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.

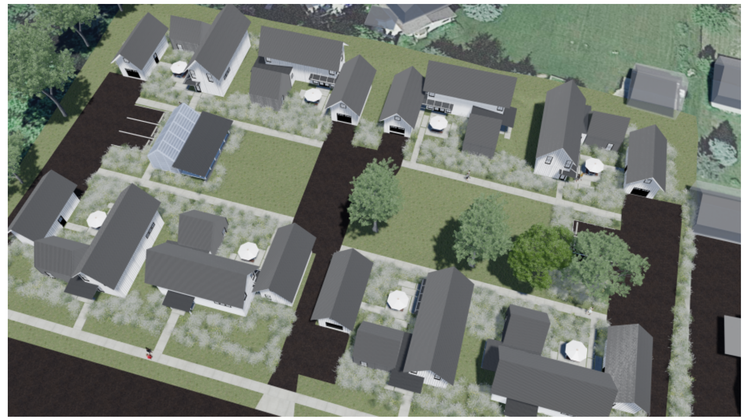
By incorporating a modular house design and employing prefabrication methods like factory-built panelized walls, along with collaborating with local subcontractors, our aim is to maintain construction costs at a reasonable level. Our intent is to try and offer more affordable housing options for the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







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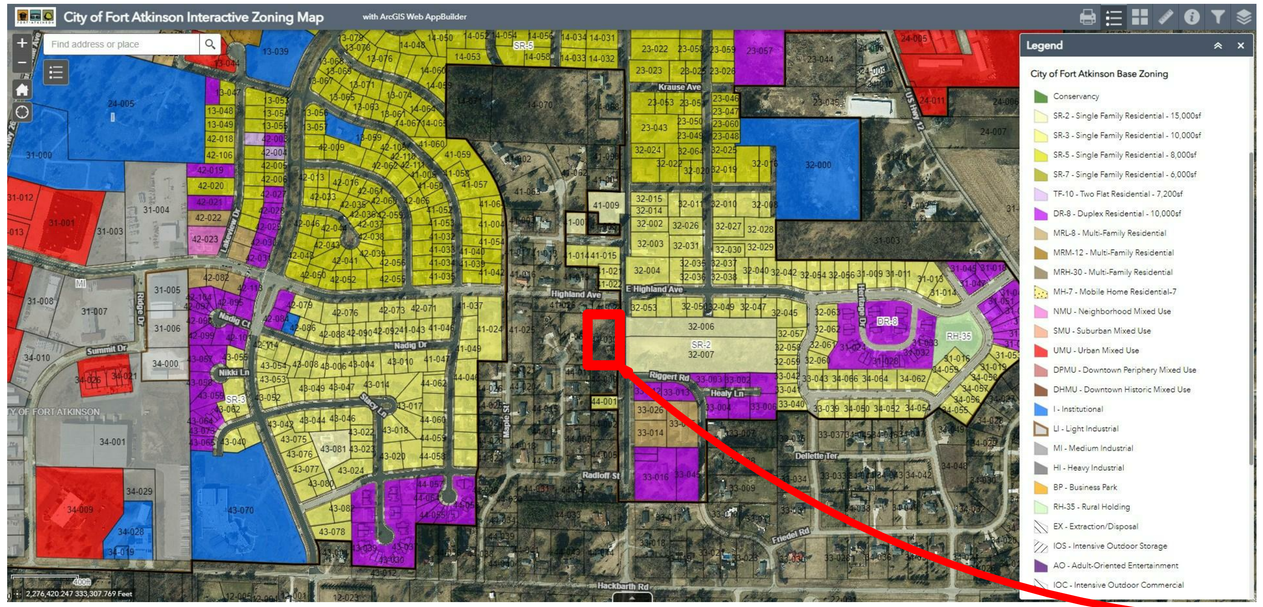
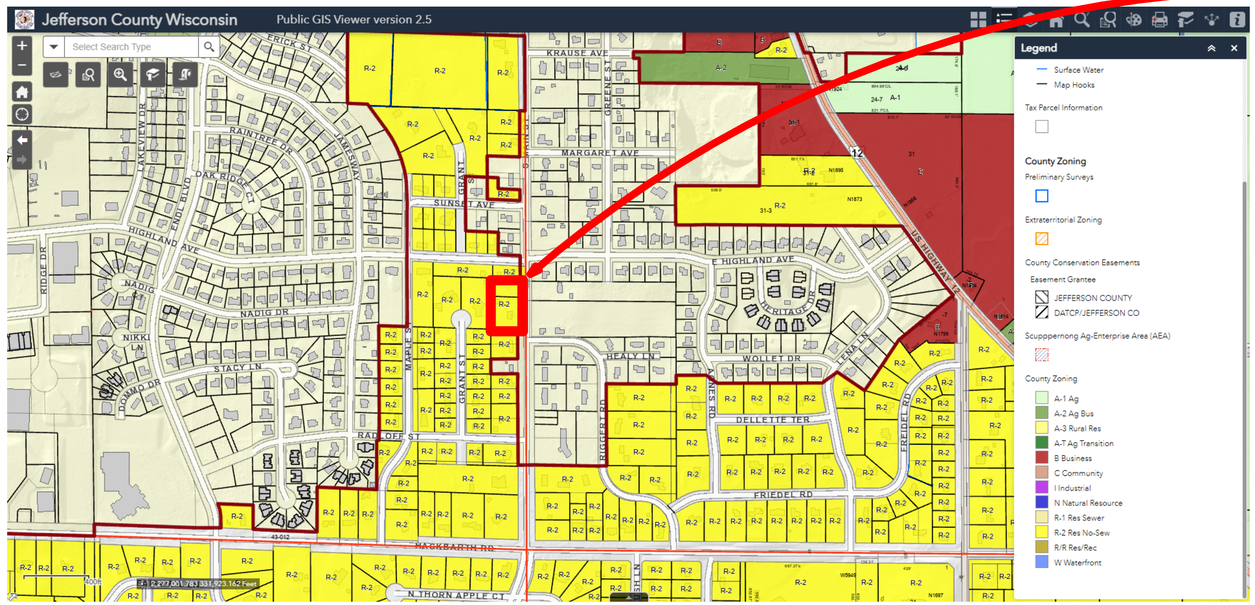
City Zoning:



