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 13, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR

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

Meeting ID: 822 1486 0406
Passcode: 53538

Dial by Location
+1 312 626 6799

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

AGENDA

1. **Call meeting to order**

2. **Roll call**

3. **New Business**
   a. Review and possible action relating to the minutes of the **December 12, 2023 regular Plan Commission meeting**
   b. **Concept Plan: Planned Unit Development on South Main Street**

4. **Adjournment**

Date Posted: February 9, 2024

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

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

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

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

City of Fort Atkinson
City Clerk/Treasurer's Office
101 N. Main Street
Fort Atkinson, WI 53538

PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, DECEMBER 12, 2023 – 4:00 PM
CITY HALL – SECOND FLOOR

1. **CALL MEETING TO ORDER**

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

2. **ROLL CALL**

Present: Commissioners Gray, Highfield, Kessenich, Schull, Engineer Selle and Manager Houseman. Also present: City Attorney, City Clerk/Treasurer and Building Inspector.

Excused absence: Council Rep Schultz,

3. **REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE NOVEMBER 28, 2023 REGULAR PLAN COMMISSION MEETING**

Gray moved, seconded by Kessenich to approve the minutes of the November 28, 2023 Regular Plan Commission meeting. Motion carried unanimously.

4. **REVIEW AND POSSIBLE ACTION ON A SPECIAL AREA DESIGN REVIEW FOR 214 S. MAIN STREET (SADR-2023-04) (DRAEGER)**

Building Inspector Draeger presented the request on behalf of the owner. Section 15.07.50 & 15.10.43 require any modifications or work done on structures in the DHMU zoning to be approved by the Plan Commission. In this instance the code is assuring that colors chosen, and aesthetic changes made for structures in this zoning are appropriate for the Historic district and will not negatively impact the area. The applicant is proposing to replace the store front door glass, the 2nd story windows and trim, remove the existing paint on the brick facade, and wrap the existing storefront windows with dark bronze to match the upper windows. Along with these repairs the applicant is requesting to install dark bronze aluminum framed glass across the middle of the façade above the storefront and below the 2nd floor. During repairs this area was found to be deteriorating and was temporarily covered. The Historic Preservation Commission reviewed this application at the meeting on December 12, 2023.

Staff recommends that the Plan Commission approve the chosen colors, the façade repairs and the alterations proposed for the façade of the building with the following conditions:

- That the applicant be required to repair and/or replace existing brick identified as "H" on the façade photo (not covering with stucco); and
- That the applicant receives approval for this project after review by the Historic Preservation Committee.

Kessenich moved, seconded by Highfield to approve the Special Area Design Review for 214 S. Main Street (SADR-2023-04) with recommendations as outlined in the Staff report with subject

H remaining brick, rookwood sash green as the primary color and artichoke as the secondary color. Motion carried unanimously.

5. **ADJOURNMENT**

Gray moved, seconded by Kessenich to adjourn the meeting. Meeting adjourned at 4:16 pm.

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

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

CONCEPT PLAN
REPORT TO THE PLAN COMMISSION

DATE: February 13, 2024
PROPERTY ADDRESS: N1807 S Main St.
PARCEL NUMBER: 016-0514-0941-030, 016-0514-0941-029
OWNER: Jason Schultz
APPLICANT: Ryan Schultz, Opening Design
FILE NUMBER: PUD-2023-02
EXISTING ZONING: R-2 Jefferson County Zoning
PROPOSED ZONING: PUD, Planned Unit Development
EXISTING LAND USE: Single Family Rural
REQUESTED USES: Single Family

BACKGROUND

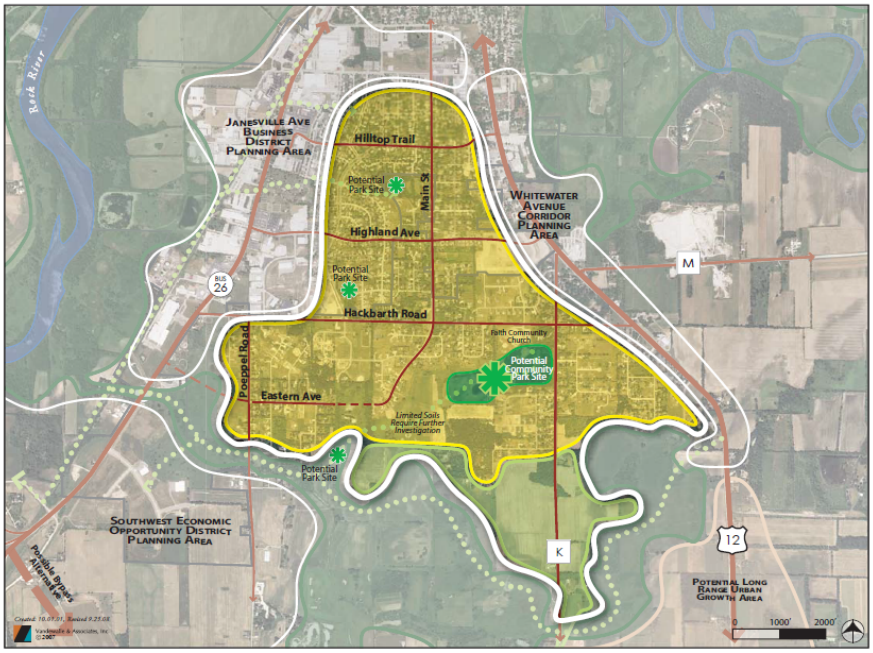
Section 15.02.81 of the City of Fort Atkinson Zoning Ordinance provides the purpose and intent of the Planned Unit Development overlay zoning district. The purpose of this district is to provide for the possible relaxation of certain development standards pertaining to the underlaying zoning district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

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

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

REQUEST OVERVIEW

South Neighborhood Planning Area





Local developers, Ryan and Jason Schultz are proposing to build 8 single family homes in a "Pocket Neighborhood" on a 2.11 acre parcel on South Main St. A pocket neighborhood is a type of planned community that consists of a grouping of smaller residences, often around a courtyard or common garden. The concept would create additional housing that the city needs. The proposed layout maximizes the available space by creating shared spaces while maintaining single family homes, at a high density within the available space.

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

DISCUSSION

Ryan and Jason Schultz have been working with the city staff over the last few months learning the procedure for a Planned Unit Development, which would be the zoning mechanism to allow this development. They have also been working with staff to determine the correct base zoning for their project as well as maintaining a concept that will be in concert with the city's Comprehensive Plan. The project location on South Main St. allows the project access to existing utilities in the public right of way. The parcel is currently in the Town of Koshkonong and would require annexation into the City. Upon annexation, a deferred assessment for the utility and road improvements, constructed in 1996, would be due in the amount of $30,790. A repayment schedule will be developed in an agreement between the property owners and the City that would accompany the annexation request.

RECOMMENDATION

Plan Commission takes no action at the Concept Proposal stage of the PUD process. Formal action is taken at the General Development Plan (step 2) and Site Implementation Plan (step 3). Plan Commission, through its discussion of the submittal, can provide an indication to the applicant if an opportunity for a successful PUD process exists. Staff strongly support the Concept, at this stage of the process, as a novel approach to providing additional housing through the redevelopment of large suburban lots adjacent to the City.

ATTACHMENTS

1. Schultz PUD Application 2.5.2024
2. Schultz Highland Haven - PUD Concept Plan 2.7.2024

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): Ryan Schultz, OpeningDesign
Client: Jason Schultz

Phone number: 773.425.6456 Email: ryan@openingdesign.com

Property address for Planned Development: N1807 S Main St. & the Parcel (no address) to the immediate north

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: _____

Highland Haven:
Sharing Spaces, Building Places

Highland Haven proposes to develop a tight-knit community on the southern side of Fort Atkinson. The 1.3-acre site, currently comprising two adjacent lots in the Town of Koshkonong, is proposed to be merged and annexed into the City of Fort Atkinson. The larger of the two lots currently holds a neglected single-family home slated for demolition.

Instead of traditional single-family homes, this Planned Unit Development (PUD) project embraces a community-focused design. It features eight modestly sized houses (~1600sf) situated around a shared courtyard and a communal greenhouse. This layout prioritizes efficient land use and environmental conservation. Moreover, it supports, and hopefully enhances, the neighborhood's existing small-scale atmosphere while addressing the housing needs of historically underserved demographics such as young professionals, new families, seniors, and empty nesters.

