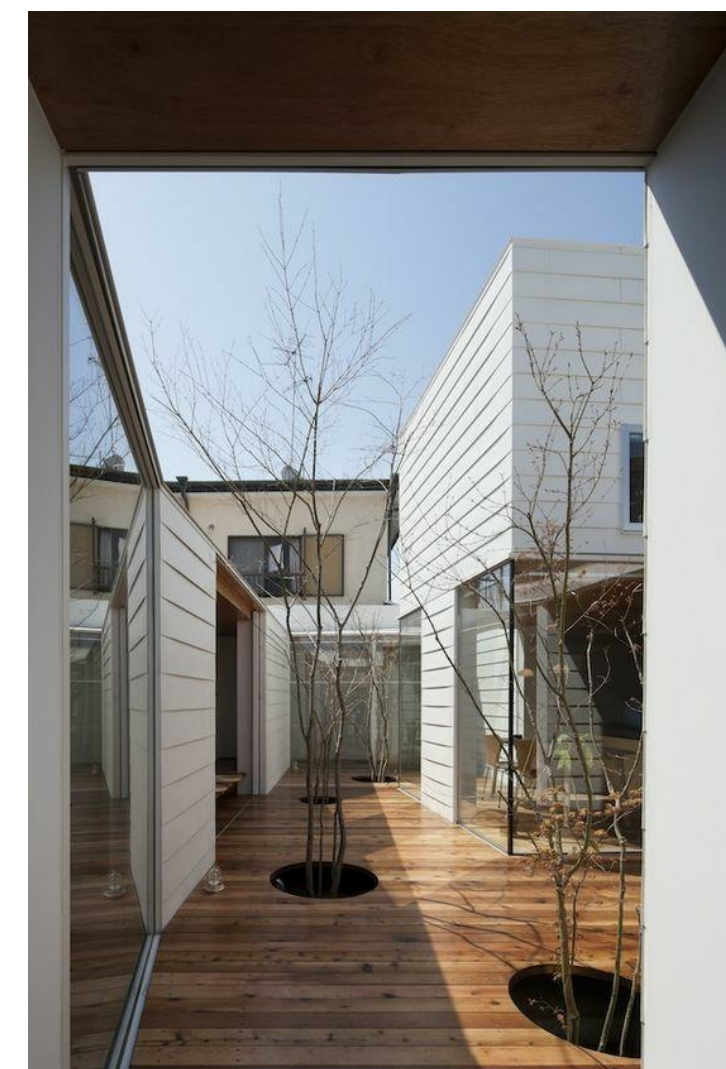
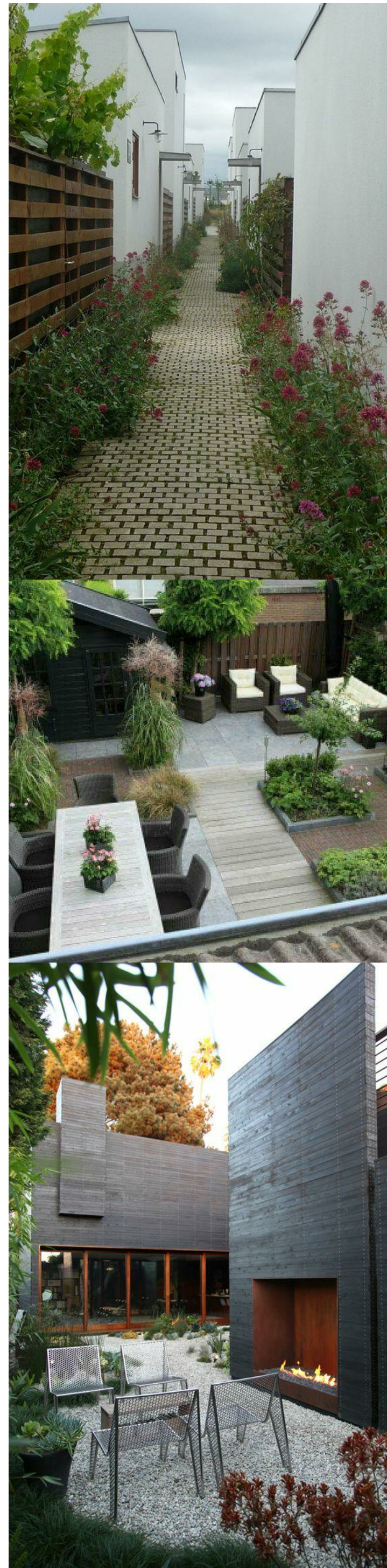


Highland Haven: Creating Intimacy through Density



Goals:

- Increasing density without increasing the sense of scale--acutally trying to create more intimacy through increased density
- Create well-defined and useable spaces everywhere--that is, avoid the typically nebulous (no-mans-land) spaces between dwellings, or front yards
- Although more compact, codify public/private boundaries where windows or openings are allowed, or not
- Make affordable, without looking affordable--spending more on less
- Explore prefabrication - panelized wall/roof/floor

Types of projects that capture these goals, have been called...

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

Some common attributes of these types of project...

