



REQUEST FOR GDP CONCEPT PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: February 28, 2023

FILE NUMBER: GDP-2023-02

PROPERTY ADDRESSES: NA

EXISTING ZONING: RH-35

PARCEL NUMBER:
226-0614-3323-000, 226-0614-3322-000

PROPOSED ZONING: PUD, Planned Unit
Development

OWNER: City of Fort Atkinson

EXISTING LAND USE: Agriculture

APPLICANT: HDG/Cedarprise

REQUESTED USES: Multi-family Neighborhood
Development

BACKGROUND

The City of Fort Atkinson purchased 75 acres along Banker Rd in the northwest part of the City. Vandewalle and Associates developed a neighborhood master plan in 2021. The area was annexed into the City in 2021 and is included within the City's new TID District. In early 2022 the City sent out a Request for Interest inviting teams to engage in development of the plan. The Hoffman Group/Cedarprise team was selected by Council to move forward with the project. The initial step was to develop the multi-family components of the neighborhood plan. Progress on that element has resulted in the concept plan being presented today.

REQUEST OVERVIEW:







Hoffman Development Group, LLC and CedarPrise, LLC propose to construct three buildings consisting of approximately 140-units. The project will commence in 2023 and is set to be completed on or before Dec. 31, 2025. The units will be a mixture of 1-bedroom, 2-bedroom, 2-bedroom and 2-bath and 3-bedroom, 2-bath. Parking will be a combination of underground (below the building), attached garage and surface parking. The figures below provide a Concept level view of the proposed

layout on the site and the elevation of the building.



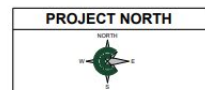




MATERIAL LEGEND	
	BUILDING
	GRASS
	DELINEATED WETLANDS
	ASPHALT
	CONCRETE
	RETENTION POND

SITE TOTALS	
1 BEDROOM 1 BATH	51
MARKET RATE	37
SUBSIDIZED	14
PARKING (1 PER UNIT)	51
2 BEDROOM 1 BATH	42
MARKET RATE	26
SUBSIDIZED	14
PARKING (2 PER UNIT)	84
2 BEDROOM 2 BATH	28
MARKET RATE	28
PARKING (2 PER UNIT)	56
3 BEDROOM 2 BATH	20
MARKET RATE	20
PARKING (2 PER UNIT)	40
VISITOR PARKING	9
TOTAL UNITS	141
BELOW GRADE PARKING	105
ATTACHED GARAGE PARKING	36
SURFACE PARKING	99
TOTAL PARKING SPACES	240

SITE ESTIMATES	
ROAD ASPHALT	82,900 SF +/-
SITE ASPHALT	56,700 SF +/-
SIDE WALK CONCRETE	22,900 SF +/-
SITE PATHS CONCRETE	14,400 SF +/-



HDG/CedarPrise and the City have agreed in concept to the development. Conversations have been productive to date and the City and HDG/CedarPrise are ready to enter a project development agreement and move ahead with developing the project into a final package for Plan Commission and City Council approval. Approvals will follow the Group Development procedure (15.06.02) and require an approval of the CSM and a Conditional Use. Tentative schedule is below.

Concept Plan Submittal

February 28, 2023

GDP-2023-02

- | | |
|---|---------------------------|
| 1. Pre-Application Conference with city staff. | February 22, 2023 |
| 2. Application by owner(s) of subject property or authorized agent submitted to city staff. | |
| a. Minimum of 8 weeks prior to first Plan Commission meeting. | |
| 3. Concept Plan Review with Plan Commission | 3-4 weeks after submittal |
| a. Optional (city staff request) | +/- February 28, 2023 |
| 4. Preliminary CSM with Plan Commission | 8-weeks after submittal |
| a. If new parcel is being created | +/- April 11 2023 |
| 5. Final CSM with City Council | 12-weeks after submittal |
| | +/- April 18, 2023 |
| 6. Conditional Use Permit | |
| a. Review by city staff | |
| b. Optional Public Meeting | held prior to PC action. |
| c. Plan Commission Public Hearing | 6-weeks after submittal |
| i. Within 45 days (longer with written request) | +/- April 11, 2023 |
| d. Review and Action by Plan Commission | 8-weeks after submittal |
| i. Shall be a subsequent meeting to public hearing. | +/- April 25, 2023 |
| 7. Development Agreement with City Council | 8-weeks after submittal |
| | +/- May 2, 2023 |

PUBLIC NOTICE:

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

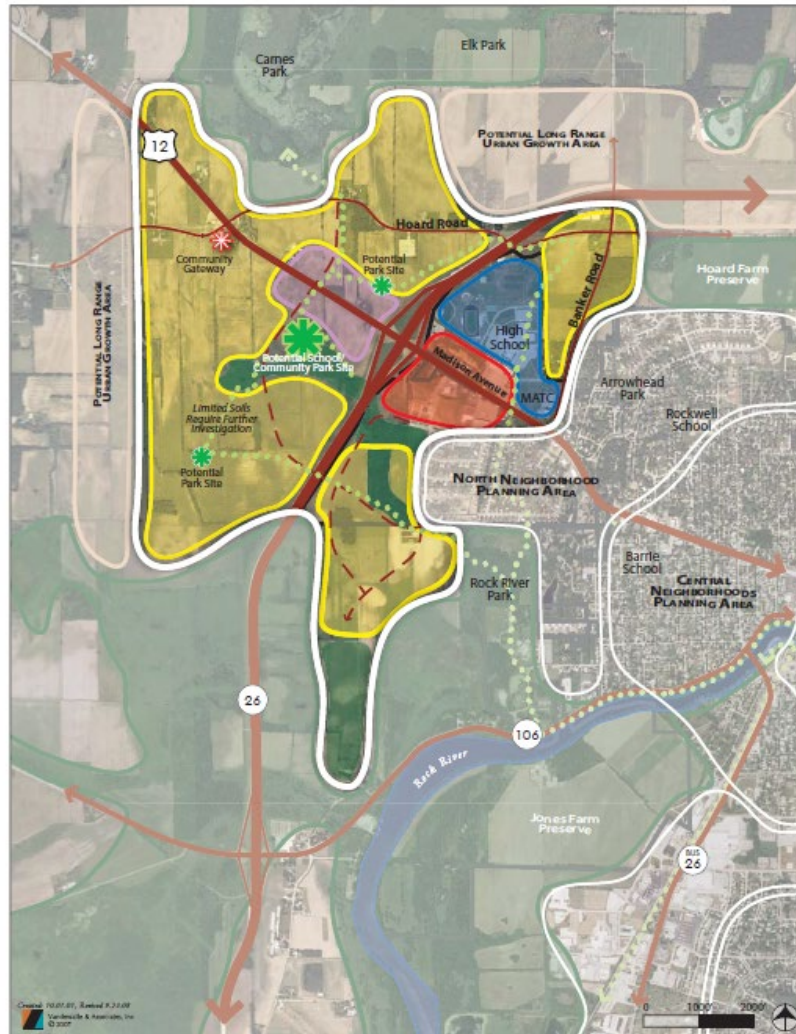
COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Northwest Quadrant Planning Area. Opportunities are noted in the figure below for this area. This area represents a significant growth opportunity for both Commercial and Residential options within the City Limits. This development opportunity is in keeping with that overall plan. Staff believes the proposal is in concert with the Comprehensive Plan.

