



August 19, 2019

Mr. Andy Sele  
City Engineer  
City of Fort Atkinson  
101 N. Main St.  
Fort Atkinson, WI 53538

Dear Andy:

On behalf of Bethany Ev. Lutheran Church (Bethany) and Crown of Life Christian Academy (CLCA), Jens Construction (Design-Build Contractor for the project) is submitting the following project for review and plan approval at the September 10, 2019 Planning Commission meeting.

The project consists of construction of a school building on the property (owned by Bethany) located just north of Berea Dr. The project consists of a new 30,000 square foot building which will have six (6) classrooms, a commons area, administrative offices, gymnasium, and ancillary other rooms to support the education of 1<sup>st</sup> through 8<sup>th</sup> grade students at CLCA.

Should you have any further questions please do not hesitate to contact me.

Respectfully,  
JENS CONSTRUCTION CORP.

A handwritten signature in blue ink, appearing to read "B. Ertman", is written over a horizontal line.

Brian Ertman  
Project Manager

Cc: Chris Stelzer, Chairman of the Building Committee  
Rev. Aaron Winkelman, Interim President  
Kris Pederson, Studio North

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JENS CONSTRUCTION CORPORATION

N26 W23314 Paul Road

Pewaukee, WI 53072

Phone: 262-513-5460

Fax: 262-513-5466

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- Storm Water Study
- Planning Commission Minutes 8-14-2018

# Section 1.0

1. Owner and/or developer's name, phone number, and address
  - a. Owner: Crown of Life Christian Academy
  - b. Contact: Matt Oppermann
  - c. Address: 404 Roosevelt Street, Fort Atkinson, WI 53538
  - d. Phone: 920-563-2278
  
2. Where applicable, the architect's or engineer's name, phone number, and address
  - a. Architect: Studio North | Architecture & Design
  - b. Contact: Kris Pederson
  - c. Address: 5573 N Tischer Rd, Duluth, MN 55804
  - d. Phone: 218-481-2334
  
3. Description of all proposed buildings indicating proposed uses and building size
  - a. The project consists of a new 30,000 square foot elementary/middle school building and associated parking, roadways, and utilities. The building will house 6 classrooms, gymnasium, restrooms, locker rooms, commons area, warming kitchen, and administrative area.
  
4. Descriptions of the location, type, and size of all outside signs
  - a. 5'x10' monument sign located at the entrance driveway off Berea Drive
  - b. 2'x50' building sign located on the north wall of the gymnasium
  
5. Calculations indicating the total site size, building floor area, number of parking spaces, amounts of impervious surfaces, and amount of non-impervious green space
  - a. Site size: 36.32 acres
  - b. Building floor area: 29,398 square feet
  - c. Number of parking spaces: 126 (6 accessible)
  - d. Amount of impervious surface: 2.88 acres
  - e. Amount of non-impervious surface green space: 33.45 acres



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# Section 2.0

## Disclosure Statement

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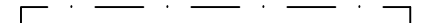
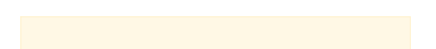



1. It is our position that the proposed use and development will be in harmony with the general and specific purposes for which this ordinance was enacted. At the August 14, 2018 Planning Commission meeting, condition usage was approved for the construction of a new school on the property once the sale was finalized. In December 2018, Bethany closed on the sale of the property.
2. Crown of Life Christian Academy will have undue adverse or detrimental effect on adjacent property, character of the area, or any other item listed in point 2 of Disclosure Statement. Crown of Life Christian Academy exists to serve its community through the proclamation of God's Word, the pursuit of academic excellence, and the establishment of meaningful relationships with the children and families it serves.
3. As can be seen in our site plan, the new school will not dominate the immediate vicinity or interfere with the use and development of neighboring property. The building has been situated further back of the property to allow the homes and future homes along Mountclair the ability to still enjoy the serene nature setting of the land. In addition, with the landscaping planned it is our position that the existing natural setting will be further enhanced from the farm field that existed prior to Bethany's purchase of the land (or the originally proposed single, dual, and multi-family homes).
4. The design presented will utilize the roadways, water service, sanitary service, storm service, electricity, and gas service already in place. We do not anticipate a need to change the size of any of these services. In addition, we have met with the City of Fort Atkinson Fire Department and Police Department regarding their service to the school. It is their belief that they can adequately service this building as presented. As CLCA already utilizes the public parks, library, and those services, required by the State of Wisconsin, by the public-school system; no further requirements are required of these entities.
5. In discussions with the City Engineer, it was determined that a full traffic study is not warranted for this project as the traffic generated from the private school should not cause a significant increase of traffic on the residential streets. This is explained in further detail in the "Traffic Study" section of this submission.
6. As stated in point 3 above, it is our position that the proposed use and design of the property will enhance the natural and scenic nature of the property. It was CLCA's direction to us to "Use our site's natural resources responsibly. Environmental stewardship will guide, design and prioritize designs. Design will deliberately incorporate the beauty of God's creation using natural elements and elements found on our site. New construction and renovations will be completed in an environmentally and financially responsible manner."
7. All applicable codes and regulations will be followed in the design and construction of the school.

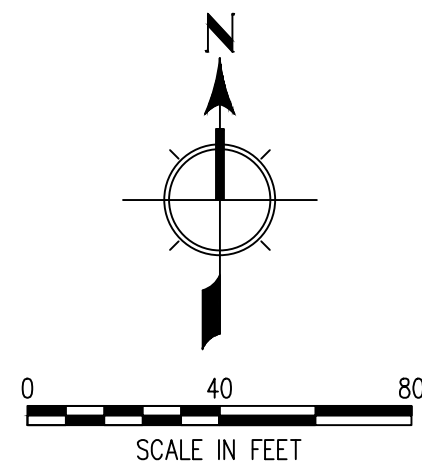


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# Section 3.0

**LEGEND**

-  PROPERTY BOUNDARY
-  WETLAND BOUNDARY
-  ZONED R1 SINGLE FAMILY RESIDENTIAL
-  ZONED R2 TWO FAMILY RESIDENTIAL
-  ZONED R3 MULTI FAMILY RESIDENTIAL
-  ZONED CONSERVANCY



**SITE SUMMARY:**

**SITE AREA:** 36.32± ACRES

**IMPERVIOUS SURFACE:**

- EXISTING = 0.05± ACRES
- PROPOSED = 2.88± ACRES (8%)

**GREENSPACE:**

- PROPOSED = 33.45 ACRES (92%)

**ZONING (WITHIN PROPERTY):**

- R1- SINGLE FAMILY RESIDENTIAL
- R2- TWO FAMILY RESIDENTIAL
- R3- MULTIPLE FAMILY RESIDENTIAL
- CONSERVANCY

**ADDITIONAL OVERLAY DISTRICTS**

- NONE

**FLOOD ZONE**

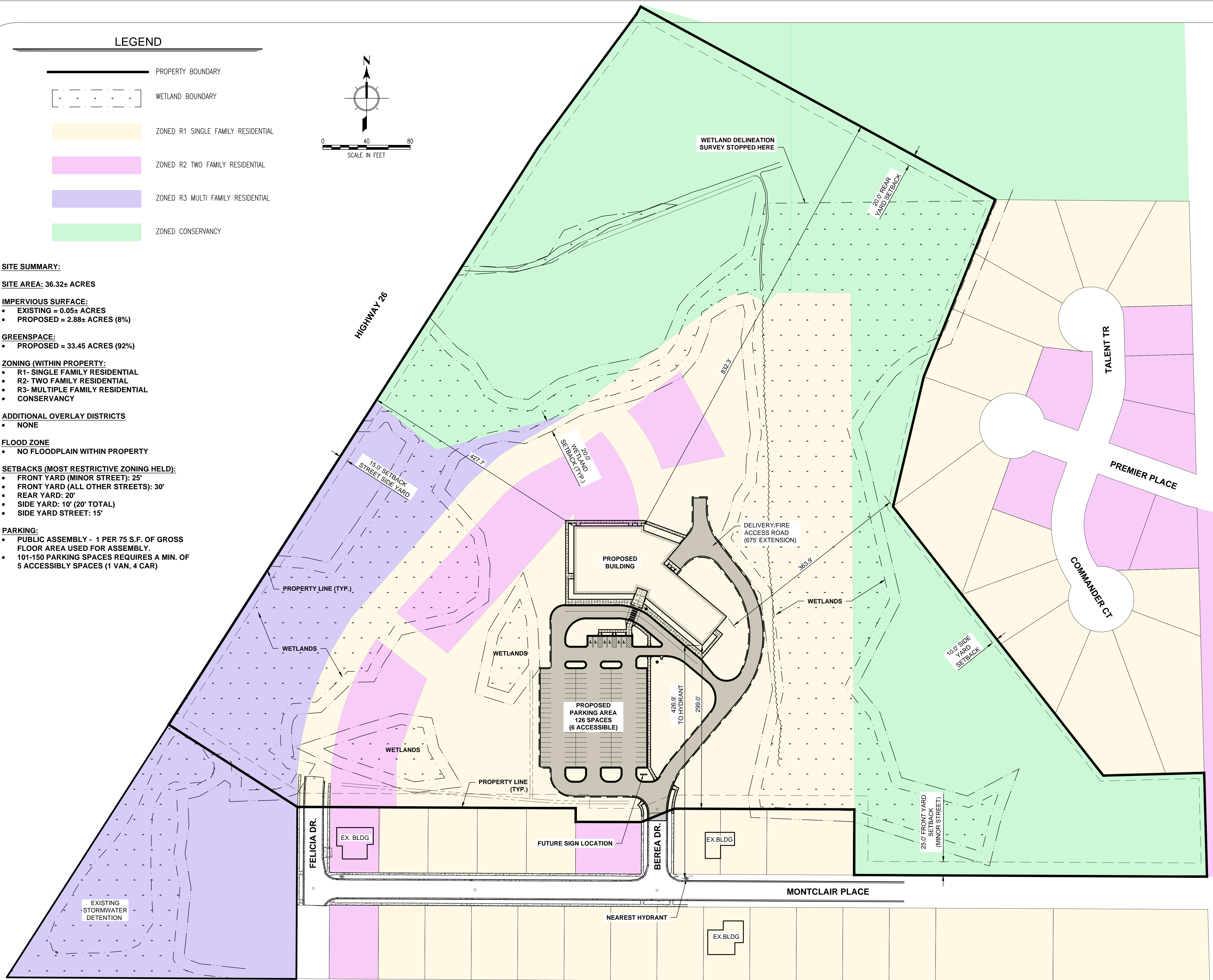
- NO FLOODPLAIN WITHIN PROPERTY

**SETBACKS (MOST RESTRICTIVE ZONING HELD):**

- FRONT YARD (MINOR STREET): 25'
- FRONT YARD (ALL OTHER STREETS): 30'
- REAR YARD: 20'
- SIDE YARD: 10' (20' TOTAL)
- SIDE YARD STREET: 15'