SITE: HIGHLAND HAVEN
N1807 S MAIN STREET

County Zoning:



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

A002











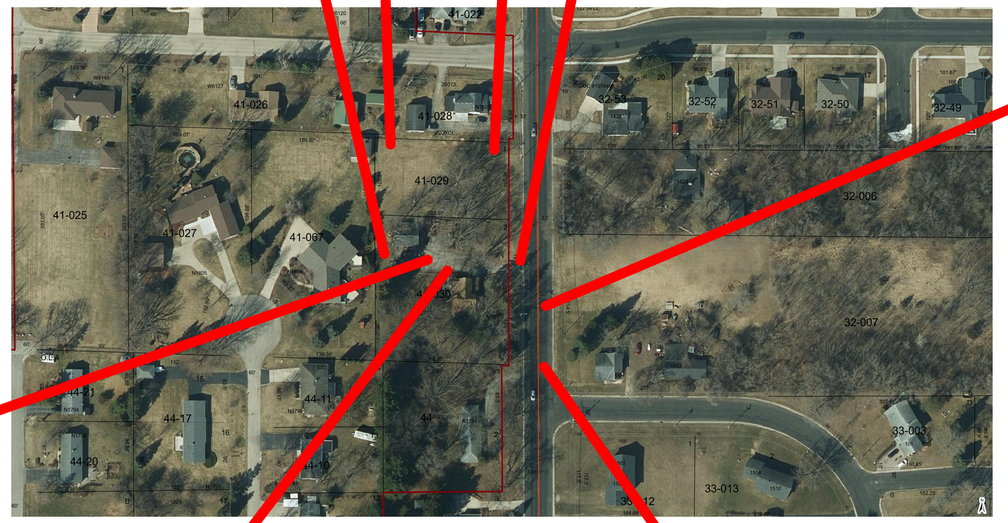







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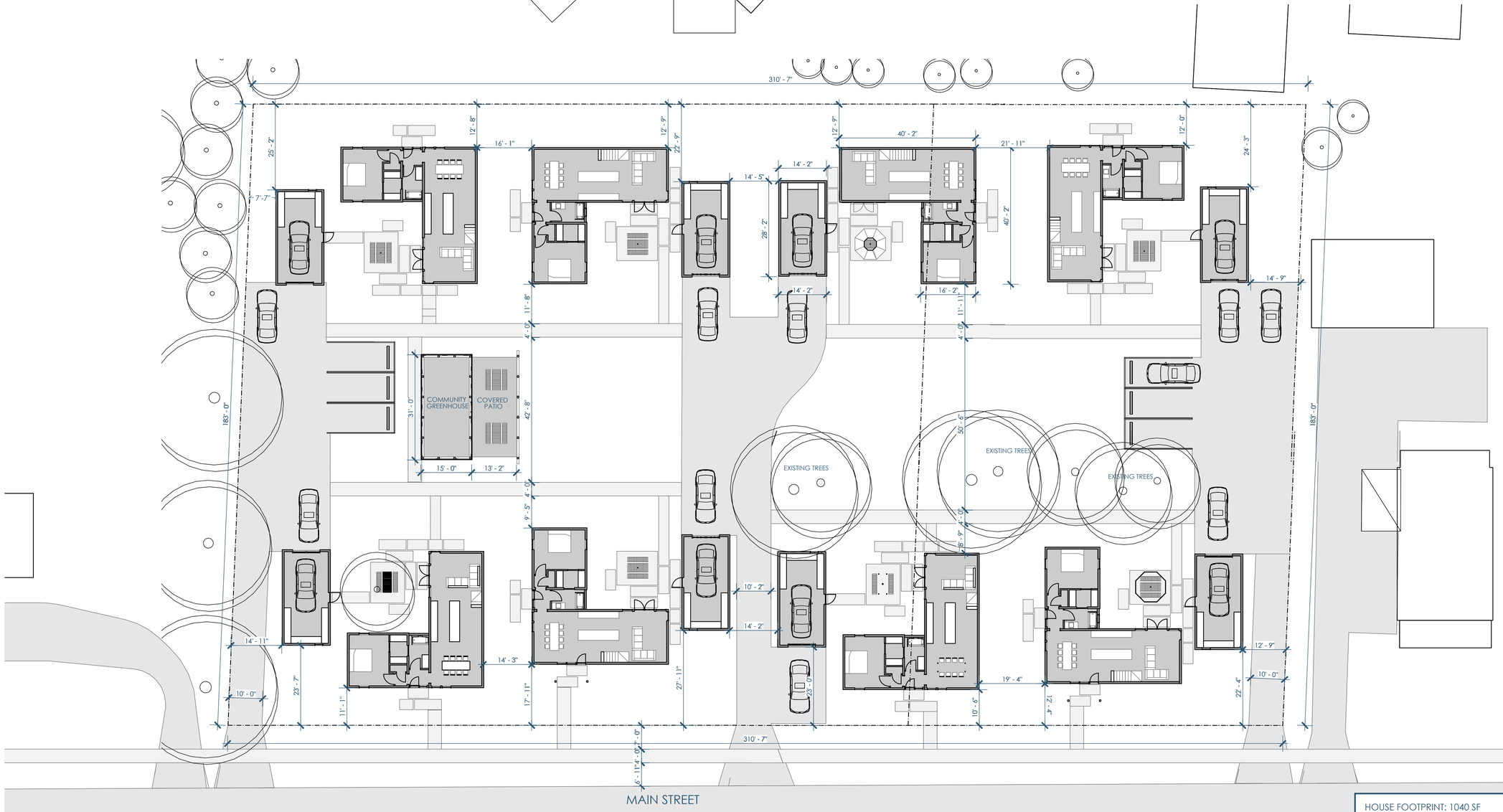
PHOTOS OF THE EXISTING SITE - 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN ST - FORT ATKINSON, WI