NORTHWEST QUADRANT PLANNING AREA

FIGURE: 2.12

CITY OF FORT ATKINSON
 FUTURES OPEN HOUSE



Opportunities

- Proximity to Madison enhances marketability
- Community gateway experience
- Traditional neighborhood & sustainable design
- Neighborhoods connected across Highway 26
- Capitalize on existing businesses & schools
- Urban mixed use development & redevelopment opportunities

Conceptual Land Uses

- Community Commercial
- Downtown
- Major Institutions
- Mixed-Use
- Neighborhood
- Employment
- Environmental Corridors
- Agriculture
- Existing Major Roads
- Potential Future Roads
- Main Trails (Existing & Proposed)

Note: This map is not a Detailed Future Land Use Map or Future Transportation Map for zoning and other decision making. The purpose of this map is to show conceptual future growth options and facilitate public discussion.

DISCUSSION:

The conversations to date with the City and development partner HDG/CedarPrise have been very productive. The City is in need of additional housing. Development of this parcel is in concert with ongoing efforts in the area.

RECOMMENDATION:

Plan Commission takes no action at the Concept Proposal stage. Formal action is taken through Site Plan Review. Staff support this proposal at its current stage in the process.

ATTACHMENTS:

Concept Submittal Documents

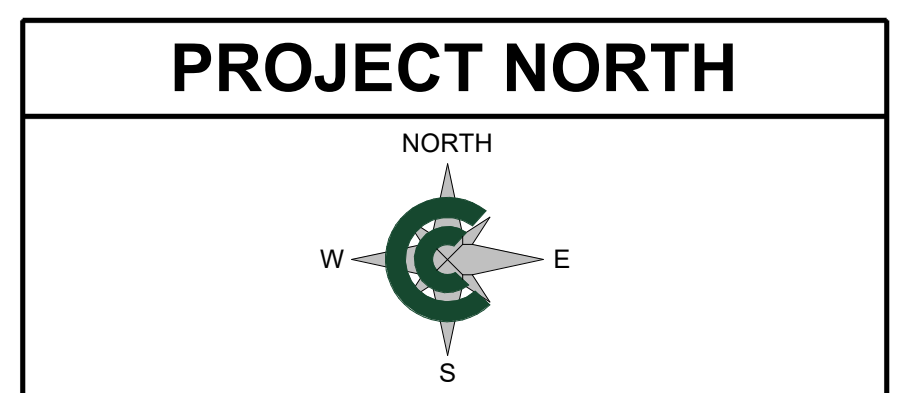
- PowerPoint Presentation
- Trillium Plant photo



MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	DELINEATED WETLANDS		RETENTION POND

SITE TOTALS	
1 BEDROOM 1 BATH	51
MARKET RATE	37
SUBSIDIZED	14
PARKING (1 PER UNIT)	51
2 BEDROOM 1 BATH	42
MARKET RATE	28
SUBSIDIZED	14
PARKING (2 PER UNIT)	84
2 BEDROOM 2 BATH	28
MARKET RATE	
PARKING (2 PER UNIT)	56
3 BEDROOM 2 BATH	20
MARKET RATE	
PARKING (2 PER UNIT)	40
VISITOR PARKING	9
TOTAL UNITS	141
BELOW GRADE PARKING	105
ATTACHED GARAGE PARKING	36
SURFACE PARKING	99
TOTAL PARKING SPACES	240

SITE ESTIMATES	
ROAD ASPHALT	82,900 SF +/-
SITE ASPHALT	56,700 SF +/-
SIDE WALK CONCRETE	22,900 SF +/-
SITE PATHS CONCRETE	14,400 SF +/-



OVERALL SITE PLAN

1" = 160'-0"



