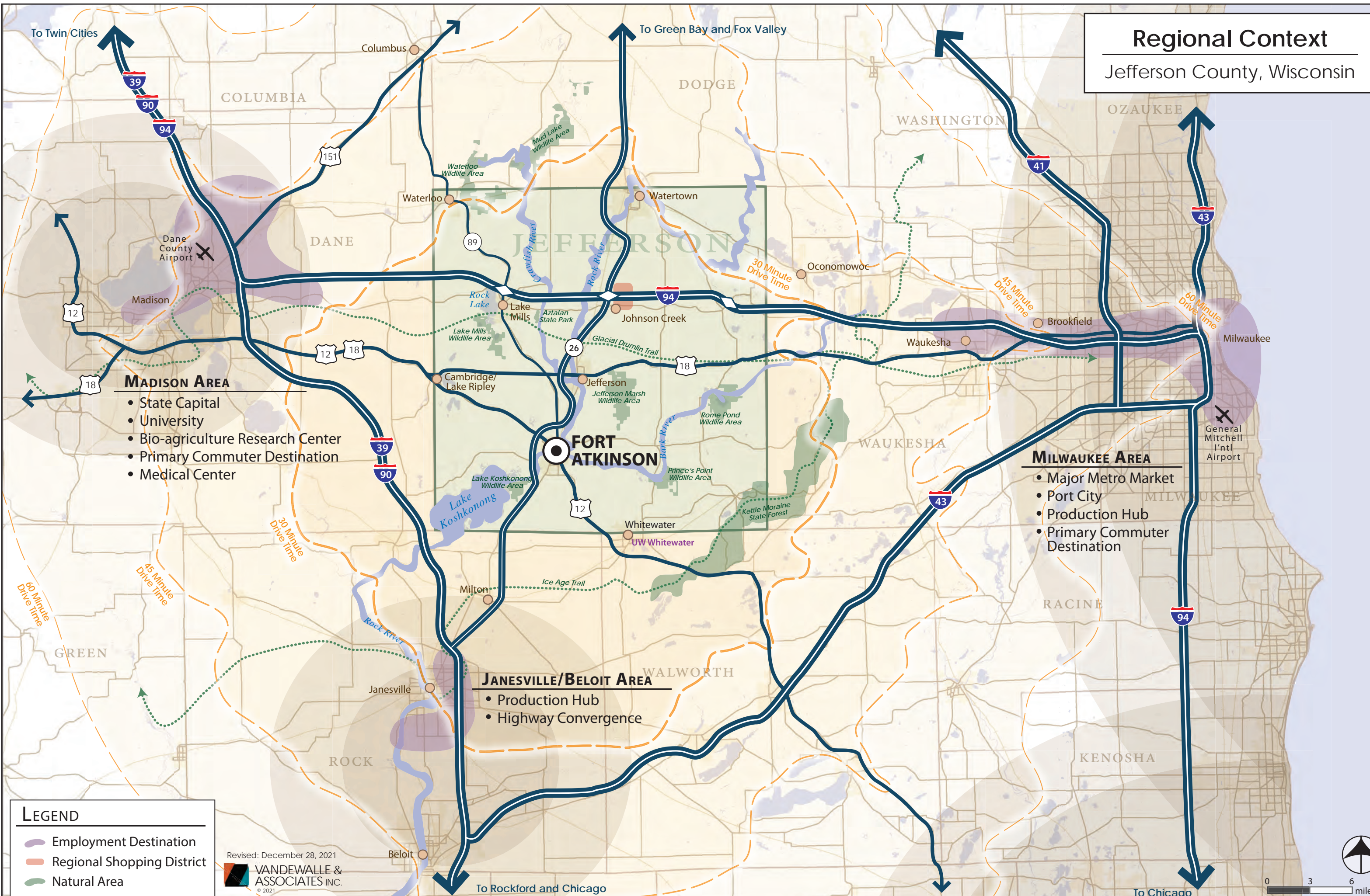


# Regional Context

## Jefferson County, Wisconsin



- MADISON AREA**
- State Capital
  - University
  - Bio-agriculture Research Center
  - Primary Commuter Destination
  - Medical Center

- MILWAUKEE AREA**
- Major Metro Market
  - Port City
  - Production Hub
  - Primary Commuter Destination