A003



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

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

A004

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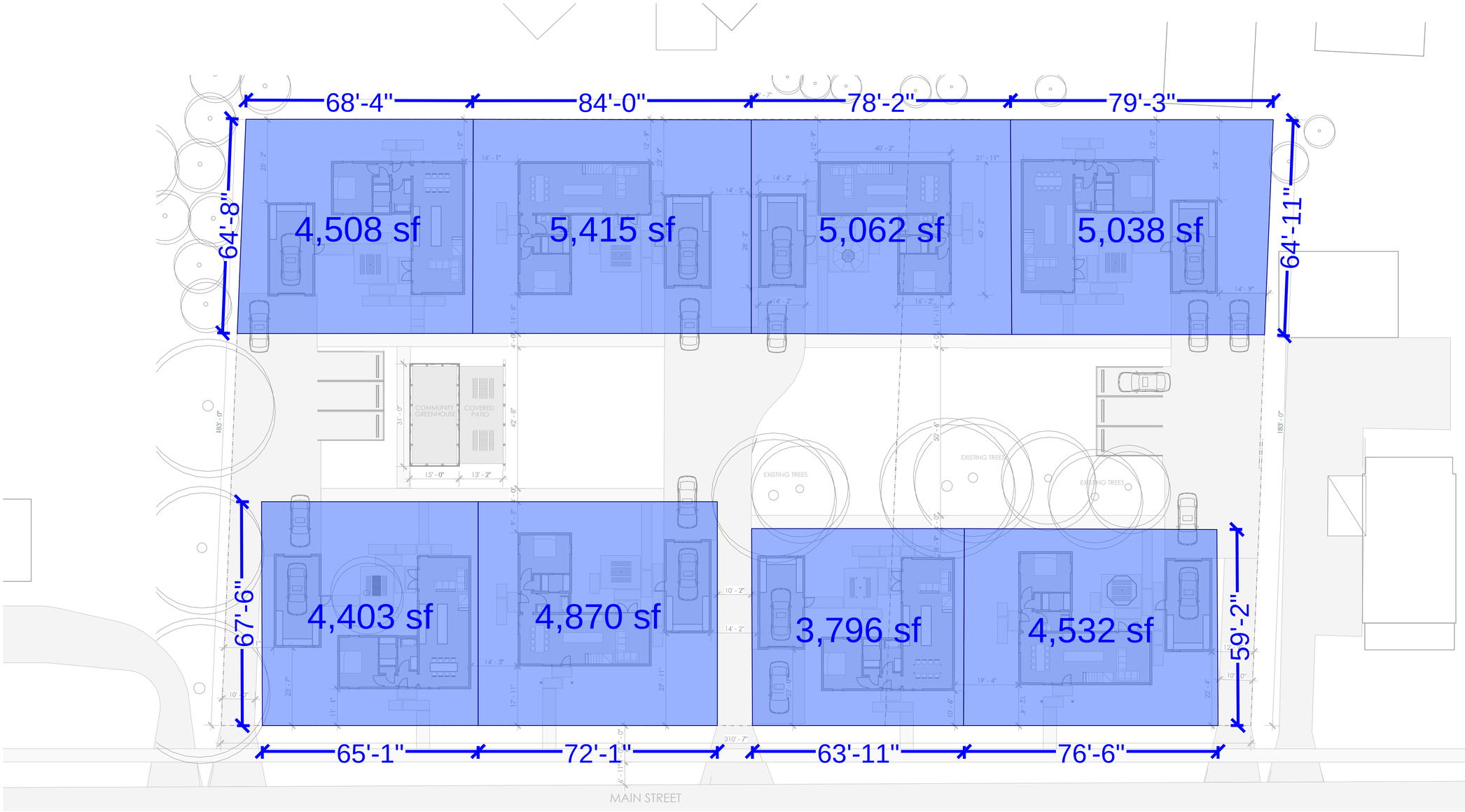

