil at another area. The interim action was then followed by site restoration, including site grading and placement of what Terracon calls an "interim cap". The Department appreciates the efforts the City has taken to restore the site and keep conditions protective of human health. However, many of the concerns raised in the Review Letter have not been adequately addressed, notwithstanding the direct responses to those concerns included in Appendix I of the Revised SIR. The Department is not prepared or able to give a detailed accounting of areas of non-compliance and items where concerns have not been adequately addressed, the Review Letter should be reviewed to fill in data gaps and site history as best as able.

Site Investigation

The site investigation remains incomplete. The focus should be on defining the source(s), degree, and extent of the PCB contamination. The site maps provided within the Revised SIR do not give a clear indication of the location and magnitude of the remaining PCB concentrations. There is an area with PCBs exceeding the 50 parts per million (ppm) threshold for TSCA waste. This area was not called out in the Revised SIR or IAR and documentation provided to the Department to-date suggest this area received no special waste handling or protective measures. There is PCB contamination at several areas that exceeds the federal high-occupancy cut-off concentration of 10 ppm. There are many areas where PCBs were detected in shallow soil samples over the industrial residual cleanup level of 1 ppm. The existing maps are insufficient for illustrating the areas of contamination, and for developing plans to fill data gaps.

The metals, polycyclic aromatic hydrocarbons, and volatile organic chemicals (VOCs) detected at the site will also need to be fully evaluated. However, the current data suggest the concentrations are similar to most industrial properties and the means of dealing with them should be straightforward. One caveat is the VOC sampling methodology described by Terracon does not meet the code requirement for immediate sample preservation, and so the existing soil VOC data is considered of low quality because the results are potentially biased low.

Interim Cover and Site Grading

The placement of the "interim cover" did not comply with the design report requirements explained by the Department during the January 24, 2023, teleconference with the Department, Environmental Protection Agency (EPA), the City, and Terracon. The primary concerns resulting from a lack of design plans include:

- The likelihood that contaminated soils were re-worked and redistributed.
- The potential for contaminants (especially PCBs) within the crushed concrete and other fill materials placed at the site.
- Lack of documentation of the cover extent, location and thickness.
- Areas of exposed waste noted along the eastern and northeastern parts of the property.
- The ability to accurately identify boring and excavation confirmation sample locations.

Methodology and Reliability of the Site Investigation Results

As previously stated, the Department is not able to give a full recitation of issues with the work at the site. However, a few examples are presented to show the significance of some of the project shortcomings.

- The detection of the 521 ppm PCBs at sample LA2-6 was not mentioned in the Revised SIR or the IAR. This result is significant because in addition to the site being above the 50 ppm TSCA threshold, it seems likely that PCB-contaminated soil from excavation area 2 was sent to a Subtitle D landfill, something that is not allowed by federal rule.

- There was no geological characterization of the sidewall samples performed during the interim action. Characterizing the material may bolster the conceptual site model of the PCB sources at the site.

- There are several areas of work completed to-date that fell short of code requirements and/or have technical reliability concerns.
    - No field notes were provided by Terracon. Field notes have been requested within the 2022 Review Letter.
    - The sampling methodologies are not adequately described, and the necessary duplicate samples were not collected, per Wis. Adm. Code, NR716.13. Duplicate samples are useful in confirming laboratory results and for documenting soil heterogeneity on a small scale.

- No iso concentration maps showing the distribution and magnitude of soil contamination were provided.

- Documentation Concerns:
  - The chain of custody documentation for borings SB-11 and SB-18 shows the soil samples were collect at 7 p.m. (or later) on November 5, 2022, which would be on a Saturday, over an hour past sunset.
  - Monitoring well MW-2 was reportedly sampled on December 7, 2022, over a month after it was abandoned, on November 4, 2022.
  - The PCB mass removal calculations appear incomplete. For example, at Area 2, the contaminated soil samples that were excavated are assumed to each represent about 100 cubic yards of soil, whereas the worst contaminated sidewall sample (LA2-6) is assumed to represent less than 5 cubic yards. Also, the extent of the contamination is not known, these calculations may be premature.
  - The fill thickness map does not match the relatively uniform soil profile shown on photos of the LNAPL excavation area.

The Department recommends using this letter and previous correspondence to put together a Site Investigation Work Plan to address previous comments and next steps. The Department recommends submitting this workplan with the appropriate fee for review and comment.

If you have any questions or concerns regarding this letter, please contact Brian Waite at (920) 716-0986 or by email at brian.waite@wisconsin.gov to schedule a date and time to meet.

Best regards,

Issac A. Ross
South Central Region Team Supervisor
Bureau of Remediation & Redevelopment
DNR Fitchburg Service Center – Fitchburg, WI

Stantec Consulting Services Inc.
12080 Corporate Parkway Suite 200, Mequon WI 53092

January 31, 2025

Ms. Rebecca Houseman, City Manager
City of Fort Atkinson
Municipal Building
101 North Main Street
Fort Atkinson, WI 53538

Dear Ms. Houseman:

Reference: Proposal for Environmental Consulting Services; BRRTS #02-28-588371, 02-28-590228, & 07-28-589576, Former Loeb-Lorman Scrapyard, 600 Oak Street, & 205 Hake St, Fort Atkinson, Wisconsin 53538, Opportunity Number 1122762

Per your request, Stantec Consulting Services Inc. (Stantec) prepared this proposal for environmental consulting services related to redevelopment and eventual Wisconsin Department of Natural Resources (WDNR) closure of the three parcels of land located at 115 Lorman Street, 600 Oak Street, & 205 Hake Street, Fort Atkinson, Wisconsin (herein referred to as the Site). Stantec developed the scope of work based upon a call and subsequent emails between the Stantec and the City of Fort Atkinson (the City) on January 23, 2025. Background Information, proposed scope of services, probable costs, schedule, and assumptions are provided in the following sections.

BACKGROUND INFORMATION

The Site consists of three parcels totaling approximately 12.19 acres in size, located northeast of the Fort Atkinson's city limits approximately 0.5 miles west of the Rock River. The Site is currently vacant, zoned light industrial, and located in part of the southwest quarter of the southwest quarter of Section 34, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin. Parcels 1 and 2 are adjoining and Parcel 3 is located to the southwest across a former rail corridor.

Parcel Name	Parcel ID Number	Address	BRRTS Number	Acreage
Parcel 1	226-0614-3433-040	115 Lorman Street	02-28-588371	8.20
Parcel 2	226-0614-3432-007	205 Hake Street	07-28-589576	2.03
Parcel 3	226-0614-3433-037	600 Oak Street	02-28-590228	1.96

BRRTS = Bureau for Remediation and Redevelopment Tracking System

According to a Phase I ESA previously completed by Terracon Consultants, Inc. (Terracon) in 2017, the Site was used for storage, scales, and/or metal shearing/storage operations for the scrap yard. According to a2023 Revised Site Investigation report prepared by Terracon, the Site is bordered to the west by the DB Oak Ltd. property (BRRTS #02-28-176509) and residential properties on Oak Street; to the east by Atlas Mikes Bait (231 Hake Street), Ralph Park (600 Jefferson Street), and the former Hoard Printing Company (520 Edward Street, BRRTS #02-28-588171); and to the south by Uncle Josh Bait/Acme Tackle Company (525 Jefferson Street, BRRTS #02-28-556416). Parcel 3 is bordered to the north by the DB Oak Ltd. property, Parcel 1 to the north by Atlas Mikes Bait, and the Parcel 3 to the north by Opportunities, Inc. (901 Clarence Street). See **Figure 1** for the Site location in relation to other surrounding features.

According to a letter received from the WDNR on December 20, 2024, in response to Terracon's Revised Site Investigation Report (submitted July 23, 2023), the site investigation report was not approved. Additional site investigation and/or the remedial action plan updates are necessary. The scope of work outlined in this proposal is intended to provide an overview of existing environmental data, provide a strategy to complete the site investigation and position the Site for closure, outline available state and/or federal environmental funding opportunities, and develop a NR716 compliant workplan for WDNR review.

Reference: **Proposal for Environmental Consulting Services; BRRTS #02-28-588371, 02-28-590228, & 07-28-589576, Fort Atkinson, Wisconsin**

SCOPE OF WORK AND SCHEDULE

Task 1 – Data Review and Strategy Document Preparation

As part of this task, Stantec will review available information and environmental reports available on the BRRTS database and any information that the City can obtain from Terracon (i.e. field notes and tables that may not already be included within the WDNR BRRTS database). Stantec will use this information to prepare a strategy document that will outline likely activities needed to position the case for closure and potential State and/or federal funding opportunities to help pay for or offset the associated cost.

Task 2 –NR716 Workplan Preparation

This task includes the preparation of an investigation workplan meeting the requirements of NR716 Wisconsin Administrative Code. The workplan will be provide to the City for review and following approval, will be submitted to the WDNR (with no fee).

PROBABLE COST

Due to the variable nature of this type of work, the project will be performed on a time-and-materials basis. The probable cost to complete the proposed work is **$6,700**. The amount of work necessary to complete the project will depend upon site conditions and the level of service requested. The probable costs are itemized below.

Consulting Services		
Task 1 – Data Review and Strategy Document Preparation		$2,500
Task 2 – 716 Workplan Preparation	$4,200	
TOTAL PROBABLE COST		**$6,700**

The probable cost includes all labor, supplies, and re-billables necessary to complete the described work plan activities.

The work will be performed on a time-and-materials basis. Stantec will not exceed the authorized amount without prior written approval. Additionally, budgets are estimates and we reserve the right to reallocate budget between the services listed for actual work performed but will not exceed the total contract without written approval.

SUPPLEMENTAL ASSUMPTIONS

- No WDNR review fees are included. If needed, those would be paid directly by the City;
- We anticipate three 1-hour meetings. Additional regulatory correspondence and meetings not specified herein will be provided as supplemental services, if desired;

PAYMENT TERMS & CONDITIONS

Invoices for the services performed will be submitted either upon completion of such services or on a monthly basis. Refer to the attached Agreement for additional terms and conditions.

Please send executed Agreement to:
Stantec Consulting Services Inc.
12080 Corporate Parkway, Suite 200
Mequon, WI 53092

Please remit payments for services:
Stantec Consulting Services Inc.
13980 Collections Center Drive
Chicago, IL 60693

The terms and conditions of the work proposed by Stantec will be governed by the attached Professional Services Agreement (PSA). If you find our proposal acceptable, please sign and return the attached PSA.

Reference: **Proposal for Environmental Consulting Services; BRRTS #02-28-588371, 02-28-590228, & 07-28-589576, Fort Atkinson, Wisconsin**

A signed copy of the PSA must be returned to Stantec before initiation of project work. Any additional work will be handled as an amendment to the PSA.

We trust this information meets your needs. If you have any questions or comments, please contact us. Thank you for choosing to work with Stantec.

Regards,

STANTEC CONSULTING SERVICES INC.

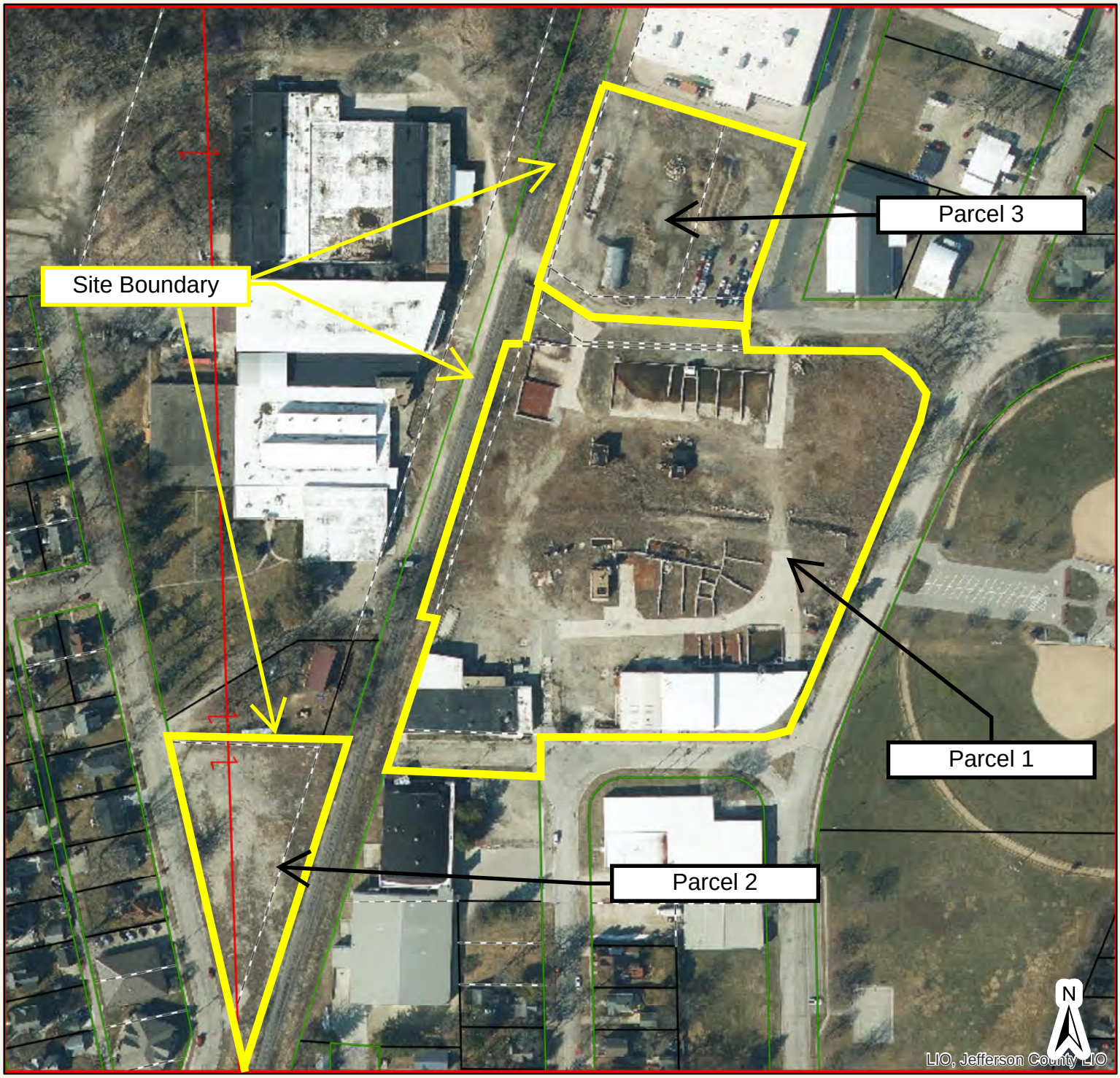
Erin Gross, PG
Senior Hydrogeologist
Phone: (608-628-6278
erin.gross@stantec.com

STANTEC CONSULTING SERVICES INC.