Despite their closer proximity compared to typical single-family homes, the L-shaped configuration and detached garages provide opportunities for more private outdoor spaces between dwellings. The objective is to minimize unused spaces--minimizing the typical 'No Man's Land' between houses in a typical suburban development. To enhance intimacy and privacy, the houses are designed (and outlined in the association's bylaws) to limit the number of windows facing directly towards a neighbor's property.

In addition to fostering personal privacy, the project places a strong emphasis on community interaction. The shared courtyard and greenhouse/shed create a neighborhood within a neighborhood, encouraging a sense of belonging and collective ownership. Initiatives will be implemented to promote shared ownership of common tools, fostering a cooperative spirit among residents.

To separate these more public areas from the private homes, a layering of native prairie grass landscaping will be used. Aside from acting as a privacy buffer, these native grasses will enhance local biodiversity while requiring less maintenance. There has also been an effort to save some of the more mature trees on the lot, as well.

In a departure from the 'garage-scapes' of a typical suburban development, the project proposes consolidating parking around shared driveways. The narrow driveways are deliberately designed to slow down vehicular traffic, promoting a pedestrian-friendly environment. This intentional design choice aims to increase community engagement, creating a safer and more inviting space for residents to interact.

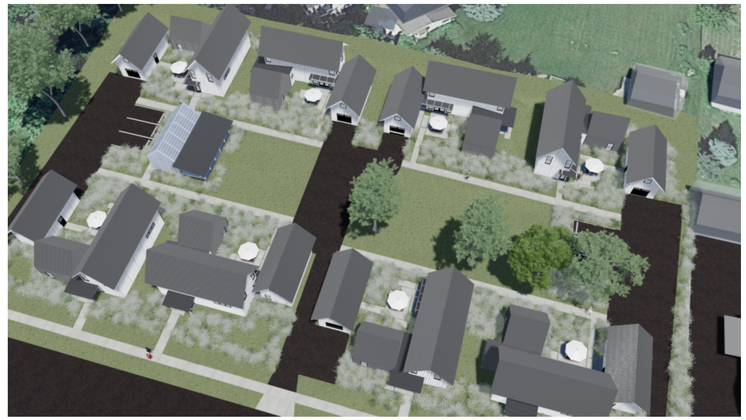
By incorporating a modular house design and employing prefabrication methods like factory-built panelized walls, along with collaborating with local subcontractors, our aim is to maintain construction costs at a reasonable level. Our intent is to try and offer more affordable housing options for the community.

The design is influenced by Fort Atkinson's agricultural heritage, incorporating a variety of siding materials, roof orientations, and varying setbacks & spaces. This approach mirrors the eclectic mix of structures that organically accumulate on a typical farm over time.

Our goal with the Highland Haven project is to transform an underused area into a community-centric development. We aim to achieve this by creating a denser layout to optimize land use, while also emphasizing intimacy and fostering a pedestrian-friendly environment for residents.

Thank you kindly for your consideration.







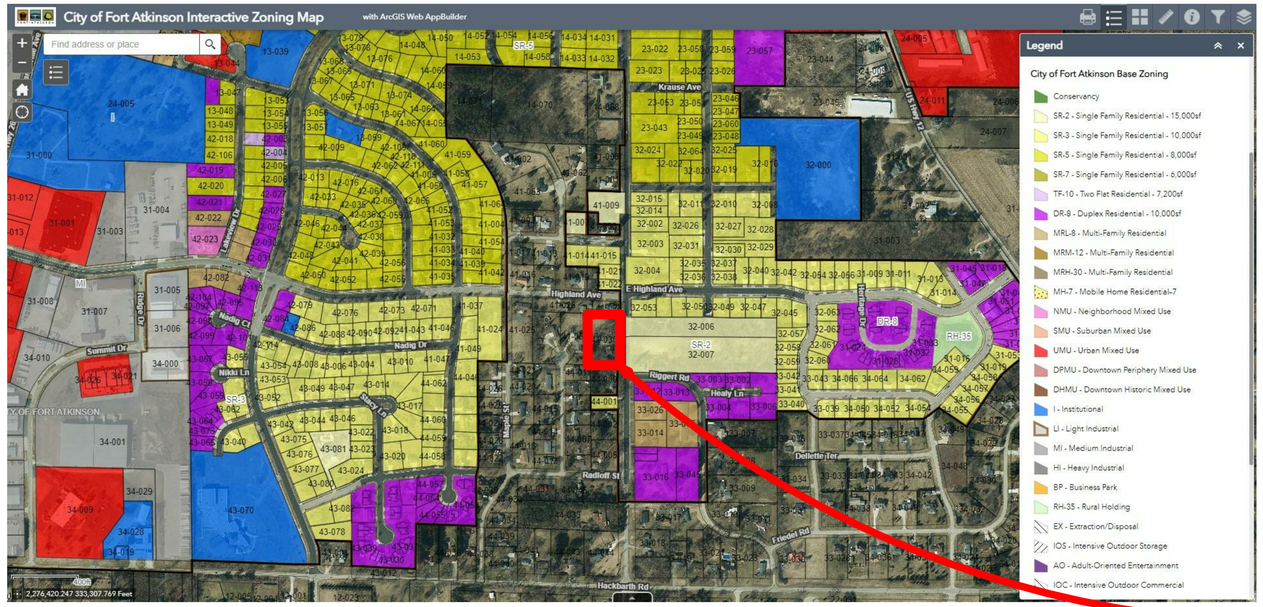
openingdesign

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.

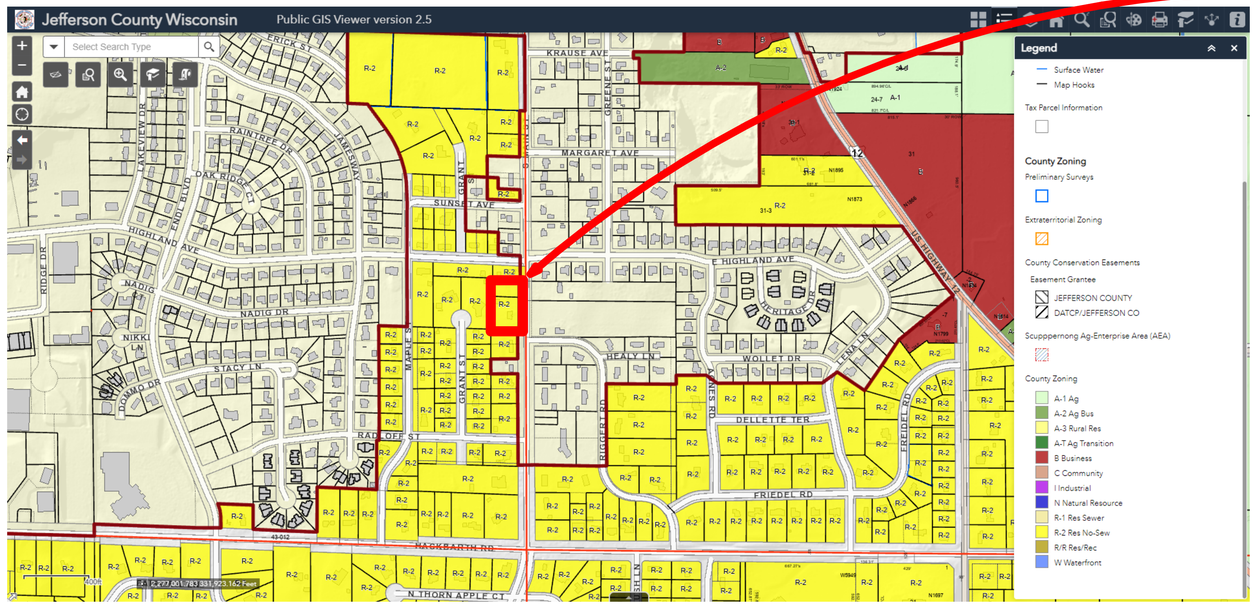
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

City Zoning:



SITE: HIGHLAND HAVEN
N1807 S MAIN STREET

County Zoning:



openingdesign

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.

GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

CITY & COUNTY ZONING MAP - 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN ST - FORT ATKINSON, WI

A002

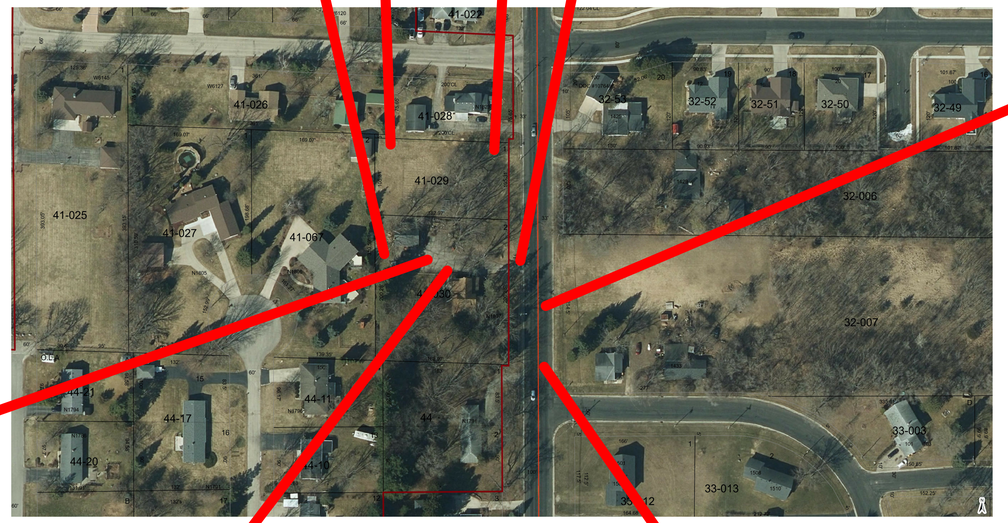


















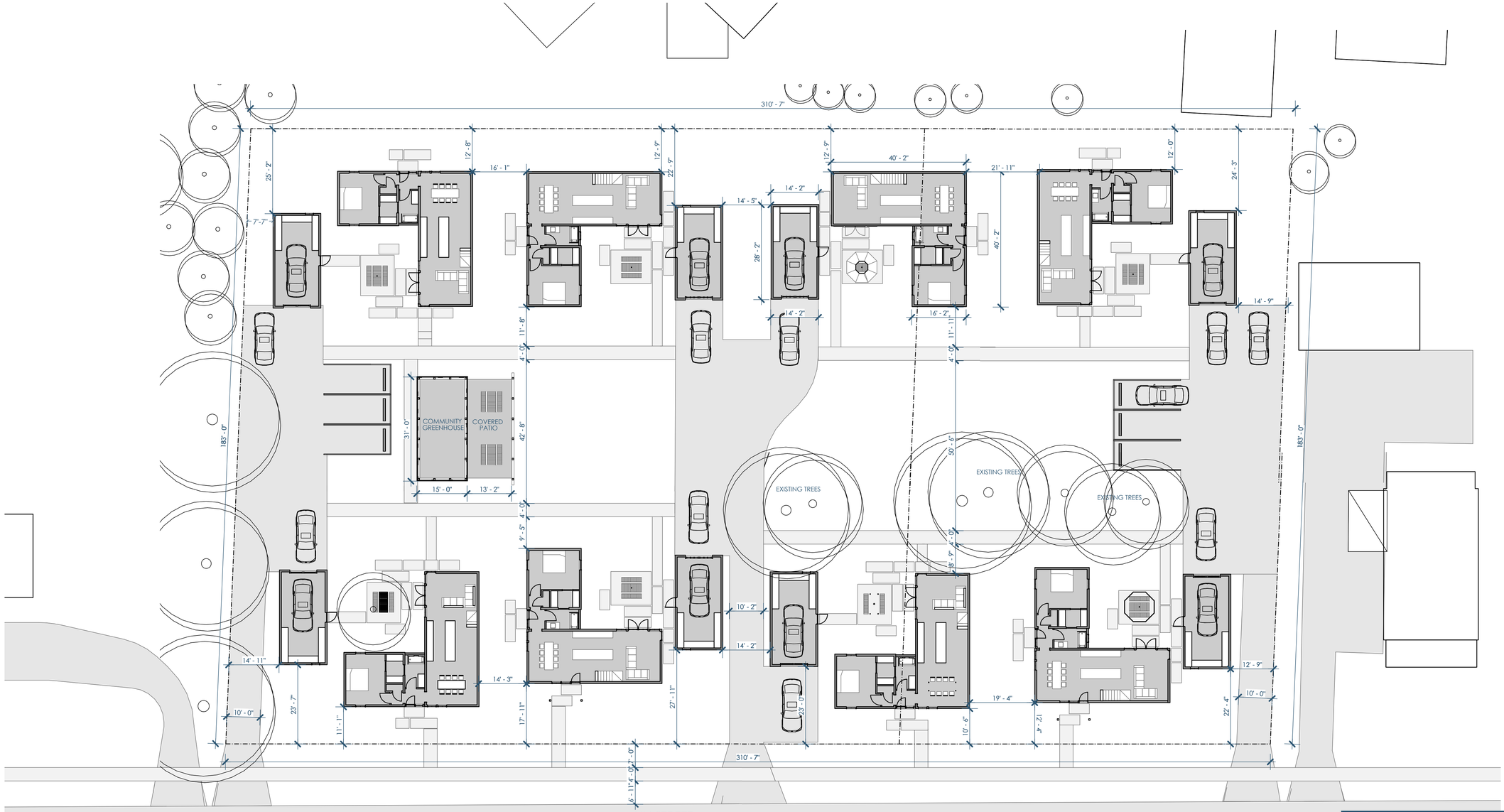
openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

PHOTOS OF THE EXISTING SITE - 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN ST - FORT ATKINSON, WI

A003

PROGRESS SET - NOT FOR CONSTRUCTION



5/A101 SITE PLAN_OVERALL
1/16"=1'-0"



6/A101 ELEVATION - EAST - OVERALL
1/16"=1'-0"

HOUSE FOOTPRINT: 1040 SF
GARAGE FOOTPRINT: 400 SF

INDIVIDUAL HOUSE FOOTPRINT: 1440 SF

SITE: 56,650 SF (1.3 ACRES)
DWELLINGS PER ACRE = 8/1.3 = 6.2

LOT COVERAGE:
- DWELLING UNITS & GARAGES = 11,520 SF
- DRIVEWAYS & SIDEWALKS = 15,500 SF
- GREENHOUSE = 900 SF
- TOTAL LOT COVERAGE = 27,920 SF
- LOT COVERAGE % = 27,920 SF / 56,650 SF = 49%

PARKING:
- (22) DEDICATED PARKING LOCATIONS
- 2.75 PARKING SPOTS / DWELLING UNIT

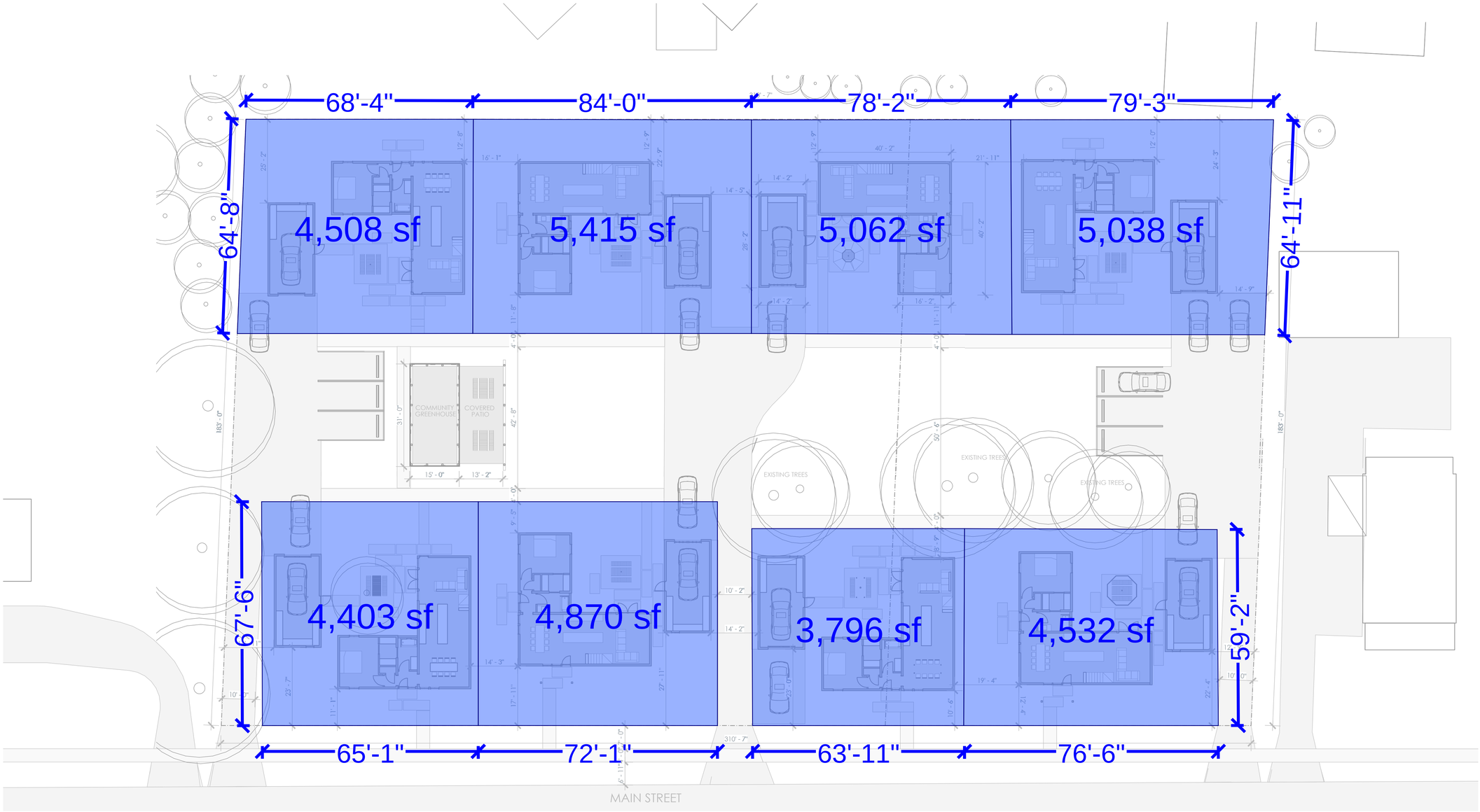
openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Bander Rd
Fort Atkinson, WI 53589
jason@jwschultz.net | 608.295.6891