MATERIAL LEGEND

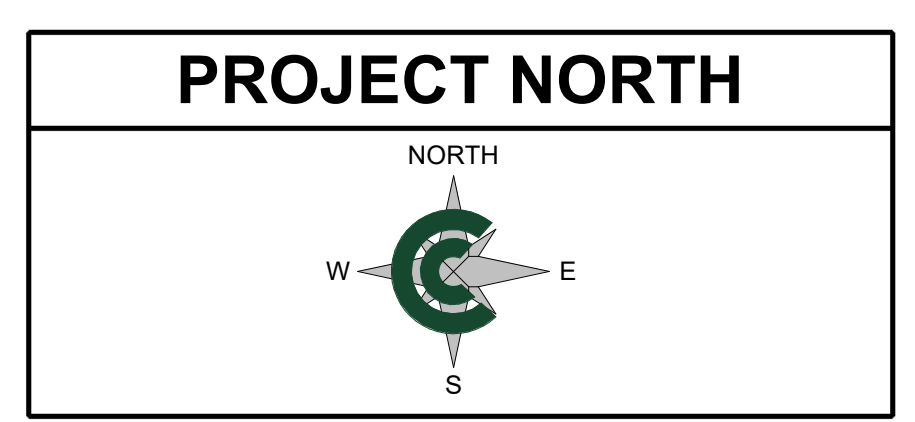
BUILDING	ASPHALT
GRASS	CONCRETE
DELINEATED WETLANDS	RETENTION POND

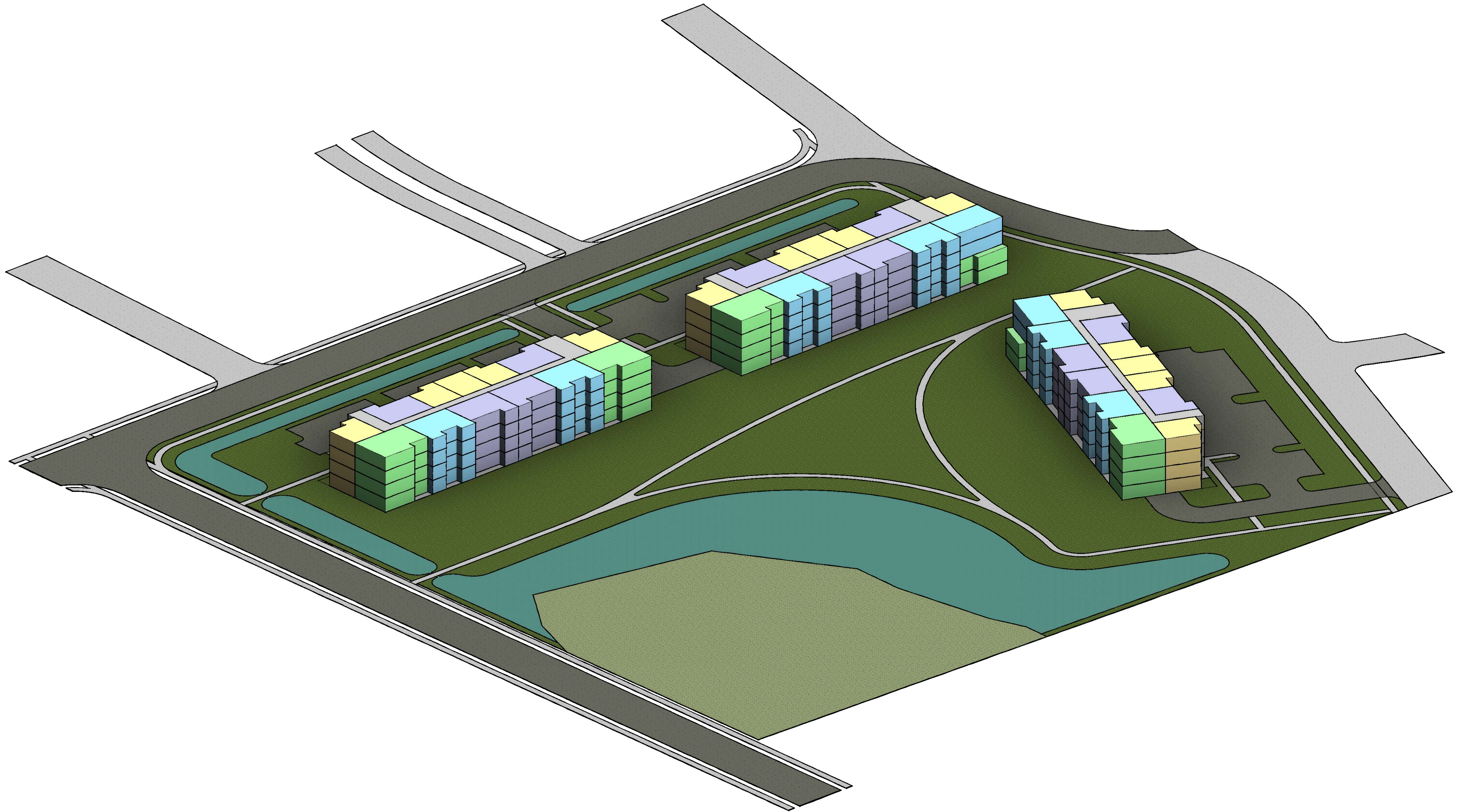
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MARKET RATE	28
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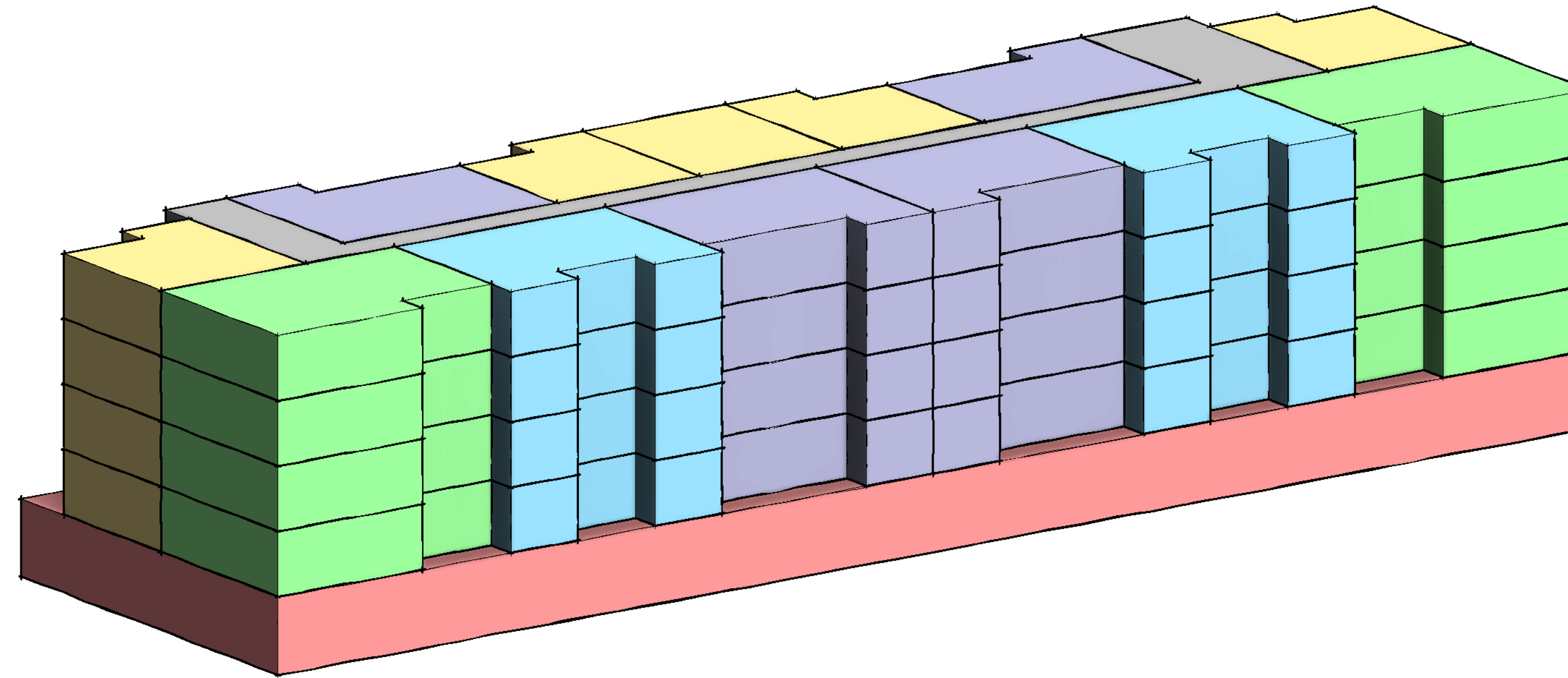
SITE ESTIMATES