Stu Gross, PG
BC1937 Practice Lead
Phone: (262) 643-9159
stu.gross@stantec.com

Attachments: Figure 1
Professional Services Agreement

Figure 1: Former Loeb-Lorman Scrapyard



PLSS Sections
Right of Ways

Cartographic Lines

Property Boundary
Old Lot/Meander/Other Carto-Lines

Rail Right of Ways
Surface Water
Map Hooks
Tax Parcel Information
Personal Property

Preliminary Surveys

County Conservation Easements

JEFFERSON COUNTY
DATCP/JEFFERSON CO
Scupppernong Ag-Enterprise Area (AEA)

200 100 0 200 Feet
1 inch = 200 feet

Jefferson County Geographic Information System

Printed on: January 31, 2025
Author: Public User

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into effective January 31, 2025 (the "Agreement Date") by and between:

"Client"

Name:	City of Fort Atkinson		
Address:	101 North Main Street, Fort Atkinson, WI 53538		
Phone:	(920) 397-9901		
Representative:	Rebecca Houseman, City Manager	Email:	rhouseman@fortatkinsonwi.gov

"Stantec"

Name:	Stantec Consulting Services Inc.		
Address:	209 Commerce Parkway, Cottage Grove, WI 53527		
Phone:	(608) 628-6278		
Representative:	Erin Gross, PG, Senior Hydrogeologist	Email:	erin.gross@stantec.com

BRRTS #02-28-588371, 02-28-590228, & 07-28-589576, Former Loeb-Lorman Scrapyard, 600 Oak Street, & 205 Hake St Property, 115 Lorman Street, 600 Oak Street, & 205 Hake Street, Fort Atkinson, Wisconsin 53538 (the "Project"):

Project Location: 115 Lorman Street, 600 Oak Street, & 205 Hake Street, Fort Atkinson, Wisconsin 53538

DESCRIPTION OF WORK: Stantec shall render the services described in Attachment "A" (hereinafter called the "Services") in accordance with this Agreement. Stantec may, at its discretion and at any stage, engage subconsultants to perform all or any part of the Services. The Client and Stantec by written amendment to this Agreement may from time to time make changes to the Services. All changed work shall be carried out under this Agreement. The time for completion of the Services shall be adjusted accordingly.

COMPENSATION: Charges for the Services rendered will be made in accordance with the Contract Price indicated in Attachment "A", or, if no Contract Price is indicated, in accordance with Stantec's Schedule of Fees and Disbursements in effect from time to time as the Services are rendered.

Invoices shall be paid by the Client in the currency of the jurisdiction in which the Services are provided without deduction or setoff within 28 days of receipt. Failure to make any payment when due is a material breach of this Agreement and will entitle Stantec, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting *ar@stantec.com*.

Unless expressly defined in the scope of work attached to this Agreement, the Services do not include any services related to lawsuits, arbitrations, mediations, government enforcement actions, or freedom of information requests ("FOI"). The Client agrees to compensate Stantec on a time and materials basis at rates two times (2x) those identified in Stantec's current rate table if Stantec is required to respond to a FOI, subpoena, serve as a witness, or prepare for or attend a deposition, examination for discovery, trial, arbitration, or mediation arising out of the Project or related to a legal proceeding to which Stantec is not a named defendant.

REPRESENTATIVES: Each party shall designate in the space provided above a representative who is authorized to act on behalf of that party and receive notices under this Agreement. Such representatives have complete authority to act on behalf of their principals in respect to all matters arising under this Agreement.

NOTICES: All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party. All notices required by this Agreement to be given by either party shall be deemed to be properly given and received within two (2) business days if made in writing to the other party by certified mail or email, addressed to the regular business address of such party as identified above.

CLIENT'S RESPONSIBILITIES: The Client shall provide to Stantec in writing, the Client's total requirements in connection with the Project, including the Project budget and time constraints. The Client shall make available to Stantec all relevant information or data pertinent to the Project which is required by Stantec to perform the Services. Stantec shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the Client, including information and data originating with other consultants employed by the Client whether such consultants are engaged at the request of Stantec or otherwise. Where such information or data originates either with the Client or its consultants then Stantec shall not be responsible to the Client for the consequences of any error or omission contained therein.

When required by Stantec, the Client shall engage specialist consultants directly to perform items of work necessary to enable Stantec to carry out the Services. Whether arranged by the Client or Stantec, these services shall be deemed to be provided under direct contracts to the Client unless expressly provided otherwise.

The Client shall give prompt consideration to all documentation related to the Project prepared by Stantec and whenever prompt action is necessary shall inform Stantec of Client's decisions in such reasonable time so as not to delay the schedule for providing the Services.

When applicable, the Client shall arrange and make provision for Stantec's entry to the Project site as well as other public and private property as necessary for Stantec to perform the Services. The Client shall obtain any required approvals, licenses and permits from governmental or other authorities having jurisdiction over the Project so as not to delay Stantec in the performance of the Services.

STANTEC'S RESPONSIBILITIES: Stantec shall furnish the necessary qualified personnel to provide the Services. Stantec represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee a perfect Project and in the event of failure or partial failure of the product or the Services, Stantec will be liable only for its failure to exercise diligence, reasonable care, and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure Stantec's performance. There are no other representations or warranties expressed or implied made by Stantec. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by Stantec nor shall Stantec warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond Stantec's reasonable control. Stantec does not warrant the Services to any third party and the Client shall indemnify and hold harmless Stantec from any demands, claims, suits, or actions of third parties arising out of Stantec's performance of the Services.

In performing the Services under this Agreement, Stantec shall operate as and have the status of an independent contractor and shall not act as or be an employee of the Client.

TERMINATION: Stantec may terminate this Agreement without cause upon thirty (30) days' notice in writing. If either party breaches this Agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this Agreement, the Client shall forthwith pay Stantec for the Services performed to the date of termination. Non-payment by the Client of Stantec's invoices within 30 days of Stantec rendering same is agreed to constitute a material breach of this Agreement and, upon written notice as prescribed above, the duties, obligations, and responsibilities of Stantec are terminated.

SUSPENSION OF SERVICES: If the project is suspended for more than thirty (30) calendar days in the aggregate, Stantec shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the Project is suspended for more than ninety (90) days, Stantec may, at its option, terminate this agreement upon giving notice in writing to the Client.

ENVIRONMENTAL: Except as specifically described in this Agreement, Stantec's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

Where the Services include storm water pollution prevention (SWPP), sedimentation or erosion control plans, specifications, procedures or related construction observation or administrative field functions, Client acknowledges that such Services proposed or performed by Stantec are not guaranteed to provide complete SWPP, sedimentation or erosion control, capture all run off or siltation, that any physical works are to be constructed and maintained by the Client's contractor or others and that Stantec has no control over the ultimate effectiveness of any such works or procedures. Except to the extent that there were errors or omissions in the Services provided by Stantec, Client agrees to indemnify and hold Stantec harmless from and against all claims, costs, liabilities, or damages whatsoever arising from any storm water pollution, erosion, sedimentation, or discharge of silt or other deleterious substances into any waterway, wetland or woodland and any resulting charges, fines, legal action, cleanup, or related costs.

In the prosecution of work, Stantec will take reasonable precautions to avoid damage to subterranean structures or utilities. However, it is the responsibility of the Client to provide Stantec with assistance in locating underground structures and utilities in the vicinity of any construction, exploration, or investigation. Stantec shall also rely upon third party sources in order to determine the existence and location of any underground structures and utilities of any kind. The Client acknowledges and agrees that Stantec may rely on such third-party advice, so long as such third party is, in Stantec's opinion, a reasonable source for such information, without any requirement that Stantec shall make an independent evaluation or investigation of such underground structures and utilities. In the event that the information supplied by third parties in incorrect, the Client acknowledges that Stantec shall not be responsible for any damages done to any such underground structures or utilities. If neither party can confirm the location of such structures and utilities, the Client agrees to accept all liabilities, costs, expenses and damages, whether direct, indirect, economic, punitive, incidental, special, exemplary or consequential, associated with the repair, replacement or restoration of any damages to such structures and utilities caused by Stantec or its subcontractor(s) or subconsultant(s) in the performance of the Services and the Client agrees to defend, indemnify and hold Stantec harmless from any such damages.

BUILDING CODES, BYLAWS AND OTHER PUBLIC REGULATIONS: Stantec shall, to the best of its ability, interpret building codes, by-laws, and other public regulations as they apply to the Project and as they are published at the time Services commence. Furthermore, Stantec shall observe and comply with all applicable laws, ordinances, codes, and regulations of government agencies, including federal, state, provincial, municipal, and local governing bodies having jurisdiction over the conduct of the Services ("LAWS"). However, it is expressly acknowledged and agreed by the Client that as the Project progresses such building codes, by-laws, other public regulations, and LAWS may change or the interpretation of any public authority may differ from the interpretation of Stantec, through no fault of Stantec, and any extra costs necessary to conform to such changes or interpretations during or after execution of the Services will be paid by the Client.

Stantec shall continue to provide equal employment opportunity to all qualified persons and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

COST AND SCHEDULE OF CONSTRUCTION WORK: In providing opinions of probable cost and project schedule, it is recognized that neither the Client nor Stantec has control over the costs of labor, equipment, or materials, or over the Contractor's methods of determining prices or time. The opinions of probable cost or project duration are based on Stantec's reasonable professional judgment and experience and do not constitute a warranty, express or implied, that the Contractors' bids, project schedules, or the negotiated price of the Work or schedule will not vary from the Client's budget or schedule or from any opinion of probable cost or project schedule prepared by Stantec. Exact costs and times will be determined only when bids have been received for the Project and when the construction work has been performed and payments finalized.

ADMINISTRATION OF CONSTRUCTION CONTRACTS: When applicable, Stantec shall provide field services during the construction of the Project only to the extent that such Services are included and defined in this Agreement. The performance of the construction contract is not Stantec's responsibility nor are Stantec's field services rendered for the construction contractor's benefit.

It is understood and agreed by the Client and Stantec that only work which has been seen during an examination by Stantec can be said to have been appraised and comments on the balance of any construction work are assumptions only.

When field services are provided by Stantec, the authority for general administration of the Project shall reside with Stantec only to the extent defined in this Agreement. In such case, Stantec shall coordinate the activities of other consultants employed by the Client, only to the extent that Stantec is empowered to do so by such other consultants' contracts with the Client.

Stantec shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents nor for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. When field services are provided, no acceptance by Stantec of the work or services of a construction contractor or other consultants, whether express or implied, shall relieve such construction contractor or other consultants from their responsibilities to the Client for the proper performance of such work or services and further, Stantec shall not be responsible to the Client or to the construction contractor or to the other consultants for the means, methods, techniques, sequences, procedures and use of equipment of any nature whatsoever, whether reviewed by Stantec or not, which are employed by the construction contractor or the other consultants in executing, designing, or administering any phases of the Project, or for placing into operation any plant or equipment or for safety precautions and programs incidental thereto.

When field services are provided, Stantec will not be designated as the party responsible for the compliance by others on the construction work site with the purposes or requirements of applicable environmental, occupational health and safety, or similar legislation. The Client shall designate a responsible party, other than Stantec, for the coordination and performance of environmental, occupational health and safety activities on the construction work site as required by applicable legislation and associated regulations.

JOBSITE SAFETY: Neither the professional activities of Stantec, nor the presence of Stantec or its employees and subconsultants at a construction site, shall relieve the Client and any other entity of their obligations, duties and responsibilities with respect to job site safety. Subject only to applicable legislation, Stantec and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

INDEMNITY: The Client releases Stantec from any liability and agrees to defend, indemnify, and hold Stantec harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the negligence or willful misconduct of Stantec.

LIMITATION OF LIABILITY: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims (including any and all costs associated with such claims such as attorney and expert fees and interest) the Client

may have against Stantec under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees paid to Stantec for the Services or $50,000. No claim may be brought against Stantec in contract or tort more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Stantec and not against any of Stantec's employees, officers, or directors.

Stantec's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Stantec shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and loss of markets.

In no event shall Stantec's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

DOCUMENTS: All documents prepared by Stantec or on behalf of Stantec in connection with the Project are instruments of service for the execution of the Project. Stantec retains the property and copyright in these documents, whether the Project is executed or not. Payment to Stantec of the compensation prescribed in this Agreement shall be a condition precedent to the Client's right to use documentation prepared by Stantec. These documents may not be used for any other purpose without the prior written agreement of Stantec. The Client shall have a permanent non-exclusive, royalty-free license to use any concept, product or process which is patentable or capable of trademark, produced by or resulting from the Services rendered by Stantec in connection with the Project, for the life of the Project. The Client shall not use, infringe upon, or appropriate such concepts, products or processes without the express written agreement of Stantec. In the event Stantec's documents are subsequently reused or modified in any material respect without the prior consent of Stantec, the Client agrees to indemnify Stantec from any claims advanced on account of said reuse or modification.

Any document produced by Stantec in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter.

Stantec cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify, and hold Stantec, its officers, employees, consultants, and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Stantec, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Stantec's written consent.

PROJECT PROMOTION: Where the Client has control or influence over construction signage, press releases and/or other promotional information identifying the project ("Project Promotion"), the Client agrees to include Stantec in such Project Promotion.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Stantec for services rendered.

GOVERNING LAW: This Agreement shall be governed, construed, and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed.