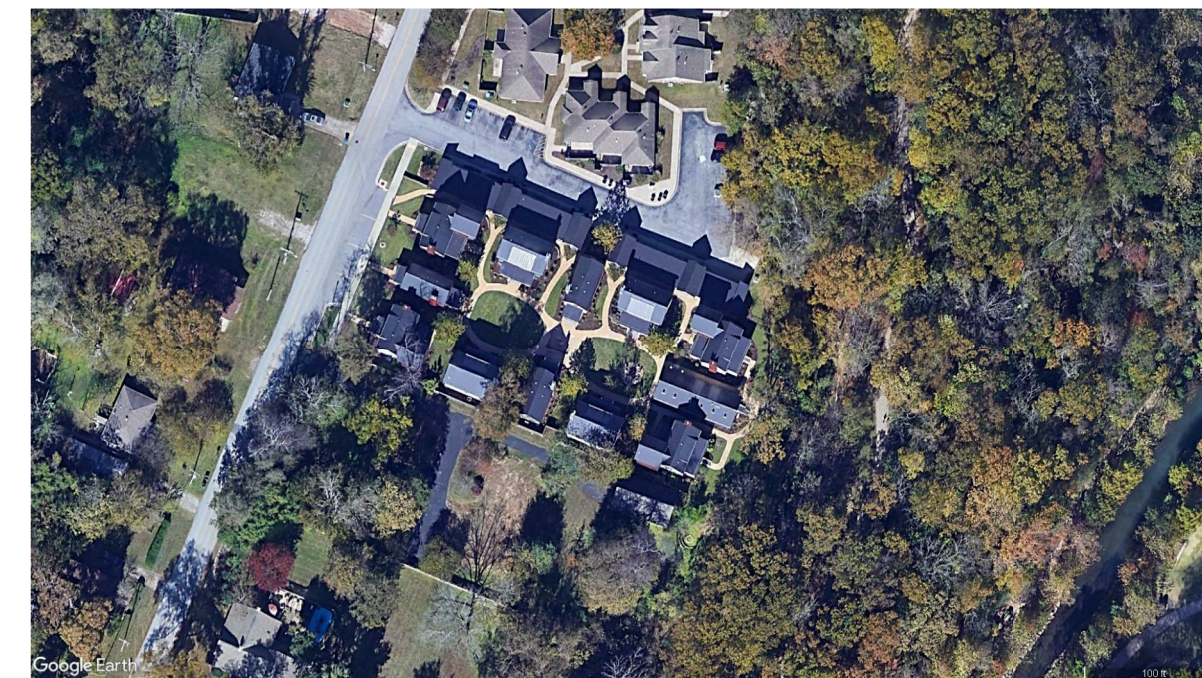
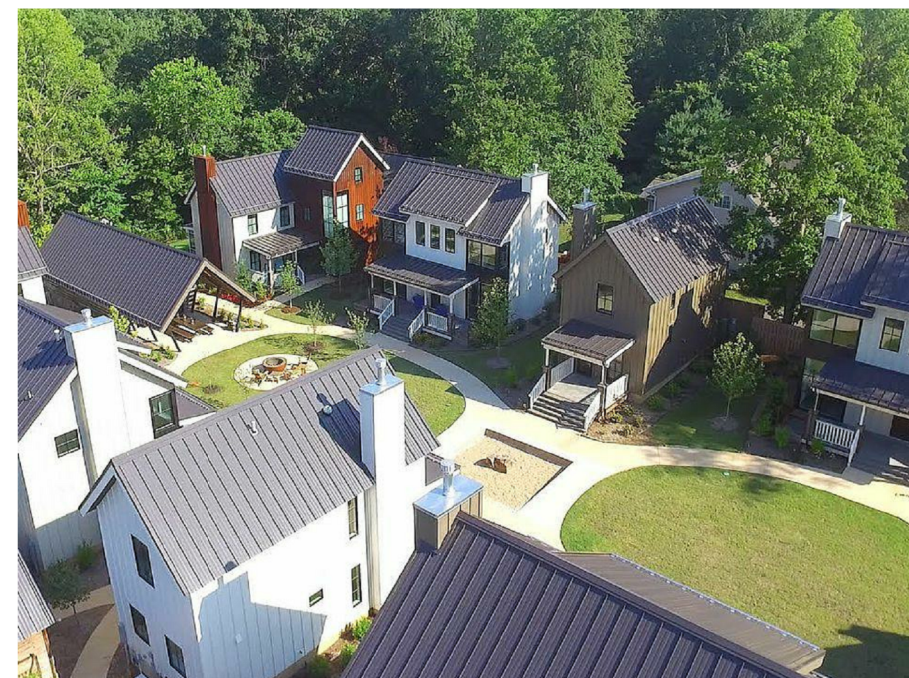
- Small scale enourges a sense of community
- Pedestrian friendly
- Shared parking
- Shared courtyards/gardens
- Shared utility sheds
- Narrow private alleys doubling as useable spaces
- Buffered or gradated boundaries between public/private