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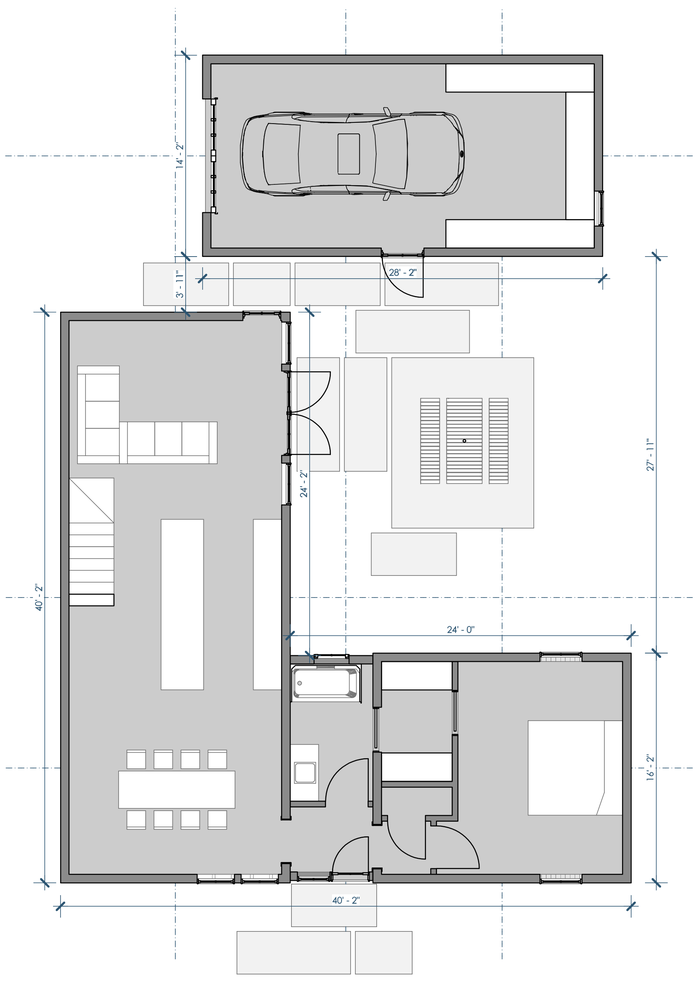
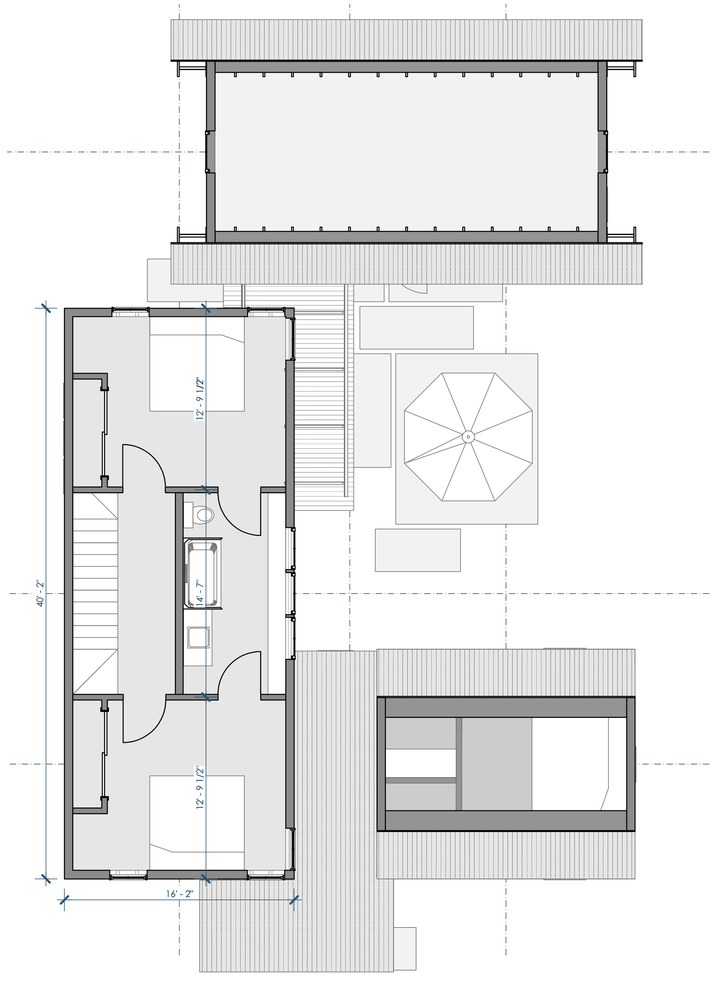
PROPOSED LOTS SIZES - 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN ST - FORT ATKINSON, WI