DISPUTE RESOLUTION: If requested in writing by either the Client or Stantec, the Client and Stantec shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Stantec from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ATTORNEYS FEES: In the event of a dispute hereunder, the prevailing party is entitled to recover from the other party all costs incurred by the prevailing party in enforcing this Agreement and prosecuting the dispute, including reasonable attorney's and expert's fees, whether incurred through formal legal proceedings or otherwise.

ASSIGNMENT AND SUCCESSORS: The Client shall not, without the prior written consent of Stantec, assign the benefit or in any way transfer the obligations of this Agreement or any part hereof. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.

PROTECTION OF PRIVACY LAWS: The parties acknowledge that information relating to an identified or identifiable person ("Personal Information") may be exchanged in the course of this Project pursuant to this Agreement.

The party disclosing Personal Information (the "Disclosing Party") warrants that is has all necessary authorizations and approvals required to process and disclose the Personal Information and to enable the party receiving the Personal

Information (the "Receiving Party") to process it in performing the Services. The Disclosing Party will provide the Receiving Party with written notice containing the details of what Personal Information will be provided.

The Receiving Party will comply with any reasonable instruction from the Disclosing Party in respect of such Personal Information and implement appropriate technical and organization measures to protect the Personal Information against unauthorized or unlawful processing and accidental loss, theft, use, disclosure, destruction and/or damage.

The Receiving Party shall be permitted, upon prior written consent of the Disclosing Party, to transfer Personal Information outside the jurisdiction if required for performance of the Services provided that such transfers are in accordance with relevant and applicable requirements under applicable legislation. The Receiving Party shall provide the Disclosing Party with full cooperation and assistance in meeting its obligations under applicable privacy legislation, including in relation to the security of processing, the notification of Personal Information breaches, the notification of requests from individuals and Personal Information protection impact assessments.

On termination of this Agreement, the Receiving Party shall cease processing Personal Information and shall delete and destruct or return to the Disclosing Party (as the Disclosing Party may require) all Personal Information held or processed by the Receiving Party on the Disclosing Party's behalf. It is understood however, that the Receiving Party may need to keep a copy of all Personal Information for legal purposes and therefore it will continue to take reasonable steps to protect the Personal Information as outlined herein and will proceed with the destruction of the Personal Information within a reasonable period of time if there is no longer any legal justification to keep the Personal Information.

Nothing herein relieves either party from their responsibilities for compliance with applicable privacy legislation.

ENTIRE AGREEMENT: This Agreement constitutes the sole and entire agreement between the Client and Stantec relating to the Project and supersedes all prior agreements between them, whether written or oral respecting the subject matter hereof and no other terms, conditions, or warranties, whether express or implied, shall form a part hereof. This Agreement may be amended only by written instrument signed by both the Client and Stantec. All attachments referred to in this Agreement are incorporated herein by this reference; however, in the event of any conflict between attachments and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall take precedence.

SEVERABILITY: If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be binding on the Client and Stantec.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

BUSINESS PRACTICES: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THIS AGREEMENT CONTAINS LIMITATION OF LIABILITY PROVISIONS RESTRICTING RIGHTS FOR THE RECOVERY OF DAMAGES.

The Parties, intending to be legally bound, have made, accepted, and executed this Agreement as of the Agreement Date noted above.

City of Fort Atkinson	**Stantec Consulting Services Inc.**
_____	Erin Gross, PG, Associate
Print Name and Title	Print Name and Title
Signature _____	Signature Erin Gross

Attached to and forming part of the Agreement BETWEEN:

City of Fort Atkinson

(Hereinafter called the "Client")

- and -

Stantec Consulting Services Inc.

(Hereinafter called "Stantec")

EFFECTIVE: January 31, 2025

This Attachment details the Services, Contract Time, Contract Price, Additional Conditions and Additional Attachments forming part of the above-described Agreement.

SERVICES: Stantec shall perform the following Services:

Services as noted in the proposal dated January 31, 2025 (Opportunity number 1122762)

(Hereinafter called the "Services")

CONTRACT TIME: Commencement Date: 1/31/2025

Estimated Completion Date: 12/31/2025

CONTRACT PRICE: Subject to the terms below, Client will compensate Stantec as follows:

$6,700 per the proposal dated January 31, 2025 (Opportunity Number 1122762)

Where not stated as being included in the fees, project specific subconsultant, contractor, lab and other similar third-party charges will be charged as invoiced to Stantec with a ten percent (10%) markup.

Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

Where the Services or services conditions change, Stantec shall submit to the Client in a timely manner, documentation of the revisions to Attachment "A" adjusting the Contract Services Time and Price as required.

Unless otherwise specified, charges for Services are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for Services shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

ADDITIONAL CONDITIONS: The following additional conditions shall be read in conjunction with and constitute part of this Agreement:

PROFESSIONAL SERVICES

The data presented by STANTEC represent conditions only at the specified locations and at the time designated. CLIENT acknowledges that these data may not represent conditions at other

locations and times. STANTEC shall not be responsible for the interpretation given by others to STANTEC's data, interpretations and recommendations.

CLIENT acknowledges that STANTEC will provide a professional opinion relative to the presence of disposed hazardous substances, but STANTEC will not write a certification, statement, or guarantee.

CLIENT agrees to provisions of the AGREEMENT related to hazardous substances and accepts professional services deemed necessary by STANTEC to comply with legal regulatory and health and safety standards which govern work with hazardous substances.

HAZARDOUS SUBSTANCES

Hazardous Substances Defined: Hazardous substances shall be defined as any chemically derived or naturally occurring substance or waste material reasonably considered to be subject to any federal, state or provincial law regulating such substances or wastes as hazardous.

Special Nature of Work - CLIENT Understanding: SERVICES provided by STANTEC will be based on information furnished by CLIENT and/or data ordinarily collected in the performance of such work by CLIENT. STANTEC shall exercise professional judgment and shall perform SERVICES using that degree of care and skill ordinarily exercised under similar circumstances by environmental consultants practicing on similar projects, in a similar time frame, and in this or similar localities. CLIENT understands that environmental services involving hazardous substances and hazardous wastes present hazards and liability risks to CLIENT and STANTEC if not conducted in compliance with applicable laws and regulations and with full disclosure of the presence of hazardous substances by CLIENT. CLIENT understands and agrees to the terms of this contract which authorize STANTEC to act on CLIENT's behalf and be compensated at STANTEC's usual rates for such SERVICES.

Information: CLIENT will disclose to STANTEC all known or reasonably available information regarding past uses, existing conditions, and proposed uses of the site. CLIENT will specifically identify and describe to STANTEC all releases of hazardous substances known or reasonably believed to have occurred which are relevant to the SERVICES to be performed by STANTEC. CLIENT will furnish any additional information requested by STANTEC including but not limited to: existing reports, plans, surveys, water and soil test data, and permits issued by agencies of government. CLIENT authorizes STANTEC to use all information supplied, including incorporating the information by copying or direct reference into reports prepared by STANTEC.

Representative: CLIENT agrees to provide a representative at the job site to supervise and coordinate the job when requested by STANTEC and upon 24 hours notice.

Responsibility for Safety and Health: STANTEC will not create conditions which are hazardous to CLIENT or other parties. STANTEC agrees to comply with the site safety and health plan (as defined by federal law) and other additional safety requirements specified by CLIENT or CLIENT's agent. CLIENT shall provide such information to STANTEC as soon after execution of this AGREEMENT as practical and in no case less than five working days prior to commencement of work. STANTEC shall not be liable for injuries or economic loss associated with project safety except where such injuries or economic loss is caused by the sole negligence of STANTEC; and STANTEC reserves the right to stop work if an unsafe condition is observed.

In the event STANTEC is retained in a capacity in which it is responsible for preparation of a site safety and health plan by operation of law, regulation, or being placed in a supervisory or coordination role with respect to other parties at the site, it shall be authorized by CLIENT to assure to STANTEC's satisfaction that all requirements of such plan are complied with by CLIENT, CLIENT's employees and agents, and other parties. CLIENT agrees to provide information requested by STANTEC and to cooperate with the preparation and implementation of STANTEC's safety and health plan. STANTEC shall not be liable for personal injuries or property damages unless said personal injuries or property damages are found to be caused by STANTEC's sole negligence in either its preparation of a site safety and health plan or its exercise of its responsibilities thereunder.

Notification to Government Agencies: CLIENT hereby agrees to comply with all requirements of federal, state, provincial, and local laws, regulations, and ordinances governing notifications of hazardous substance releases immediately upon notification by STANTEC that a release, threatened release, or other reportable event has occurred and that notification is required. In the event that CLIENT or CLIENT's agent is unavailable to make such required report or otherwise fails to do so, CLIENT hereby authorizes STANTEC to make reports on its behalf.

Hazardous Waste and Hazardous Substance Transportation and Disposal: Hazardous wastes and hazardous substances, as defined by federal, state and provincial law, encountered by STANTEC, shall be deemed to have been generated by and the property of CLIENT. STANTEC's discovery, excavation, handling, packaging, and storing of such wastes shall be as CLIENT's agent and STANTEC shall incur no liability whatsoever with respect to such wastes except where such liability arises out of its willful misconduct or wanton negligence. CLIENT shall be solely responsible for selection of transporters and disposal or treatment sites. CLIENT shall provide documentation and/or identification required by law, if any, to accompany all shipments of hazardous wastes and CLIENT shall be solely responsible for all fees, taxes, and other charges associated with hazardous wastes. In the event CLIENT is unavailable or for any other reason fails to exercise its obligations under state and federal hazardous waste laws, STANTEC is hereby authorized to act as CLIENT's agent to the extent necessary to properly manage any hazardous wastes and hazardous substances encountered during work for CLIENT in accordance with applicable laws and regulations or in compliance with the orders of any federal, state or local agency. All such work shall be billed to CLIENT on a time and expense basis.

ADDITIONAL ATTACHMENTS:

The following additional attachments shall be read in conjunction with and constitute part of this Agreement:

Rate Table 1

INSURANCE REQUIREMENTS:

Before any services are provided under this agreement, Stantec shall procure, and maintain insurance coverage during the term of this agreement.

ATTACHMENT – STANDARD RATE TABLE

2025-1

HOURLY RATES

Stantec Billing Level	2025 Hourly Rate*
3	$114
4	$128
5	$139
6	$144
7	$152
8	$158
9	$170
10	$176
11	$189
12	$195
13	$204
14	$214
15	$241
16	$274
17	$284
18	$290
19	$299
20	$312
21	$324

*Rates subject to annual increase.

OTHER EXPENSES / MATERIALS

Stantec's standard mark-up on expenses is 10%. Unless prescribed differently within the proposal or other contract paperwork, this mark-up is used in all areas as indicated below:

- **Sub-Consultants**
- **Subcontracted Commodity Services**
  e.g., analytical laboratory services, drilling contractors, etc.
- **Meals and Lodging**
  May be billed at cost or daily per diem. If applicable, per diem rates will be those set by the U.S. General Services Administration (https://www.gsa.gov).
- **Vehicle and Equipment Rentals**
  Not owned by Stantec.
- **External Equipment and Supplies.**
  e.g., delivery charges, outside copying/reproduction, leased/rented field equipment, etc.

Company-owned equipment will be billed on unit rate basis (e.g., daily; weekly); the expense markup does not apply to these rates. For Stantec owned vehicle, a combination of daily vehicle or milage rates are used depending on the type of work and/or contract. A separate Stantec Equipment Rate Schedule* is available upon request.

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

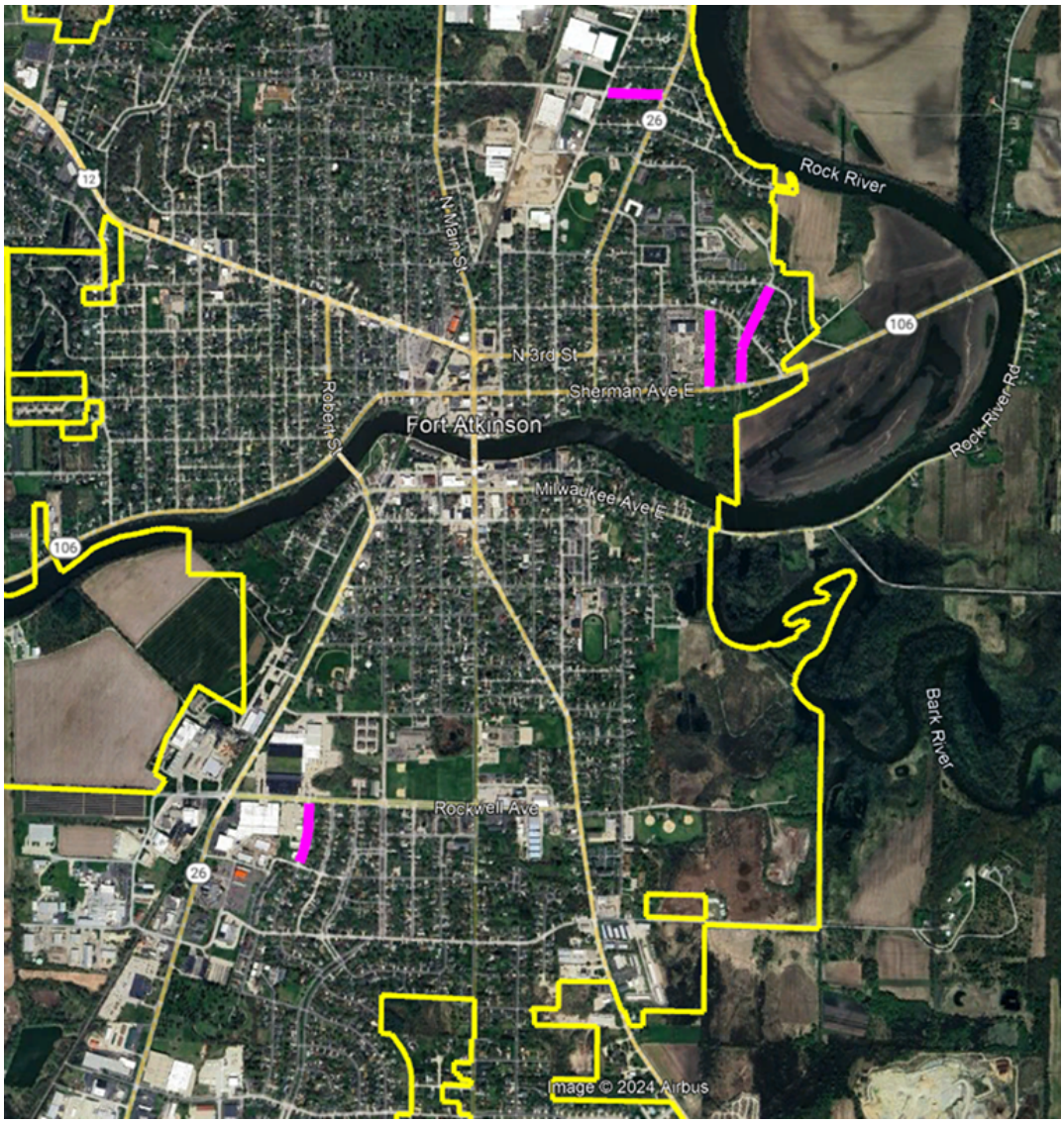
RE: **Review and possible action relating to the 2025 Water Relay and Road Rehabilitation Bid Award Recommendation (Burt, Interim City Engineer)**

BACKGROUND

Interim City Engineer Andy Burt, P.E., on behalf of Ruekert and Mielke, Inc., has prepared and submitted a memorandum outlining the process and results of bidding the 2025 Water Relay and Road Rehabilitation project.