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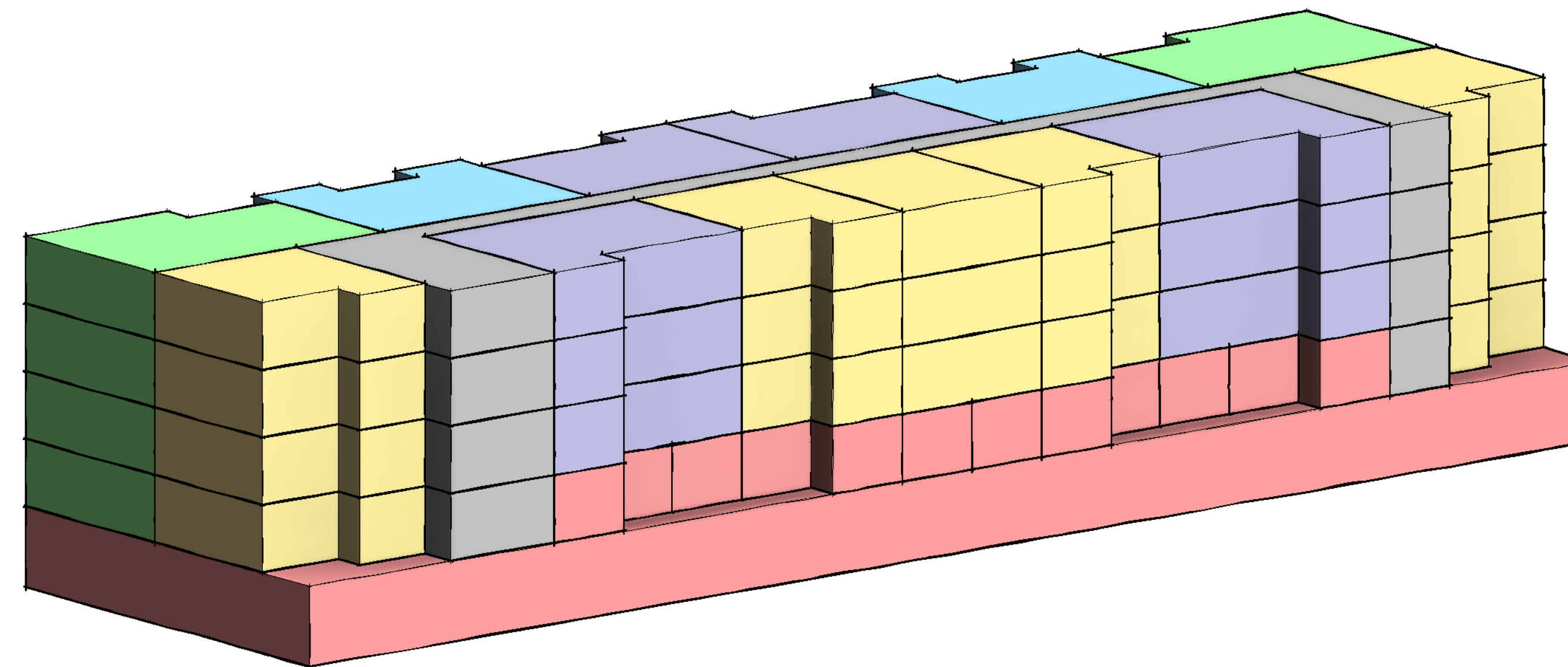




SITE AERIAL VIEW



BUILDING A - 47 UNITS (POND SIDE)



BUILDING A - 47 UNITS (PARKING SIDE)



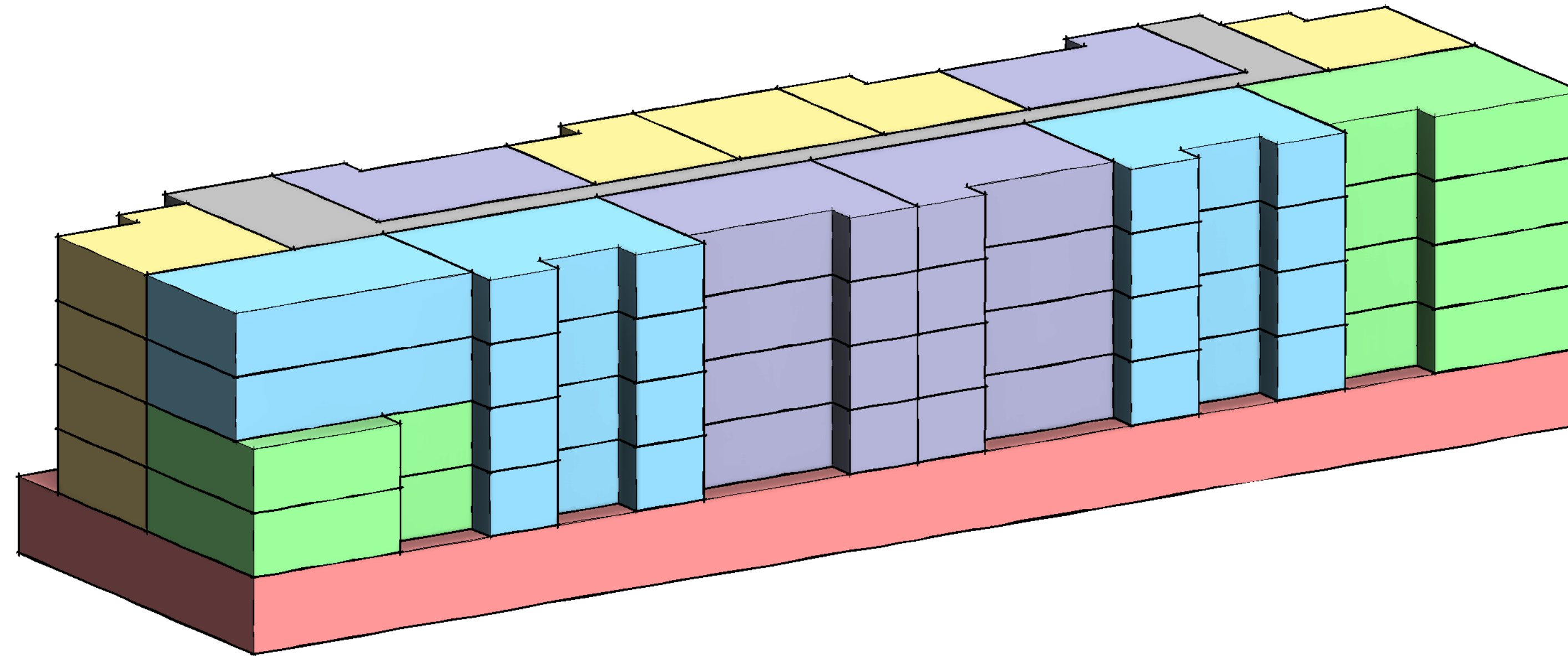
BUILDINGS ON SITE	1	4TH LEVEL	13,520 SF +/-
1 BEDROOM 1 BATH	17	CIRCULATION	2,000 SF +/-
2 BEDROOM 1 BATH	14	UNITS	11,520 SF +/-
2 BEDROOM 2 BATH	8	3RD LEVEL	13,520 SF +/-
3 BEDROOM 2 BATH	8	CIRCULATION	2,000 SF +/-
UNIT TOTAL	47	UNITS	11,520 SF +/-
		2ND LEVEL	13,520 SF +/-
		CIRCULATION	2,000 SF +/-
		UNITS	11,520 SF +/-
		GROUND LEVEL	13,520 SF +/-
		CIRCULATION	2,000 SF +/-
		GARAGE SPACES	3,860 SF +/-
		UNITS	7,660 SF +/-
		LOWER LEVEL	15,576 SF +/-