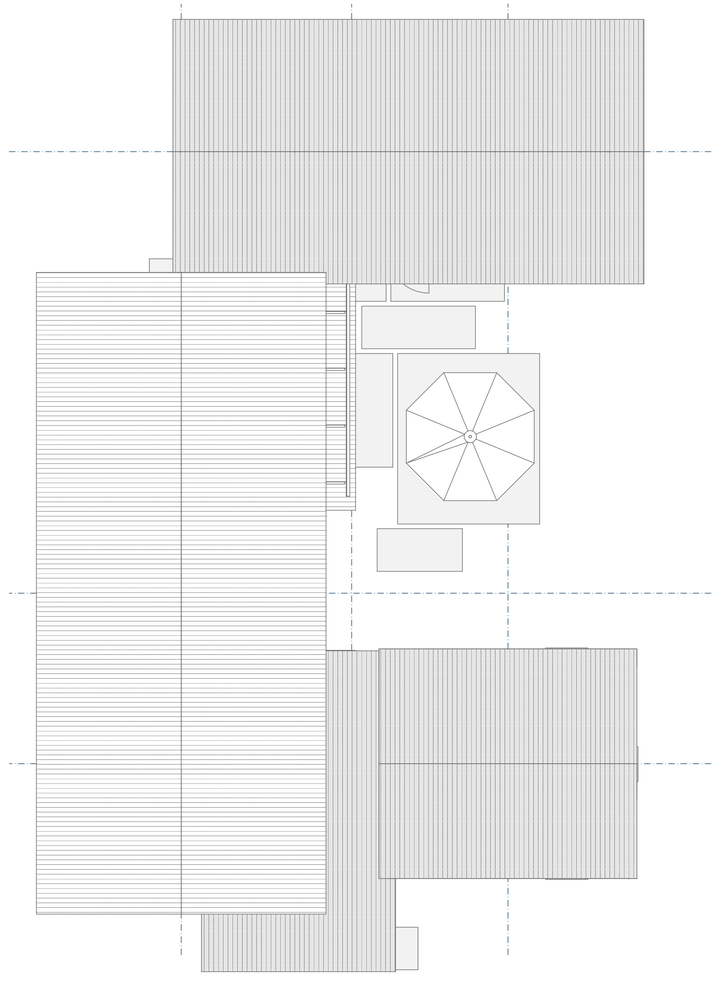
A005



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

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

A006

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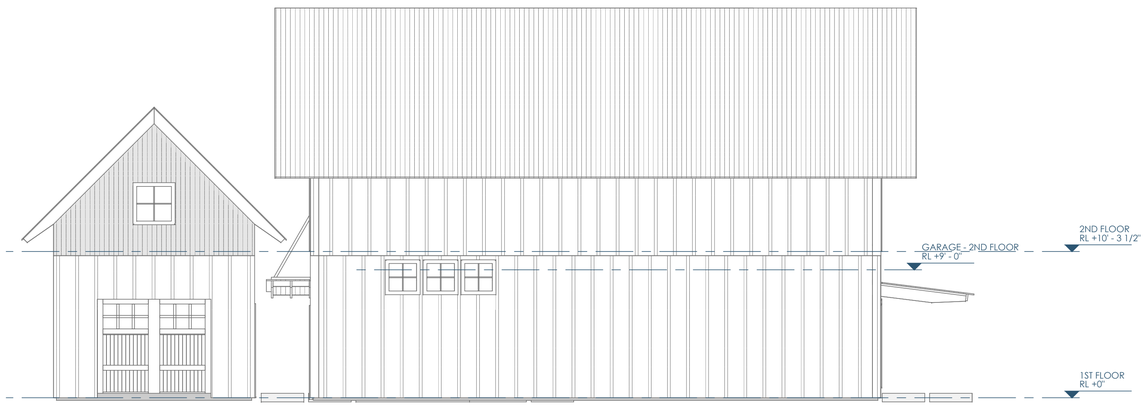
5B/A200 EAST ELEVATION
3/16"=1'-0"



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



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



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

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

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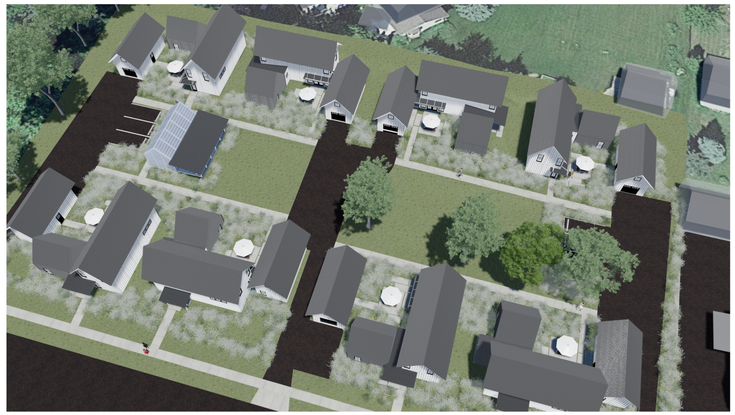



Animation at http://OpeningDesign.com/HighlandHaven.html

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

A008

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LANDSCAPE PRECEDENTS:
NATIVE GRASSES



















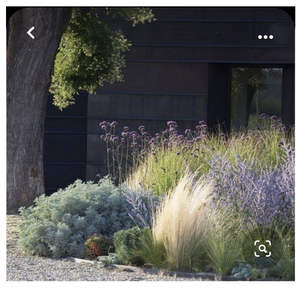

Benefits of Using Native Prairie Grass Landscaping:

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.

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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







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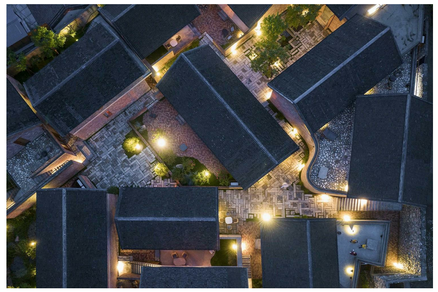
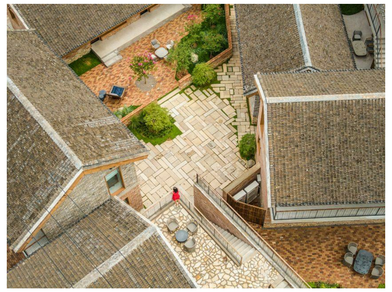
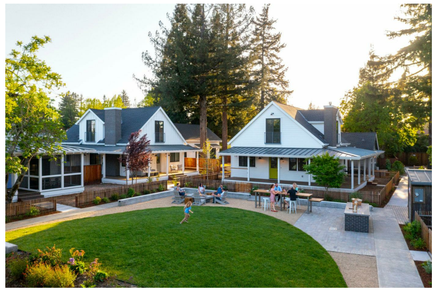
Precedent Study - Common Themes w/ Pocket Neighborhoods








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.