DISCUSSION

This project consists of the rehabilitation and water main replacement on Cramer Street (Jefferson to High Street), Erick Street (Talcott Avenue to Rockwell Avenue), Memorial Drive (Sherman Avenue to Florence Street), McMillen Street (from Sherman to Fourth Street), along with the realignment of McMillen Street east of the Fort Atkinson Memorial Hospital. It also includes infill sidewalk in these areas. This project was designed by Ruekert & Mielke, Inc. in 2024. The roads described above are shown in pink on the map below.



FINANCIAL ANALYSIS

The project was included in the 2025 approved budget document within various funds, including Fund 5 (General Fund road work), Fund 10 (Stormwater Utility), Fund 3 (Water Utility - main replacement and hydrants/services), and Fund 2 (Wastewater Utility). Additionally, this project was outlined in the 2025 Capital Improvements Project budget with various funding sources. The table below shows the total cost of the project, $2,600,191.25, broken down among these funds.

CATEGORY	CONTRACT AMOUNT	% OF TOTAL	CONT & OVERSIGHT	ACCOUNT NUMBER
ROADWAY	$1,382,156.25	53%	$136,696.13	05-60-0064-3100
STORM	$216,775.00	8%	$21,439.18	10-00-0001-0714
HYDRANTS/ SERVICES	$182,370.00	7%	$18,036.51	03-00-0001-0714
WATER MAIN	$707,390.00	27%	$69,961.32	03-00-0001-0714
SANITARY	$111,500.00	4%	$11,027.42	02-00-1001-0714
CONSTRUCTION TOTAL	$2,600,191.25	100%	$257,160.56	
CONTINGENCY (5%)	$130,009.56			
CONSTRUCTION OVERSIGHT	$127,151.00			
GRAND TOTAL	$2,857,351.81			

A proposed 5% contingency and construction oversight costs are also shown above. However, this action item is simply to award the bid for the construction project to the low bidder, which is Forest Landscaping & Construction, Inc. Forest Landscaping has done several road projects in the City over the last several years. The company is currently working on the Ridge View Estates public infrastructure project.

RECOMMENDATION

Staff recommends that the City Council award the 2025 Water Relay and Road Rehabilitation work, including the base bid and alternates A through D, to Forest Landscaping and Construction, Inc., in an amount not to exceed $2,600,191.25.

ATTACHMENTS

1. Houseman-20250212-Recommendation of Award_with enclosures

February 12, 2025

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

RE: 2025 Water Relay and Road Rehab Bid Award Recommendation

Dear Rebecca:

Bids for the above project were opened on January 24, at 2 pm virtually online through Quest. Three contractors submitted bids, with the results as shown on attached bid tabulation.

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form and Bid Bond have been appropriately completed.

2. We have no objections to the low bidder, nor to the proposed major subcontractors.

3. Low bidder has successfully completed similar projects in the City of Fort Atkinson as well as other municipalities.

On these bases, we recommend that Forest Landscaping & Construction, Inc be awarded the 2025 Water Relay and Road Rehab contract in the amount of $2,600,191.25. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After City Council approval has been received, please have the appropriate official sign where indicated and forward a signed copy of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until March 25, 2025, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Respectfully,

RUEKERT & MIELKE, INC.

Andrew W. Burt

Digitally signed by Andrew W. Burt
DN: C=US,
E=aburt@ruekert-mielke.com,
O="Ruekert & Mielke, Inc.",
CN=Andrew W. Burt
Date: 2025.02.12 17:29:30-06'00'

Andrew W. Burt, P.E. (WI, IL)
LEED Green Associate, ENV SP
Senior Project Manager
aburt@ruekert-mielke.com

AWB:ied

Encl: Notice of Award

Bid Tabulation

NOTICE OF AWARD

		Date of Issuance:	February 12, 2025
		Owner:	City of Fort Atkinson
Contract:	2025 Water Relay and Road Rehab		
Bidder:	Forest Landscaping & Construction, Inc	Engineer:	Ruekert & Mielke, Inc.
Address:	W8583 Finch Brothers Rd Lake Mills, WI 53551	Engineer's Project No.:	8064-10024

TO BIDDER:

You are notified that your Bid dated January 24, 2025, for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

2025 Water Relay and Road Rehab

The Contract Price of your Contract is: $2,600,191.25 which includes the Base Bid ($2,382,083.25) and the following accepted alternates:

-Mandatory Alternate A-($70,060.00)

-Mandatory Alternate B-($87,690.00)

-Mandatory Alternate C-($38,088.00)

-Mandatory Alternate D- ($22,270.00)

Two (2) copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Two (2) sets of the Drawings will be delivered separately, or otherwise made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer two (2) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Performance Bond, Payment Bond as specified in the Instructions to Bidders (Article 21), and General Conditions (Paragraph 6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Fort Atkinson

Signature: _____
Authorized Signature

Title: _____

Date: _____

Copy: Engineer

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid A CRAMER ST (JEFFERSON ST - N. HIGH ST)					**$ 374,500.00**		**$389,899.00**		**$405,263.56**		**$465,668.47**
1	Inlet Protection - Type D	EACH	5	$ 150.00	$ 750.00	$ 150.00	$ 750.00	$ 165.00	$ 825.00	$ 150.00	$ 750.00
2	Traffic Control - Work Zone	LS	1	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 6,983.00	$ 6,983.00	$ 18,653.29	$ 18,653.29
3	Tracking Pad	EACH	1	$ 900.00	$ 900.00	$ 750.00	$ 750.00	$ 0.01	$ 0.01	$ 711.43	$ 711.43
4	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 10,000.00	$ 10,000.00	$ 7,000.00	$ 7,000.00	$ 5,880.00	$ 5,880.00	$ 6,727.00	$ 6,727.00
5	Asphalt Pavement Saw Cutting	LF	272	$ 4.00	$ 1,088.00	$ 5.00	$ 1,360.00	$ 1.15	$ 312.80	$ 1.69	$ 459.68
6	Full Depth Pulverize	SY	2400	$ 1.50	$ 3,600.00	$ 1.75	$ 4,200.00	$ 0.69	$ 1,656.00	$ 0.82	$ 1,968.00
7	Shape and Grade Pulverized Material	SY	2400	$ 3.75	$ 9,000.00	$ 3.50	$ 8,400.00	$ 4.29	$ 10,296.00	$ 2.64	$ 6,336.00
8	Excavation Below Subgrade (EBS) and Backfill	CY	300	$ 30.00	$ 9,000.00	$ 38.00	$ 11,400.00	$ 34.50	$ 10,350.00	$ 50.80	$ 15,240.00
9	Geogrid Subgrade Reinforcement	SY	600	$ 3.50	$ 2,100.00	$ 3.00	$ 1,800.00	$ 2.21	$ 1,326.00	$ 1.15	$ 690.00
10	1-1/4-Inch Crushed Aggregate Base Course	TON	308	$ 25.00	$ 7,700.00	$ 17.00	$ 5,236.00	$ 19.00	$ 5,852.00	$ 16.40	$ 5,051.20
11	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	1334	$ 26.00	$ 34,684.00	$ 26.00	$ 34,684.00	$ 29.60	$ 39,486.40	$ 27.36	$ 36,498.24
12	Curb Ramp w/ Detectable Warning Field	EACH	4	$ 2,000.00	$ 8,000.00	$ 1,200.00	$ 4,800.00	$ 1,200.00	$ 4,800.00	$ 1,000.00	$ 4,000.00
13	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	326	$ 86.00	$ 28,036.00	$ 76.00	$ 24,776.00	$ 71.42	$ 23,282.92	$ 74.00	$ 24,124.00
14	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	254	$ 86.00	$ 21,844.00	$ 87.00	$ 22,098.00	$ 83.02	$ 21,087.08	$ 87.00	$ 22,098.00
15	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	1679	$ 8.50	$ 14,271.50	$ 10.00	$ 16,790.00	$ 10.00	$ 16,790.00	$ 10.05	$ 16,873.95
16	New Concrete Sidewalk (Across Driveways)	SF	895	$ 8.50	$ 7,607.50	$ 10.00	$ 8,950.00	$ 10.00	$ 8,950.00	$ 9.97	$ 8,923.15
17	Remove and Replace Asphalt Driveway (3-Inch)	SF	147	$ 5.00	$ 735.00	$ 35.00	$ 5,145.00	$ 27.05	$ 3,976.35	$ 10.67	$ 1,568.49
18	Spot Remove and Replace Sidewalk	SF	526	$ 9.00	$ 4,734.00	$ 10.00	$ 5,260.00	$ 15.00	$ 7,890.00	$ 10.41	$ 5,475.66
19	Remove and Replace Manhole Casting and Adjustment Rings	EACH	3	$ 2,000.00	$ 6,000.00	$ 1,000.00	$ 3,000.00	$ 1,200.00	$ 3,600.00	$ 2,115.93	$ 6,347.79
20	Sanitary Sewer Point Repair (STA 600+35)	LS	1	$ 2,000.00	$ 2,000.00	$ 4,500.00	$ 4,500.00	$ 5,235.00	$ 5,235.00	$ 12,571.45	$ 12,571.45
21	Sanitary Sewer Point Repair (STA 600+75)	LS	1	$ 7,500.00	$ 7,500.00	$ 8,000.00	$ 8,000.00	$ 8,565.00	$ 8,565.00	$ 12,783.47	$ 12,783.47
22	Sanitary Sewer Point Repair (STA 601+17)	LS	1	$ 3,500.00	$ 3,500.00	$ 4,500.00	$ 4,500.00	$ 5,275.00	$ 5,275.00	$ 7,178.77	$ 7,178.77
23	8-Inch Water Main w/Granular Backfill	LF	826	$ 110.00	$ 90,860.00	$ 115.00	$ 94,990.00	$ 119.00	$ 98,294.00	$ 128.34	$ 106,008.84
24	8-Inch Water Main Valve	EACH	5	$ 2,900.00	$ 14,500.00	$ 4,000.00	$ 20,000.00	$ 4,200.00	$ 21,000.00	$ 3,566.41	$ 17,832.05
25	16-Inch Water Main Butterfly Valve Replacement	LS	1	$ 5,800.00	$ 5,800.00	$ 11,000.00	$ 11,000.00	$ 12,500.00	$ 12,500.00	$ 18,363.86	$ 18,363.86
26	Hydrant Assembly	EACH	1	$ 6,500.00	$ 6,500.00	$ 8,500.00	$ 8,500.00	$ 9,000.00	$ 9,000.00	$ 8,365.65	$ 8,365.65
27	6-Inch Hydrant Lead	LF	25	$ 100.00	$ 2,500.00	$ 120.00	$ 3,000.00	$ 130.00	$ 3,250.00	$ 109.13	$ 2,728.25
28	1-Inch Water Service - Open Trench w/Granular Backfill	LF	93	$ 110.00	$ 10,230.00	$ 90.00	$ 8,370.00	$ 82.00	$ 7,626.00	$ 155.37	$ 14,449.41
29	1-Inch Tap and Corporation Valve	EACH	9	$ 400.00	$ 3,600.00	$ 500.00	$ 4,500.00	$ 520.00	$ 4,680.00	$ 731.83	$ 6,586.47
30	1-Inch Curb Valve and Curb Box	EACH	4	$ 400.00	$ 1,600.00	$ 500.00	$ 2,000.00	$ 520.00	$ 2,080.00	$ 1,495.92	$ 5,983.68
31	Water Service Reconnection	EACH	5	$ 1,500.00	$ 7,500.00	$ 300.00	$ 1,500.00	$ 312.00	$ 1,560.00	$ 1,175.47	$ 5,877.35
32	Abandon Existing Water Main	LS	1	$ 6,500.00	$ 6,500.00	$ 14,000.00	$ 14,000.00	$ 12,500.00	$ 12,500.00	$ 23,873.92	$ 23,873.92
33	New 60-inch Storm Sewer Manhole w/Frame and Cover	EACH	1	$ 4,500.00	$ 4,500.00	$ 7,000.00	$ 7,000.00	$ 8,000.00	$ 8,000.00	$ 5,304.75	$ 5,304.75
34	New 2'x3' Inlet w/Frame and Grate	EACH	1	$ 2,500.00	$ 2,500.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 3,931.47	$ 3,931.47
35	12-inch RCP CL IV Storm Sewer w/Granular Backfill	LF	73	$ 70.00	$ 5,110.00	$ 80.00	$ 5,840.00	$ 90.00	$ 6,570.00	$ 137.34	$ 10,025.82
36	6-inch Sump Manifold Including Cleanouts	LF	395	$ 60.00	$ 23,700.00	$ 50.00	$ 19,750.00	$ 55.00	$ 21,725.00	$ 42.72	$ 16,874.40
37	Existing Sump to Sump Manifold Connection	EACH	3	$ 350.00	$ 1,050.00	$ 250.00	$ 750.00	$ 420.00	$ 1,260.00	$ 1,477.66	$ 4,432.98
Base Bid B ERICK ST (TALCOTT AVE - W. ROCKWELL AVE)					**$ 321,730.00**		**$329,750.50**		**$336,881.49**		**$365,977.27**
38	Inlet Protection - Type D	EACH	8	$ 150.00	$ 1,200.00	$ 150.00	$ 1,200.00	$ 165.00	$ 1,320.00	$ 150.00	$ 1,200.00
39	Inlet Protection - Type B	EACH	1	$ 150.00	$ 150.00	$ 250.00	$ 250.00	$ 55.00	$ 55.00	$ 75.00	$ 75.00