- JANESVILLE/BELOIT AREA**
- Production Hub
  - Highway Convergence

**LEGEND**

- Employment Destination
- Regional Shopping District
- Natural Area

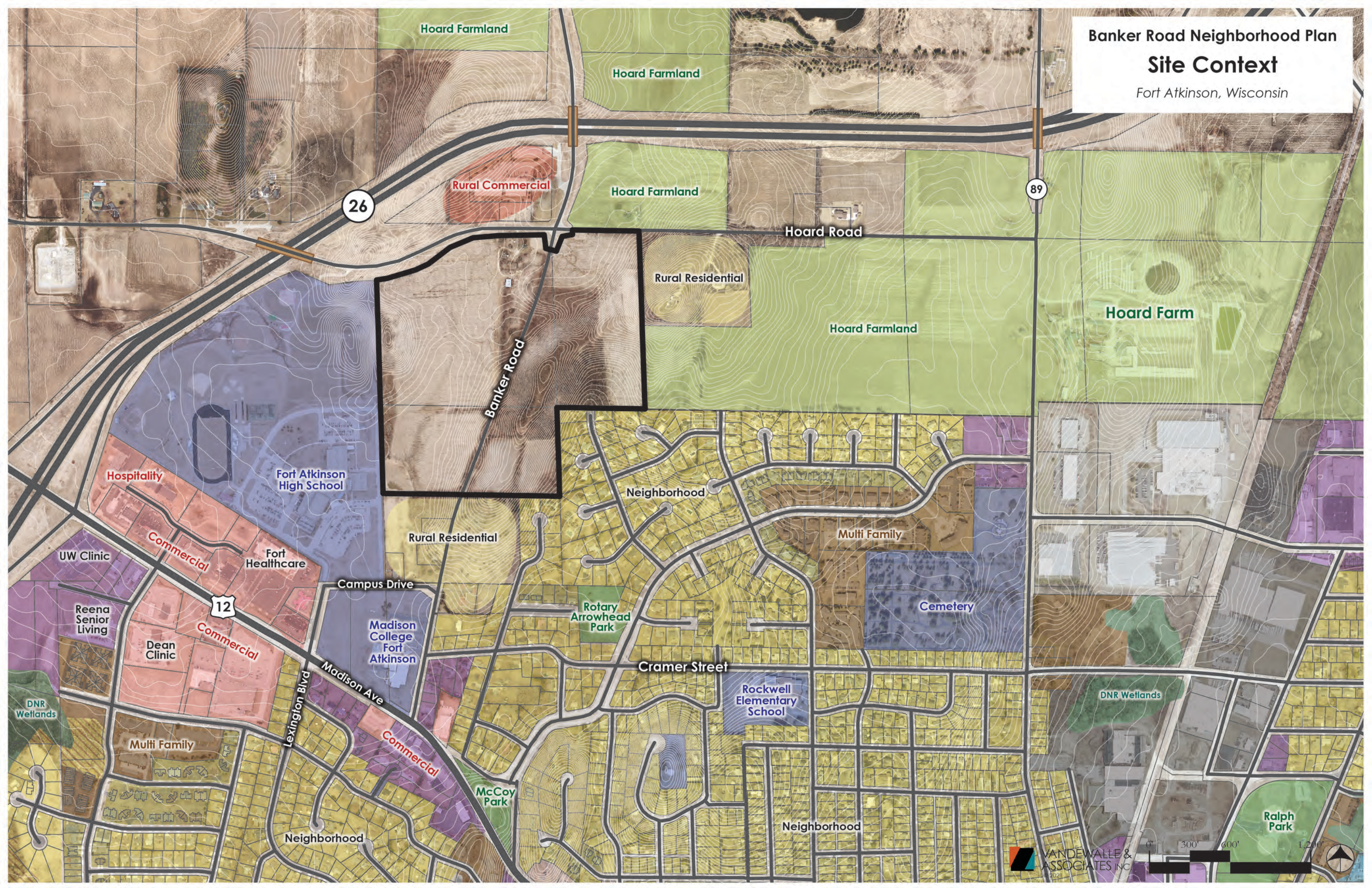
Revised: December 28, 2021  
**VANDEWALLE & ASSOCIATES INC.**  
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0 3 6 miles