**PARKING:**

- PUBLIC ASSEMBLY - 1 PER 75 S.F. OF GROSS FLOOR AREA USED FOR ASSEMBLY.
- 101-150 PARKING SPACES REQUIRES A MIN. OF 5 ACCESSIBLY SPACES (1 VAN, 4 CAR)



Consulting Firm Name and Address

**KRECH OJARD** Engineers & Architects  
& ASSOCIATES, INC.

REGIONAL OFFICE  
916 HAMMOND AVENUE  
SUPERIOR, WI 54880  
27 WEST FIRST STREET, SUITE 500  
DULUTH, MINNESOTA 55802  
TEL: 218.727.1818 www.krechojard.com FAX: 715.882.3338

**PRELIMINARY**  
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

STUDIO NORTH | ARCHITECTURE + DESIGN  
DULUTH, MN 55804

**studionorth**  
ARCHITECTURE + DESIGN

Project Name and Address

CROWN OF LIFE  
CHRISTIAN ACADEMY  
FORT ATKINSON, WISCONSIN

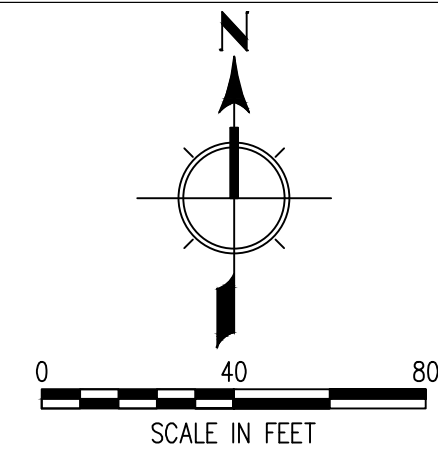
PROJECT OVERVIEW

Project	191037	Sheet	EX. 1
Date	08/19/19		
Scale	AS NOTED		







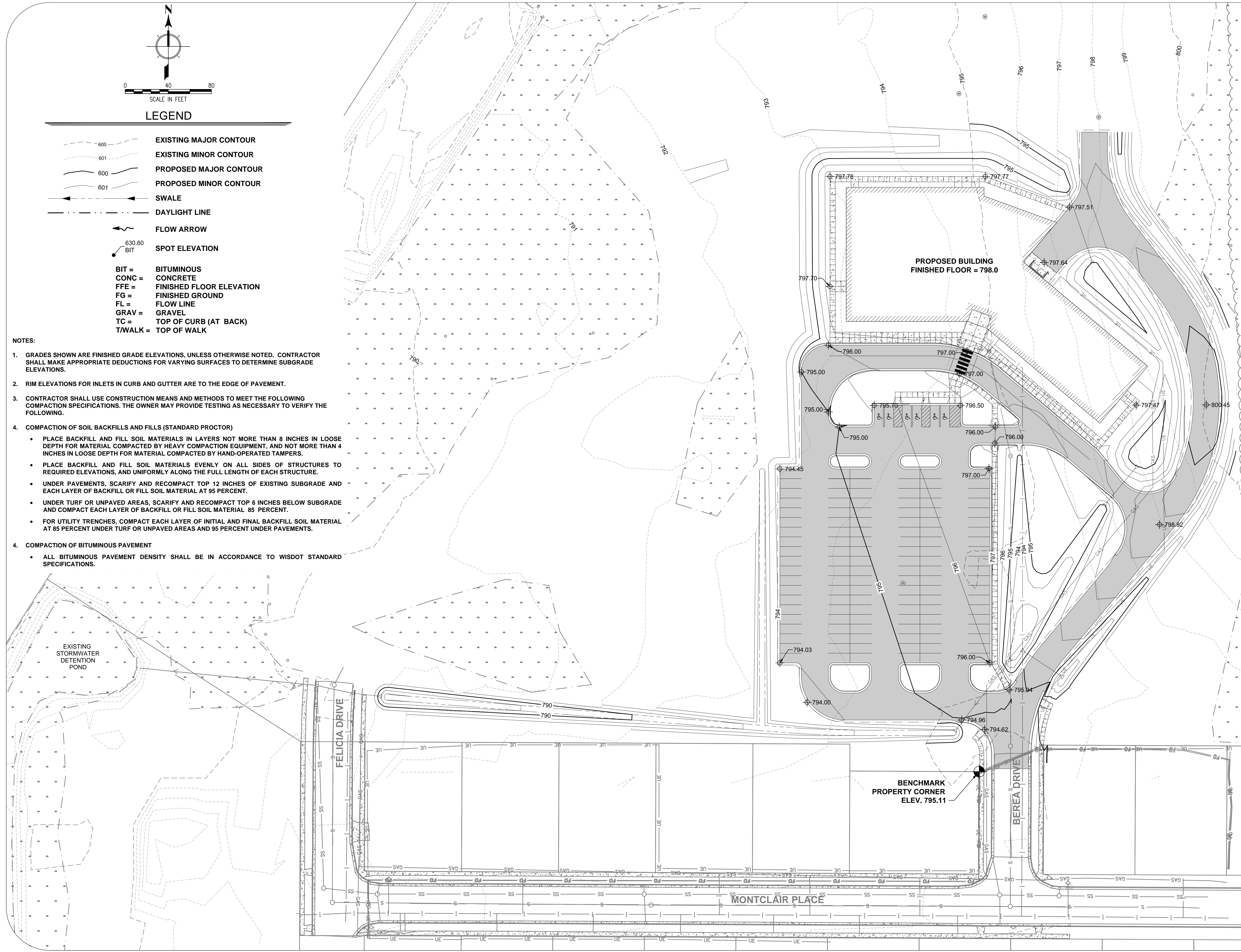


**LEGEND**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SWALE
- DAYLIGHT LINE
- FLOW ARROW
- SPOT ELEVATION
- BIT = BITUMINOUS**
- CONC = CONCRETE**
- FFE = FINISHED FLOOR ELEVATION**
- FG = FINISHED GROUND**
- FL = FLOW LINE**
- GRAV = GRAVEL**
- TC = TOP OF CURB (AT BACK)**
- T/WALK = TOP OF WALK**

**NOTES:**

1. GRADES SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.
2. RIM ELEVATIONS FOR INLETS IN CURB AND GUTTER ARE TO THE EDGE OF PAVEMENT.
3. CONTRACTOR SHALL USE CONSTRUCTION MEANS AND METHODS TO MEET THE FOLLOWING COMPACTION SPECIFICATIONS. THE OWNER MAY PROVIDE TESTING AS NECESSARY TO VERIFY THE FOLLOWING.
  4. COMPACTION OF SOIL BACKFILLS AND FILLS (STANDARD PROCTOR)
    - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
    - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
    - UNDER PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
    - UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL 85 PERCENT.
    - FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT UNDER TURF OR UNPAVED AREAS AND 95 PERCENT UNDER PAVEMENTS.
  4. COMPACTION OF BITUMINOUS PAVEMENT
    - ALL BITUMINOUS PAVEMENT DENSITY SHALL BE IN ACCORDANCE TO WISDOT STANDARD SPECIFICATIONS.



**KRECH OIARD**  
Engineers & Architects & ASSOCIATES, INC.

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PRELIMINARY  
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