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

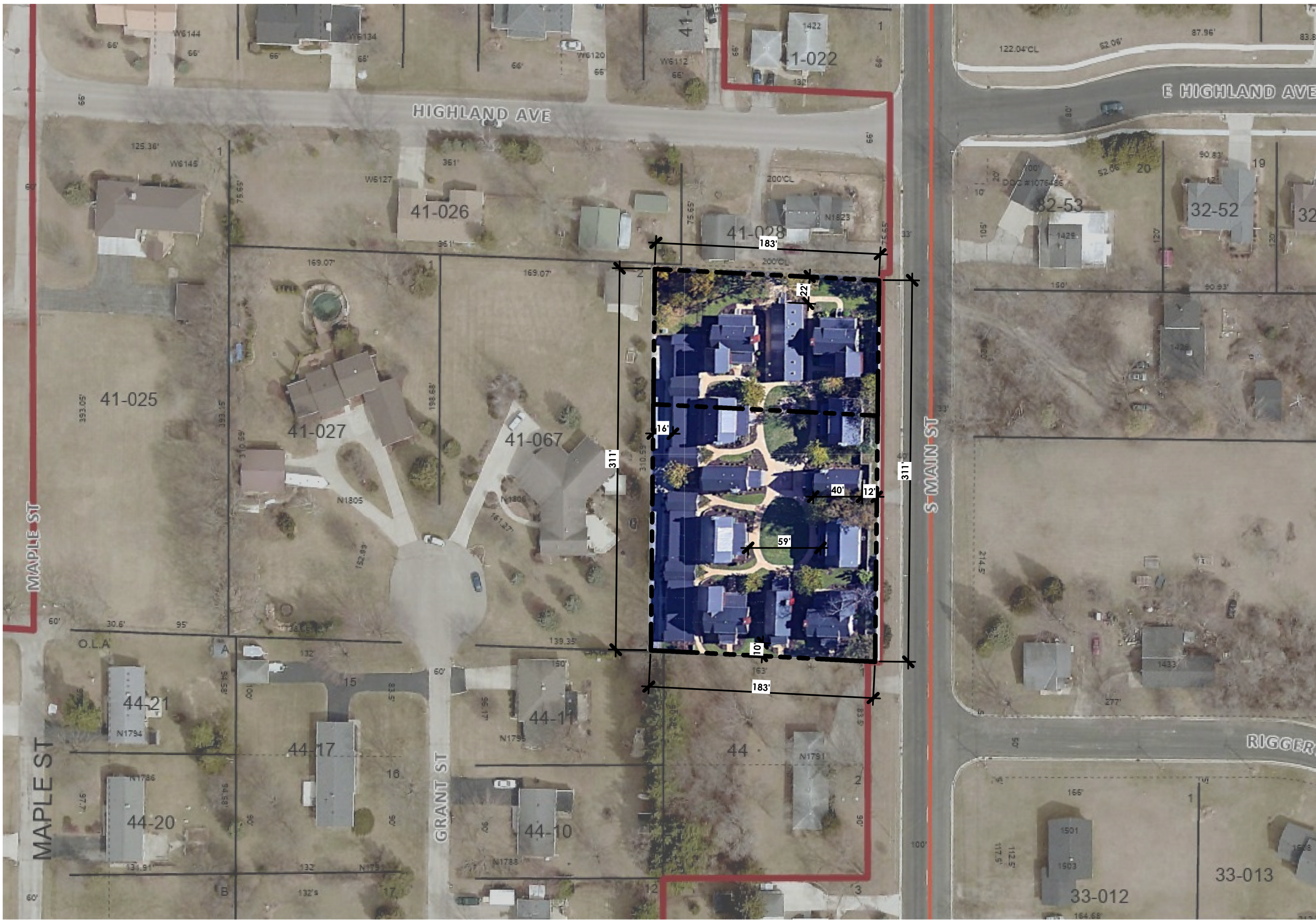


GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891



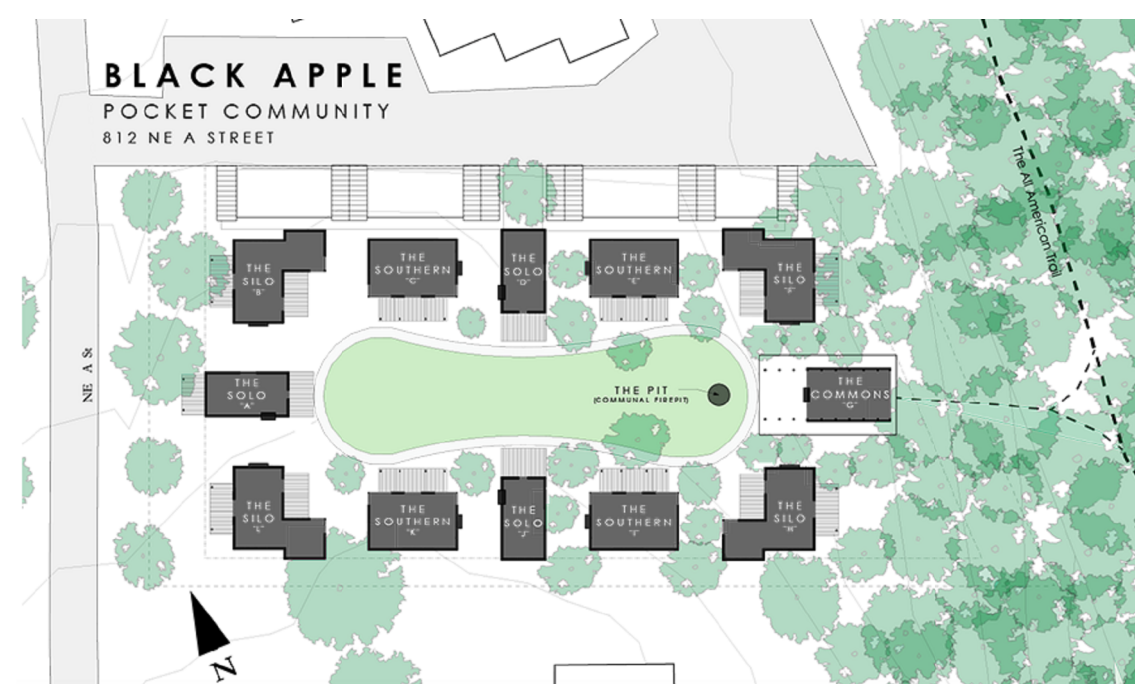
C

C



B

B



A

A

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

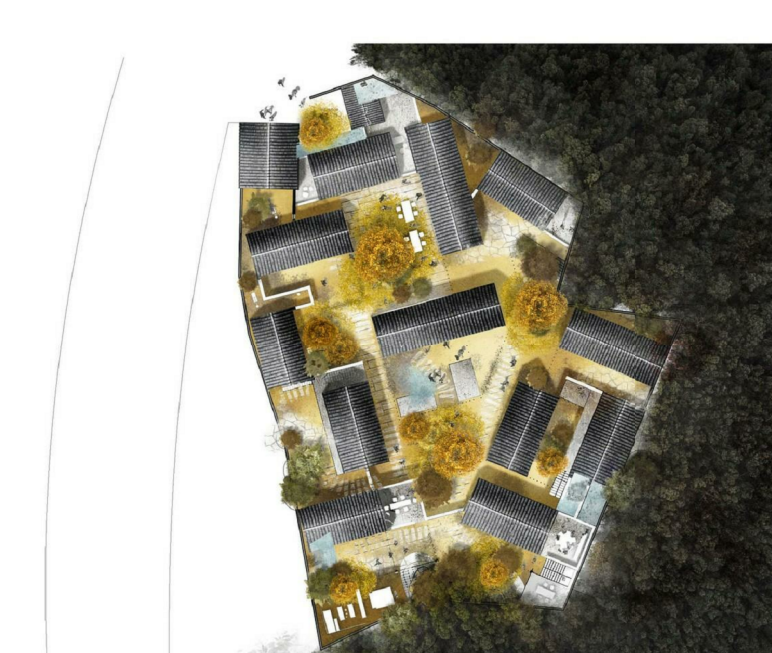
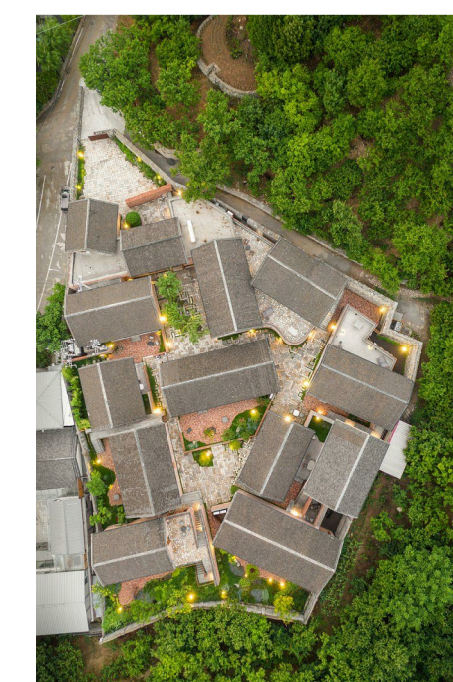
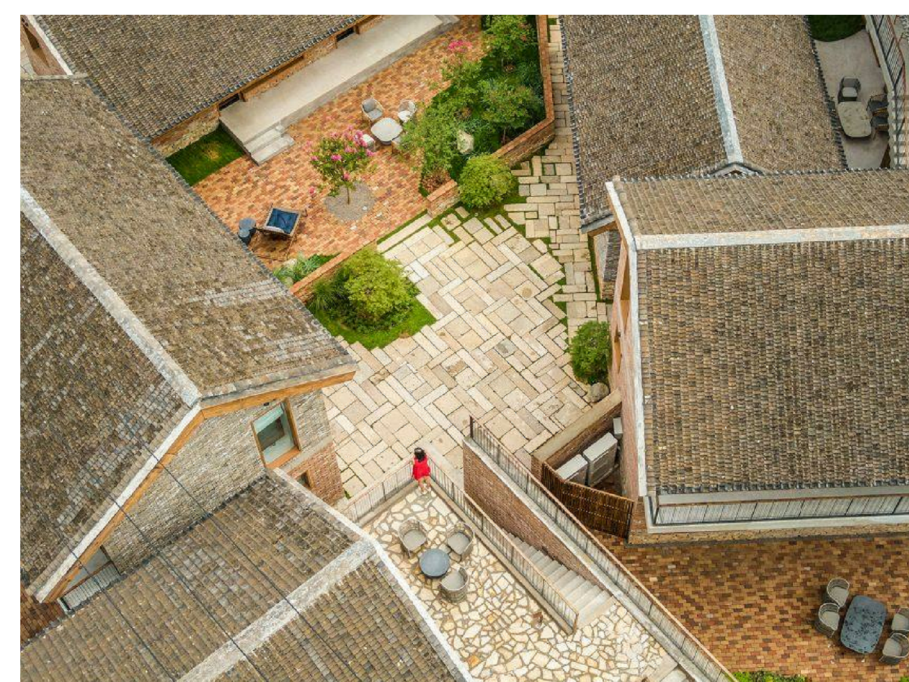
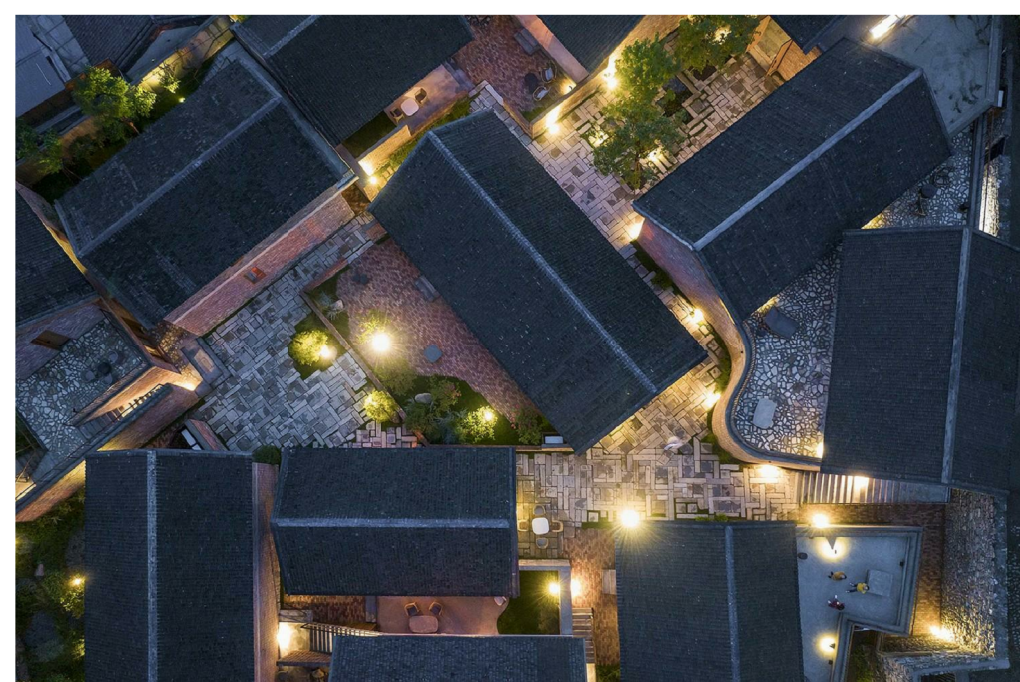
- OF NOTE:
- COMMON COURTYARD
 - SHARED PARKING
 - SHARED COMMUNITY STRUCTURE
 - PORCHES - BUFFERING PRIVATE/PUBLIC SPACES