SITE PLAN 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A004

This project, like most OpeningDesign's projects, is open source. (Attribution-ShareAlike 4.0 International--CC BY-SA 4.0)--freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

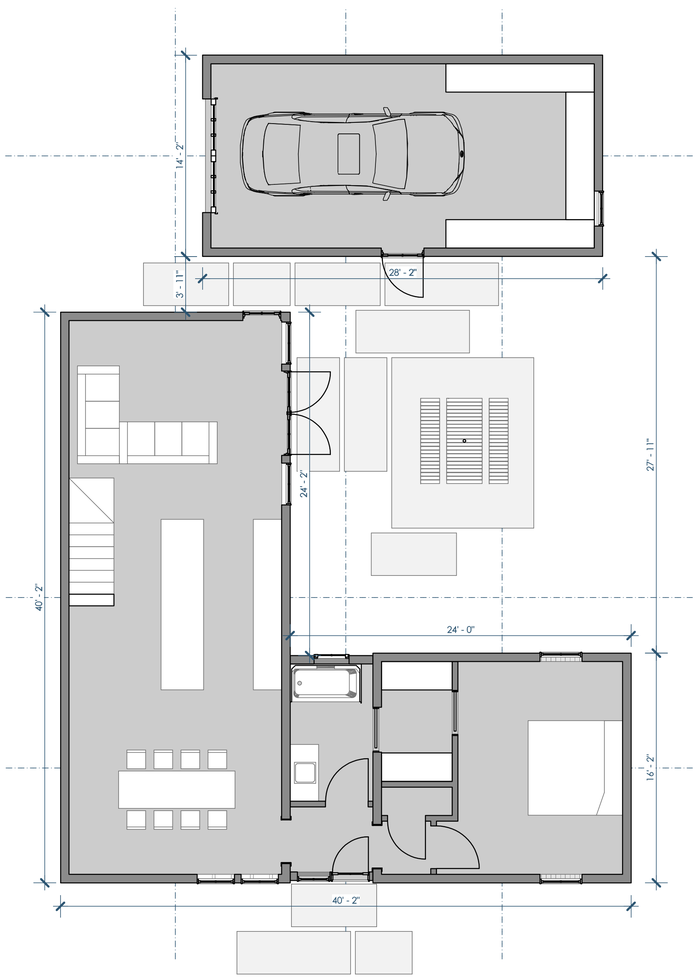


openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

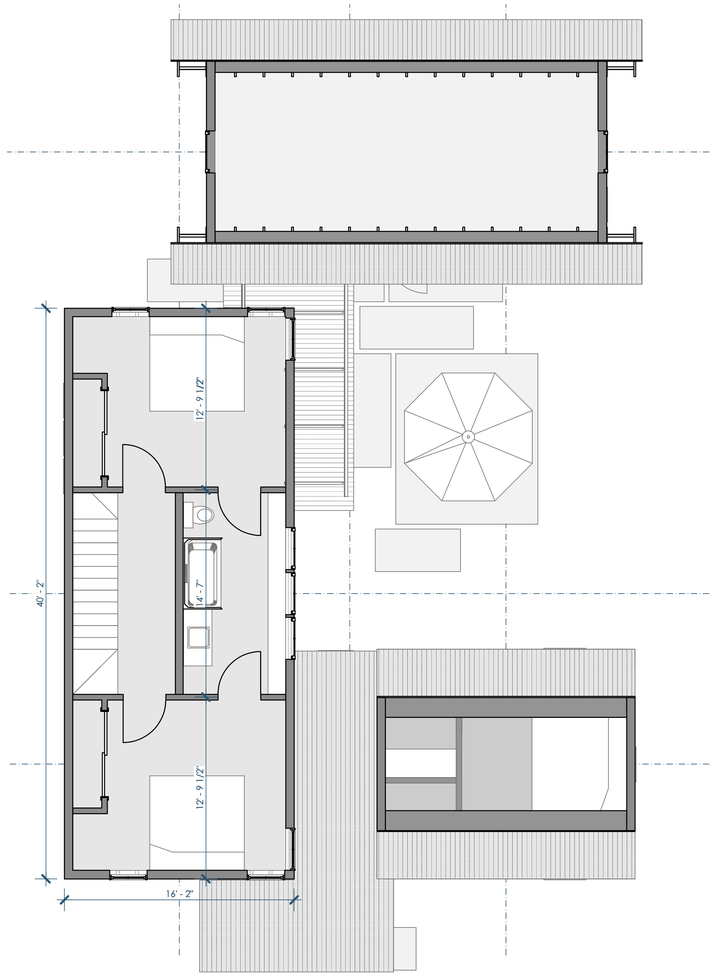
SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

PROPOSED LOTS SIZES - 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN ST - FORT ATKINSON, WI

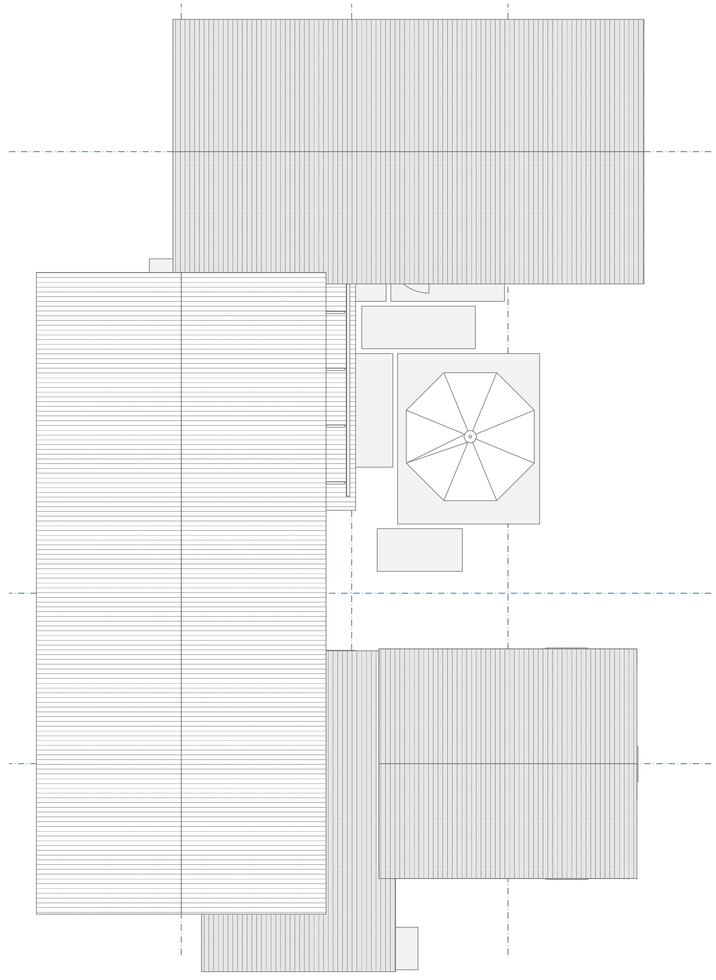
A005



5A/A100 FLOOR PLAN - 1ST
3/16"=1'-0"