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
40	Traffic Control - Work Zone	LS	1	$ 2,500.00	$ 2,500.00	$ 3,000.00	$ 3,000.00	$ 6,983.00	$ 6,983.00	$ 15,608.59	$ 15,608.59
41	Tracking Pad	EACH	1	$ 900.00	$ 900.00	$ 750.00	$ 750.00	$ 0.01	$ 0.01	$ 711.43	$ 711.43
42	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 6,358.00	$ 6,358.00	$ 6,350.00	$ 6,350.00
43	Asphalt Pavement Saw Cutting	LF	310	$ 4.00	$ 1,240.00	$ 5.00	$ 1,550.00	$ 1.15	$ 356.50	$ 1.69	$ 523.90
44	Full Depth Pulverize	SY	2402	$ 1.50	$ 3,603.00	$ 1.75	$ 4,203.50	$ 0.69	$ 1,657.38	$ 0.81	$ 1,945.62
45	Shape and Grade Pulverized Material	SY	2402	$ 3.75	$ 9,007.50	$ 3.50	$ 8,407.00	$ 4.29	$ 10,304.58	$ 2.64	$ 6,341.28
46	Excavation Below Subgrade (EBS) and Backfill	CY	300	$ 30.00	$ 9,000.00	$ 38.00	$ 11,400.00	$ 34.50	$ 10,350.00	$ 50.80	$ 15,240.00
47	Geogrid Subgrade Reinforcement	SY	600	$ 3.50	$ 2,100.00	$ 3.00	$ 1,800.00	$ 2.21	$ 1,326.00	$ 1.15	$ 690.00
48	1-1/4-Inch Crushed Aggregate Base Course	TON	300	$ 25.00	$ 7,500.00	$ 17.00	$ 5,100.00	$ 19.00	$ 5,700.00	$ 16.40	$ 4,920.00
49	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	1270	$ 26.00	$ 33,020.00	$ 26.00	$ 33,020.00	$ 29.60	$ 37,592.00	$ 27.01	$ 34,302.70
50	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	327	$ 86.00	$ 28,122.00	$ 76.00	$ 24,852.00	$ 71.42	$ 23,354.34	$ 74.00	$ 24,198.00
51	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	254	$ 86.00	$ 21,844.00	$ 87.00	$ 22,098.00	$ 83.02	$ 21,087.08	$ 87.00	$ 22,098.00
52	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	1855	$ 8.50	$ 15,767.50	$ 10.00	$ 18,550.00	$ 10.00	$ 18,550.00	$ 9.98	$ 18,512.90
53	New Concrete Sidewalk (Across Driveways)	SF	896	$ 8.50	$ 7,616.00	$ 10.00	$ 8,960.00	$ 10.00	$ 8,960.00	$ 9.90	$ 8,870.40
54	Remove and Replace Asphalt Driveway (3-Inch)	SF	154	$ 5.00	$ 770.00	$ 35.00	$ 5,390.00	$ 25.90	$ 3,988.60	$ 10.67	$ 1,643.18
55	Remove and Replace Manhole Casting and Adjustment Rings	EACH	2	$ 2,000.00	$ 4,000.00	$ 1,000.00	$ 2,000.00	$ 1,200.00	$ 2,400.00	$ 2,115.93	$ 4,231.86
56	8-Inch Water Main w/Granular Backfill	LF	648	$ 110.00	$ 71,280.00	$ 115.00	$ 74,520.00	$ 119.00	$ 77,112.00	$ 127.41	$ 82,561.68
57	8-Inch Water Main Valve	EACH	1	$ 2,900.00	$ 2,900.00	$ 4,000.00	$ 4,000.00	$ 4,200.00	$ 4,200.00	$ 2,916.18	$ 2,916.18
58	Hydrant Assembly	EACH	1	$ 6,500.00	$ 6,500.00	$ 8,500.00	$ 8,500.00	$ 9,000.00	$ 9,000.00	$ 8,365.65	$ 8,365.65
59	6-Inch Hydrant Lead	LF	17	$ 100.00	$ 1,700.00	$ 125.00	$ 2,125.00	$ 130.00	$ 2,210.00	$ 173.31	$ 2,946.27
60	1-Inch Water Service - Open Trench w/Granular Backfill	LF	30	$ 110.00	$ 3,300.00	$ 80.00	$ 2,400.00	$ 82.00	$ 2,460.00	$ 164.52	$ 4,935.60
61	1.5-Inch Water Service - Open Trench w/Granular Backfill	LF	40	$ 110.00	$ 4,400.00	$ 95.00	$ 3,800.00	$ 105.00	$ 4,200.00	$ 167.89	$ 6,715.60
62	1-Inch Tap and Corporation Valve	EACH	6	$ 400.00	$ 2,400.00	$ 500.00	$ 3,000.00	$ 520.00	$ 3,120.00	$ 731.83	$ 4,390.98
63	1.5-Inch Tap and Corporation Valve	EACH	1	$ 400.00	$ 400.00	$ 650.00	$ 650.00	$ 750.00	$ 750.00	$ 766.99	$ 766.99
64	1.5-Inch Curb Valve and Curb Box	EACH	1	$ 450.00	$ 450.00	$ 650.00	$ 650.00	$ 750.00	$ 750.00	$ 1,003.46	$ 1,003.46
65	Water Service Reconnection	EACH	6	$ 1,500.00	$ 9,000.00	$ 300.00	$ 1,800.00	$ 312.00	$ 1,872.00	$ 1,189.08	$ 7,134.48
66	Abandon Existing Water Main	LS	1	$ 4,000.00	$ 4,000.00	$ 15,000.00	$ 15,000.00	$ 12,000.00	$ 12,000.00	$ 11,279.73	$ 11,279.73
67	New 2'x3' Inlet w/Frame and Grate	EACH	2	$ 2,500.00	$ 5,000.00	$ 2,750.00	$ 5,500.00	$ 3,000.00	$ 6,000.00	$ 3,931.47	$ 7,862.94
68	12-inch RCP CL IV Storm Sewer w/Granular Backfill	LF	281	$ 70.00	$ 19,670.00	$ 75.00	$ 21,075.00	$ 80.00	$ 22,480.00	$ 105.26	$ 29,578.06
69	6-inch Sump Manifold Including Cleanouts	LF	499	$ 60.00	$ 29,940.00	$ 50.00	$ 24,950.00	$ 55.00	$ 27,445.00	$ 45.72	$ 22,814.28
70	Existing Sump to Sump Manifold Connection	EACH	7	$ 350.00	$ 2,450.00	$ 250.00	$ 1,750.00	$ 420.00	$ 2,940.00	$ 748.93	$ 5,242.51
Base Bid C MEMORIAL DR (E. SHERMAN AVE - FLORENCE ST)					**$745,942.00**		**$800,633.25**		**$815,855.03**		**$903,799.34**
71	Inlet Protection - Type D	EACH	10	$ 150.00	$ 1,500.00	$ 150.00	$ 1,500.00	$ 165.00	$ 1,650.00	$ 150.00	$ 1,500.00
72	Inlet Protection - Type B	EACH	4	$ 150.00	$ 600.00	$ 200.00	$ 800.00	$ 55.00	$ 220.00	$ 75.00	$ 300.00
73	Traffic Control - Work Zone	LS	1	$ 7,500.00	$ 7,500.00	$ 4,000.00	$ 4,000.00	$ 7,483.00	$ 7,483.00	$ 33,676.78	$ 33,676.78
74	Tracking Pad	EACH	2	$ 500.00	$ 1,000.00	$ 750.00	$ 1,500.00	$ 0.01	$ 0.02	$ 660.13	$ 1,320.26
75	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 20,000.00	$ 20,000.00	$ 28,000.00	$ 28,000.00	$ 24,480.00	$ 24,480.00	$ 21,625.00	$ 21,625.00
76	Asphalt Pavement Saw Cutting	LF	195	$ 4.00	$ 780.00	$ 5.00	$ 975.00	$ 1.15	$ 224.25	$ 1.69	$ 329.55
77	Full Depth Pulverize	SY	7083	$ 1.50	$ 10,624.50	$ 1.75	$ 12,395.25	$ 0.45	$ 3,187.35	$ 0.58	$ 4,108.14
78	Shape and Grade Pulverized Material	SY	6216	$ 3.75	$ 23,310.00	$ 3.50	$ 21,756.00	$ 4.33	$ 26,915.28	$ 2.11	$ 13,115.76
79	Stockpile Pulverized Material	CY	145	$ 10.00	$ 1,450.00	$ 10.00	$ 1,450.00	$ 17.77	$ 2,576.65	$ 8.01	$ 1,161.45

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
80	Construct Roadway to Subgrade	LS	1	$ 3,500.00	$ 3,500.00	$ 18,000.00	$ 18,000.00	$ 15,179.30	$ 15,179.30	$ 7,433.86	$ 7,433.86
81	Excavation Below Subgrade (EBS) and Backfill	CY	757	$ 30.00	$ 22,710.00	$ 38.00	$ 28,766.00	$ 34.50	$ 26,116.50	$ 50.81	$ 38,463.17
82	Geogrid Subgrade Reinforcement	SY	1515	$ 3.50	$ 5,302.50	$ 3.00	$ 4,545.00	$ 2.21	$ 3,348.15	$ 1.15	$ 1,742.25
83	1-1/4-Inch Crushed Aggregate Base Course	TON	680	$ 25.00	$ 17,000.00	$ 7.00	$ 4,760.00	$ 19.00	$ 12,920.00	$ 16.40	$ 11,152.00
84	Crushed Aggregate Shoulders	LF	1985	$ 6.00	$ 11,910.00	$ 5.00	$ 9,925.00	$ 5.05	$ 10,024.25	$ 1.81	$ 3,592.85
85	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	2402	$ 26.00	$ 62,452.00	$ 26.00	$ 62,452.00	$ 29.60	$ 71,099.20	$ 27.01	$ 64,878.02
86	New Concrete Curb and Gutter (30-inch)	LF	250	$ 22.00	$ 5,500.00	$ 45.00	$ 11,250.00	$ 27.00	$ 6,750.00	$ 35.90	$ 8,975.00
87	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	823	$ 86.00	$ 70,778.00	$ 76.00	$ 62,548.00	$ 72.00	$ 59,256.00	$ 71.00	$ 58,433.00
88	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	640	$ 86.00	$ 55,040.00	$ 88.00	$ 56,320.00	$ 82.40	$ 52,736.00	$ 83.00	$ 53,120.00
89	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	2088	$ 8.50	$ 17,748.00	$ 10.00	$ 20,880.00	$ 10.00	$ 20,880.00	$ 10.17	$ 21,234.96
90	New Concrete Sidewalk	SF	1576	$ 8.50	$ 13,396.00	$ 9.00	$ 14,184.00	$ 8.50	$ 13,396.00	$ 8.88	$ 13,994.88
91	New Concrete Sidewalk (Across Driveways)	SF	1527	$ 8.50	$ 12,979.50	$ 10.00	$ 15,270.00	$ 10.00	$ 15,270.00	$ 9.98	$ 15,239.46
92	New Concrete Driveway	SF	2219	$ 8.50	$ 18,861.50	$ 9.00	$ 19,971.00	$ 10.00	$ 22,190.00	$ 9.97	$ 22,123.43
93	Remove and Replace Asphalt Driveway (3-Inch)	SF	132	$ 5.00	$ 660.00	$ 38.00	$ 5,016.00	$ 29.94	$ 3,952.08	$ 10.67	$ 1,408.44
94	Remove and Replace Manhole Casting and Adjustment Rings	EACH	7	$ 2,000.00	$ 14,000.00	$ 1,000.00	$ 7,000.00	$ 1,200.00	$ 8,400.00	$ 2,115.93	$ 14,811.51
95	Sanitary Sewer Point Repair (STA 307+61)	LS	1	$ 5,000.00	$ 5,000.00	$ 5,500.00	$ 5,500.00	$ 6,000.00	$ 6,000.00	$ 24,157.52	$ 24,157.52
96	Sanitary Sewer Point Repair (STA 401+58)	LS	1	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00	$ 8,400.00	$ 8,400.00	$ 12,598.10	$ 12,598.10
97	Sanitary Sewer Point Repair (STA 502+95)	LS	1	$ 4,000.00	$ 4,000.00	$ 10,500.00	$ 10,500.00	$ 11,550.00	$ 11,550.00	$ 18,894.90	$ 18,894.90
98	Sanitary Sewer Point Repair (STA 505+70)	LS	1	$ 4,000.00	$ 4,000.00	$ 12,500.00	$ 12,500.00	$ 13,125.00	$ 13,125.00	$ 11,330.27	$ 11,330.27
99	8-Inch Water Main w/Granular Backfill	LF	1328	$ 110.00	$ 146,080.00	$ 115.00	$ 152,720.00	$ 118.00	$ 156,704.00	$ 139.10	$ 184,724.80
100	8-Inch Water Main Valve	EACH	6	$ 2,900.00	$ 17,400.00	$ 4,000.00	$ 24,000.00	$ 4,200.00	$ 25,200.00	$ 2,916.18	$ 17,497.08
101	Hydrant Assembly	EACH	2	$ 6,500.00	$ 13,000.00	$ 8,500.00	$ 17,000.00	$ 9,000.00	$ 18,000.00	$ 8,365.65	$ 16,731.30
102	6-Inch Hydrant Lead	LF	40	$ 100.00	$ 4,000.00	$ 125.00	$ 5,000.00	$ 130.00	$ 5,200.00	$ 173.31	$ 6,932.40
103	1-Inch Water Service - Open Trench w/Granular Backfill	LF	507	$ 110.00	$ 55,770.00	$ 80.00	$ 40,560.00	$ 82.00	$ 41,574.00	$ 100.44	$ 50,923.08
104	1-Inch Tap and Corporation Valve	EACH	15	$ 400.00	$ 6,000.00	$ 500.00	$ 7,500.00	$ 520.00	$ 7,800.00	$ 731.83	$ 10,977.45
105	1-Inch Curb Valve and Curb Box	EACH	6	$ 400.00	$ 2,400.00	$ 500.00	$ 3,000.00	$ 520.00	$ 3,120.00	$ 818.60	$ 4,911.60
106	Water Service Reconnection	EACH	9	$ 400.00	$ 3,600.00	$ 300.00	$ 2,700.00	$ 312.00	$ 2,808.00	$ 1,175.47	$ 10,579.23
107	Abandon Existing Water Main	LS	1	$ 10,000.00	$ 10,000.00	$ 16,500.00	$ 16,500.00	$ 16,000.00	$ 16,000.00	$ 18,027.55	$ 18,027.55
108	New 48-inch Storm Manhole w/Frame and Cover	EACH	1	$ 3,500.00	$ 3,500.00	$ 5,000.00	$ 5,000.00	$ 5,775.00	$ 5,775.00	$ 4,211.81	$ 4,211.81
109	New 48-inch Square Storm Manhole w/Top Mount Grate	EACH	1	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00	$ 5,304.12	$ 5,304.12
110	New 2'x3' Inlet w/Frame and Grate	EACH	2	$ 2,500.00	$ 5,000.00	$ 2,750.00	$ 5,500.00	$ 3,000.00	$ 6,000.00	$ 3,931.47	$ 7,862.94
111	12-inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	37	$ 70.00	$ 2,590.00	$ 90.00	$ 3,330.00	$ 100.00	$ 3,700.00	$ 112.69	$ 4,169.53
112	24-inch RCP CL III Storm Sewer Relay w/Granular Backfill	LF	459	$ 70.00	$ 32,130.00	$ 90.00	$ 41,310.00	$ 100.00	$ 45,900.00	$ 125.08	$ 57,411.72
113	6-inch Sump Manifold Including Cleanouts	LF	347	$ 60.00	$ 20,820.00	$ 50.00	$ 17,350.00	$ 55.00	$ 19,085.00	$ 48.27	$ 16,749.69
114	Existing Sump to Sump Manifold Connection	EACH	3	$ 350.00	$ 1,050.00	$ 300.00	$ 900.00	$ 420.00	$ 1,260.00	$ 1,434.56	$ 4,303.68
115	4-inch Sump Extension	LF	40	$ 50.00	$ 2,000.00	$ 100.00	$ 4,000.00	$ 110.00	$ 4,400.00	$ 44.02	$ 1,760.80
Base Bid D MCMILLEN ST (E. SHERMAN AVE - N. FOURTH ST)					**$ 291,263.50**		**$281,740.50**		**$292,466.73**		**$321,788.90**
116	Inlet Protection - Type D	EACH	3	$ 150.00	$ 450.00	$ 150.00	$ 450.00	$ 165.00	$ 495.00	$ 150.00	$ 450.00
117	Traffic Control - Work Zone	LS	1	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00	$ 7,483.00	$ 7,483.00	$ 14,393.69	$ 14,393.69
118	Tracking Pad	EACH	1	$ 500.00	$ 500.00	$ 750.00	$ 750.00	$ 0.01	$ 0.01	$ 711.43	$ 711.43
119	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 20,000.00	$ 20,000.00	$ 7,000.00	$ 7,000.00	$ 5,880.00	$ 5,880.00	$ 7,475.00	$ 7,475.00