5A/A-2 SITE PLAN - BLACK APPLE - PRECEDENT 1" = 60'-0"



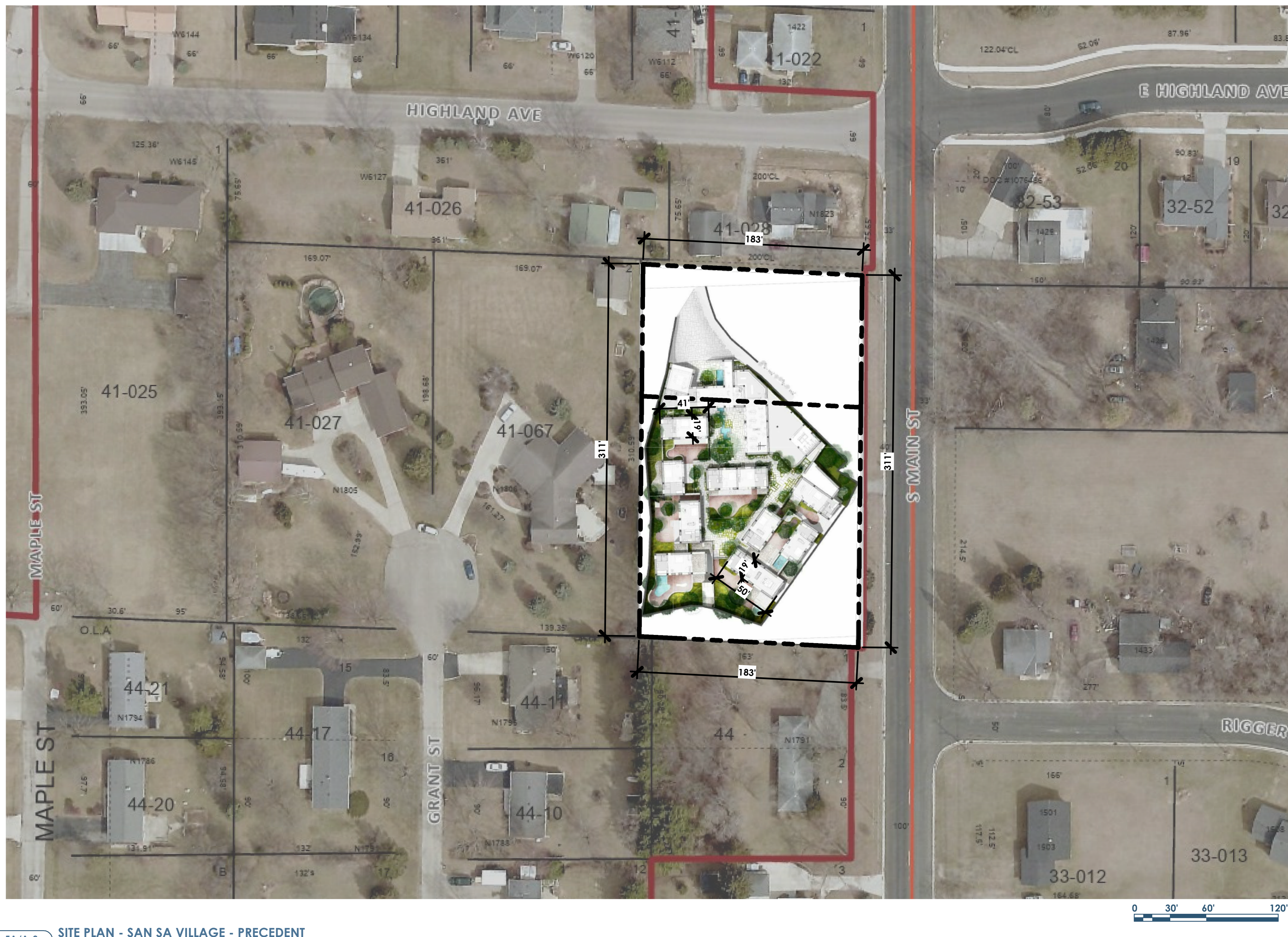
Architect: OpeningDesign 17 S Fairchild | FL 7 Madison, WI 53703 ryan@openingdesign.com | 773.425.6456

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



C

C



5A/A-3 SITE PLAN - SAN SA VILLAGE - PRECEDENT
1" = 60'-0"



B

B

A

A

- 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:

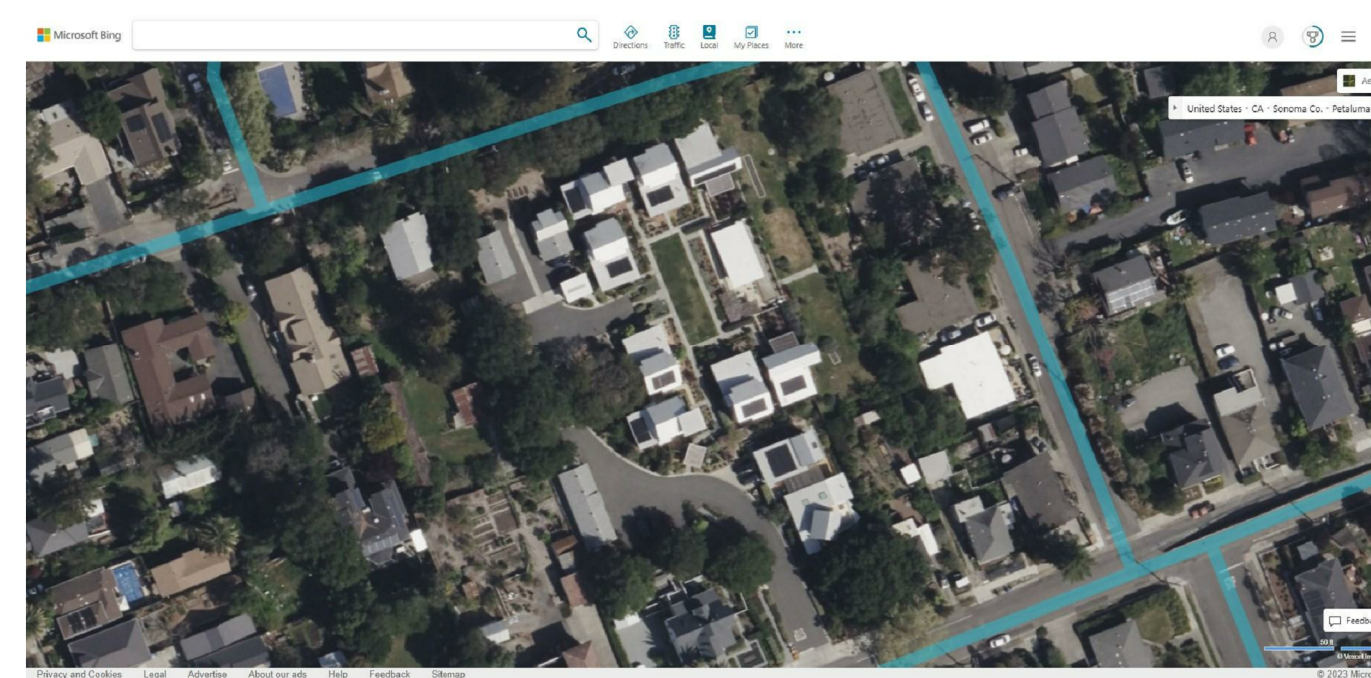
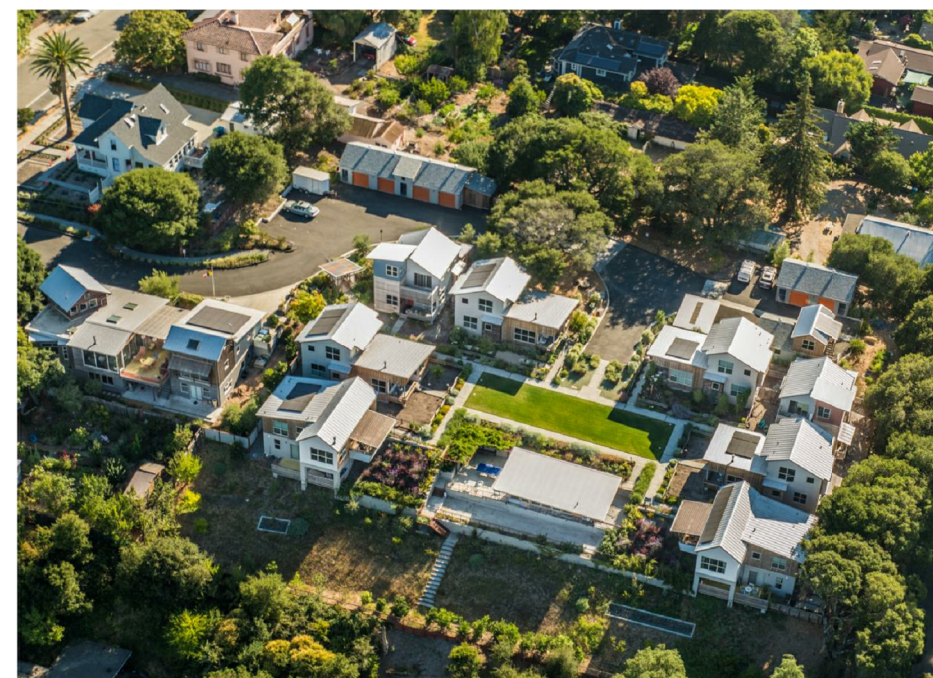
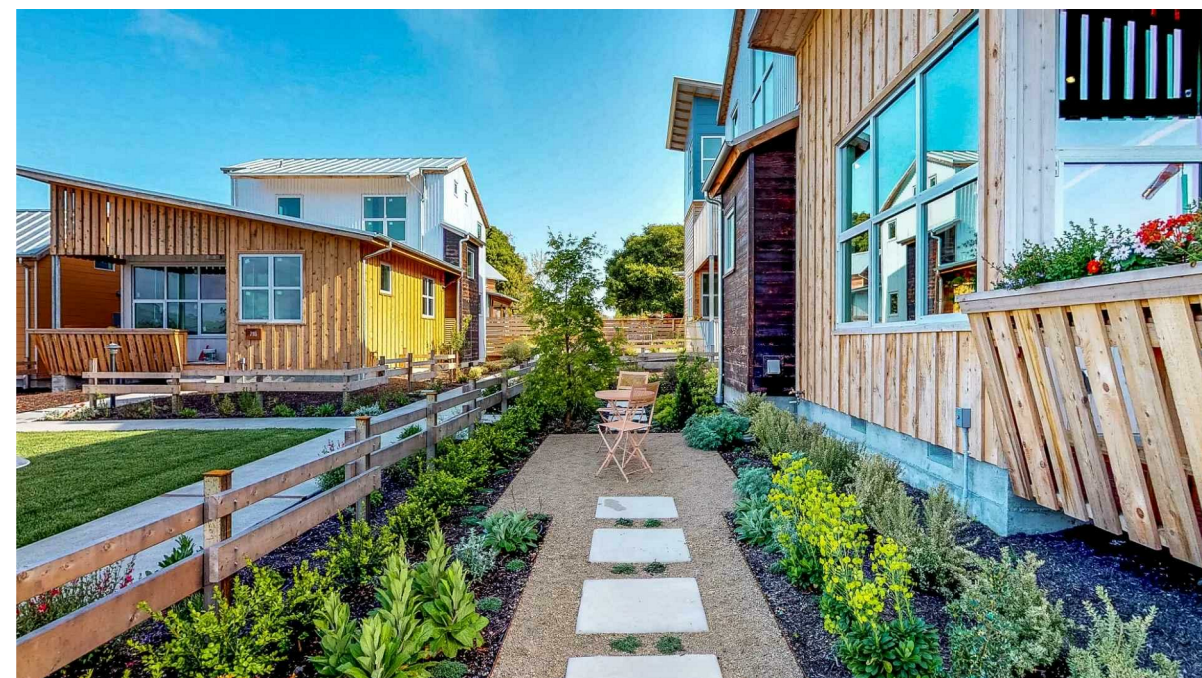
- SIMPLE FORMS CREATING UNIQUE AND INTIMATE SPACES
- SHARED MINI-COURTYARDS
- STAIRS/ELEVATION CHANGES - BUFFERING PRIVATE/PUBLIC SPACES