4A/A100 FLOOR PLAN - 2ND
3/16"=1'-0"



2A/A100 FLOOR PLAN - ROOF
3/16"=1'-0"

HOUSE - 1ST FLOOR: 1000 SF
HOUSE - 2ND FLOOR: 580 SF
HOUSE TOTAL: 1580 SF
GARAGE - 1ST FLOOR: 380 SF
GARAGE - 2ND FLOOR (STORAGE): 380SF
GARAGE TOTAL: 760SF

HOUSE & GARAGE: 2340 SF

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Bander Rd
Fort Atkinson, WI 53589
jason@jwschultz.net | 608.295.6891

FLOOR PLANS 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A006

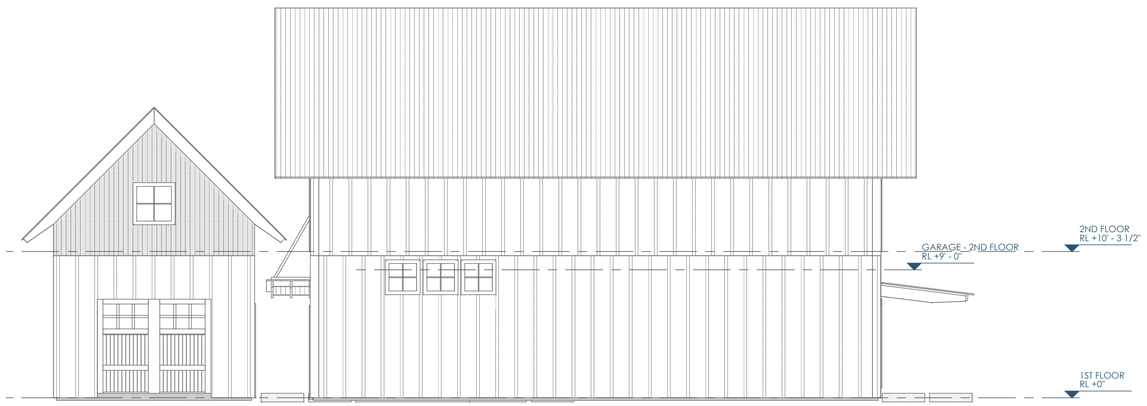
This project, like most OpeningDesign's projects, is open source. (Attribution-ShareAlike 4.0 International--CC BY-SA 4.0)--freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



5B/A200 EAST ELEVATION
3/16"=1'-0"



3B/A200 ELEVATION - NORTH
3/16"=1'-0"



3A/A200 WEST ELEVATION
3/16"=1'-0"



5A/A200 SOUTH ELEVATION
3/16"=1'-0"

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Bander Rd
Fort Atkinson, WI 53589
jason@jwschultz.net | 608.295.6891

ELEVATIONS 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A007

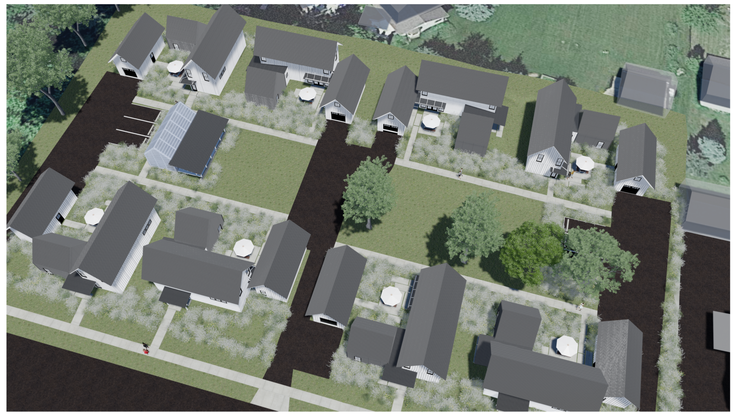
This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International--CC BY-SA 4.0)--freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.













Animation at http://OpeningDesign.com/HighlandHaven.html

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Bander Rd
Fort Atkinson, WI 53589
jason@jwschultz.net | 608.295.6891

RENDERINGS 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A008

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International--CC BY-SA 4.0)--freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.







LANDSCAPE PRECEDENTS:
NATIVE GRASSES









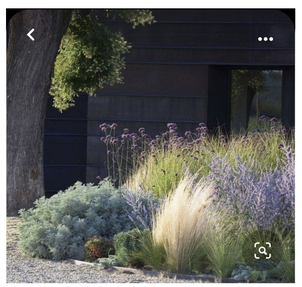












Benefits of Using Native Prairie Grass Landscaping:

Ecological Resilience: Native prairie grasses promote biodiversity, support wildlife habitat, and improve soil health, contributing to a resilient and sustainable ecosystem.

Water Conservation: Prairie grasses are drought-resistant and require minimal irrigation once established, helping to conserve water resources and reduce water usage in landscaping.

Low Maintenance: Prairie grass landscapes require less maintenance compared to traditional lawns, leading to cost savings and reduced reliance on fertilizers, herbicides, and pesticides.

Habitat Creation: Planting native prairie grasses creates valuable habitat for birds, butterflies, and other pollinators, fostering biodiversity and supporting local wildlife populations.

Aesthetic Appeal: Prairie grass landscapes offer a naturalistic and visually appealing alternative to traditional lawns, enhancing the beauty of outdoor spaces while providing numerous ecological benefits.

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Bander Rd
Fort Atkinson, WI 53589
jason@jwschultz.net | 608.295.6891

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International--CC BY-SA 4.0)--freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

Highland Haven:
Sharing Spaces, Building Places

PROPOSED PUD EXCEPTIONS TO (SR-7) - SINGLE FAMILY RESIDENTIAL - 7 DISTRICT

	Requirement	As Proposed	Notes
Minimum Lot Area	6,000 square feet	~3,800 sf (smallest lot) (~4,700sf average lot)	Will vary slightly from lot to lot. This does not include the courtyard space
Maximum Impervious Surface Ratio	70 percent	49 percent	
Minimum Green Space	30 percent	51 percent	
Maximum Building Coverage	35 percent	22 percent	
Minimum Lot Width	50 feet on corner 40 feet all other lots	~63 feet	
Minimum Lot Width (on corner)	50 feet	N/A	
Minimum Lot Depth	100 feet	~60 feet	Does not include shared courtyard
Minimum Lot Frontage at Right-of-Way	30 feet	~63 feet	
Minimum Front Setback (minor street)	20 feet	N/A	
Minimum Front Setback (all other streets)	20 feet	10 feet	Partly as an effort to save a number of existing trees on site.
Maximum Front Setback	25 feet	~20 feet	
Maximum Principal Building Setback from Attached Garage Setback (see (8) below)	8 feet behind the front plane of a front-loaded attached garage (see (8) below)	N/A	Detached Garages
Minimum Porch Setback (front and side yard)	12 feet	2ft	
Minimum Street Side Setback (on corner lots)	15 feet	N/A	
Minimum Side Setback	7 feet	~ 7 feet	
Minimum Rear Setback	20 feet*	12 feet	
Maximum Principal Building Height	35 feet	30 feet	
Minimum Principal Building Separation	10 feet	~12 feet	
Minimum Pavement Setback (lot line to pavement - excludes driveway entrances)	5 feet on side and rear yards & 10 feet from any street right-of-way	0 feet	
Minimum Garage Door Setback to Alley (if applicable)*	10 feet for side-loaded garages & 20 feet for rear-loaded garages	N/A	
Minimum Parking Required	2 spaces/dwelling	2.75	GDP will target 2 spaces/dwelling
Minimum Dwelling Unit Structure Area	800 square feet	~1500 square feet	
Accessory Buildings:			
Minimum Front Setback	Even with or behind the principal structure	Even with or behind the principal structure	
Minimum Side Setback	3 feet	~ 7 feet	
Minimum Side Setback (on corner)	Even with or behind the principal structure	N/A	
Minimum Rear Setback	3 feet	12 feet	
Maximum Height	20 feet	~ 22 feet	Detached Garages