STUDIO NORTH | ARCHITECTURE + DESIGN  
DULUTH, MN 55804

studionorth

ARCHITECTURE + DESIGN

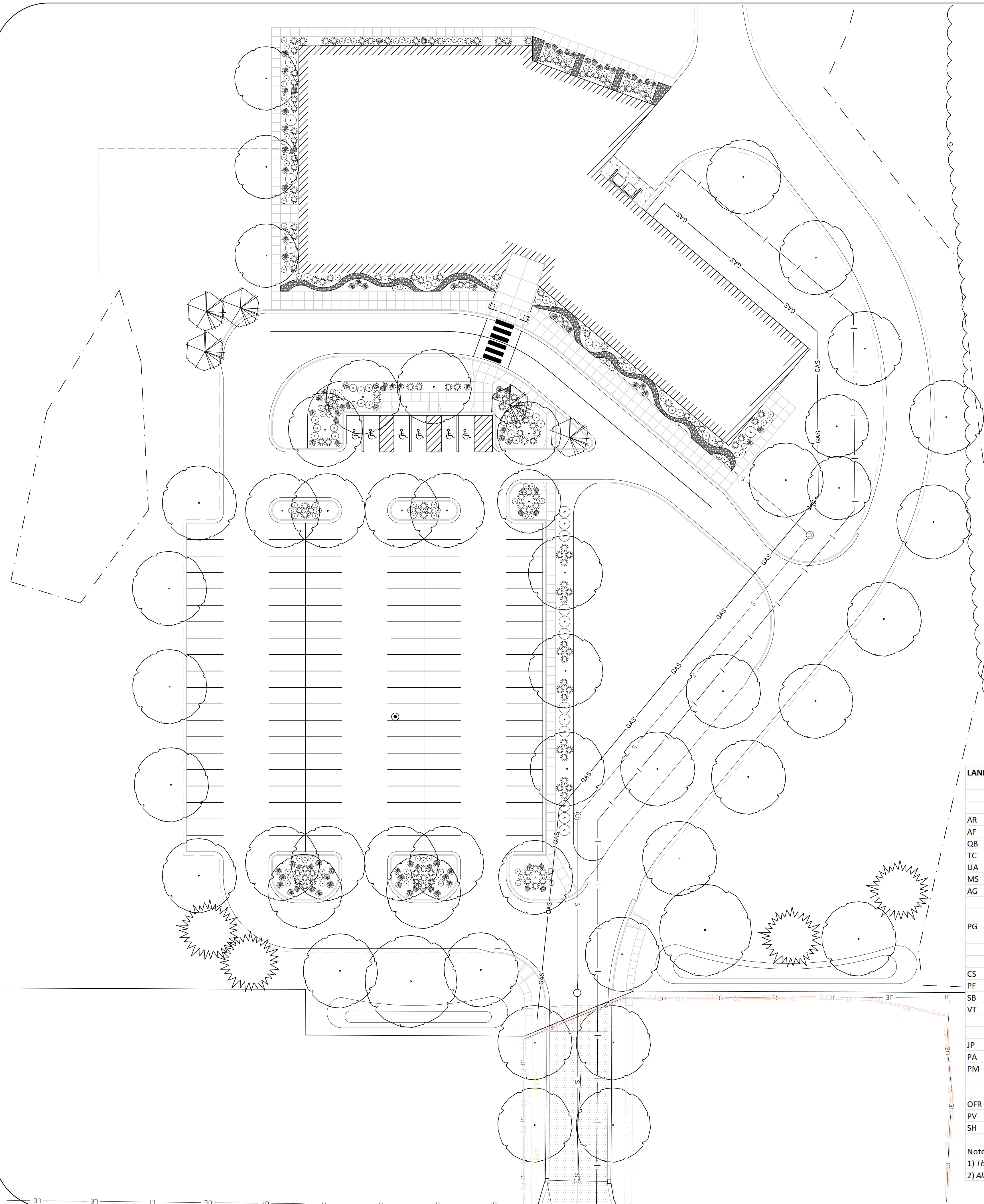
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FORT ATKINSON, WISCONSIN

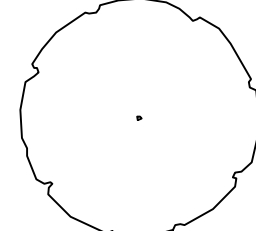
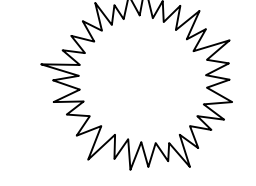
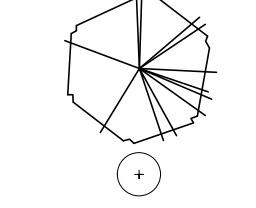



GRADING PLAN

Project 191037	Sheet
Date 08/19/19	C102
Scale AS NOTED	





**LEGEND**

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  ORNAMENTAL GRASS

PLANT QUANTITIES	
TYPE	QUANTITY
DECIDUOUS TREE	51
EVERGREEN TREE	4
ORNAMENTAL TREE	5
DECIDUOUS SHRUB	162
EVERGREEN SHRUB	40
ORNAMENTAL GRASS	154

**LANDSCAPE KEY**

Common Name	Scientific Name	Size	Type	Quantity	Height	Width
<b>Deciduous Trees</b>						
AR Red Sunset Maple	Acer rubrum 'Franksred'	2.5"	B&B		45'	35'
AF Sienna Glen Maple	Acer x freemanii 'Sienna'	2.5"	B&B		50-60'	40'
QB Swamp White Oak	Quercus bicolor	2.5"	B&B		50-60'	40-50'
TC Greenspire Linden	Tilia cordata 'Greenspire'	2.5"	B&B		40-50'	30-35'
UA Princeton Elm	Ulmus americana 'Princeton'	2.5"	B&B		60'	40'
MS Spring Snow Crabapple	Malus 'Spring Snow'	2"	B&B		25-30'	15-20'
AG Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6'	B&B		20-25'	15'
<b>Evergreen Trees</b>						
PG Black Hills Spruce	Picea glauca densata	6'	B&B		30-40'	20-30'
<b>Deciduous Shrubs</b>						
CS Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	5 gal	Container		5-6'	3-4'
PF Mango Tango Potentilla	Potentilla fruticosa 'Uman'	5 gal	Container		2-3'	2-3'
SB Glow Girl Spiraea	Spiraea betulifolia 'TorGold'	5 gal	Container		3-4'	3-4'
VT Compact American Viburnum	Viburnum trilobum 'Bailey Compact'	5 gal	Container		5-6'	5-6'
<b>Evergreen Shrubs</b>						
JP Sea of Gold Juniper	Juniperus x pfitzeriana 'MonSan'	5 gal	Container		3'	4'
PA Dwarf Norway Spruce	Picea abies 'Pumila'	5 gal	Container		3'	3'
PM Blue Nest Spruce	Picea mariana 'Ericoides'	5 gal	Container		3-4'	3'
<b>Ornamental Grasses</b>						
OFR Overdam Feather Reed Grass	Calamagrostis x acutifolia 'Overdam'	#1	Container		2-3'	18"
PV Ruby Ribbons Switchgrass	Panicum virgatum 'RR1' Ruby Ribbons	#1	Container		2-3'	2'
SH Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	#1	Container		2'	1'

**Notes:**

- The above table is for reference only; contractor to bid plans.
- All sod, shrubs, native areas and mulch differences shall be separated by steel edger or concrete walks.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_