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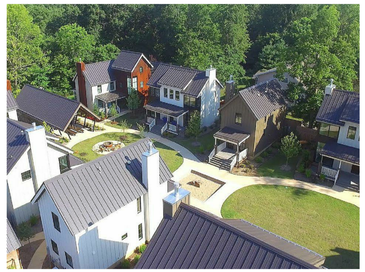







5A/P2 **SITE PLAN - BLACK APPLE - PRECEDENT**
1" = 60'-0"









- 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

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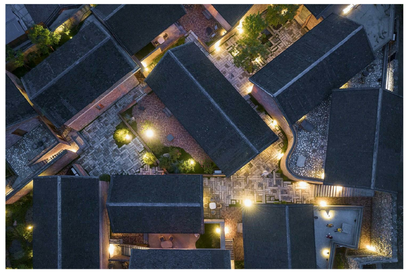



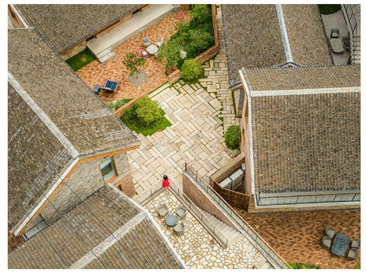





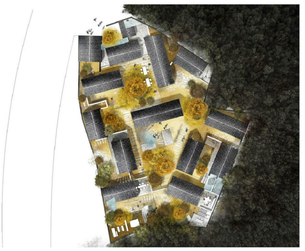



5A/P3 **SITE PLAN - SAN SA VILLAGE - PRECEDENT**
1" = 60'-0"











- 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

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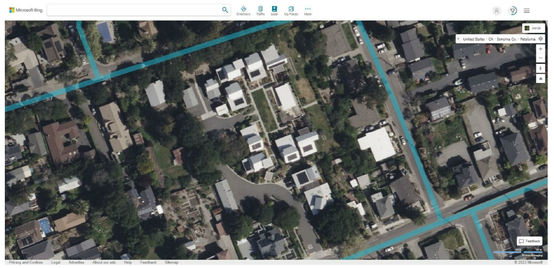



5A/P4 **SITE PLAN - KELLER COURT COMMONS - PRECEDENT**
1" = 60'-0"









- 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

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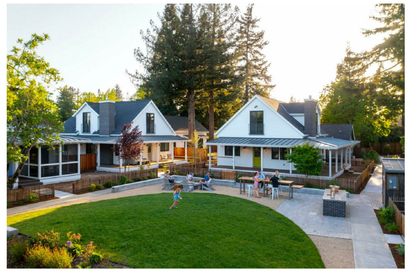



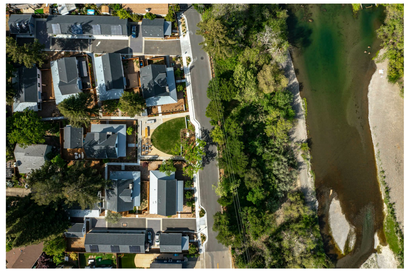



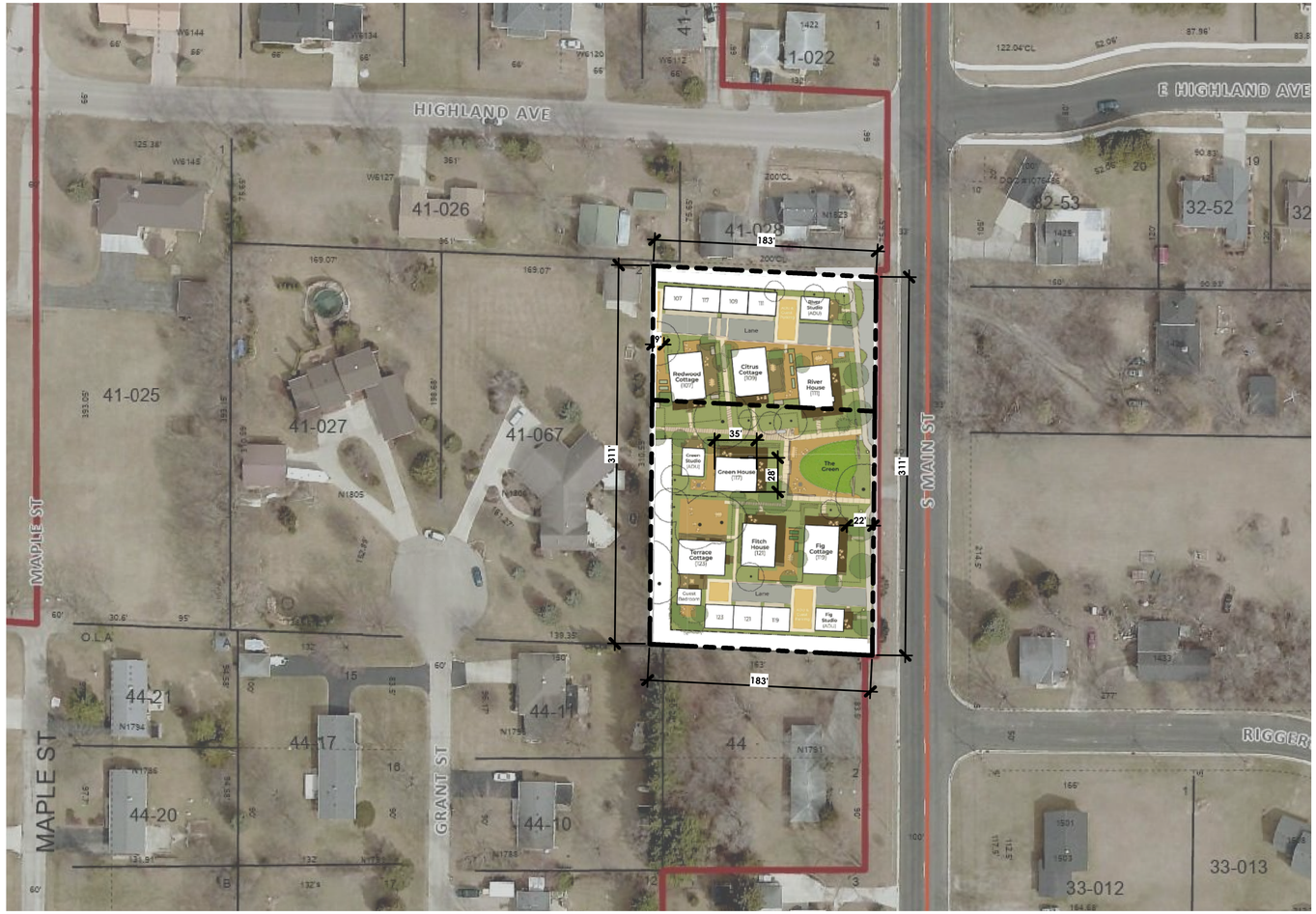

5A/P5 **SITE PLAN - RIVERHOUSE - PRECEDENT**
1" = 60'-0"