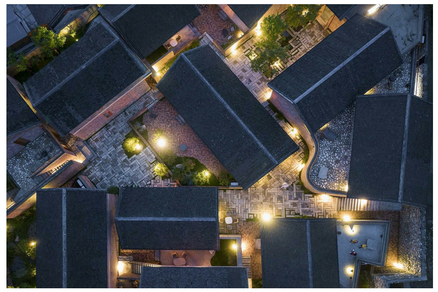


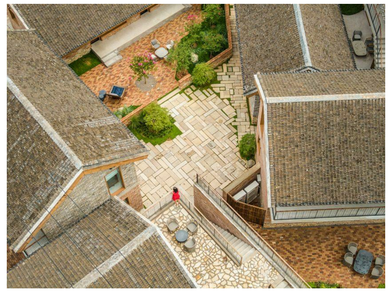
openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

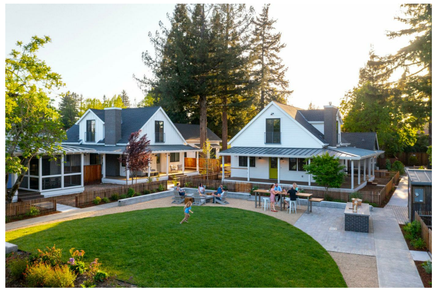
Precedent Study - Common Themes w/ Pocket Neighborhoods








Pocket Neighborhoods have also been called...

- Micro-neighborhoods
- Small-scale Neighborhoods
- Village-style Developments
- Neighborhood Clusters
- Housing Enclaves

Common Themes:

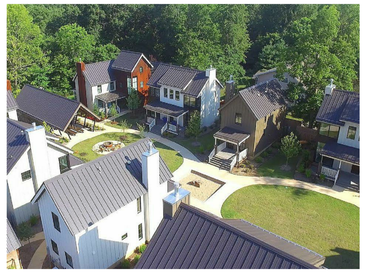
- **Community Cohesion:** These neighborhood designs prioritize creating tight-knit communities where residents interact frequently and develop strong social connections.
- **Walkability and Accessibility:** Emphasis is placed on pedestrian-friendly layouts, with amenities, parks, and public spaces within easy walking distance to encourage a more active lifestyle and reduce reliance on cars.
- **Human Scale Architecture:** Buildings and streets are designed to be in harmony with human proportions, promoting a sense of intimacy and comfort within the built environment.
- **Mixed-Use Development:** Integrating a variety of land uses such as residential, commercial, and recreational spaces within close proximity fosters convenience and vibrancy within the neighborhood.
- **Sustainability and Environmental Consciousness:** These neighborhoods often incorporate sustainable design principles, such as green spaces, energy-efficient buildings, and alternative transportation options, to minimize their environmental impact.
- **Sense of Place:** Each micro-neighborhood or enclave typically has its own distinct identity and character, often reflecting the cultural, historical, or natural context of the area.
- **Privacy and Security:** While promoting community interaction, these developments also offer a sense of privacy and security, often through thoughtful landscaping, gated entrances, or design features that limit through-traffic.

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891





















5A/P2 **SITE PLAN - BLACK APPLE - PRECEDENT**
1" = 60'-0"

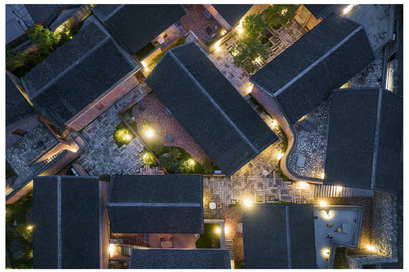
- TYPICAL HOUSE SIZE: 2000 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 1000 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 8 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES - BUFFERING PRIVATE/PUBLIC SPACES

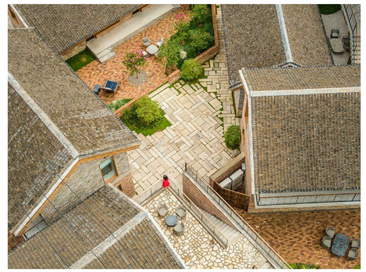
openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891



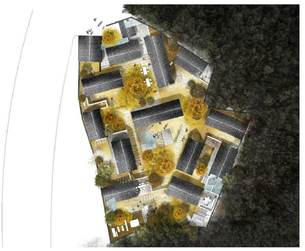














5A/P3 **SITE PLAN - SAN SA VILLAGE - PRECEDENT**
1" = 60'-0"











- TYPICAL HOUSE SIZE: 1600 SF TOTAL
  - 800 FT - FIRST FLOOR
  - 800 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 12 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

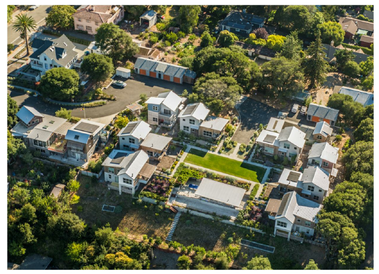
OF NOTE:
- SIMPLE FORMS CREATING UNIQUE AND INTIMATE SPACES
- SHARED MINI-COURTYARDS
- STAIRS/ELEVATION CHANGES - BUFFERING PRIVATE/PUBLIC SPACES

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

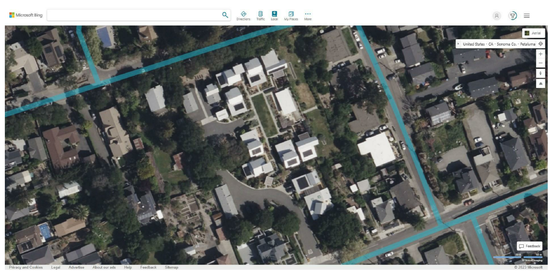
SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

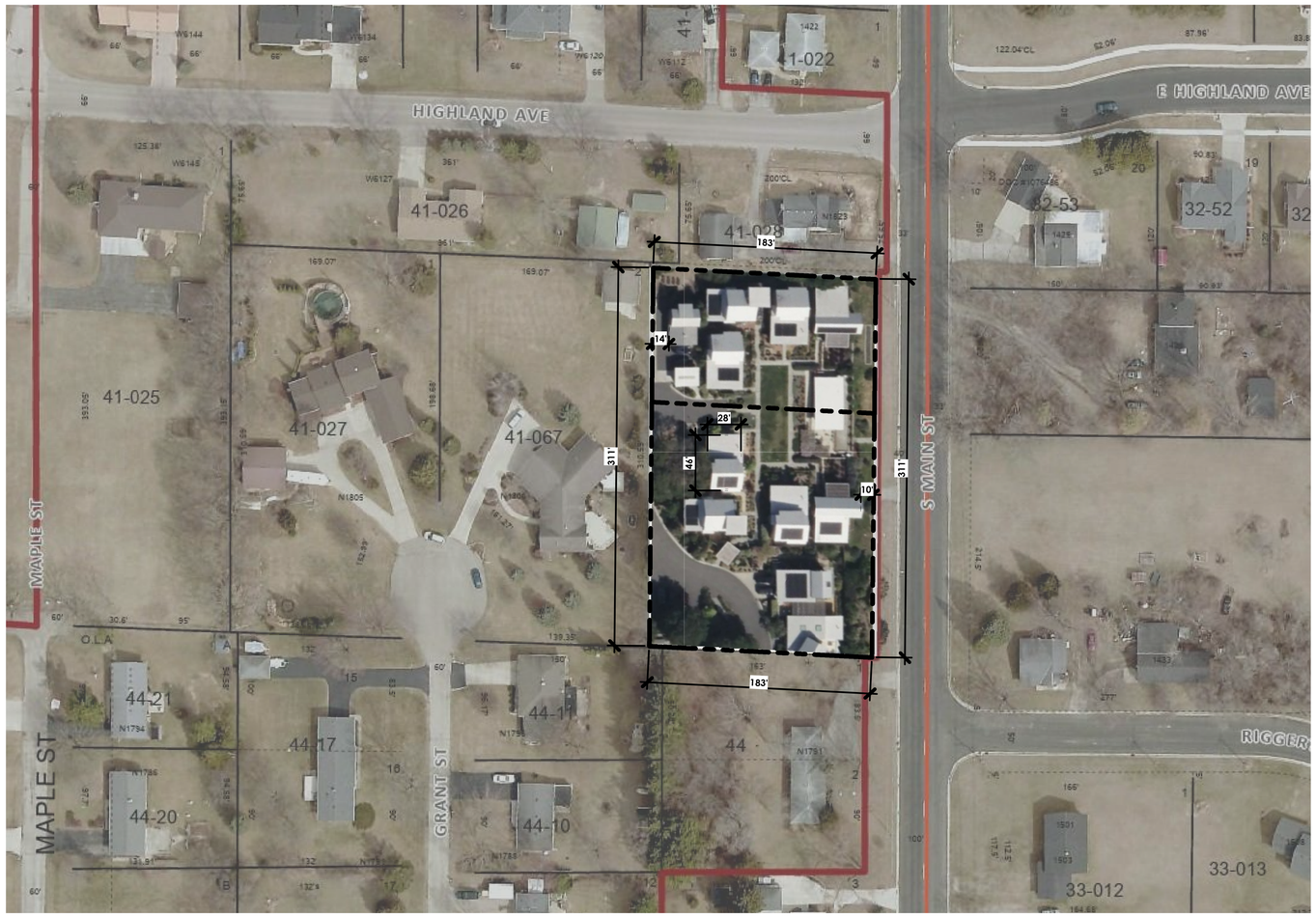












5A/P4 **SITE PLAN - KELLER COURT COMMONS - PRECEDENT**
1" = 60'-0"