No.	Revision/Issue	Date

**Firm Name and Address**

STUDIO NORTH | ARCHITECTURE + DESIGN  
 DULUTH, MN 55804



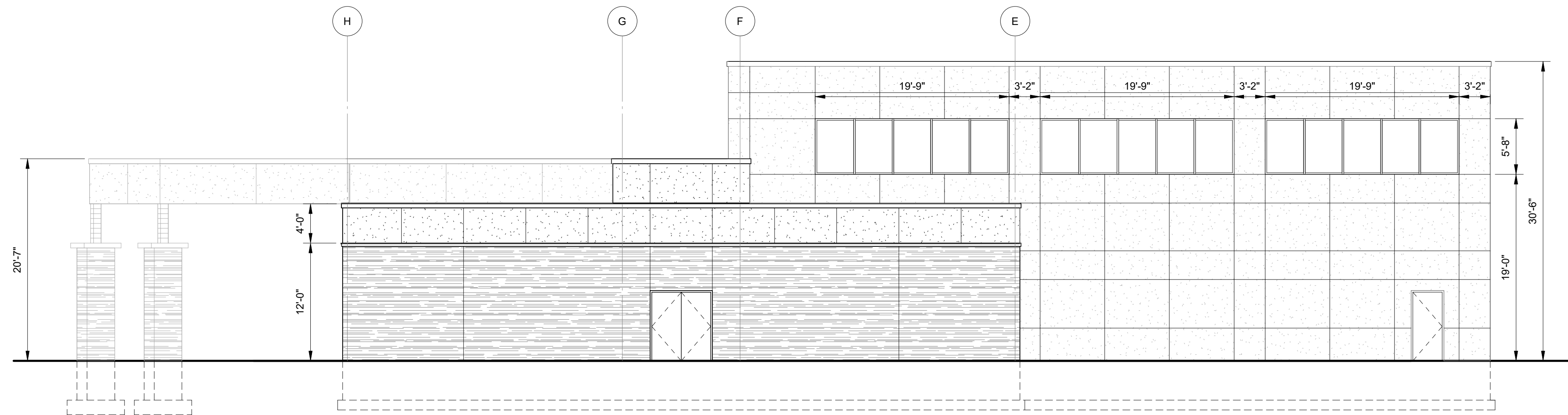
**Project Name and Address**

CROWN OF LIFE  
 CHRISTIAN ACADEMY  
 FORT ATKINSON, WISCONSIN

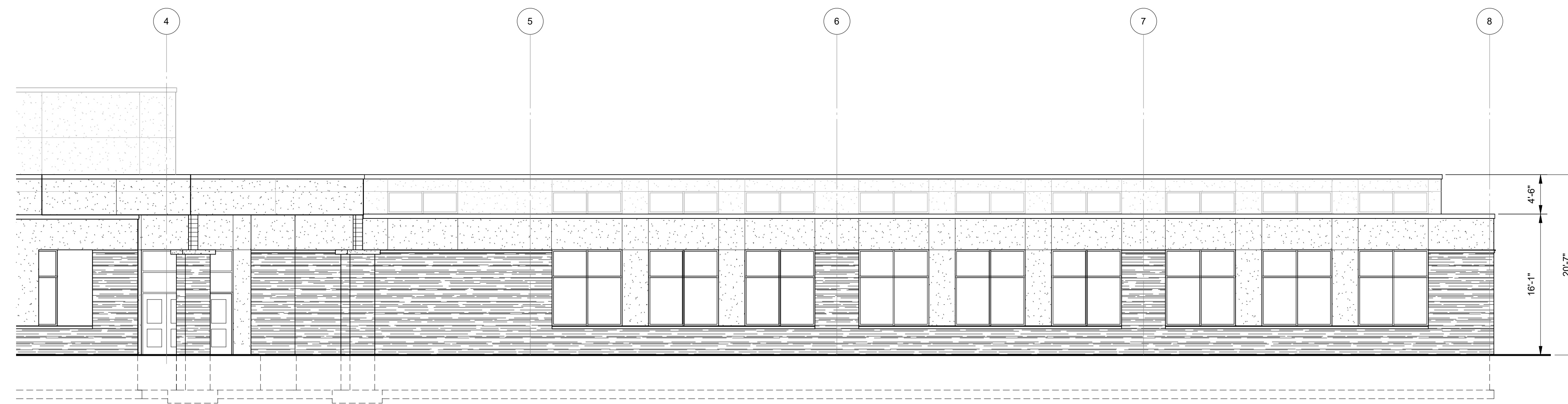
LANDSCAPE PLAN

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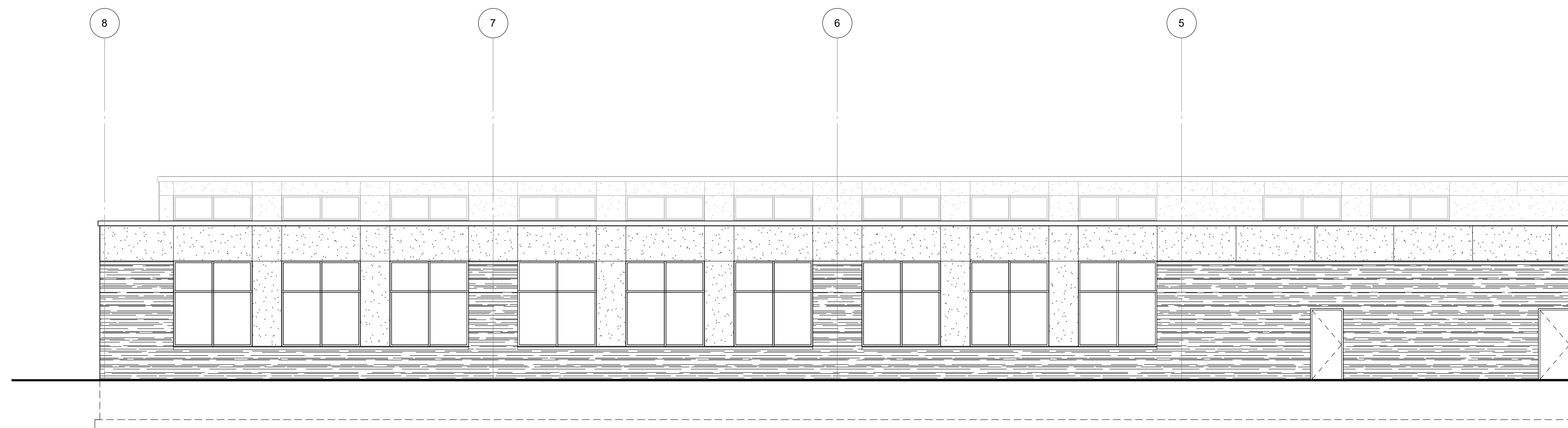




1 EAST CLASSROOM / COMMONS BUILDING ELEVATION  
1/8" = 1'-0"



2 SOUTH EXTERIOR CLASSROOM WING BUILDING ELEVATION  
1/8" = 1'-0"



3 NORTH EXTERIOR CLASSROOM BUILDING ELEVATION  
1/8" = 1'-0"

Consulting Firm Name and Address

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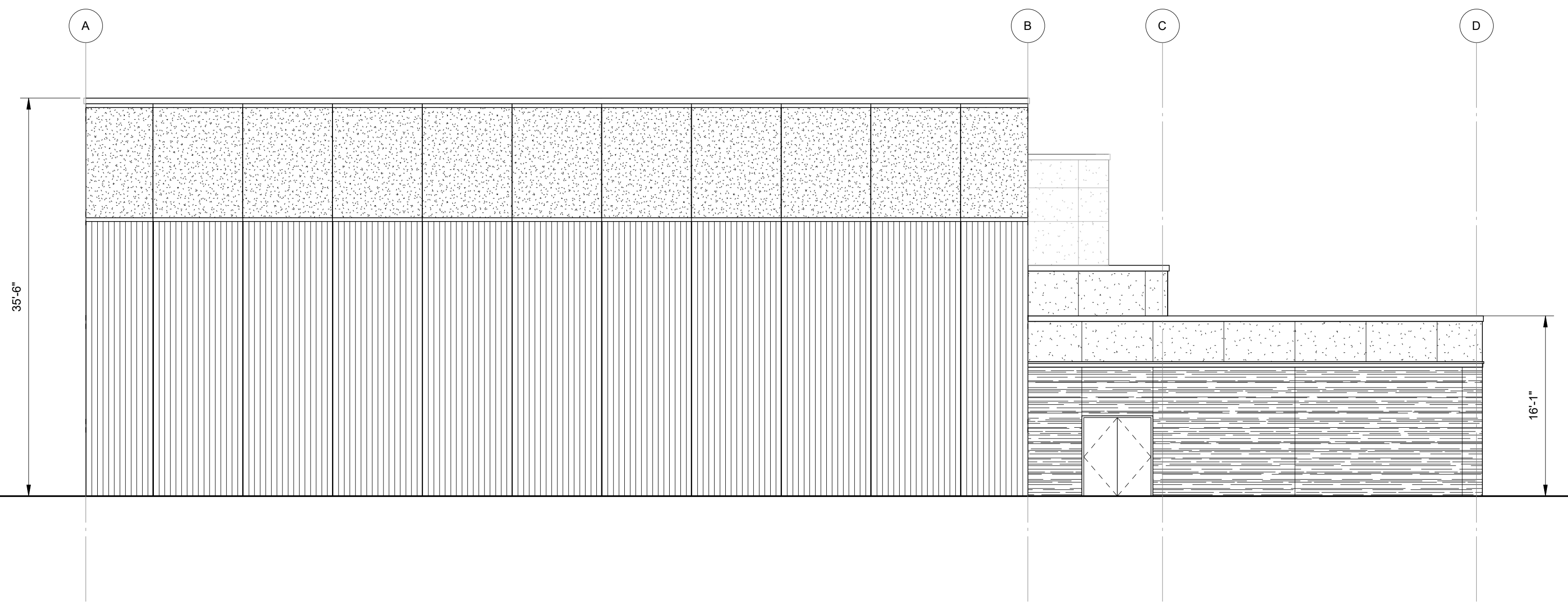
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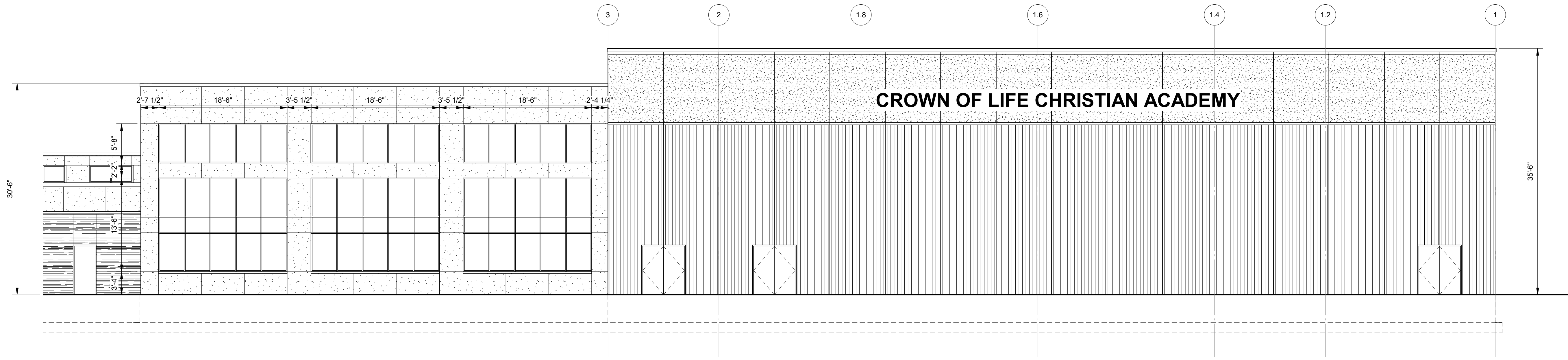
Project Name and Address  
CROWN OF LIFE  
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FORT ATKINSON, WISCONSIN  
EXTERIOR BUILDING ELEVATIONS

Project	191037	Sheet	A201
Date	2/2/22	Scale	
Scale	1/8" = 1'-0"		