- 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

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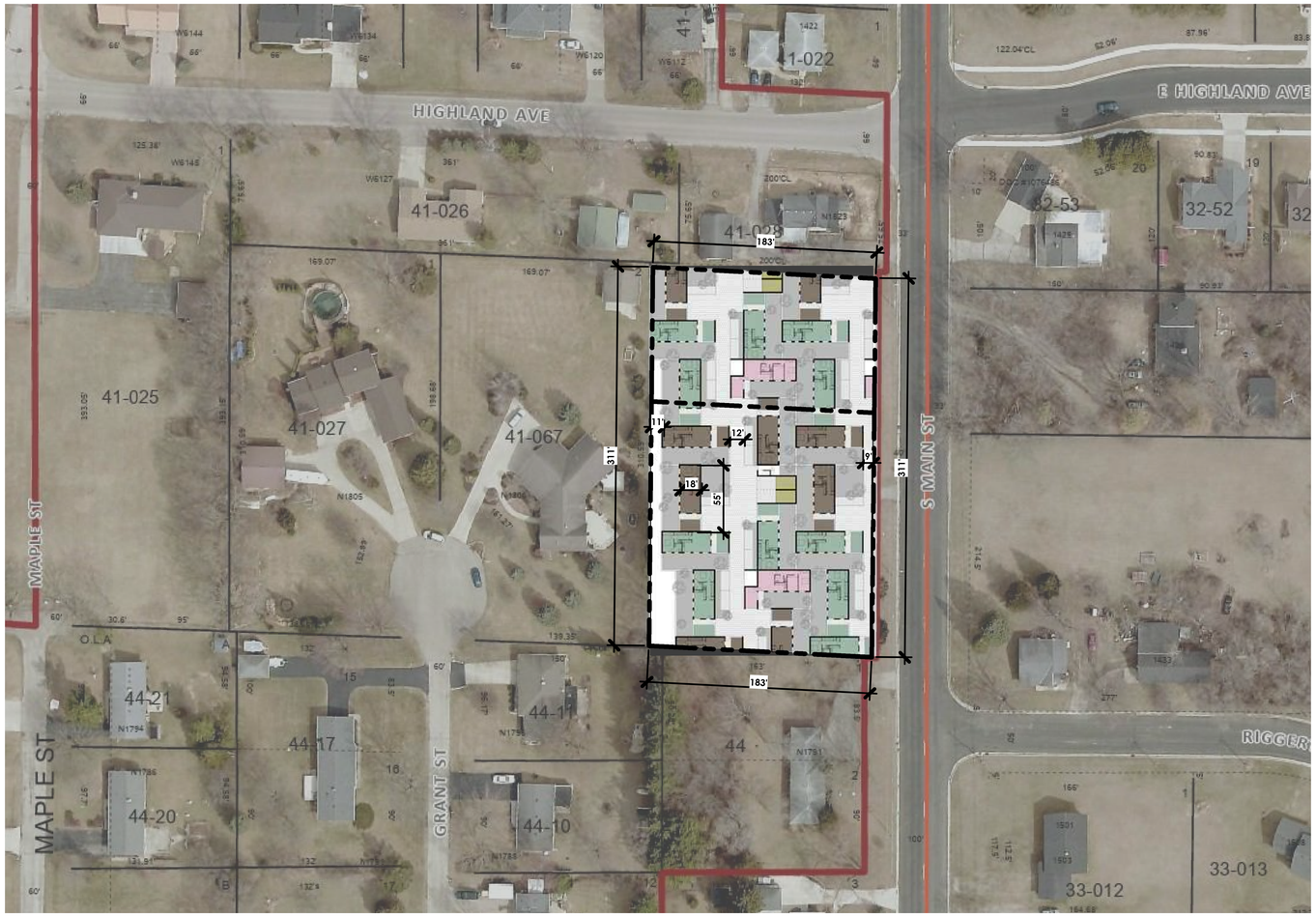
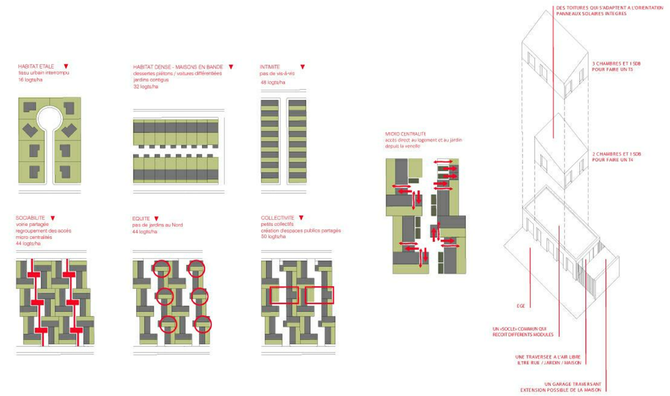