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
120	Asphalt Pavement Saw Cutting	LF	65	$ 4.00	$ 260.00	$ 5.00	$ 325.00	$ 1.15	$ 74.75	$ 1.69	$ 109.85
121	Full Depth Pulverize	SY	2754	$ 1.50	$ 4,131.00	$ 1.75	$ 4,819.50	$ 0.51	$ 1,404.54	$ 0.77	$ 2,120.58
122	Shape and Grade Pulverized Material	SY	2754	$ 3.75	$ 10,327.50	$ 3.50	$ 9,639.00	$ 4.31	$ 11,869.74	$ 2.11	$ 5,810.94
123	Excavation Below Subgrade (EBS) and Backfill	CY	345	$ 30.00	$ 10,350.00	$ 38.00	$ 13,110.00	$ 34.50	$ 11,902.50	$ 50.84	$ 17,539.80
124	Geogrid Subgrade Reinforcement	SY	689	$ 3.50	$ 2,411.50	$ 3.00	$ 2,067.00	$ 2.21	$ 1,522.69	$ 1.15	$ 792.35
125	1-1/4-Inch Crushed Aggregate Base Course	TON	349	$ 25.00	$ 8,725.00	$ 17.00	$ 5,933.00	$ 19.00	$ 6,631.00	$ 16.40	$ 5,723.60
126	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	1512	$ 26.00	$ 39,312.00	$ 26.00	$ 39,312.00	$ 29.60	$ 44,755.20	$ 27.05	$ 40,899.60
127	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	205	$ 86.00	$ 17,630.00	$ 76.00	$ 15,580.00	$ 71.42	$ 14,641.10	$ 74.00	$ 15,170.00
128	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	160	$ 86.00	$ 13,760.00	$ 87.00	$ 13,920.00	$ 83.02	$ 13,283.20	$ 87.00	$ 13,920.00
129	Remove and Replace Driveway Apron (6-Inch Concrete)	SF	818	$ 8.50	$ 6,953.00	$ 10.00	$ 8,180.00	$ 10.00	$ 8,180.00	$ 10.24	$ 8,376.32
130	New Concrete Sidewalk (Across Driveways)	SF	367	$ 8.50	$ 3,119.50	$ 10.00	$ 3,670.00	$ 10.00	$ 3,670.00	$ 9.98	$ 3,662.66
131	Spot Remove and Replace Sidewalk	SF	56	$ 9.00	$ 504.00	$ 10.00	$ 560.00	$ 15.00	$ 840.00	$ 13.97	$ 782.32
132	Remove and Replace Manhole Casting and Adjustment Rings	EACH	2	$ 2,000.00	$ 4,000.00	$ 1,000.00	$ 2,000.00	$ 1,200.00	$ 2,400.00	$ 2,115.93	$ 4,231.86
133	Sanitary Sewer Point Repair (STA 105+18)	LS	1	$ 7,500.00	$ 7,500.00	$ 6,500.00	$ 6,500.00	$ 8,000.00	$ 8,000.00	$ 9,447.23	$ 9,447.23
134	8-Inch Water Main w/Granular Backfill	LF	766	$ 110.00	$ 84,260.00	$ 115.00	$ 88,090.00	$ 119.00	$ 91,154.00	$ 125.95	$ 96,477.70
135	8-Inch Water Main Valve	EACH	1	$ 2,900.00	$ 2,900.00	$ 4,000.00	$ 4,000.00	$ 4,200.00	$ 4,200.00	$ 2,916.18	$ 2,916.18
136	6-Inch Hydrant Lead	LF	15	$ 100.00	$ 1,500.00	$ 125.00	$ 1,875.00	$ 130.00	$ 1,950.00	$ 190.92	$ 2,863.80
137	Combination Air Valve Manhole	LS	1	$ 5,000.00	$ 5,000.00	$ 11,000.00	$ 11,000.00	$ 15,000.00	$ 15,000.00	$ 14,844.53	$ 14,844.53
138	1-Inch Water Service - Open Trench w/Granular Backfill	LF	207	$ 110.00	$ 22,770.00	$ 80.00	$ 16,560.00	$ 82.00	$ 16,974.00	$ 99.52	$ 20,600.64
139	1-Inch Tap and Corporation Valve	EACH	7	$ 400.00	$ 2,800.00	$ 500.00	$ 3,500.00	$ 520.00	$ 3,640.00	$ 731.83	$ 5,122.81
140	1-Inch Curb Valve and Curb Box	EACH	4	$ 400.00	$ 1,600.00	$ 500.00	$ 2,000.00	$ 520.00	$ 2,080.00	$ 818.60	$ 3,274.40
141	Water Service Reconnection	EACH	3	$ 1,500.00	$ 4,500.00	$ 300.00	$ 900.00	$ 312.00	$ 936.00	$ 1,175.47	$ 3,526.41
142	Abandon Existing Water Main	LS	1	$ 6,000.00	$ 6,000.00	$ 12,000.00	$ 12,000.00	$ 10,500.00	$ 10,500.00	$ 16,829.00	$ 16,829.00
143	Remove Existing Storm Structure	EACH	2	$ 2,500.00	$ 5,000.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 1,858.10	$ 3,716.20
Base Bid E MCMILLEN ST RE-ALIGNMENT					**$ 345,900.50**		**$368,379.50**		**$393,117.94**		**$471,994.52**
144	Inlet Protection - Type D	EACH	10	$ 150.00	$ 1,500.00	$ 150.00	$ 1,500.00	$ 165.00	$ 1,650.00	$ 150.00	$ 1,500.00
145	Inlet Protection - Type B	EACH	1	$ 150.00	$ 150.00	$ 200.00	$ 200.00	$ 55.00	$ 55.00	$ 75.00	$ 75.00
146	Traffic Control - Work Zone	LS	1	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 7,183.00	$ 7,183.00	$ 15,408.59	$ 15,408.59
147	Tracking Pad	EACH	1	$ 500.00	$ 500.00	$ 750.00	$ 750.00	$ 0.01	$ 0.01	$ 711.43	$ 711.43
148	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 10,000.00	$ 10,000.00	$ 12,500.00	$ 12,500.00	$ 10,200.00	$ 10,200.00	$ 19,530.00	$ 19,530.00
149	Asphalt Pavement Saw Cutting	LF	71	$ 4.00	$ 284.00	$ 5.00	$ 355.00	$ 1.15	$ 81.65	$ 1.69	$ 119.99
150	Full Depth Pulverize	SY	2250	$ 1.50	$ 3,375.00	$ 1.75	$ 3,937.50	$ 1.88	$ 4,230.00	$ 0.84	$ 1,890.00
151	Stockpile Pulverized Material	CY	375	$ 10.00	$ 3,750.00	$ 10.00	$ 3,750.00	$ 17.77	$ 6,663.75	$ 10.91	$ 4,091.25
152	Construct Roadway to Subgrade	LS	1	$ 30,000.00	$ 30,000.00	$ 22,000.00	$ 22,000.00	$ 33,997.54	$ 33,997.54	$ 38,505.76	$ 38,505.76
153	Excavation Below Subgrade (EBS) and Backfill	CY	166	$ 30.00	$ 4,980.00	$ 38.00	$ 6,308.00	$ 34.50	$ 5,727.00	$ 47.80	$ 7,934.80
154	Geogrid Subgrade Reinforcement	SY	498	$ 3.50	$ 1,743.00	$ 3.00	$ 1,494.00	$ 2.21	$ 1,100.58	$ 1.15	$ 572.70
155	1-1/4-Inch Crushed Aggregate Base Course	TON	1232	$ 15.00	$ 18,480.00	$ 17.00	$ 20,944.00	$ 19.00	$ 23,408.00	$ 16.40	$ 20,204.80
156	18-Inch Concrete Curb and Gutter	LF	71	$ 26.00	$ 1,846.00	$ 38.00	$ 2,698.00	$ 41.47	$ 2,944.37	$ 30.00	$ 2,130.00
157	30-Inch Concrete Curb and Gutter	LF	963	$ 26.00	$ 25,038.00	$ 26.00	$ 25,038.00	$ 25.00	$ 24,075.00	$ 21.65	$ 20,848.95
158	Curb Ramp w/ Detectable Warning Field	EACH	4	$ 1,200.00	$ 4,800.00	$ 1,200.00	$ 4,800.00	$ 1,200.00	$ 4,800.00	$ 1,000.00	$ 4,000.00
159	New Concrete Sidewalk	SF	3924	$ 8.50	$ 33,354.00	$ 8.00	$ 31,392.00	$ 8.50	$ 33,354.00	$ 8.83	$ 34,648.92