UNIT LEGEND

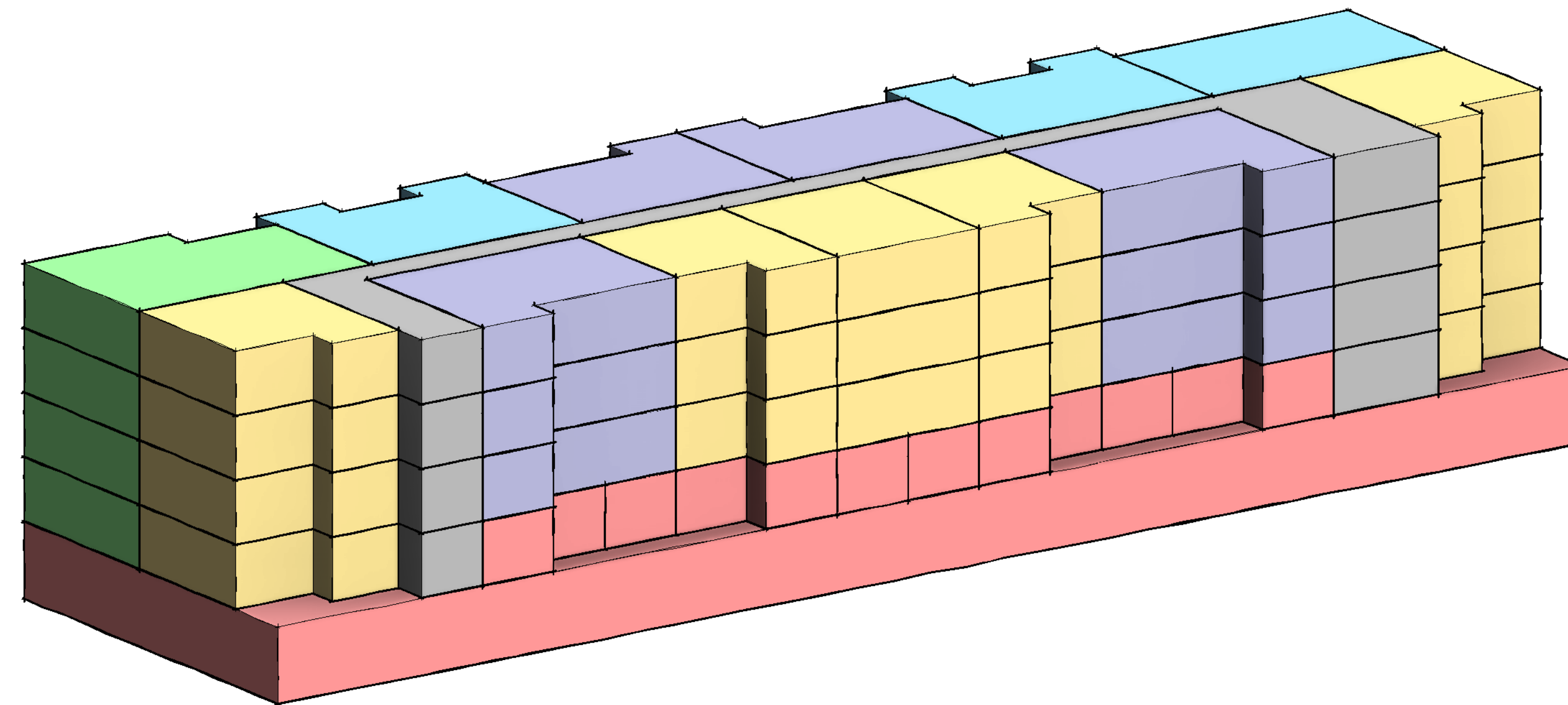
	1 BEDROOM 1 BATH UNIT COUNT - 51 UNIT SIZE - 680 SF
	2 BEDROOM 1 BATH UNIT COUNT - 42 UNIT SIZE - 905 SF
	2 BEDROOM 2 BATH UNIT COUNT - 28 UNIT SIZE - 1,090 SF
	3 BEDROOM 2 BATH UNIT COUNT - 20 UNIT SIZE - 1,150 SF
	VERTICAL CIRCULATION
	GARAGE SPACE

SITE TOTALS

1 BEDROOM 1 BATH	51
MARKET RATE	37
SUBSIDIZED	14
PARKING (1 PER UNIT)	51
2 BEDROOM 1 BATH	42
MARKET RATE	28
SUBSIDIZED	14
PARKING (2 PER UNIT)	84
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MARKET RATE	
PARKING (2 PER UNIT)	56
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MARKET RATE	
PARKING (2 PER UNIT)	40
VISITOR PARKING	9
TOTAL UNITS	141
BELOW GRADE PARKING	105
ATTACHED GARAGE PARKING	36
SURFACE PARKING	99
TOTAL PARKING SPACES	240



BUILDING B - 47 UNITS (POND SIDE)



BUILDING B - 47 UNITS (PARKING SIDE)