5A/P6 **SITE PLAN - OPPIDEA - PRECEDENT**
1" = 60'-0"





- 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

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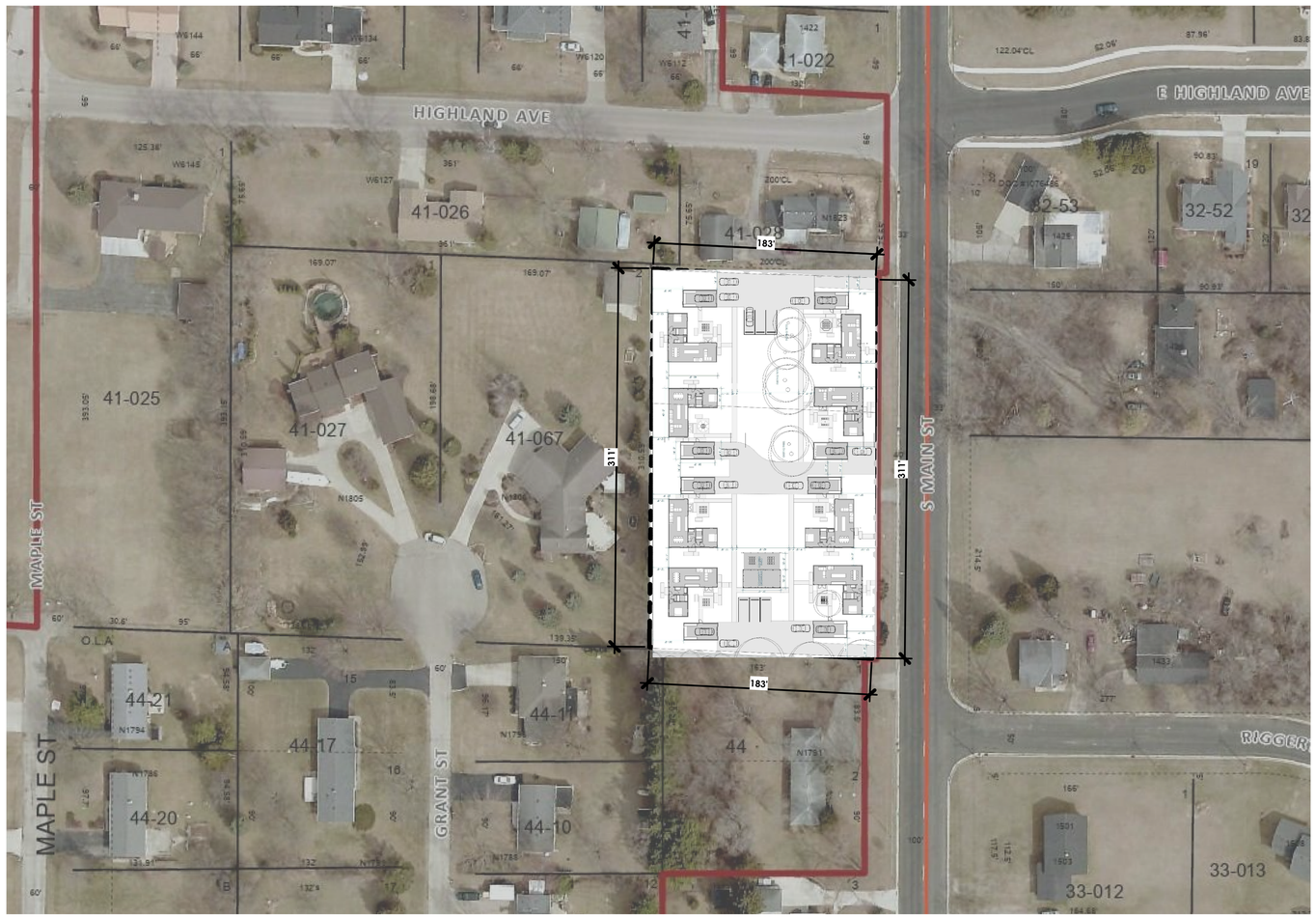
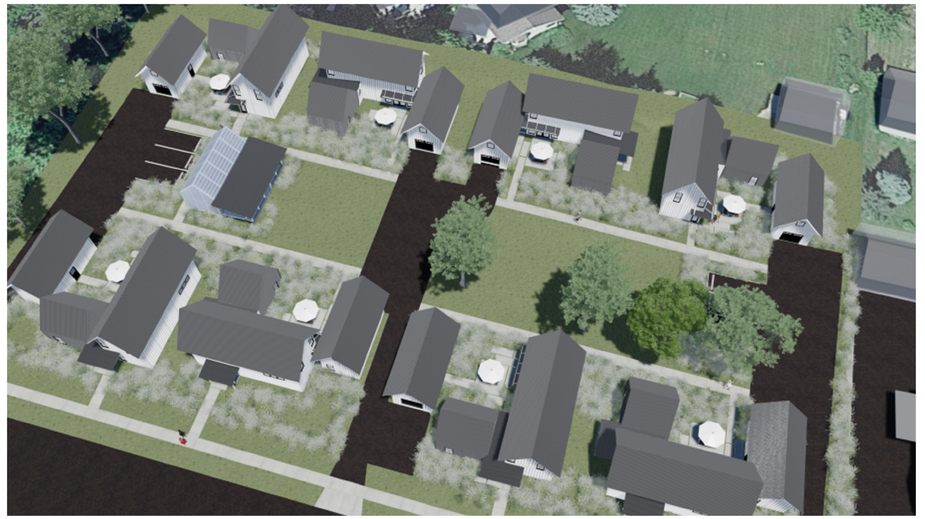


5A/P7 **SITE PLAN**
1" = 60'-0"





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