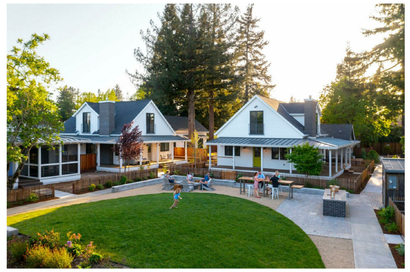
- TYPICAL HOUSE SIZE: 2000 SF TOTAL
  - 1300 FT - FIRST FLOOR
  - 700 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 9 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

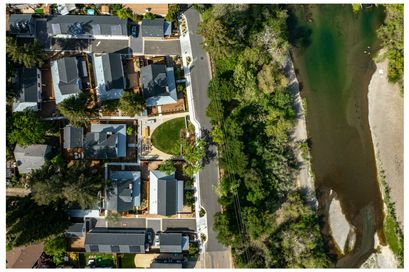
openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

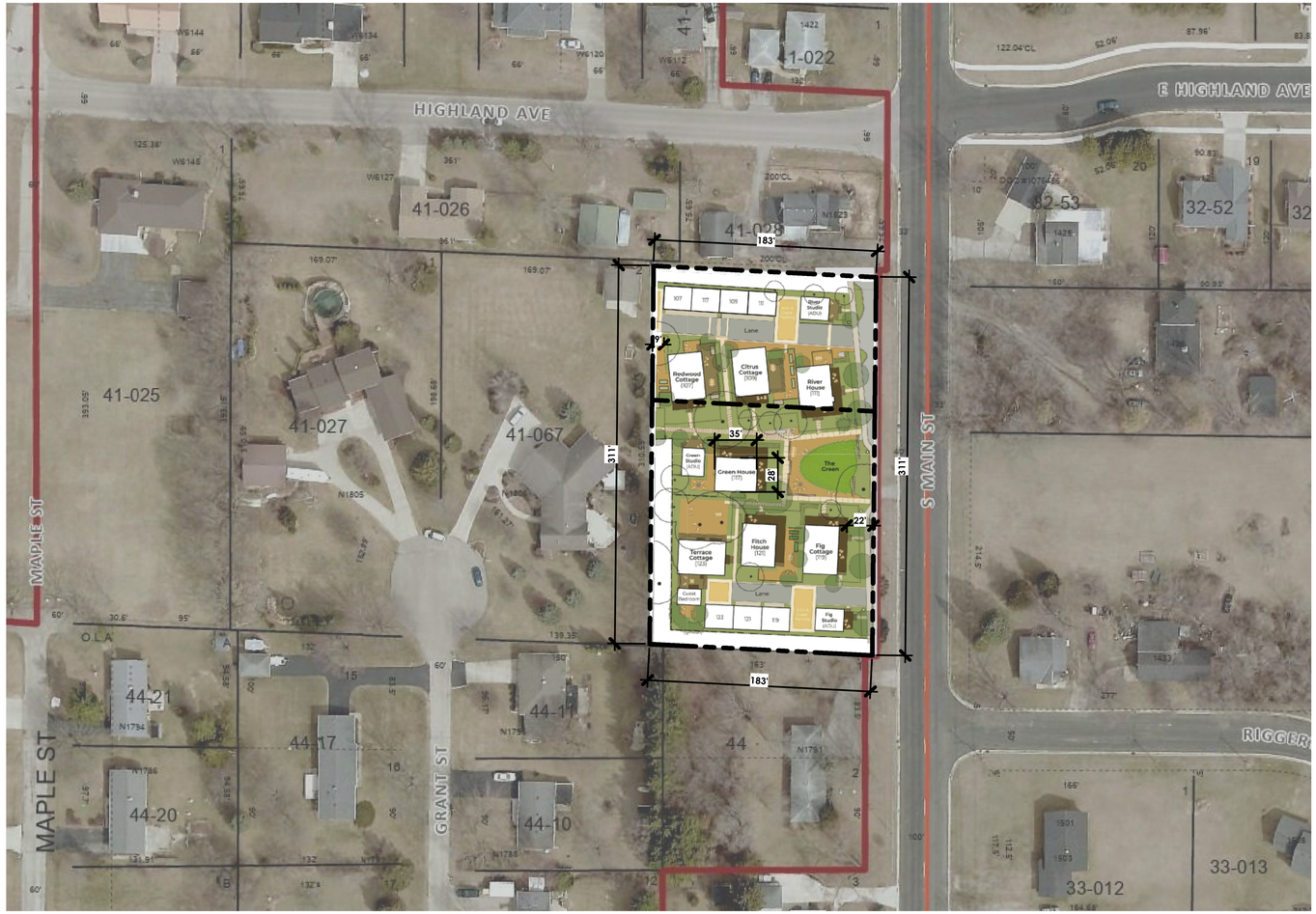












5A/P5 **SITE PLAN - RIVERHOUSE - PRECEDENT**
1" = 60'-0"









- TYPICAL HOUSE SIZE: 1500 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 500 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 8 DWELLING UNITS
  - 1 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