BUILDINGS ON SITE	2	4TH LEVEL	13,470 SF +/-
		CIRCULATION	2,000 SF +/-
		UNITS	11,470 SF +/-
1 BEDROOM 1 BATH	17	3RD LEVEL	13,470 SF +/-
2 BEDROOM 1 BATH	14	CIRCULATION	2,000 SF +/-
2 BEDROOM 2 BATH	10	UNITS	11,470 SF +/-
3 BEDROOM 2 BATH	6	2ND LEVEL	13,520 SF +/-
UNIT TOTAL	47	CIRCULATION	2,000 SF +/-
		UNITS	11,520 SF +/-
		GROUND LEVEL	13,520 SF +/-
		CIRCULATION	2,000 SF +/-
		GARAGE SPACES	3,860 SF +/-
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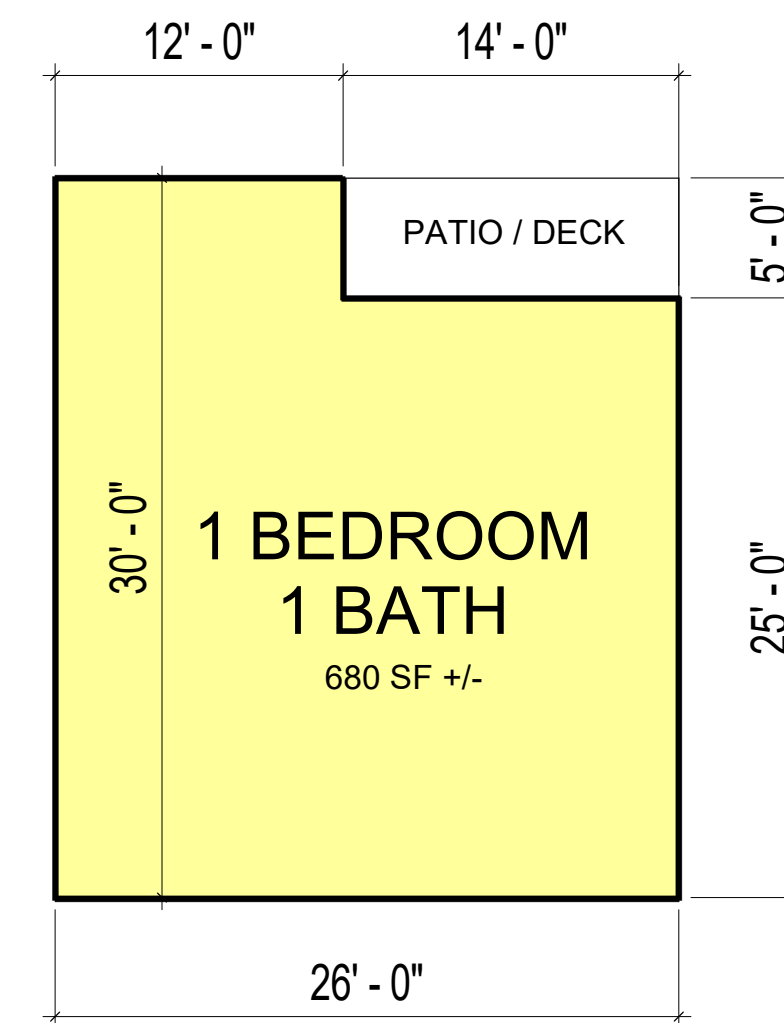
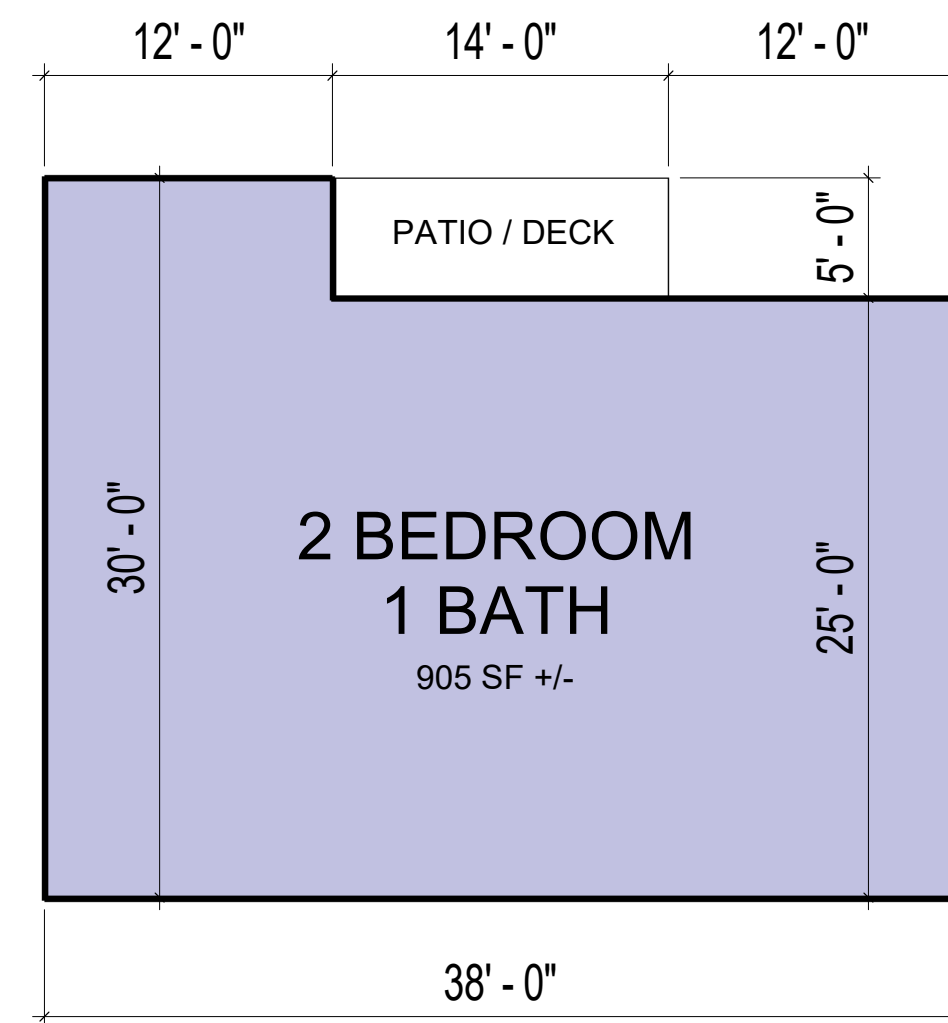
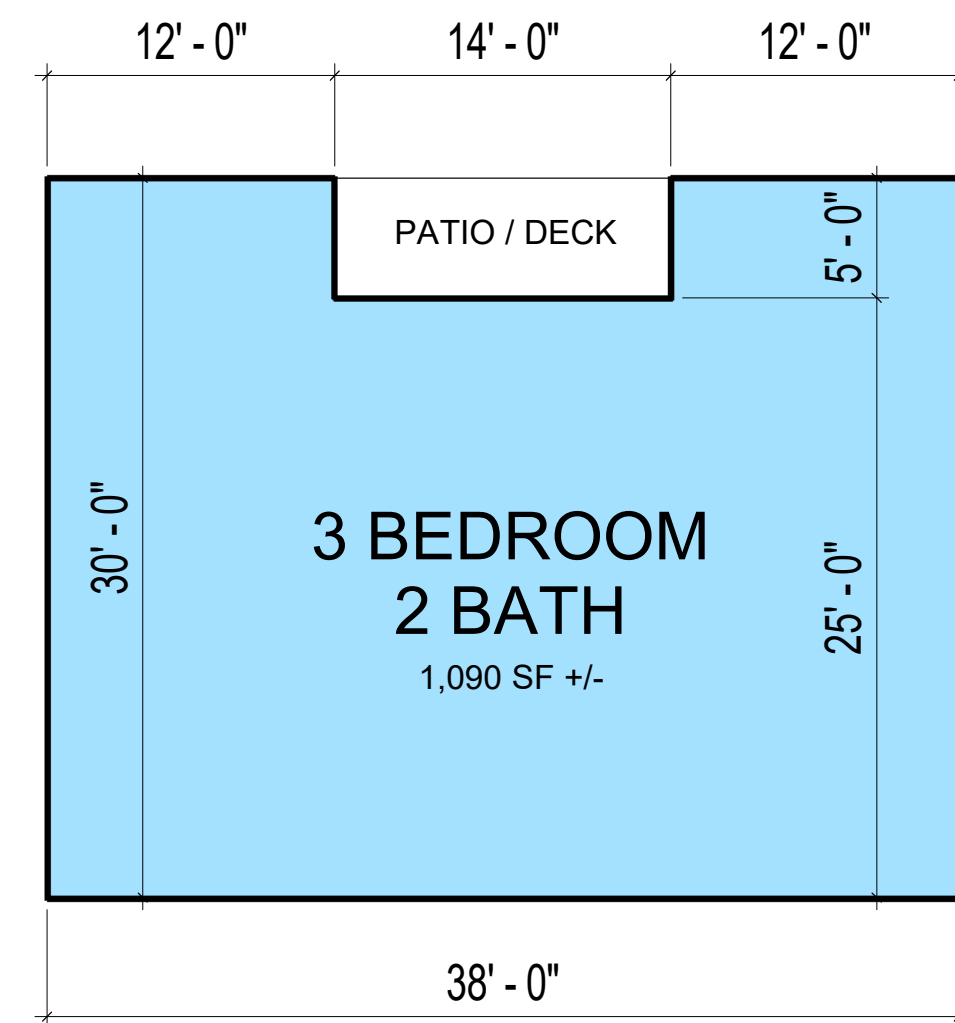
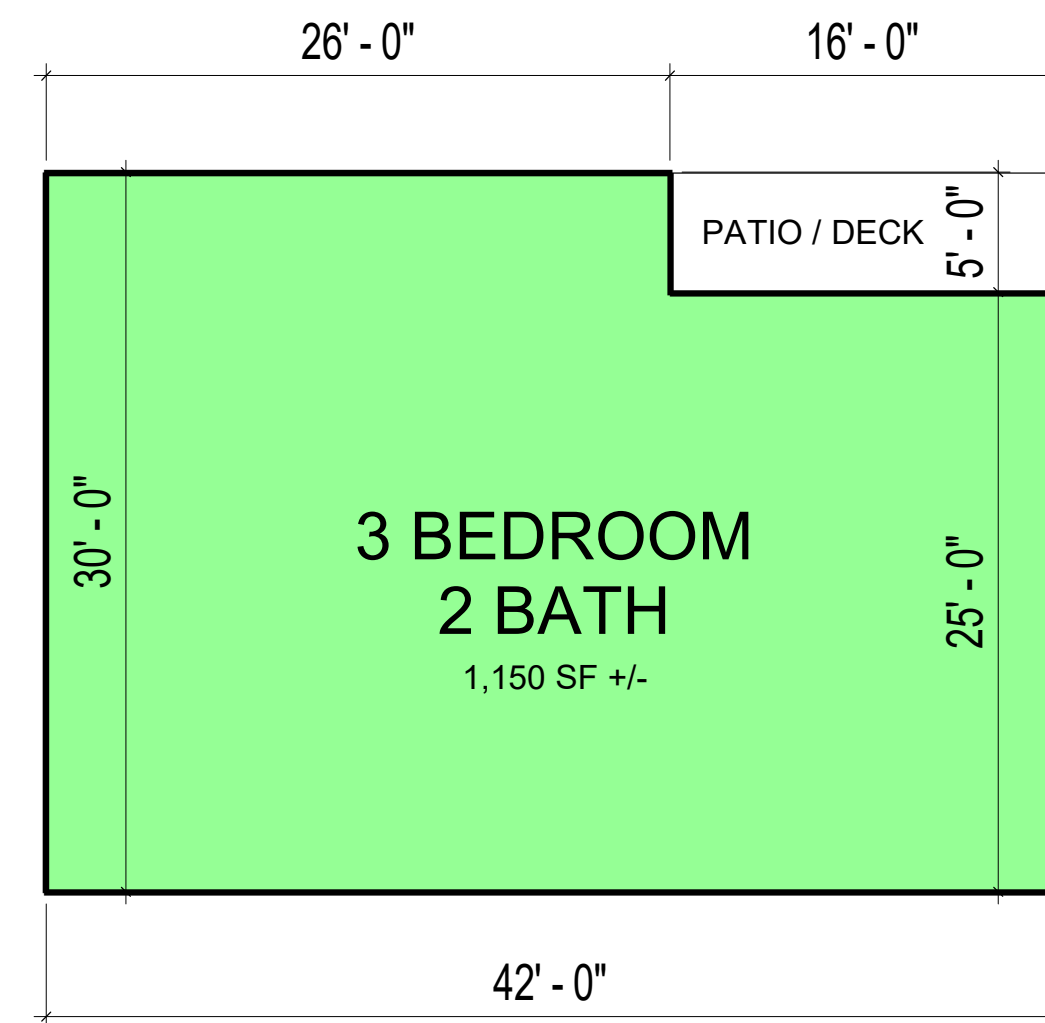
UNIT LEGEND