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

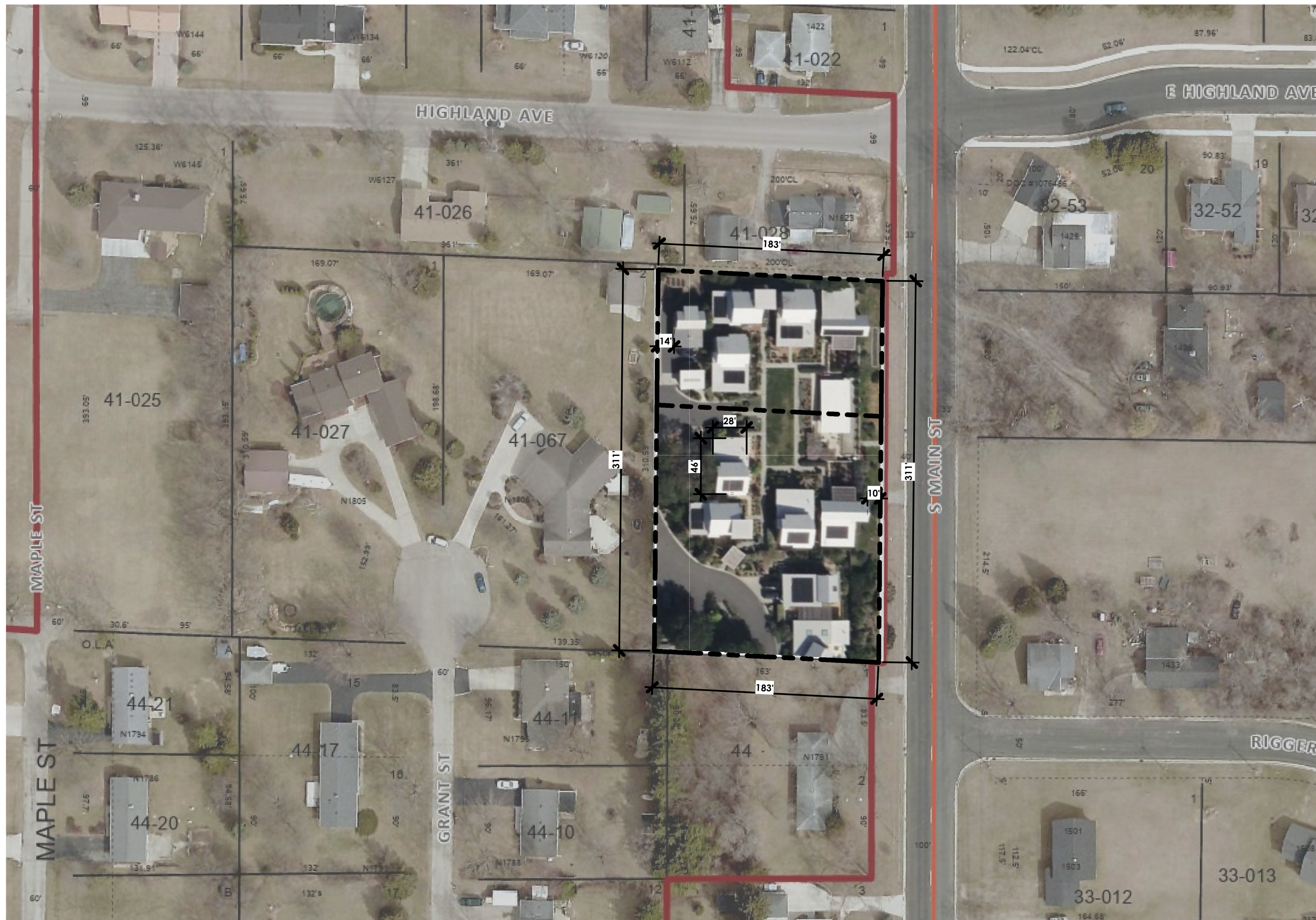
GC: J W Schultz Construction
N2941 Banker Rd
Fort Atkinson, WI 53538
jason@jwschultz.net | 608.295.6891

PRECEDENT STUDY - SAN SA VILLAGE - BEIJING, CHINA (LLAB) - 04/27/2023
HIGHLAND HAVEN (WORKING NAME)
N1807 S MAIN ST - FORT ATKINSON, WI