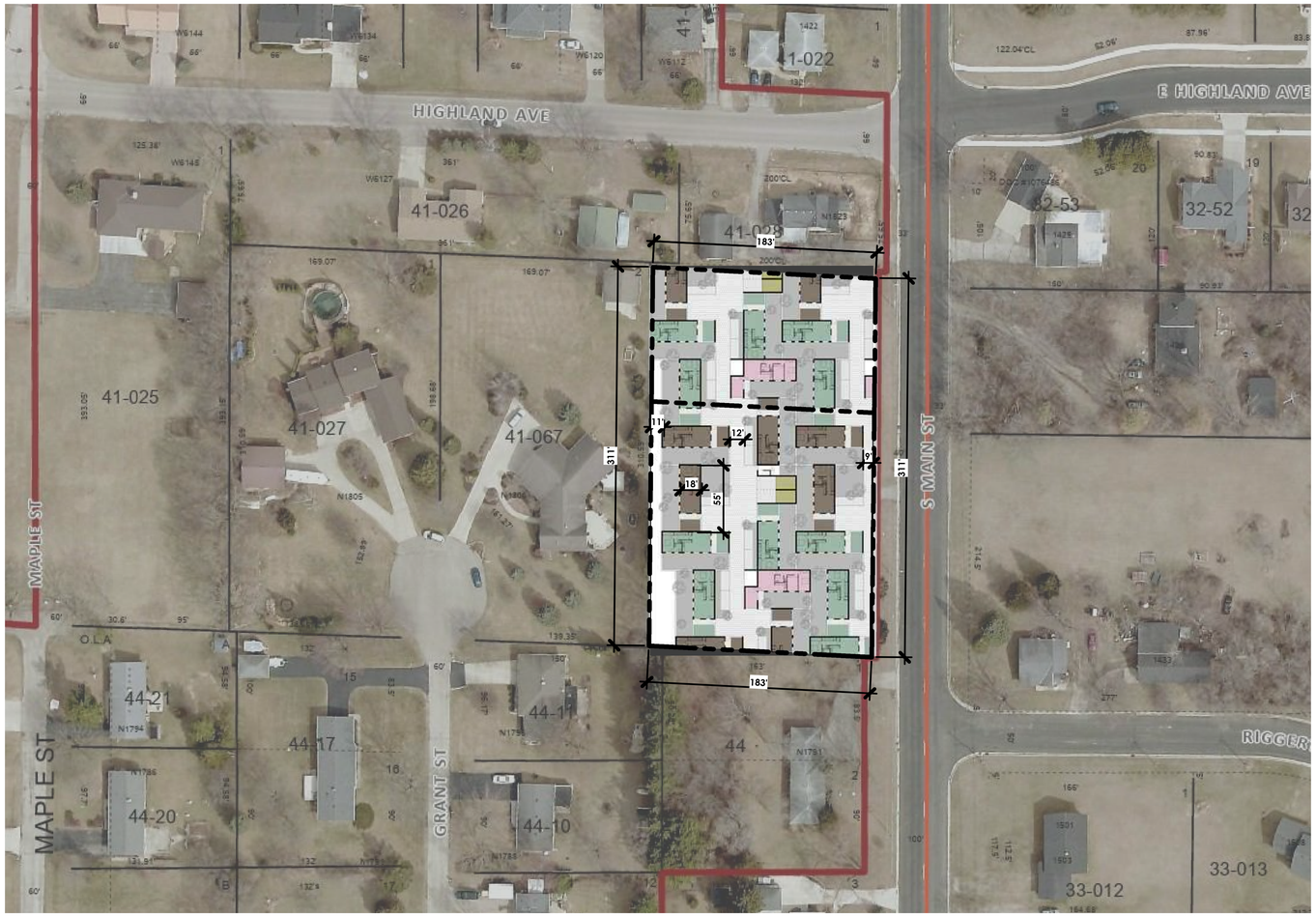






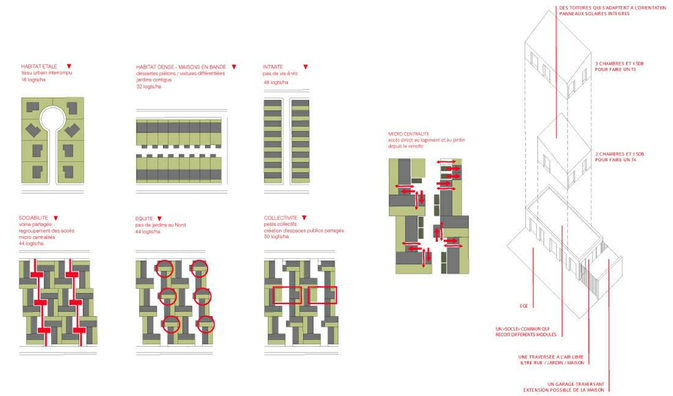






5A/P6 **SITE PLAN - OPPIDEA - PRECEDENT**
1" = 60'-0"





- TYPICAL HOUSE SIZE: 1500 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 500 SF - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 15 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- PRIVATE PARKING
- MULTIPLE MINI-COURTYARDS
- USABLE ALLEYS - STAGGERED TO SLOW TRAFFIC
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

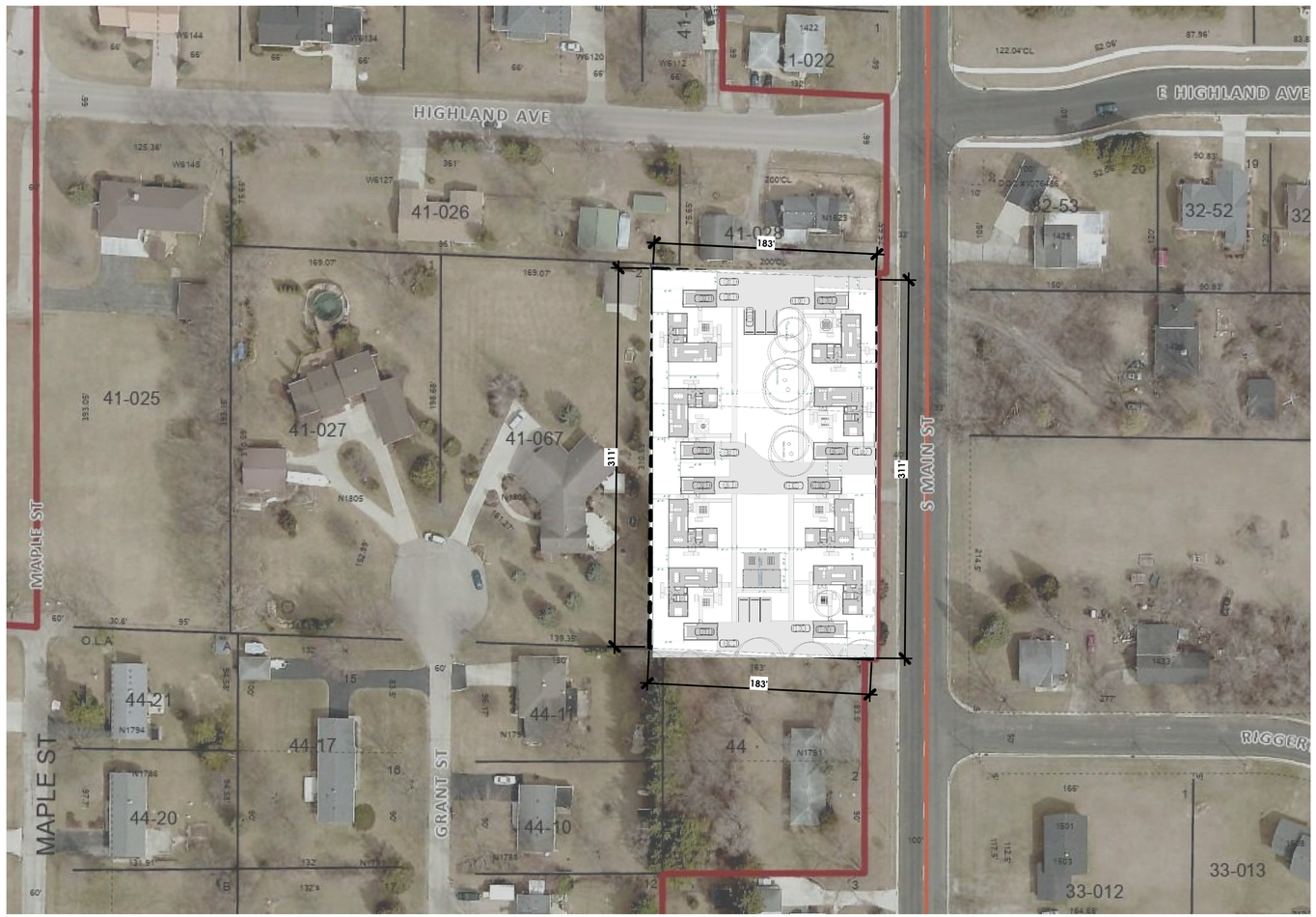
SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891



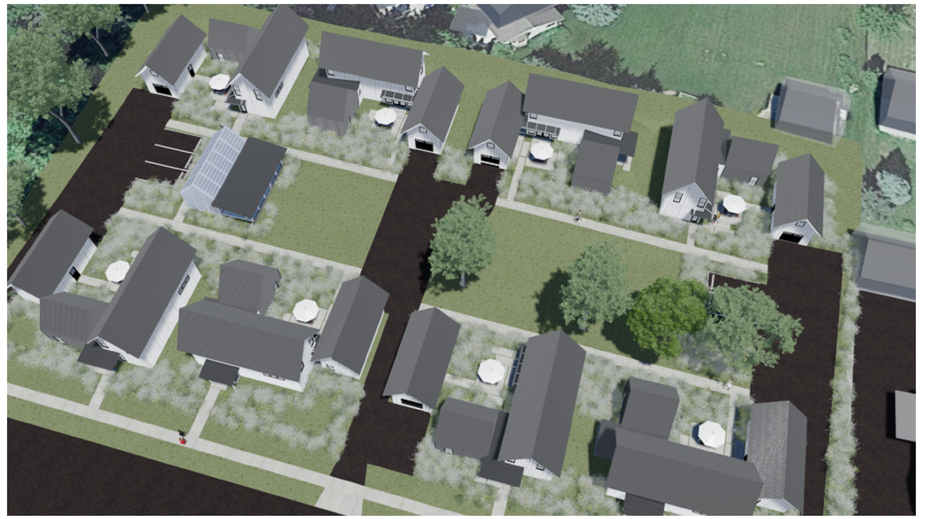








5A/P7 **SITE PLAN**
1" = 60'-0"





openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHULTZ CONSTRUCTION CO.
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891