1 WEST GYM / ADMIN ELEV.  
1/8" = 1'-0"



2 NORTH GYM / COMMONS EXTERIOR ELEVATION  
1/8" = 1'-0"

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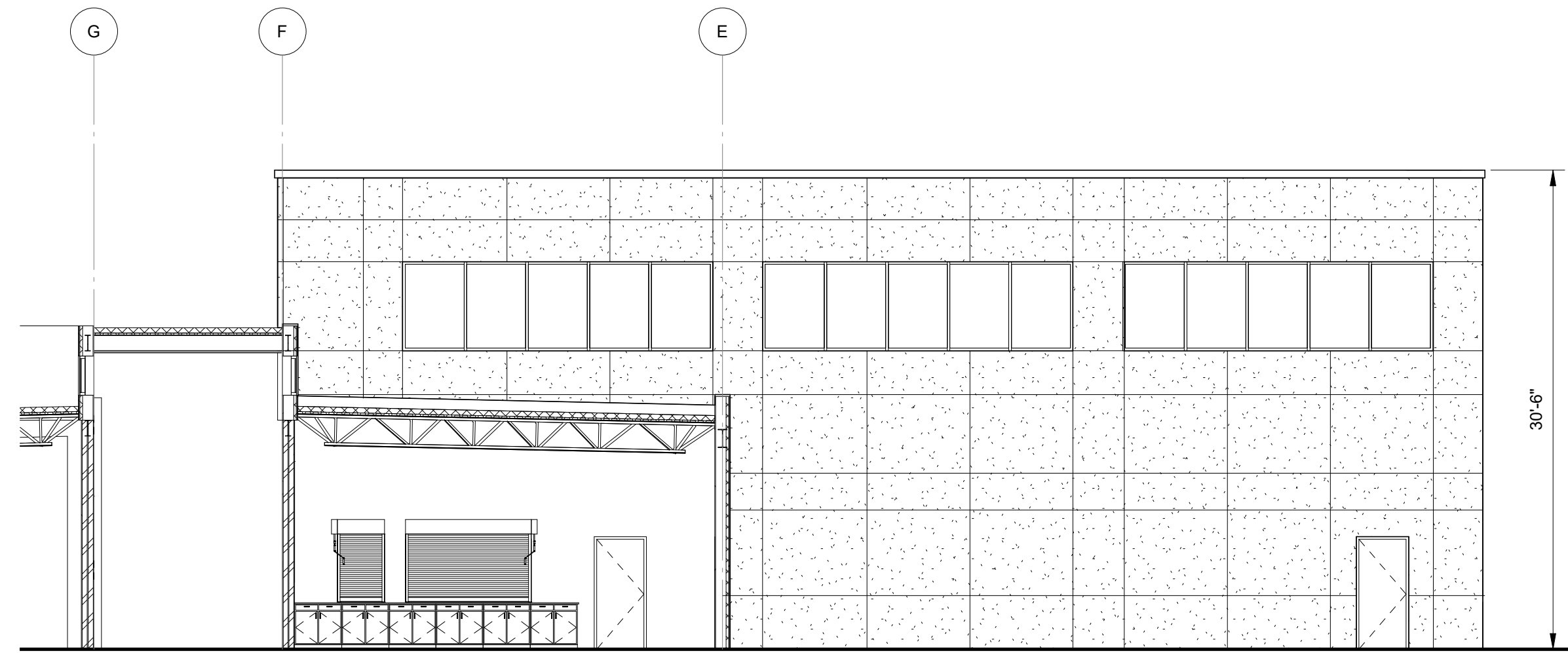
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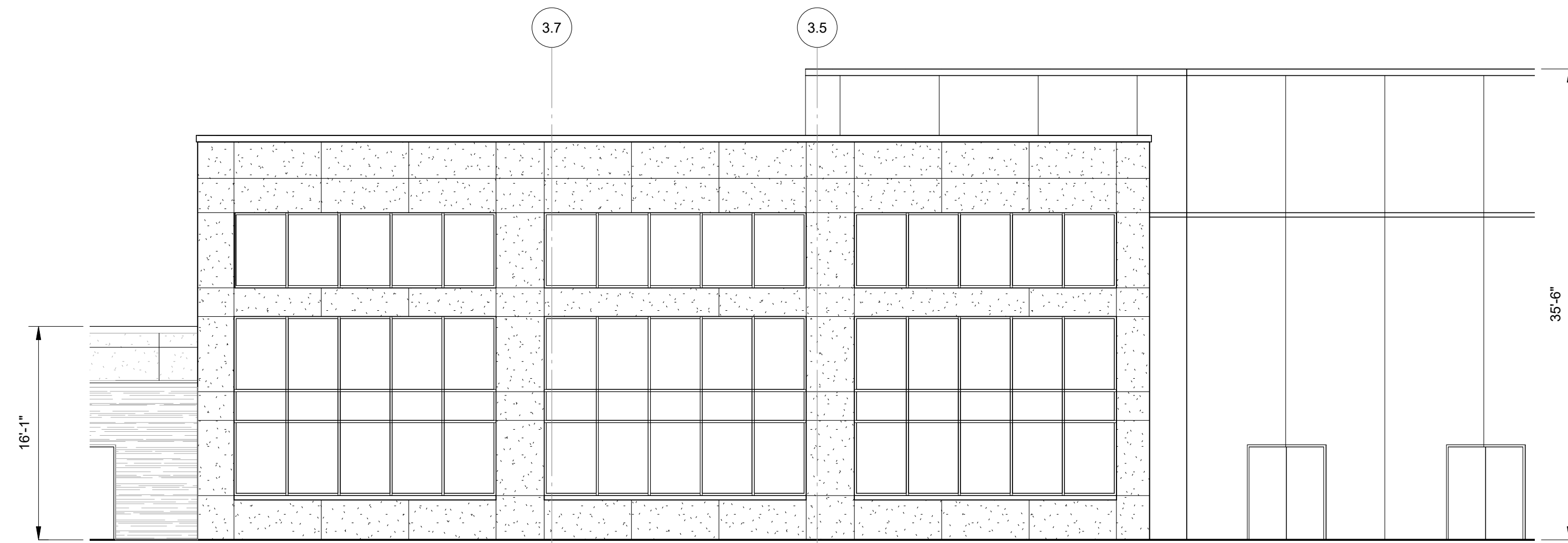
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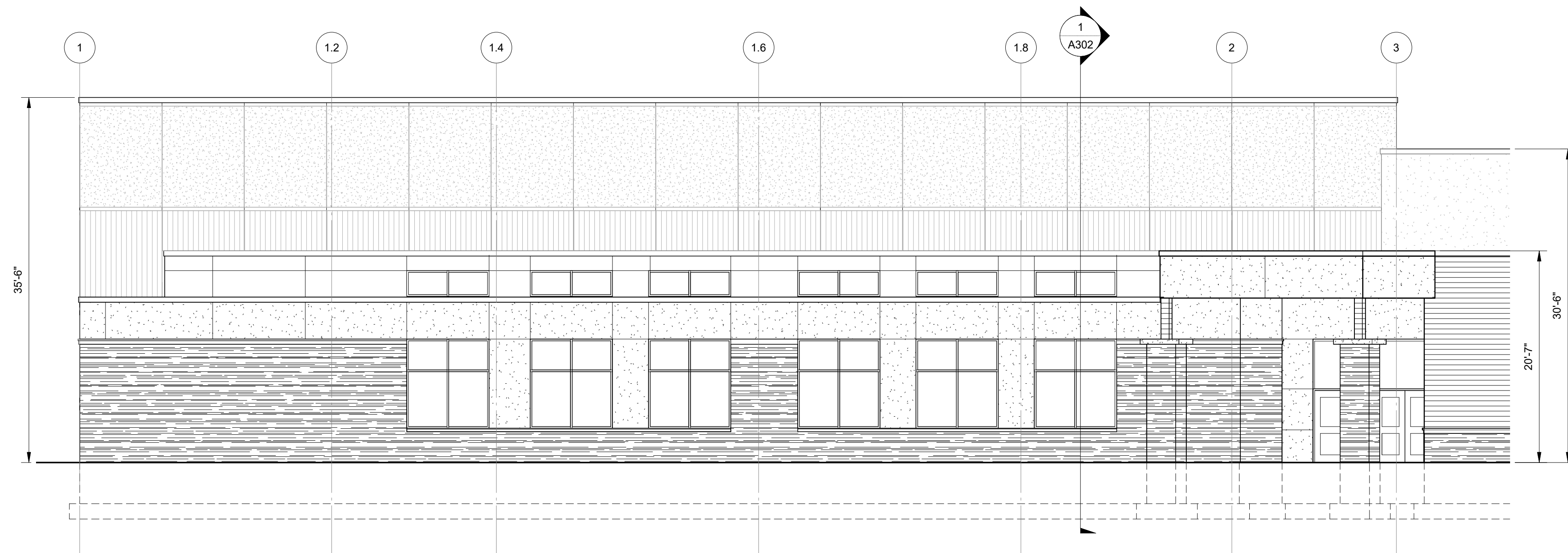
Project	191037	Sheet <b>A202</b>
Date	2/2/22	
Scale	1/8" = 1'-0"	



1 EAST COMMONS EXTERIOR ELEVATION  
1/8" = 1'-0"



2 COMMONS STORFRONT ELEVATION  
1/8" = 1'-0"



3 SOUTH ADMIN. / GYM, EXTERIOR ELEVATION  
1/8" = 1'-0"

Consulting Firm Name and Address

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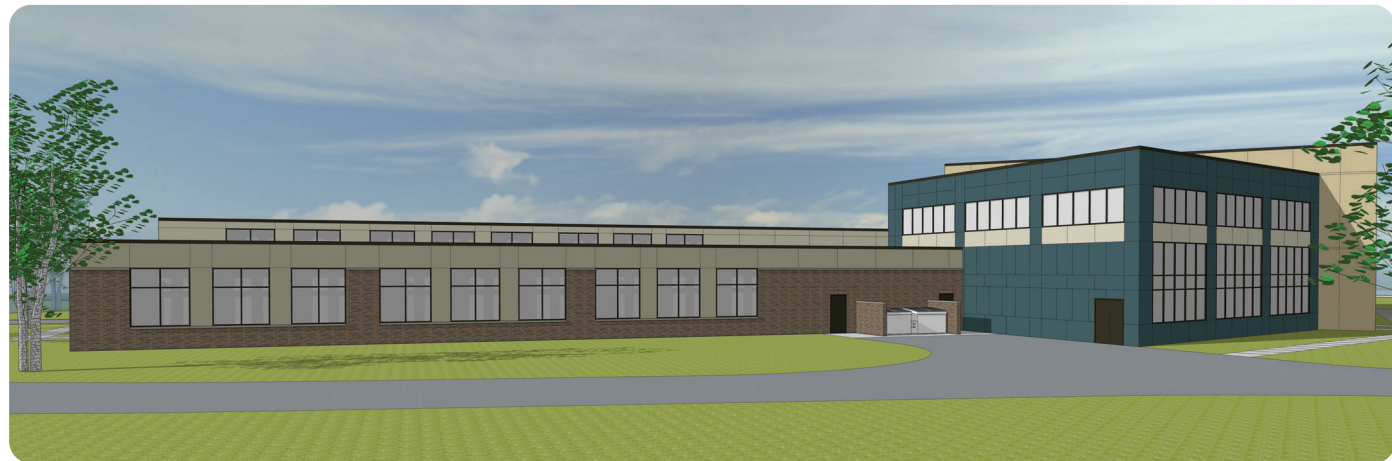
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STUDIO NORTH | ARCHITECTURE + DESIGN  
DULUTH, MN 55804  
**studionorth**  
ARCHITECTURE + DESIGN

Project Name and Address  
CROWN OF LIFE  
CHRISTIAN ACADEMY  
FORT ATKINSON, WISCONSIN  
EXTERIOR BUILDING ELEVATIONS

Project	191037	Sheet <b>A203</b>
Date	2/2/22	
Scale	1/8" = 1'-0"	