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
160	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	271	$ 86.00	$ 23,306.00	$ 76.00	$ 20,596.00	$ 71.42	$ 19,354.82	$ 78.00	$ 21,138.00
161	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	211	$ 86.00	$ 18,146.00	$ 87.00	$ 18,357.00	$ 83.02	$ 17,517.22	$ 93.00	$ 19,623.00
162	6-Inch Concrete Driveway Apron	SF	383	$ 8.50	$ 3,255.50	$ 10.00	$ 3,830.00	$ 10.00	$ 3,830.00	$ 9.90	$ 3,791.70
163	New Concrete Driveway	SF	938	$ 8.50	$ 7,973.00	$ 10.00	$ 9,380.00	$ 10.00	$ 9,380.00	$ 9.90	$ 9,286.20
164	Sanitary Sewer Point Repair (STA 110+58)	LS	1	$ 7,500.00	$ 7,500.00	$ 12,500.00	$ 12,500.00	$ 13,000.00	$ 13,000.00	$ 21,029.16	$ 21,029.16
165	Sanitary Sewer Point Repair (STA 302+25)	LS	1	$ 7,500.00	$ 7,500.00	$ 9,000.00	$ 9,000.00	$ 11,000.00	$ 11,000.00	$ 21,067.72	$ 21,067.72
166	8-Inch Water Main w/Granular Backfill	LF	600	$ 110.00	$ 66,000.00	$ 115.00	$ 69,000.00	$ 119.00	$ 71,400.00	$ 138.53	$ 83,118.00
167	8-Inch Water Main Valve	EACH	4	$ 2,900.00	$ 11,600.00	$ 4,000.00	$ 16,000.00	$ 4,200.00	$ 16,800.00	$ 2,916.18	$ 11,664.72
168	1-Inch Water Service - Open Trench w/Granular Backfill	LF	81	$ 110.00	$ 8,910.00	$ 80.00	$ 6,480.00	$ 82.00	$ 6,642.00	$ 167.24	$ 13,546.44
169	1-Inch Tap and Corporation Valve	EACH	4	$ 400.00	$ 1,600.00	$ 500.00	$ 2,000.00	$ 520.00	$ 2,080.00	$ 731.83	$ 2,927.32
170	1-Inch Curb Valve and Curb Box	EACH	2	$ 400.00	$ 800.00	$ 500.00	$ 1,000.00	$ 520.00	$ 1,040.00	$ 818.60	$ 1,637.20
171	Water Service Reconnection	EACH	2	$ 1,500.00	$ 3,000.00	$ 300.00	$ 600.00	$ 312.00	$ 624.00	$ 1,156.75	$ 2,313.50
172	Abandon Existing Water Main	LS	1	$ 4,000.00	$ 4,000.00	$ 15,000.00	$ 15,000.00	$ 12,500.00	$ 12,500.00	$ 31,559.21	$ 31,559.21
173	New 48-inch Storm Manhole w/Frame and Cover	EACH	2	$ 3,000.00	$ 6,000.00	$ 5,500.00	$ 11,000.00	$ 5,775.00	$ 11,550.00	$ 4,211.81	$ 8,423.62
174	New 2'x3' Inlet w/Frame and Grate	EACH	6	$ 2,500.00	$ 15,000.00	$ 2,750.00	$ 16,500.00	$ 3,000.00	$ 18,000.00	$ 3,931.47	$ 23,588.82
175	12-inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	135	$ 70.00	$ 9,450.00	$ 75.00	$ 10,125.00	$ 80.00	$ 10,800.00	$ 112.69	$ 15,213.15
176	15-inch RCP CL IV Storm Sewer Relay w/Granular Backfill	LF	57	$ 80.00	$ 4,560.00	$ 85.00	$ 4,845.00	$ 90.00	$ 5,130.00	$ 115.15	$ 6,563.55
177	Remove Existing Storm Structure	EACH	2	$ 2,500.00	$ 5,000.00	$ 500.00	$ 1,000.00	$ 1,500.00	$ 3,000.00	$ 1,665.51	$ 3,331.02
Base Bid F FOURTH STREET (MCMILLEN ST - MEMORIAL DR)					**$ 220,882.00**		**$211,680.50**		**$216,055.39**		**$278,861.01**
178	Traffic Control - Work Zone	LS	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 7,483.00	$ 7,483.00	$ 11,348.99	$ 11,348.99
179	Topsoil, Seed, Fertilize, and Erosion Mat	LS	1	$ 7,500.00	$ 7,500.00	$ 4,500.00	$ 4,500.00	$ 3,150.00	$ 3,150.00	$ 4,485.00	$ 4,485.00
180	Full Depth Pulverize	SY	1970	$ 1.50	$ 2,955.00	$ 1.75	$ 3,447.50	$ 0.51	$ 1,004.70	$ 0.89	$ 1,753.30
181	Shape and Grade Pulverized Material	SY	1970	$ 3.75	$ 7,387.50	$ 3.50	$ 6,895.00	$ 4.31	$ 8,490.70	$ 2.64	$ 5,200.80
182	Excavation Below Subgrade (EBS) and Backfill	CY	247	$ 30.00	$ 7,410.00	$ 38.00	$ 9,386.00	$ 34.50	$ 8,521.50	$ 50.80	$ 12,547.60
183	Geogrid Subgrade Reinforcement	SY	493	$ 3.50	$ 1,725.50	$ 3.00	$ 1,479.00	$ 2.21	$ 1,089.53	$ 1.15	$ 566.95
184	1-1/4-Inch Crushed Aggregate Base Course	TON	219	$ 15.00	$ 3,285.00	$ 17.00	$ 3,723.00	$ 19.00	$ 4,161.00	$ 16.40	$ 3,591.60
185	Remove and Replace Concrete Curb and Gutter (30-inch)	LF	844	$ 26.00	$ 21,944.00	$ 26.00	$ 21,944.00	$ 29.60	$ 24,982.40	$ 27.35	$ 23,083.40
186	2.25-Inch Asphaltic Concrete Binder Course (3 LT 58-28 S)	TON	270	$ 86.00	$ 23,220.00	$ 76.00	$ 20,520.00	$ 71.42	$ 19,283.40	$ 73.00	$ 19,710.00
187	1.75-Inch Asphaltic Concrete Surface Course (5 LT 58-28 H)	TON	208	$ 86.00	$ 17,888.00	$ 87.00	$ 18,096.00	$ 83.02	$ 17,268.16	$ 85.00	$ 17,680.00
188	6-Inch Concrete Driveway Apron	SF	1003	$ 8.50	$ 8,525.50	$ 10.00	$ 10,030.00	$ 10.00	$ 10,030.00	$ 9.90	$ 9,929.70
189	New Concrete Sidewalk (Across Driveways)	SF	619	$ 8.50	$ 5,261.50	$ 10.00	$ 6,190.00	$ 10.00	$ 6,190.00	$ 9.90	$ 6,128.10
190	Remove and Replace Manhole Casting and Adjustment Rings	EACH	1	$ 2,000.00	$ 2,000.00	$ 1,000.00	$ 1,000.00	$ 1,200.00	$ 1,200.00	$ 2,115.93	$ 2,115.93
191	Sanitary Sewer Point Repair (STA 304+70)	LS	1	$ 7,500.00	$ 7,500.00	$ 8,500.00	$ 8,500.00	$ 9,000.00	$ 9,000.00	$ 20,707.74	$ 20,707.74
192	Sanitary Sewer Point Repair (STA 305+66)	LS	1	$ 7,500.00	$ 7,500.00	$ 7,000.00	$ 7,000.00	$ 7,500.00	$ 7,500.00	$ 12,696.21	$ 12,696.21
193	8-Inch Water Main w/Granular Backfill	LF	418	$ 110.00	$ 45,980.00	$ 115.00	$ 48,070.00	$ 119.00	$ 49,742.00	$ 146.63	$ 61,291.34
194	1-Inch Water Service - Open Trench w/Granular Backfill	LF	260	$ 110.00	$ 28,600.00	$ 80.00	$ 20,800.00	$ 82.00	$ 21,320.00	$ 98.26	$ 25,547.60
195	1-Inch Tap and Corporation Valve	EACH	10	$ 400.00	$ 4,000.00	$ 500.00	$ 5,000.00	$ 520.00	$ 5,200.00	$ 731.83	$ 7,318.30
196	1-Inch Curb Valve and Curb Box	EACH	3	$ 400.00	$ 1,200.00	$ 500.00	$ 1,500.00	$ 520.00	$ 1,560.00	$ 1,252.08	$ 3,756.24
197	Water Service Reconnection	EACH	7	$ 1,500.00	$ 10,500.00	$ 300.00	$ 2,100.00	$ 312.00	$ 2,184.00	$ 1,175.47	$ 8,228.29
198	Abandon Existing Water Main	LS	1	$ 4,000.00	$ 4,000.00	$ 9,000.00	$ 9,000.00	$ 6,695.00	$ 6,695.00	$ 21,173.92	$ 21,173.92

2025 Road and Utility Improvements (8064-10024.221) (#9466695)
Owner: City of Fort Atkinson
Solicitor: Ruekert & Mielke, Inc. - Madison
01/24/2025 02:00 PM CST

				Engineer's Estimate		Forest Landscaping & Construction, Inc		LaLonde Contractors, Inc.		Rock Road Companies, Inc.	
Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
MANDATORY ALTERNATE A (ERICK ST)					**$ 58,976.00**		**$70,060.00**		**$58,047.10**		**$72,347.91**
A-1	New Concrete Sidewalk	SF	4947	$ 8.00	$ 39,576.00	$ 10.00	$ 49,470.00	$ 8.50	$ 42,049.50	$ 10.53	$ 52,091.91
A-2	Curb Ramp w/ Detectable Warning Field	EACH	2	$ 2,000.00	$ 4,000.00	$ 1,200.00	$ 2,400.00	$ 1,200.00	$ 2,400.00	$ 1,000.00	$ 2,000.00
A-3	Tree Removal	ID	158	$ 50.00	$ 7,900.00	$ 55.00	$ 8,690.00	$ 42.20	$ 6,667.60	$ 32.00	$ 5,056.00
A-4	Topsoil, Seed, Fertilize, and Erosion Mat (for New Sidewalk)	LS	1	$ 7,500.00	$ 7,500.00	$ 9,500.00	$ 9,500.00	$ 6,930.00	$ 6,930.00	$ 13,200.00	$ 13,200.00
MANDATORY ALTERNATE B (MEMORIAL DR)					**$76,264.00**		**$87,690.00**		**$73,621.90**		**$90,137.20**
B-1	New Concrete Sidewalk	SF	6083	$8.00	$48,664.00	$10.00	$60,830.00	$8.50	$51,705.50	$10.40	$63,263.20
B-2	Curb Ramp w/ Detectable Warning Field	EACH	3	$2,000.00	$6,000.00	$1,200.00	$3,600.00	$1,200.00	$3,600.00	$1,000.00	$3,000.00
B-3	Tree Removal	ID	232	$50.00	$11,600.00	$55.00	$12,760.00	$42.20	$9,790.40	$32.00	$7,424.00
B-4	Topsoil, Seed, Fertilize, and Erosion Mat (for New Sidewalk)	LS	1	$10,000.00	$10,000.00	$10,500.00	$10,500.00	$8,526.00	$8,526.00	$16,450.00	$16,450.00
MANDATORY ALTERNATE C (MCMILLEN ST)					**$30,392.00**		**$38,088.00**		**$25,236.50**		**$35,171.84**
C-1	New Concrete Sidewalk	SF	2549	$8.00	$20,392.00	$12.00	$30,588.00	$8.50	$21,666.50	$11.16	$28,446.84
C-2	Topsoil, Seed, Fertilize, and Erosion Mat (for New Sidewalk)	LS	1	$10,000.00	$10,000.00	$7,500.00	$7,500.00	$3,570.00	$3,570.00	$6,725.00	$6,725.00
MANDATORY ALTERNATE D (FOURTH ST)					**$21,168.00**		**$22,270.00**		**$16,557.70**		**$18,931.39**
D-1	New Concrete Sidewalk	SF	921	$8.00	$7,368.00	$10.00	$9,210.00	$8.50	$7,828.50	$11.59	$10,674.39
D-2	Tree Removal	ID	176	$50.00	$8,800.00	$60.00	$10,560.00	$42.20	$7,427.20	$32.00	$5,632.00
D-3	Topsoil, Seed, Fertilize, and Erosion Mat (for New Sidewalk)	LS	1	$5,000.00	$5,000.00	$2,500.00	$2,500.00	$1,302.00	$1,302.00	$2,625.00	$2,625.00

Base Bid Total:	**Base Bid Total**	**$ 2,300,218.00**	**$ 2,382,083.25**	**$ 2,459,640.14**	**$ 2,808,089.51**
	Mandatory Alternate A Total	**$ 58,976.00**	**$ 70,060.00**	**$ 58,047.10**	**$ 72,347.91**
	Mandatory Alternate B Total	**$ 76,264.00**	**$ 87,690.00**	**$ 73,621.90**	**$ 90,137.20**
	Mandatory Alternate C Total	**$ 30,392.00**	**$ 38,088.00**	**$ 25,236.50**	**$ 35,171.84**
	Mandatory Alternate D Total	**$ 21,168.00**	**$ 22,270.00**	**$ 16,557.70**	**$ 18,931.39**

Base Bid =	$ 2,382,083.25	$ 2,459,640.14	$ 2,808,089.51
Base Bid + Alt A =	$ 2,452,143.25	$ 2,517,687.24	$ 2,880,437.42
Base Bid + Alt A + B =	$ 2,539,833.25	$ 2,591,309.14	$ 2,970,574.62
Base Bid + Alt A + B + C =	$ 2,577,921.25	$ 2,616,545.64	$ 3,005,746.46
Base Bid + Alt A + B + C + D =	$ 2,600,191.25	$ 2,633,103.34	$ 3,024,677.85

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to Task Order 2025-03 from Ruekert & Mielke, Inc. for 2025 Water Relay and Road Rehabilitation - Construction Administration (Houseman, City Manager)**

BACKGROUND

On February 6, 2024, the City Council approved a contract for the design of the water relay and road rehabilitation work for 2025 with Ruekert & Mielke, Inc. The design has been completed and the project bid out for construction. Staff recommended that the City Council take action to award the construction contract to Forest Landscaping earlier on this agenda.

DISCUSSION

Road construction projects require construction administration and oversight by the "owner." The City of Fort Atkinson is the owner of this public infrastructure project. In the past, the City has use City staff, consultants, or a combination thereof to accomplish this task. The City is currently experiencing vacancies for both the City Engineer and Public Works Director positions. As such, current staff does not have the capacity or experience to effectively oversee this construction project.

Interim City Engineer Andy Burt, P.E., on behalf of Ruekert and Mielke, Inc., has submitted Task Order 2025-03 for the construction administration for the 2025 Water Relay and Road Rehabilitation in the amount of $127,150.60. It is both efficient and effective to retain the services of the design engineering firm to oversee the construction of the project. Ruekert and Mielke has successfully served in this capacity for the City for past projects.

FINANCIAL ANALYSIS

The cost associated with Task Order 2025-03 is $127,150.60, which has been included in the estimate of the overall cost of the 2025 Water Relay and Road Rehabilitation project. Staff intends to use the five accounts used for funding this project at the same percentages outlined in the table below for the cost of construction administration (oversight).

CATEGORY	CONTRACT AMOUNT	% OF TOTAL	CONT & OVERSIGHT	ACCOUNT NUMBER
ROADWAY	$1,382,156.25	53%	$136,696.13	05-60-0064-3100
STORM	$216,775.00	8%	$21,439.18	10-00-0001-0714
HYDRANTS/ SERVICES	$182,370.00	7%	$18,036.51	03-00-0001-0714
WATER MAIN	$707,390.00	27%	$69,961.32	03-00-0001-0714
SANITARY	$111,500.00	4%	$11,027.42	02-00-1001-0714
CONSTRUCTION TOTAL	$2,600,191.25	100%	$257,160.56	
CONTINGENCY (5%)	$130,009.56			
CONSTRUCTION OVERSIGHT	$127,151.00			
GRAND TOTAL	$2,857,351.81			

RECOMMENDATION

Staff recommends that the City Council approve Task Order 2025-03 for $127,150.60 with Ruekert & Mielke, Inc. for Construction Administration for the 2025 Water Relay and Road Rehabilitation Project and authorize the City Manager to execute.