C

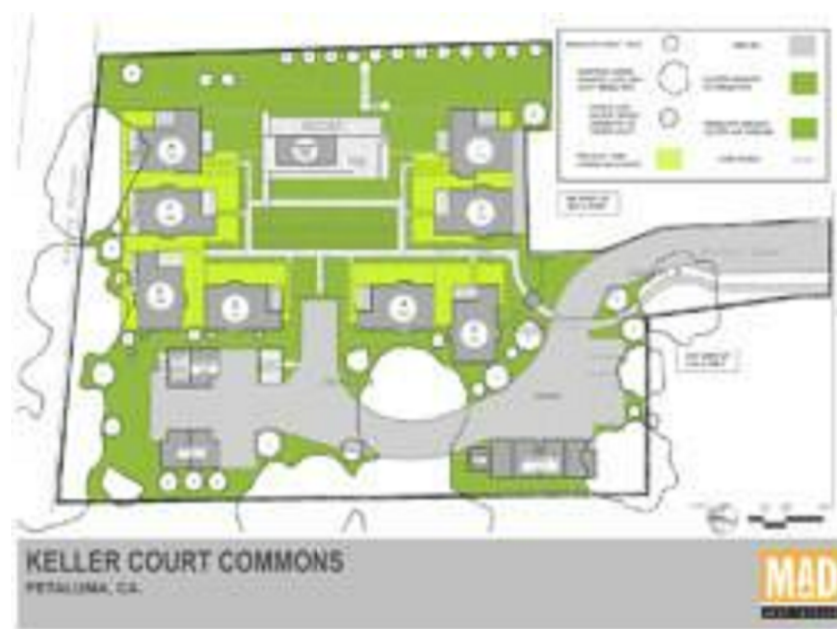
C



B

B

A



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

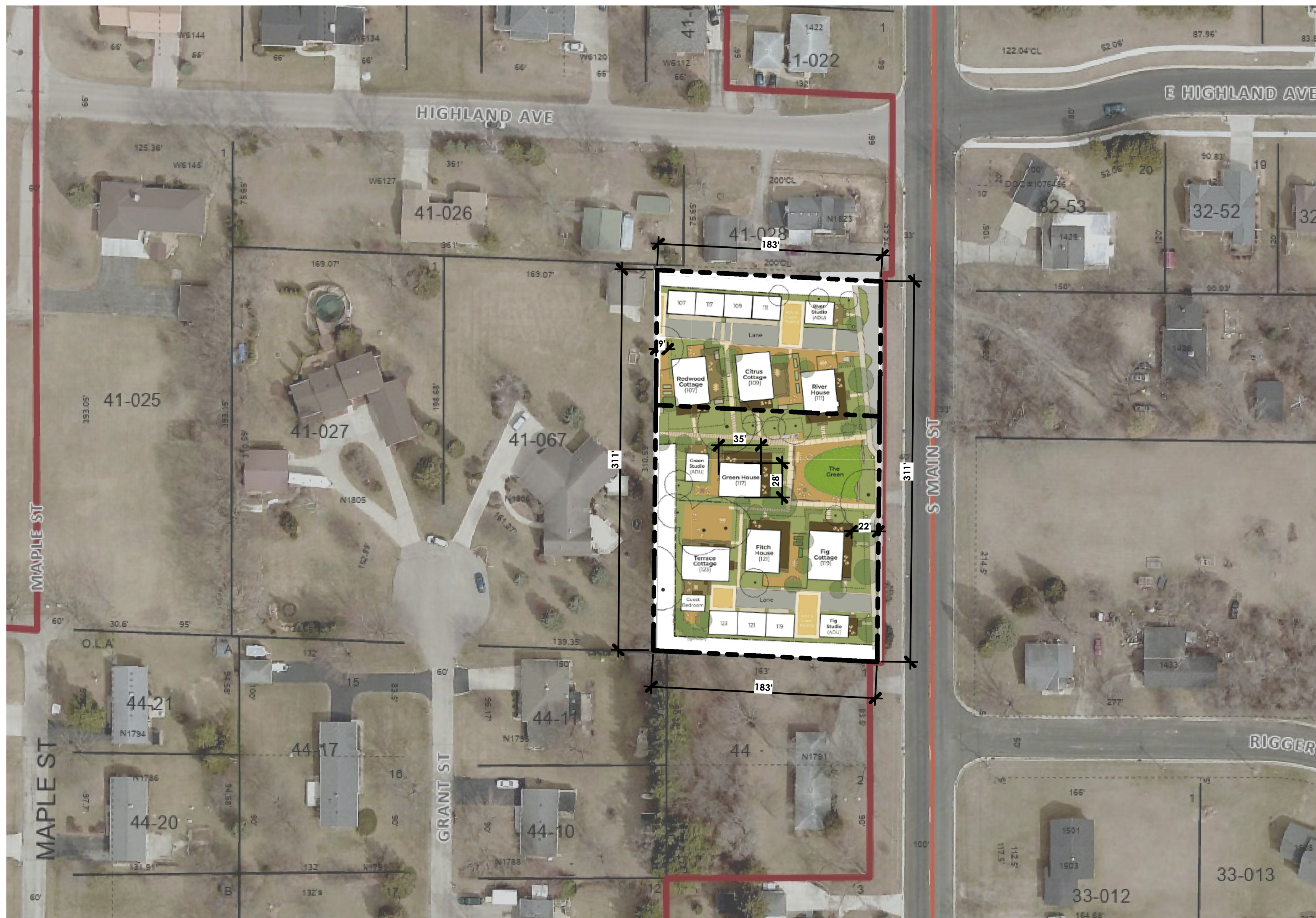
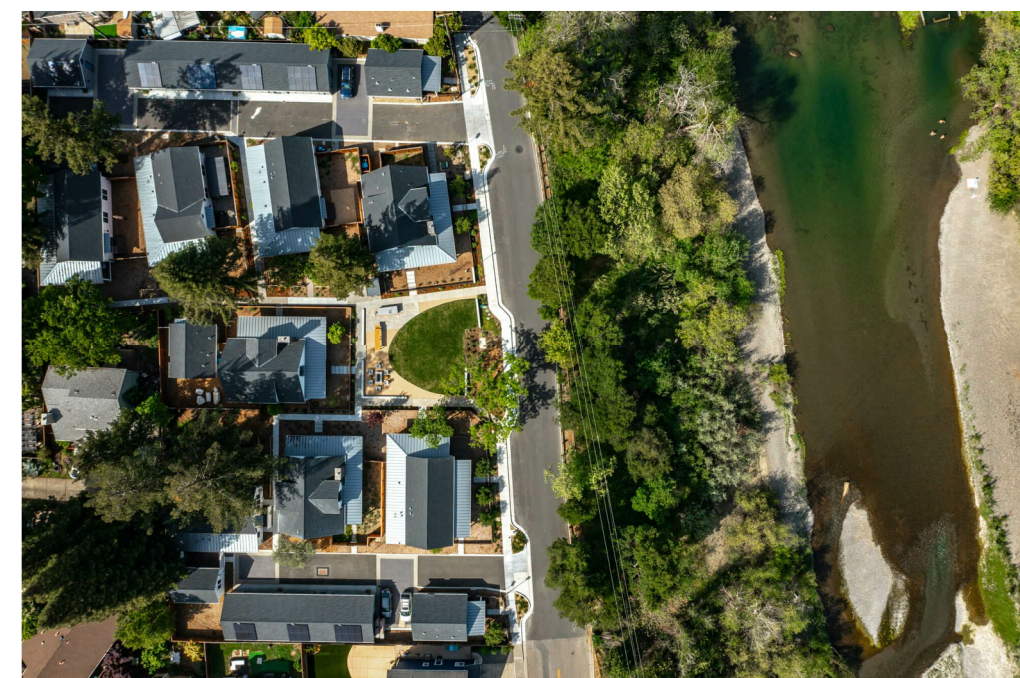
- OF NOTE:
- COMMON COURTYARD
 - SHARED PARKING
 - SHARED COMMUNITY STRUCTURE
 - PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

5A/A-4 SITE PLAN - KELLER COURT COMMONS - PRECEDENT
1" = 60'-0"