# Crown of Life Christian Academy





# Crown of Life Christian Academy



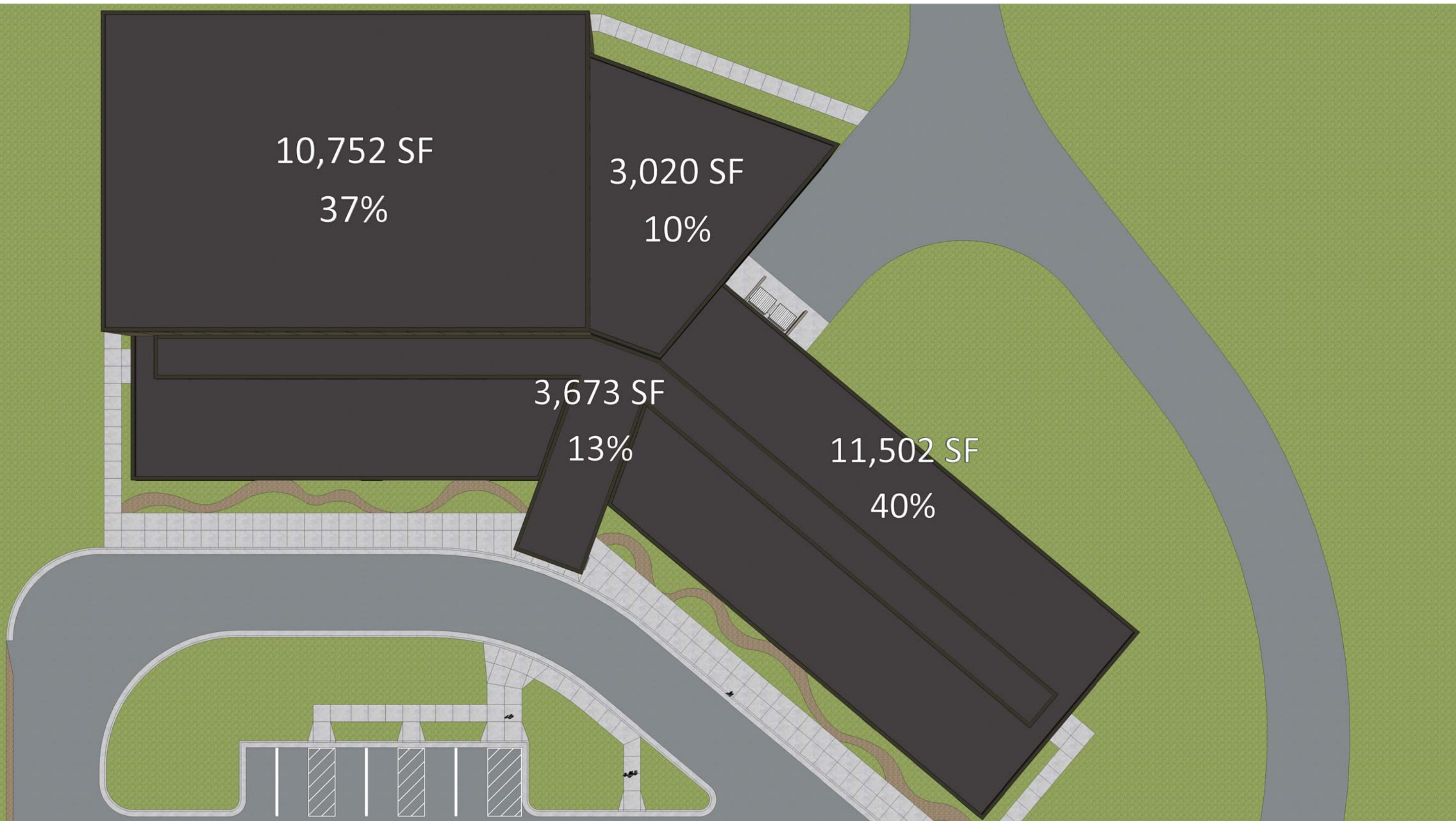


# Crown of Life Christian Academy



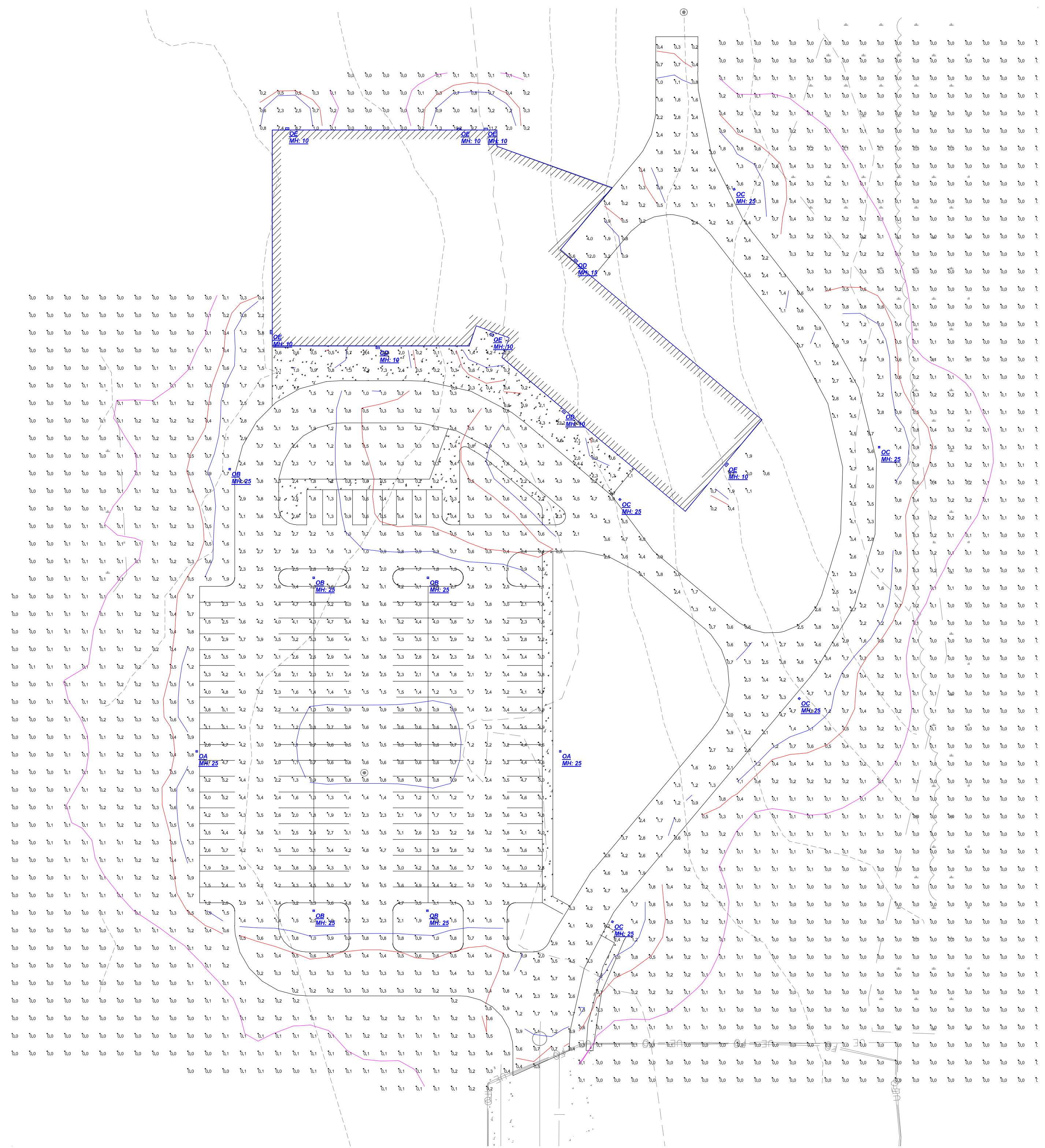


# Crown of Life Christian Academy



Roof Plan





Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
DRIVEWAY	Illuminance	Fc	2.72	6.2	0.1	27.20 62.00
E WALLPACK	Illuminance	Fc	2.11	9.2	0.2	10.55 46.00
FRONT SIDE WALK	Illuminance	Fc	2.55	22.2	0.1	25.50 222.00
LOADING DOCK	Illuminance	Fc	2.50	12.0	0.2	12.50 60.00
NW WALL PACKS	Illuminance	Fc	1.31	11.7	0.0	N.A. N.A.
PARKING LOT	Illuminance	Fc	2.27	6.8	0.2	11.35 34.00
SPILL EAST	Illuminance	Fc	0.18	4.7	0.0	N.A. N.A.
SPILL WEST	Illuminance	Fc	0.22	5.8	0.0	N.A. N.A.

Luminaire Schedule										
Symbol	Qty	Label	Description	Arrangement	Total Lamp Lumens	Lum. Lumens	Lum. Watts	LLF		
OA	2	OA	RAR2-480L-185-4K7-3	SINGLE	N.A.	26259	174.5	0.900		
OB	5	OB	RAR2-480L-185-4K7-4W	SINGLE	N.A.	25849	174.5	0.900		
OC	5	OC	RAR2-480L-185-4K7-2	SINGLE	N.A.	26089	174.5	0.900		
OD	3	OD	SG2-50-4K7-FT	SINGLE	N.A.	5526	51.76	0.900		
OE	6	OE	SG1-30-4K7-FT	SINGLE	N.A.	3060	29.1	0.900		

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

**CIRCLE ELECTRIC, INC.**  
 4606 N. 132ND STREET  
 BUTLER, WI 53007  
 (262) 783-7700  
 WISCONSIN 800-244-6671  
 FAX (262) 790-8935

MLAZGAR ASSOCIATES  
 720 LARRY CT  
 WAUKESHA, WI 53186  
 (P) 414-943-1915  
 www.mlazgar.com

#	Date	Comments
Revisions		

RLMA Project #: 83883  
 Drawn By: MB  
 Date: 7/22/2019  
 Scale: 1"=40'-0"

**SITE PLAN**  
**CROWN OF LIFE CHRISTIAN ACADEMY**  
**FORT ATKINSON, WI**



# Section 4.0

# Traffic Study

In discussions with the City Engineer, it was determined that a full traffic study is not warranted for this project as the traffic generated from the private school should not cause a significant increase of traffic on the residential streets, particularly when considering what the original plan of development for the property was. The property was originally planned and zoned for residential development of up to Twenty (20) Single Family units, nine (9) Two-Family units, and three and one-half (3.5) acres for Multiple Family Residential units. Figure 1 below shows the zoning map depicting the original plan of development.