- 1 BEDROOM 1 BATH**
UNIT COUNT - 51
UNIT SIZE - 680 SF
- 2 BEDROOM 1 BATH**
UNIT COUNT - 42
UNIT SIZE - 905 SF
- 2 BEDROOM 2 BATH**
UNIT COUNT - 28
UNIT SIZE - 1,090 SF
- 3 BEDROOM 2 BATH**
UNIT COUNT - 20
UNIT SIZE - 1,150 SF
- VERTICAL CIRCULATION**
- GARAGE SPACE**

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	3 BEDROOM 2 BATH UNIT COUNT - 20 UNIT SIZE - 1,150 SF
	VERTICAL CIRCULATION
	GARAGE SPACE



TYPICAL UNIT SIZES

1/8" = 1'-0"

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Plan Commission presentation for:



F O R T • A T K I N S O N

February 28, 2023



The Trillium

Multifamily
Neighborhood
Development



Presentation Objectives

- Team Introductions
- Concept Diagrams
 - Site Plan
 - Blocking Organizational Diagrams
 - Exterior Perspectives
- Fact Sheet
- Milestone Schedule
- Fly-through



Russ Kiviniemi
Cedar Corporation
Principal



Steve Wille
Hoffman Development Group
Co-Founder; Manager



Developer Introduction



PARTNERSHIP

Hoffman Development Group and CedarPrise

- Capitalize upon each others strengths
- Typically focus on 80/20 'missing middle' market rate/affordable multifamily housing developments throughout the Midwest
- Developers 'for fee' – we don't own our developments when complete.