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

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



- 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

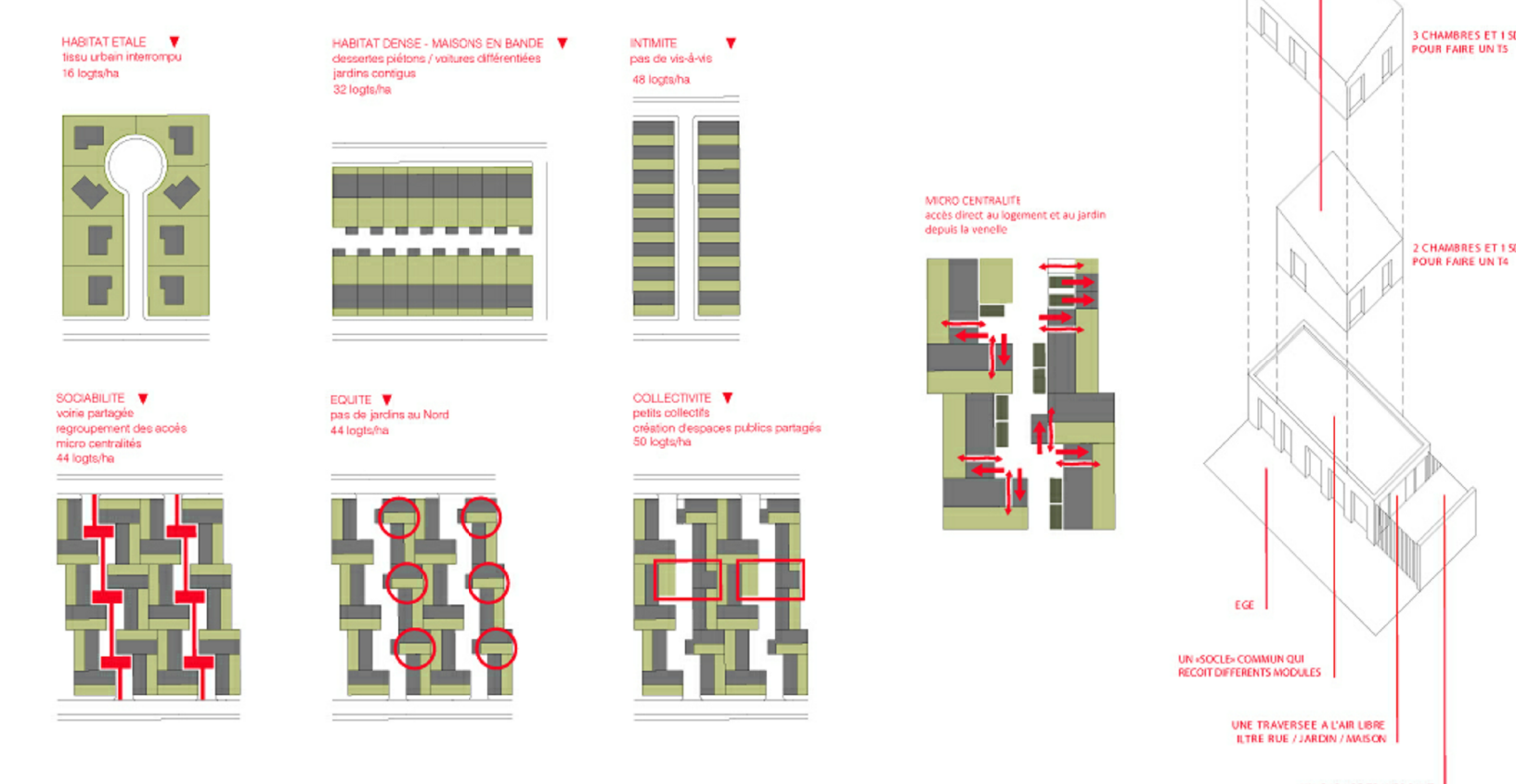
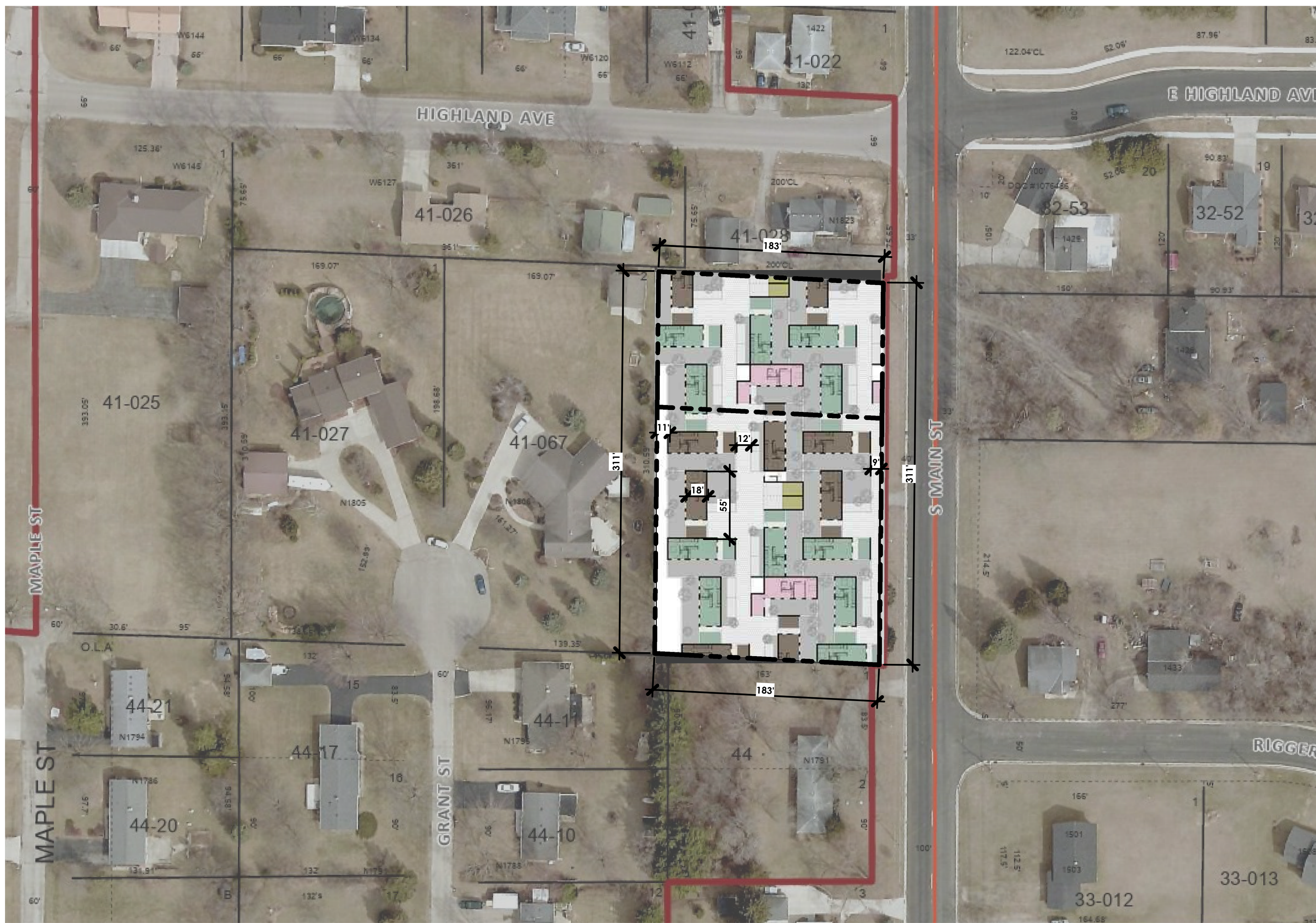
5A/A-5 SITE PLAN - RIVERHOUSE - PRECEDENT
1" = 60'-0"



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

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

PRECEDENT STUDY - RIVERHOUSE - HEALDSBURG, CA (JZMK PARTNERS) - 04/27/2023
HIGHLAND HAVEN (WORKING NAME)
N1807 S MAIN ST - FORT ATKINSON, WI



- 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

5A/A-6 SITE PLAN - OPPIDEA - PRECEDENT
1" = 60'-0"



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

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