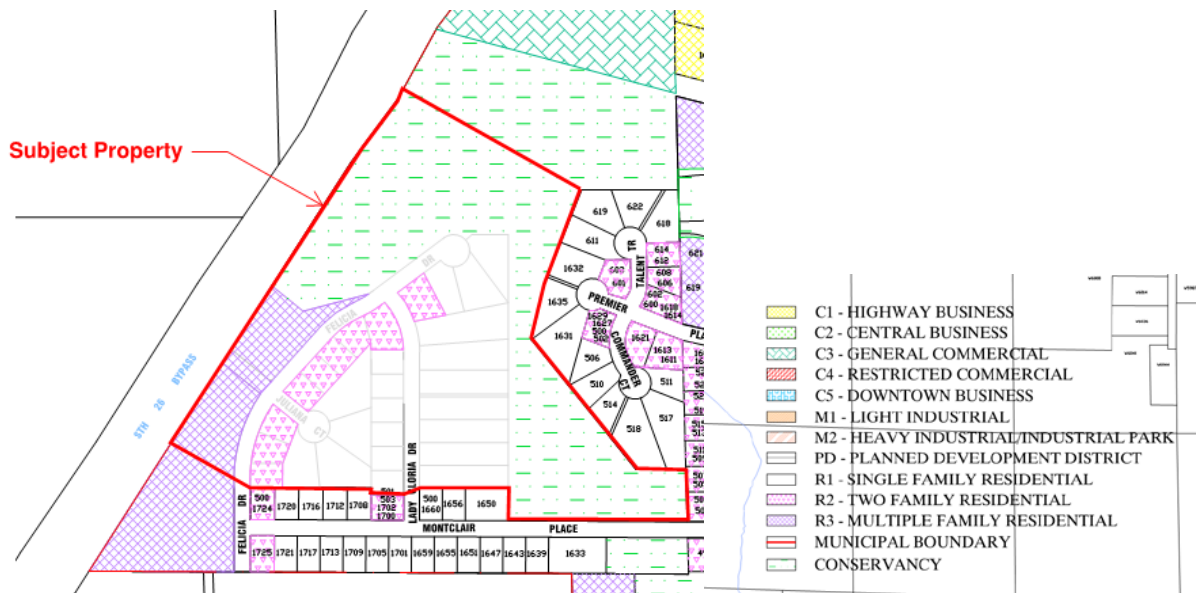


Figure 1 - Zoning Map dated 4-12-18 for Subject Property Area.

The local infrastructure such as water, sanitary sewer, storm sewer, and roadways were designed and built to accommodate the demand from this original plan development. The proposed school project is likely to have less impact on the infrastructure overall, especially the roadways.

The peak volume of traffic to and from the school will be generated from student drop-offs in the morning, between 7:45 a.m. - 8:15 a.m. and student pickups in the afternoon 2:45 p.m. - 3:15 p.m. Up to two buses will be operating, which should help reduce the number of individual trips made. There will be events at the school which will likely take place in the evenings or on the weekends which may generate traffic above the estimated average number of trips per weekday; however, these trips will occur during off peak travel times and likely not cause a reduced level of service on the adjacent streets.



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## Traffic Study cont.

To demonstrate the proposed school project should not cause a significant increase of traffic on the residential streets, a comparison was made between the estimated number of trips generated on an average weekday from the original planned development to that of the proposed school project. The comparative analysis is as follows and is based on the following assumptions:

1. The density of the Multiple Family Residential zoned area is based on multifamily development of similar acreage located nearby at Reena Ave. and Commonwealth Drive. This property has 4- fourplexes on it.
2. ITE Trip Generation Manual 10<sup>th</sup> Edition was used for determining average trips per day per land use type.
3. Trip rates are based on weekday data.

Assuming full buildout of the original planned development, it is estimated this would have generated an average of about 481 trips per weekday. Refer to Table 1 below for detailed calculations. In comparison, as shown in Table 2, The estimated average number of trips per weekday generated from the proposed school project is 250.

*Table 1 - Weekday Trip Generation (Original Residential Development)*

Description (Land Use Type)	Unit (Dwellings)	Avg. # Trips/Day/Unit	Avg. # Trips / Day
20 Single Family Homes	20	9.5	190
9 Two Family Homes	18	9.5	171
3.5 Acres of Multifamily (4 – Fourplexes)	16	7.5	120
<b>Estimated Total</b>	<b>54</b>		<b>481</b>

*Table 2 - Weekday Trip Generation (Proposed School Project)*

Description (Land Use Type)	Unit (Students)	Avg. # Trips/Day/Unit	Avg. # Trips / Day
Elementary School	125	2.0	250
<b>Estimated Total</b>	<b>125</b>		<b>250</b>

In conclusion, the estimated average number of trips per weekday for the proposed school project is expected to be just over 50% of that estimated from the original plan of development; Therefore, the development should not cause a significant increase on the existing streets and neighborhood.



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# Section 5.0

## Brian Ertman

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**From:** Scott Stempihar <scott.stempihar@krechojard.com>  
**Sent:** Friday, August 16, 2019 12:31 PM  
**To:** Kris Pederson; Brian Ertman  
**Subject:** FW: Montclair Overpass & Pond Reconfiguration - Results  
**Attachments:** 02959013\_Watershed\_Planned\_Land\_Use.pdf

Kris/Brian,

Please include this email as part of the submittal for Stormwater Management. This is our justification that the existing stormwater pond to the west is sufficient to handle/treat all of the runoff generated from the School Project.

Thanks  
Scott

---

**From:** Andy Selle <ASelle@fortatkinsonwi.net>  
**Sent:** Thursday, August 8, 2019 5:45 PM  
**To:** Scott Stempihar <scott.stempihar@krechojard.com>; Eric Thompson <Ethompson@msa-ps.com>  
**Subject:** FW: Montclair Overpass & Pond Reconfiguration - Results

Eric – Scott is designing the new church off of Montclair.

Scott – here is the level of analysis done of that stormwater pond last year. Eric can probably fill you in on details you may be interested for your design work on the church. Feel free to share whatever info is necessary.

Thanks  
Andy

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**From:** Eric Thompson <[Ethompson@msa-ps.com](mailto:Ethompson@msa-ps.com)>  
**Sent:** Monday, August 6, 2018 11:15 AM  
**To:** Andy Selle <[ASelle@fortatkinsonwi.net](mailto:ASelle@fortatkinsonwi.net)>  
**Cc:** Brad Reents <[Breents@msa-ps.com](mailto:Breents@msa-ps.com)>; Kelsey Hermann <[khermann@msa-ps.com](mailto:khermann@msa-ps.com)>  
**Subject:** RE: Montclair Overpass & Pond Reconfiguration - Results

Andy,

All the scenarios assume a fully built-out watershed; or at least full build-out as shown on the planned land use map attached to my original email (reattached here).

To answer your question – yes, the existing pond can serve the proposed development.

Thanks,

EJT

---

**From:** Andy Selle <[ASelle@fortatkinsonwi.net](mailto:ASelle@fortatkinsonwi.net)>  
**Sent:** Monday, July 30, 2018 3:53 PM  
**To:** Eric Thompson <[Ethompson@msa-ps.com](mailto:Ethompson@msa-ps.com)>

**Cc:** Brad Reents <[Breents@msa-ps.com](mailto:Breents@msa-ps.com)>; Kelsey Hermann <[kherrmann@msa-ps.com](mailto:kherrmann@msa-ps.com)>

**Subject:** RE: Montclair Overpass & Pond Reconfiguration - Results

Thanks Eric – great work - this answers all but one question – does the current pond have the capacity to handle the stormwater runoff of the proposed church development? If it does not – how much larger would that need to be? Don't need an answer until you are back.

Thanks

A

---

**From:** Eric Thompson <[Ethompson@msa-ps.com](mailto:Ethompson@msa-ps.com)>

**Sent:** Saturday, July 28, 2018 11:50 AM

**To:** Andy Selle <[ASelle@fortatkinsonwi.net](mailto:ASelle@fortatkinsonwi.net)>

**Cc:** Brad Reents <[Breents@msa-ps.com](mailto:Breents@msa-ps.com)>; Kelsey Hermann <[kherrmann@msa-ps.com](mailto:kherrmann@msa-ps.com)>

**Subject:** Montclair Overpass & Pond Reconfiguration - Results

Andy,

Attached and below are the results of the analysis of the relocation of the existing pond at the west end of Montclair Place.

Boundary conditions:

- 1.) Note that all the information we have on original proposed conditions comes from data within the 2006 plans and that data doesn't include anything describing pond storage below the normal water level. We've assumed a five foot depth and have carried this through to the proposed concepts. This is the current standard practice – water quality modeling is insensitive to depth/volume below the NWL so long as it is at least three feet deep.
- 2.) The existing outlet structure (which Brad verified exists) was assumed to remain in place, as-is.
- 3.) There are no considerations for wetland impacts with the concept designs. Off the cuff - I'd expect that Concept 1 will have some wetland impacts. Avoiding what I'd take to be wetlands for the Concept 1 option would require expanding to the south, which I would perceive to be 'off-site'.

Findings:

- 1.) The current estimated performance of the pond vs. the original plan is significantly different - however, it still complies with the City's ordinance.
- 2.) The performances of concept 1 and 2 are directly related to the size of each basin.

3.) Concept #2 is the split pond - currently we've configured it as a dry pond north of the bridge embankment and a dry pond south of the embankment. The overall cost is less largely due to less excavation since the wet pool is smaller. You'll note that despite rate control being slightly better, water quality treatment is slightly less - so we'll want to make the pond a bit larger than presented in the concept. To achieve 80% TSS we'd need to make the southern cell almost exactly 25% larger. This will result in a 56.6% TP reduction - This watershed is downstream from the Bark River and the TMDL TP reduction target is only 48%, so there is no need to enlarge the pond further (there is rapidly diminishing returns on TP reduction). With the additional excavation cost, Concept 2 will be approximately \$9,000 more expensive than Concept 1 (including contingency).