ATTACHMENTS

1. Task Order Form 2025-03 2025 Water Relay and Road Rehab

TASK ORDER 2025-03

2025 Water Relay and Road Rehab – Construction Administration

This is Task Order No. 2025-03, consisting of 3 pages City of Fort Atkinson Water Relay and Road Rehab

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition dated June 21, 2022, and amended on January 21, 2025 ("Agreement"), Owner and Engineer agree as follows:

1. Specific Project Data

A. Title: 2025 Water Relay and Road Rehab – Construction Administration

B. Description: Provide construction phase services including construction administration, construction oversight and construction staking.

C. Services of Engineer

A. Phase 1 – Construction Administration

a. Facilitate Contract Execution, Issue Notice to Proceed
b. Prepare Precon Agenda, Facilitate Meeting, Prepare Precon Meeting Minutes
c. Utility (WE Energies, Charter, AT&T) Coordination and Plan Review
d. Shop Drawing and Submittal Review
e. Construction Review-Full Time (Assume 48 hours per week; 8 weeks)*
f. Construction Review-Part Time (Assume 10 hours per week; 4 weeks)*
g. Weekly Onsite Progress Meetings (Assume 1/week for 12 weeks)
h. Monthly Pay Quantity Coordination, Prepare Pay Request and Recommendation (Assume 4 pay requests)
i. Technical Support, Administration, and Coordination with City/Contractor
j. Substantial Completion Inspection
k. Develop Punchlist and Facilitate Completion with Contractor
l. Final Completion Inspection
m. Project Closeout Documentation
n. As-Builts (Assemble Working Drawings and Inspection Reports)

B. Phase 2 – Construction Staking

a. Prepare Curb and Gutter/Shoulder Cad Surface for Staking
b. Staking Coordination and Requests
c. Prepare Construction Stakeout Data
d. Stake Water Main and Hydrants
e. Stake Sanitary Sewer and Structures
f. Stake Storm Sewer and Structures
g. Stake Road Reconstruct Centerline
h. Stake ROW for Sidewalk Installation
i. Stake Curb and Gutter/Shoulder
j. Miscellaneous Staking (Re-staking)

2. Owner's Responsibilities

A. Review and respond to administration or construction related matters in a timely manner.

B. Attend meetings and site visits as required.

3. Times for Rendering Services

Phase	**Completion Date**
Construction Administration	**October 2025**
Construction Staking	**October 2025**

4. Payments to Engineer

A. Owner shall pay Engineer for services rendered as follows:

Category of Services	Compensation Method	Estimate of Compensation for Services
Construction Administration *Construction Staking*	*Standard Hourly Rates*	*$127,150.60*

B. The terms of payment are set forth in the Standard Terms and Conditions.

5. Consultants

None.

6. Other Modifications to Standard Terms and Conditions

None.

7. Attachments

Exhibit B – Detailed Professional Fee Estimate

8. Documents Incorporated by Reference

Ruekert & Mielke, Inc. / City of Fort Atkinson Master Agreement

TASK ORDER 2025-03

2025 Water Relay and Road Rehab – Construction Administration

TASK ORDER NO. 2025-03
2025 Water Relay and Road Rehab – Construction Administration
Between City of Fort Atkinson
and
Ruekert & Mielke, Inc.
Dated February 14, 2025

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to terms and conditions, (as modified above) set forth in the Master Engineering Agreement and Amendment between Owner and Engineer which are incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____, _____.

OWNER:	ENGINEER:
City of Fort Atkinson	Ruekert & Mielke, Inc.
Signature: _____	Signature: Jason P. Lietha Digitally signed by Jason P. Lietha Date: 2025.02.14 13:38:50 -06'00'
Name: Rebecca Houseman	Name: Jason P. Lietha, P.E.
Title: City Manager	Title: Senior Vice President
Date: _____	Date: 2/14/25

DESIGNATED REPRESENTATIVE FOR TASK ORDER

Name: Rebecca Houseman	Name: Andrew W. Burt, PE
Title: City Manager	Title: Project Manager
Address: 101 N Main Street Fort Atkinson, WI 53538	Address: 4630 S Biltmore Lane, Madison, WI 53718
Email: rhouseman@fortatkinsonwi.gov	Email: aburt@ruekert-mielke.com
Phone: 920-397-9901	Phone: 608-819-2600

City of Fort Atkinson

2025 Road Rehabilitation and Water Main Relay Project
Engineer's Manhour Estimate
Amendment 2 - Construction Administration

PROFESSIONAL FEE ESTIMATE	CLIENT: City of Fort Atkinson	PROJECT: 2025 Road Rehabilitation and Water Main Relay Project	TASK ORDER: 2022-01-A2

SCOPE OF SERVICES	CATEGORY OF PERSONNEL																	
		AWB		BET	SEB	KDR												
		$185	$194	$184	$160	$150	$130	$149	$134	$122	$95	$171	$155	$112	$94	$112		
	E8	E6	E5	E4	E3	E2	E1	T3	T2	T1	ADMIN	RLS	S2	SURVEY			TOTAL HOURS	TOTAL LABOR COST
	PM	PM	ENG	ENG	ENG	ENG	ENG	TECH	TECH	TECH	ASSIST	SUR	Crew Chief	TECH	CRT 1	CRT2		
DESIGN FEES	***0***	***57***	***0***	***57***	***98***	***0***	***0***	***20***	***64***	***0***	***14***	***28***	***118***	***92***	***0***	***426***	***974***	***$127,151***
PHASE 1 - CONSTRUCTION ADMINISTRATION																		**$83,653**
Facilitate Contract Execution, Issue Notice to Proceed		1									4						5	$565.40
Prepare Precon Agenda, Facilitate Meeting, Prepare Precon Meeting Minutes		2			3						2						7	$1,040.80
Utility (WE Energies, Charter, AT&T) Coordination and Plan Review		6		2	2				2								12	$2,068.40
Shop Drawing and Submittal Review		8		2	16												26	$4,411.20
Construction Review-Full Time (Assume 48 hours per week; 8 weeks)*				8	8											384	400	$45,760.00
Construction Review-Part Time (Assume 10 hours per week; 4 weeks)*				4	4											40	48	$5,856.00
Weekly Onsite Progress Meetings (Assume 1/week for 12 weeks)		4			24												28	$4,581.60
Monthly Pay Quantity Coordination, Prepare Pay Request and Recommendation (Assume 4 pay requests)		4		8	8						4						24	$3,873.60
Technical Support, Administration, and Coordination with City/Contractor		24			24				4								52	$8,825.60
Substantial Completion Inspection				6							1						7	$1,199.00
Develop Punchlist and Facilitate Completion with Contractor		1		12							1						14	$2,488.40
Final Completion Inspection				4	2												6	$1,056.00
Project Closeout Documentation		1			4						2						7	$1,015.40
As-Builts (Assemble Working Drawings and Inspection Reports)				2	2											2	6	$912.00
TOTAL HOURS	**0**	**51**	**0**	**48**	**97**	**0**	**0**	**0**	**64**	**0**	**14**	**0**	**0**	**0**	**0**	**426**	**700**	
PHASE 2 - CONSTRUCTION STAKING																		**$39,290**
Prepare Curb and Gutter/Shoulder Cad Surface for Staking		4		1	1			20				2					28	$4,407.60
Staking Coordination and Requests		2		4								4	2				12	$2,100.80
Prepare Construction Stakeout Data												4	16	4			24	$3,612.00
Stake Water Main and Hydrants												2	24	24			50	$6,750.00
Stake Sanitary Sewer and Structures													4	2			6	$844.00
Stake Storm Sewer and Structures													8	2			10	$1,464.00
Stake Road Reconstruct Centerline				2								2	16	16			36	$4,982.00
Stake ROW for Sidewalk Installation				1								6	16	16			39	$5,482.00
Stake Curb and Gutter/Shoulder				1								4	24	24			53	$7,276.00
Miscellaneous Staking (Re-staking)												4	8	4			16	$2,372.00
TOTAL HOURS	**0**	**6**	**0**	**9**	**1**	**0**	**0**	**20**	**0**	**0**	**0**	**28**	**118**	**92**	**0**	**0**	**274**	
CONSTRUCTION REIMBURSABLE																		***$4,207***
REPRODUCTION OF PROJECT MANUALS/CONTRACTS																		**$200.00**
MILEAGE - ENGINEERS	1050 MILEAGE											$0.655 PER MILE						**$687.75**
MILEAGE - SURVEY	490 MILEAGE											$0.865 PER MILE						**$423.85**
MILEAGE - CONSTRUCTION REVIEW TECHNICIAN	3360 MILEAGE											$0.695 PER MILE						**$2,335.20**
SURVEY EQUIPMENT - GPS							2 DAYS					$140 PER DAY						**$280.00**
SURVEY EQUIPMENT - ROBOT							2 DAYS					$140 PER DAY						**$280.00**
DRONE EQUIPMENT							0 DAYS					$500 PER DAY						**$0.00**

* Estimated hours for construction observation are based on preliminary schedule provided by contractor consisting of 12 weeks. This number may be higher or lower depending on actual efficiency, approach, site conditions, and weather.

DESC.	PHASE	BUDGET
Const. Admin	301	$38,781.15
Const. Inspection	302	$48,095.20
Staking	303	$40,274.25
		$127,150.60

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

MEMORANDUM

DATE: **February 20, 2025**

TO: **Fort Atkinson City Council**

FROM: **Bruce Peterson, Fire Chief**

RE: **Review and possible action relating to the repair of the front suction system on Fire Department engine 8162 (Peterson, Fire/EMS Chief)**

BACKGROUND

The Fort Atkinson Fire Department is requesting approval for the repair of Engine 8162, a 2006 Pierce Enforcer fire engine, due to severe corrosion of its front intake suction system. This system is essential for water intake from hydrants and drafting from portable tanks, both necessary for effective firefighting operations. The estimated repair cost is $12,189.37, and the work is expected to take approximately three weeks.

DISCUSSION

Engine 8162 is a critical asset to the Fort Atkinson Fire Department, serving as the second unit to respond to structure fires and playing a key role in both city and rural fire operations. The front intake suction is a vital component, enabling the engine to take in water from a hydrant or draft water from a portable tank.

The vehicle was taken to Rennert's Fire Equipment Service for repair after experiencing difficulty drafting water during a training exercise. Upon dismantling the front suction system, Rennert's found extensive corrosion and wear well beyond its service life. The system's design does not allow for full drainage, leading to ongoing corrosion over time.

Due to the condition of the components, the majority of the valves, piping, and the actuator require replacement. For the system to function properly, it must be airtight. Any compromise, such as leaks from wear or corrosion, prevents proper drafting, similar to how a drinking straw with a hole cannot effectively draw liquid.

FINANCIAL ANALYSIS

The estimated repair cost for Engine 8162 is $12,189.37, which includes the replacement of the front actuator, swivel, 5" plumbing, and associated labor costs.

Rennert's Fire Equipment Service is the department's primary repair provider due to their

expertise with Pierce fire apparatus and their consistent track record of quality work at competitive prices. Obtaining alternative quotes is impractical because vehicle repairs often reveal additional issues only after dismantling, making price comparisons difficult.

Leaving the engine in its current state would result in a loss of front suction capability, significantly reducing firefighting effectiveness. Since Engine 8162 is not scheduled for replacement until at least 2032, these repairs are essential to maintaining the department's operational readiness.

RECOMMENDATION

Staff recommends the City Council approve the repair of Engine 8162's front intake suction system at Rennert's Fire Equipment Service for an estimated cost of $12,189.37.

ATTACHMENTS

1. 25-0131 Rennerts 8162 Estimate

Rennert's Fire Equipment Service
615 E John St
Markesan, WI 53946
service@rennerts.com
920-398-1033

Estimate	**4353**
Date:	**1/31/2025**
Description:	Front suction repair.

Bill To
Fort Atkinson Fire Department
124 W Milwaukee Ave
Fort Atkinson, WI 53538-1896

Remit Payment To
Rennert's Fire Equipment Service
615 E John St
Markesan, WI 53946

Service Order	Purchase Order	Authorizer
4353		

Item	Description	Quantity	Rate	Amount
Labor	To repair front suction. Replace 5" valve with actuator, replace 90-degree front suction swivel, repair 5" plumbing at 4-Gruv locations. -Valve is not closing all the way, not rebuildable due to corrosion on valve body. -90-degree swivel had been rebuilt, worn beyond repair and needs to be replaced. -Gruv ends on pipe may need to be replaced once removed, will not know this until plumbing is fully removed, parts and labor is quoted, if not needed will save approximate 10 hours of labor.	30.00000	$150.00	$4,500.00
Parts	(001.) JZ 5IN 815W-17-22HBTT/Q2143 with actuator	1	$3,758.87	$3,758.87
Parts	Front Intake Swivel Elbow, Female Pipe x Male Hose -90° Swivel, With Bleeder Valve, Chrome-Plated Brass	1	$2,543.58	$2,543.58
Parts	5" Victaulic Groove Rubber Gasket ONLY - VG050077LE0-NR	4	$85.25	$341.00
Parts	Victaulic Gruv coupling 5"	4	$198.98	$795.92
			Subtotal	$11,939.37
	Shop Supplies			$250.00

Unit: 8162 **VIN:** 4P1CE01A16A006034
Fleet #: 17514
2006PierceEnforcer
Chassis: 31,403 Miles

Labor	$4,500.00
Parts	$7,439.37
Subtotal	$12,189.37
Exempt (0% of $0.00)	$0.00
Total	$12,189.37

***: Core charges not included in total. You will be charged for any core that is not in returnable condition. This charge may be applied on a separate invoice.**
Customer Signature:_____

Printed Name:_____ Date:_____