AFFILIATES

Hoffman Planning, Design & Construction, Inc. (www.hoffman.net) -

- Celebrating over 131 years in operation
- Integrated Design-Build company based in Appleton, Wisconsin
- Bidding process maximizes competitive pricing (saving up to 20% vs. traditional general contractors)
- Hoffman's construction approach utilizes qualified local subcontractors, keeping revenue in your community

Cedar Corporation (www.cedarcorp.com)

- Celebrating over 48 years in operation
- Have worked with many Wisconsin municipalities
- Infrastructure, Architecture and Environmental services
- 4 Wisconsin offices

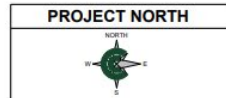
Conceptual Site Area Plan



MATERIAL LEGEND	
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	ASPHALT
	GRASS
	CONCRETE
	DELINEATED WETLANDS
	RETENTION POND

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SITE ASPHALT	56,700 SF +/-
SIDE WALK CONCRETE	22,900 SF +/-
SITE PATHS CONCRETE	14,400 SF +/-



Conceptual Site Plan



MATERIAL LEGEND

 BUILDING	 ASPHALT
 GRASS	 CONCRETE
 DELINEATED WETLANDS	 RETENTION POND

SITE TOTALS

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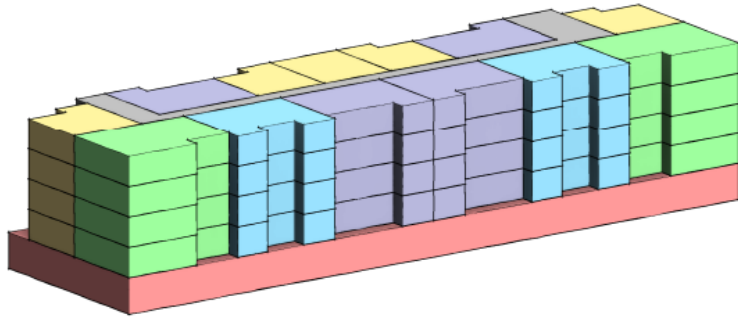
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PROJECT NORTH



Blocking Organizational Diagrams

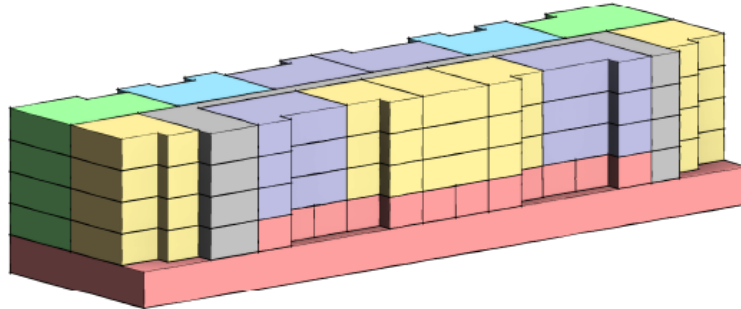


BUILDING A - 47 UNITS (POND SIDE)

BUILDING A - 47 UNITS (PARKING SIDE)

BUILDINGS ON SITE	1
1 BEDROOM 1 BATH	17
2 BEDROOM 1 BATH	14
2 BEDROOM 2 BATH	8
3 BEDROOM 2 BATH	8
UNIT TOTAL	47

4TH LEVEL	13,520 SF +/-
CIRCULATION	2,000 SF +/-
UNITS	11,520 SF +/-
3RD LEVEL	13,520 SF +/-
CIRCULATION	2,000 SF +/-
UNITS	11,520 SF +/-
2ND LEVEL	13,520 SF +/-
CIRCULATION	2,000 SF +/-
UNITS	11,520 SF +/-
GROUND LEVEL	13,520 SF +/-
CIRCULATION	2,000 SF +/-
GARAGE SPACES	3,860 SF +/-
UNITS	7,660 SF +/-
LOWER LEVEL	15,576 SF +/-



BUILDING A - 47 UNITS (PARKING SIDE)

UNIT LEGEND

1 BEDROOM 1 BATH
UNIT COUNT - 51
UNIT SIZE - 680 SF
2 BEDROOM 1 BATH
UNIT COUNT - 42
UNIT SIZE - 905 SF
2 BEDROOM 2 BATH
UNIT COUNT - 28
UNIT SIZE - 1,090 SF
3 BEDROOM 2 BATH
UNIT COUNT - 20
UNIT SIZE - 1,150 SF

VERTICAL CIRCULATION

GARAGE SPACE

SITE TOTALS

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Exterior Perspectives – Pond and Parking Sides



Exterior Perspective – View Looking Southeast



Exterior Perspective - View Looking Northwest



Fact Sheet



The Trillium

Multifamily
Neighborhood
Development

Description	
Number of Buildings	3 Buildings
Above Ground Stories	4 Stories
Units	141 Units
1 BR 1 Bath	51 Units
2 BR 1 Bath	42 Units
2 BR 2 Bath	28 Units
3 BR 2 Bath	20 Units
Enclosed Parking	141 Spaces
Surface Parking	99 Stalls
Underground Parking	46,728 SF
Ground Level	23,040 SF
First Floor Garage	11,580 SF
Second Floor	34,560 SF
Third Floor	34,560 SF
Fourth Floor	34,560 SF
Circulation	24,000 SF
Total Living SF	126,720 SF
Total W/Garage SF	209,028 SF
Site Density Units/Acre	15.26 Units/Ac
Overall Site	9.173 Acres



Milestone Schedule

Task	Start	Finish
Plan Commission Meeting (informational)	Tue 2/28/23	Tue 2/28/23
Survey Work	Tue 2/28/23	Fri 3/10/23
Certified Survey Map (CSM) Draft to City	Fri 3/10/23	Fri 3/10/23
Prepare Conditional Use Permit (CUP) Application	Mon 3/13/23	Fri 3/24/23
CUP submitted to Plan Commission	Fri 3/24/23	Fri 3/24/23
CUP Plan Commission Review	Mon 3/27/23	Fri 5/19/23
CUP Plan Commission Approval	Tue 5/23/23	Tue 5/23/23
Project Development Agreement (PDA) Review	Mon 2/27/23	Fri 5/5/23
PDA Approved by City Council	Tue 6/6/23	Tue 6/6/23
Finance Closing	Fri 1/5/24	Fri 1/5/24
Design and Bidding	Mon 1/8/24	Fri 5/31/24
Building Construction	Mon 6/3/24	Fri 10/17/25



Thank you!




The Trillium

Fly-through