I'm off all next week, and wanted you to have these results as soon as they are available. If you need a more formal write-up, please let me know and I'll get it out when I return to the office the week of August

Thanks,

EJT

Event		Yaggy-Colby 2006 Calculations		2018 Calculations			
		Existing	Proposed	Original Plan	Current	Concept 1	Concept 2
1				0.8	2.3	1.7	
2	Old	11.37	0.98	1.8	3.2	2.8	
2				3.0	4.9	4.7	
5				5.4	5.7	5.6	
10	Old	27.06	5.24	5.8	6.2	6.1	
10				6.1	6.6	6.4	
25				7.3	10.6	9.0	
50	Old	45.22	7.08	7.4	11.8	10.2	
50				17.3	26.2	24.3	
100	Old	53.24	17.32	15.7	25.2	23.0	
100				35.1	45.4	43.6	
<b>Overtopping Event</b>				50-yr	25-yr	25-yr	50-yr
<b>100-yr Elevation</b>			788.83	789.13	789.28	789.26	789.26
<b>TSS Reduction</b>			>80%	89.3%	85.9%	86.9%	86.9%
<b>TP Reduction</b>			N/A	64.1%	61.3%	62.1%	62.1%
<b>Cost</b>						\$ 245,130	\$ 245,130

# Pond Report

Hydraflow Hydrographs by Intelisolve

Friday, Jul 20 2007, 2:38 PM

## Pond No. 1 - Proposed Detention

### Pond Data

Pond storage is based on known contour areas. Average end area method used.

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	784.00	38,296	0	0
1.00	785.00	41,817	40,057	40,057
2.00	786.00	45,403	43,610	83,667
3.00	787.00	49,055	47,229	130,896
4.00	788.00	52,773	50,914	181,810
5.00	789.00	62,700	57,737	239,546

### Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise (in)	= 12.00	4.00	0.00	0.00
Span (in)	= 12.00	4.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 784.10	784.10	0.00	0.00
Length (ft)	= 38.00	2.00	0.00	0.00
Slope (%)	= 0.20	0.40	0.00	0.00
N-Value	= .013	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	Yes	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	20.00	0.00	0.00
Crest El. (ft)	= 786.00	788.50	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= Riser	Broad	—	—
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft


Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.




# Stormwater Analysis

## Montclair Place Overpass Concept

Fort Atkinson  
Jefferson County, WI

 Watershed

Land Use

 Low Density Residential

 Medium Density Residential

 Duplex

 School

Proposed Impervious Area

 Driveway

 Parking

 Roof

 Sidewalk

 Street

Data Sources:  
Impervious Area: Concept design for school and estimate future impervious for undeveloped residential lots based on existing model homes.  
Land Use: Derived from City Zoning map (11/05/2015).  
Aerial: Jefferson County (2015).

**CITY OF FORT ATKINSON**  
**Planning Commission ~ August 14, 2018**  
**996th Meeting**

CALL TO ORDER.

The meeting was called to order by Engineer Selle in the Council Chambers of the Municipal Building at 4:02 pm.

ROLL CALL.

Present: Commissioners Frame, Scherer, Kutz, Lescohier, Engineer Selle and Manager Trebatoski.  
Also present: City Attorney and City Clerk/Treasurer (for items #4 and #5).

Excused absence: Greenhalgh

APPROVE MINUTES OF JULY 24, 2018 PLANNING COMMISSION MEETING.

Cm. Frame motioned, seconded by Cm. Scherer to approve the minutes of the July 24, 2018 Planning Commission meeting. Motion carried.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR DOYLE'S DOGS TO USE IN THE PARKING LOT AT ACE HARDWARE, 10 MADISON AVENUE.

Clerk Ebbert reviewed the application for Doyle's Dogs. Departments reviewed without comment or concern. Proof of insurance has been provided. Approval is recommended without contingencies.

Cm. Lescohier moved, seconded by Cm. Kutz to approve the mobile merchant license for Doyle's Dogs to operate in the parking lot of Goyer Ace Hardware, 10 Madison Avenue. Motion carried.

REVIEW AND APPROVE MOBILE MERCHANT LICENSE FOR SMOKED ON WHEELS BBQ, LLC TO USE IN MUNICIPAL PARKING LOT #10 (SOUTH MAIN AND SOUTH THIRD STREETS).

Clerk Ebbert reviewed the application for Smoked on Wheels BBQ, LLC. A mobile merchant license was approved for Smoked on Wheels BBQ, LLC a couple of months ago to use in the parking lot at Salamone's. The license can be used in both locations. Departments reviewed without comment or concern. Proof of insurance has been provided. According to City Ordinance, this license will expire on December 31, 2018.

Cm. Lescohier asked if it is required that the mobile license be used at least once per month at the Municipal Lot. Clerk Ebbert indicated that according to the Ordinance, they must use the license and/or conduct business as a mobile merchant for thirty (30) consecutive days or more at any location.

Cm. Frame moved, seconded by Cm. Scherer to approve the mobile merchant license for Smoked on Wheels BBQ, LLC to use in municipal parking lot #10 (South Main and South Third Streets). Motion carried.

REVIEW AND APPROVE CONDITIONAL USE AND CERTIFIED SURVEY MAP CREATING ZERO LOT LINE DWELLINGS FOR THE PROPERTY LOCATED AT 1501 AND 1503 LENA LANE.

Engineer Selle said one item that is looked at when creating these types of dwellings is to make sure laterals are servicing a unit without crossing an adjacent property. A common wall agreement is entered into between the owners as well.

Manager Trebatoski indicated the maintenance agreement was a little more detailed than those previously submitted, which may be something the City should look for in the future.

Cm. Kutz asked if it was felt that these types of development would become a burden on the City's infrastructure, to which Engineer Selle indicated he didn't feel it would become a problem.

Cm. Lescohier moved, seconded by Cm. Frame to approve the conditional use and Certified Survey Map creating zero lot line dwellings for the property located at 1501 and 1503 Lena Lane. Motion carried.

REVIEW AND APPROVE PRELIMINARY PLAT CREATING THREE LOTS ON LENA LANE AND REQUEST TO REZONE LOTS FROM C-1 TO R-1 AND R-2.

Engineer Selle indicated the parcel is presently zoned C-1 and they are requesting that Lots 1 and 2 be zoned R-2 and Lot 3 be zoned R-1. Stormwater and drainage issues are being addressed with this development. There will be drainage and utility easements along the back lot lines of these parcels.

Cm. Frame moved, seconded by Cm. Scherer to approve the Preliminary Plat creating three lots on Lena Lane and request to rezone Lots from C-1 to R-1 and R-2. Motion carried.

REVIEW AND APPROVE PRELIMINARY CERTIFIED SURVEY MAP CREATING TWO LOTS ON JONES AVENUE.

This property is owned by the Jones Family. The Survey is consistent with all Codes. No comments were received from Department Heads.

Cm. Lescohier moved, seconded by Cm. Frame to approve Preliminary Certified Survey Map creating two lots on Jones Avenue. Motion carried.

REVIEW AND APPROVE CONDITIONAL USE FOR BETHANY CHURCH (CROWN OF LIFE) TO CONSTRUCT A SCHOOL NORTH OF MONTCLAIR PLACE AND WEST OF PREMIER PLACE.

Engineer Selle indicated the concept plan and layout are presented at this meeting for a conditional use. He said it is believed the lines for the Conservancy boundary were drawn by estimation to follow wetland areas. The Church has done their due diligence to more clearly draw the wetland delineations. The proposal will also maintain the natural setting which was a concern from neighboring property owners. Kutz asked if the project would need to come back to the Commission for more approvals prior to construction. It was indicated they will need to submit a site plan for review and approval.

Cm. Frame said he had been contacted by a few property owners in the area who said if they had known a school was going to be constructed in this area, they would not have bought there. They have concerns with increased traffic volumes. He said it's a problem due to there being only one major street leading into the development. He indicated he is not sure this is the best site for this type of development.

Engineer Selle did say there is only one way in and out of this area. He said there is a long-range plan to construct an overpass of Montclair at the Bypass and that would change traffic patterns as well. He said the original plan was to construct R-1, R-2 and R-3 properties in this area which would have also brought in high traffic volumes as well. Cm. Frame indicated there would be certain timeframes when there would be a concentrated increase in the traffic volume.

A representative from the Church indicated they are estimating two to three buses and approximately

45-50 cars for their 150 projected students in the next three years. The estimate for students at this time is 130 for 2020, 140 for 2021, 150 for 2022 and 235 for 2028.

Cm. Lescohier said since the property has R-3 zoning, that would contribute a lot of traffic as well.

Cm. Frame asked if the plans are to move the Church to this location as well. It was indicated there are no talks of the church going out there at this time.

Cm. Lescohier asked what the next steps would be if the conditional use was approved at this time. Engineer Selle said there would need to be a site plan submitted for review and to rezone the property. Items that would be reviewed may include traffic analysis, stormwater, engineering details, grading plans, etc. Cm. Frame asked if the matter needs approval from the City Council to which it was indicated the only item that needs to go to the City Council is for review of the rezoning request.

Manager Trebatoski said this type of development isn't always the worst thing to have next door as it would have park space, etc. A representative from the school indicated they want the school to have a community feel and be used by others. Approving this at this time gives future prospective purchaser an idea of what will be in the area.

Cm. Lescohier asked if there were any plans for additional streets in this area in the future. Engineer Selle said one that would be possible would be to loop Mehta Lane around to reconnect with Reena, but no plans for any others.

Engineer Selle indicated in the future if they decided to build a Church at this location, it will also need to come to the Planning Commission for a conditional use.

**Cm. Lescohier moved, seconded by Cm. Kutz to approve the conditional use for Bethany Church (Crown of Life) to construct a school north of Montclair Place and west of Premier Place, contingent on the sale of the property. Motion carried with Frame opposed.**

#### ADJOURNMENT

Cm. Frame moved to adjourn the Planning Commission meeting at 4:41 pm. Seconded by Cm. Scherer and meeting adjourned. Motion carried.

Respectfully submitted,  
Leila Carl  
Acting Secretary