Banker Road Neighborhood Plan

Site Context

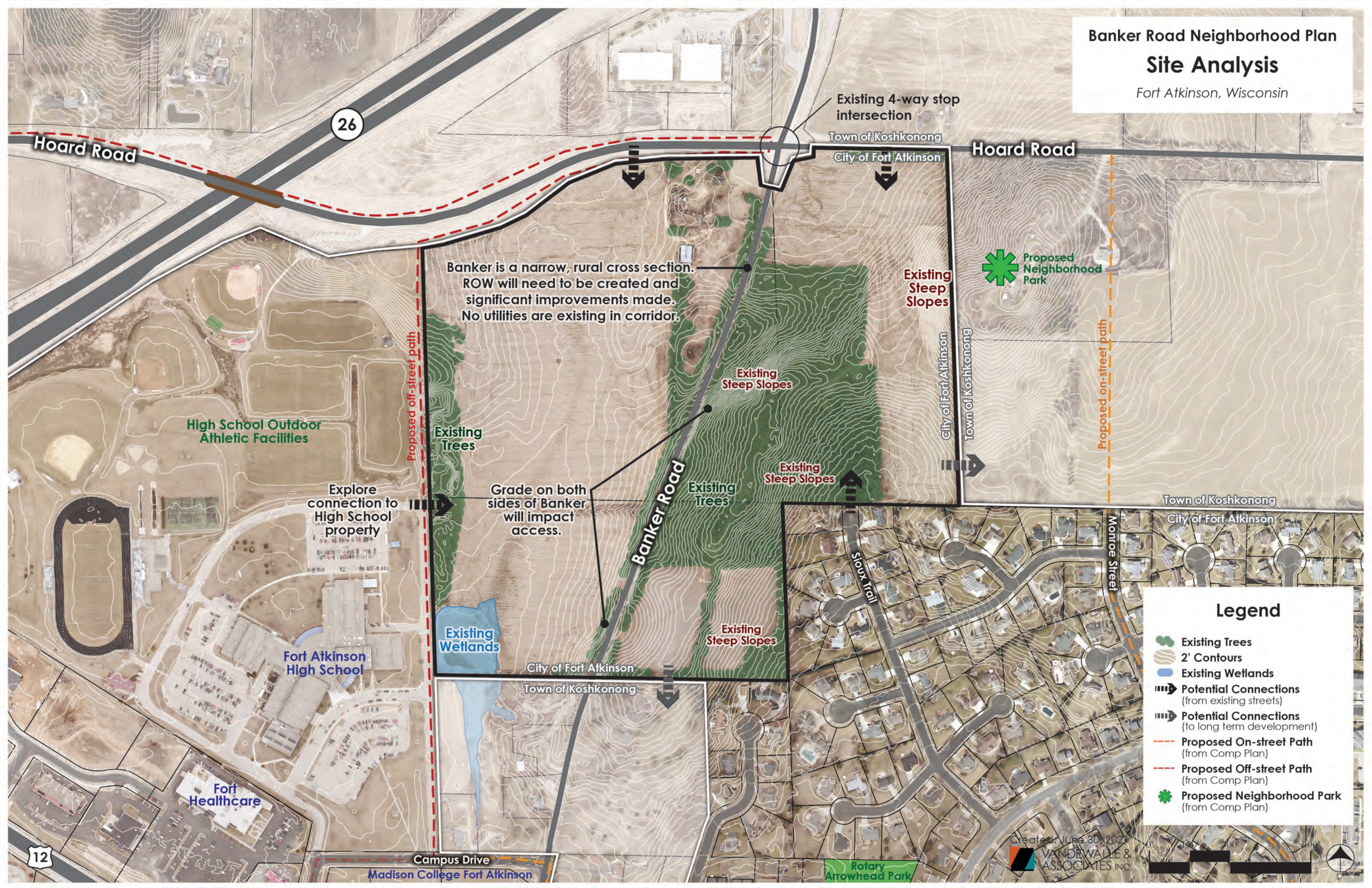
Fort Atkinson, Wisconsin



# Banker Road Neighborhood Plan

## Site Analysis

Fort Atkinson, Wisconsin



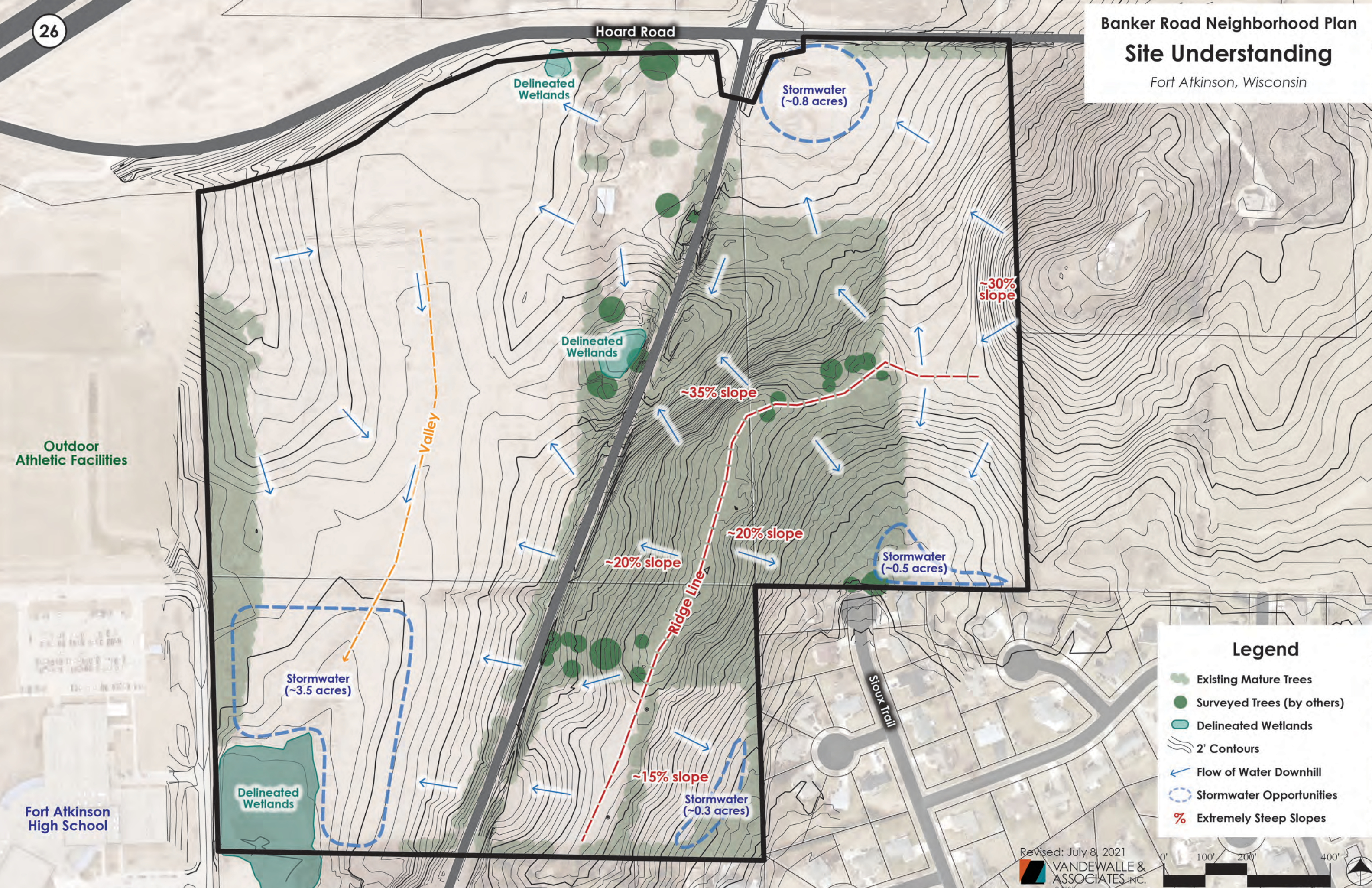
### Legend

- Existing Trees
- 2' Contours
- Existing Wetlands
- Potential Connections (from existing streets)
- Potential Connections (to long term development)
- Proposed On-street Path (from Comp Plan)
- Proposed Off-street Path (from Comp Plan)
- Proposed Neighborhood Park (from Comp Plan)



# Banker Road Neighborhood Plan Site Understanding

Fort Atkinson, Wisconsin



### Legend

- Existing Mature Trees
- Surveyed Trees (by others)
- Delineated Wetlands
- 2' Contours
- Flow of Water Downhill
- Stormwater Opportunities
- Extremely Steep Slopes

Revised: July 8, 2021  
VANDEWALLE & ASSOCIATES, INC.



Concept 1

Fort Atkinson, Wisconsin

**Potential Home Sites**

Type	Units	%
~100'+ lots (wooded)	22	9%
~75-80' lots	49	21%
~60-65' lots	71	30%
Duplexes	14	6%
Townhomes	12	5%
Multi Family	70	29%
<b>Total Units ~ 238</b>		<b>100 %</b>

	Stormwater (~5.2 acres)
	Parks (~4.5 acres)
	Trails
<b>Potential Streets</b>	
Type	Linear Feet
80' row	~800
66' row	~3,250
60' row	~6,300
<b>Total Linear Feet ~10,350</b>	

**Legend**

- Existing Mature Trees Intended to be Preserved on Private Lots
- Existing Mature Trees Intended to be Preserved in Parks
- Surveyed Trees (by others)
- Delineated Wetlands
- 2' Contours

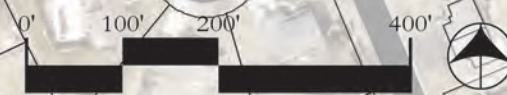


Outdoor Athletic Facilities

High School Access Point

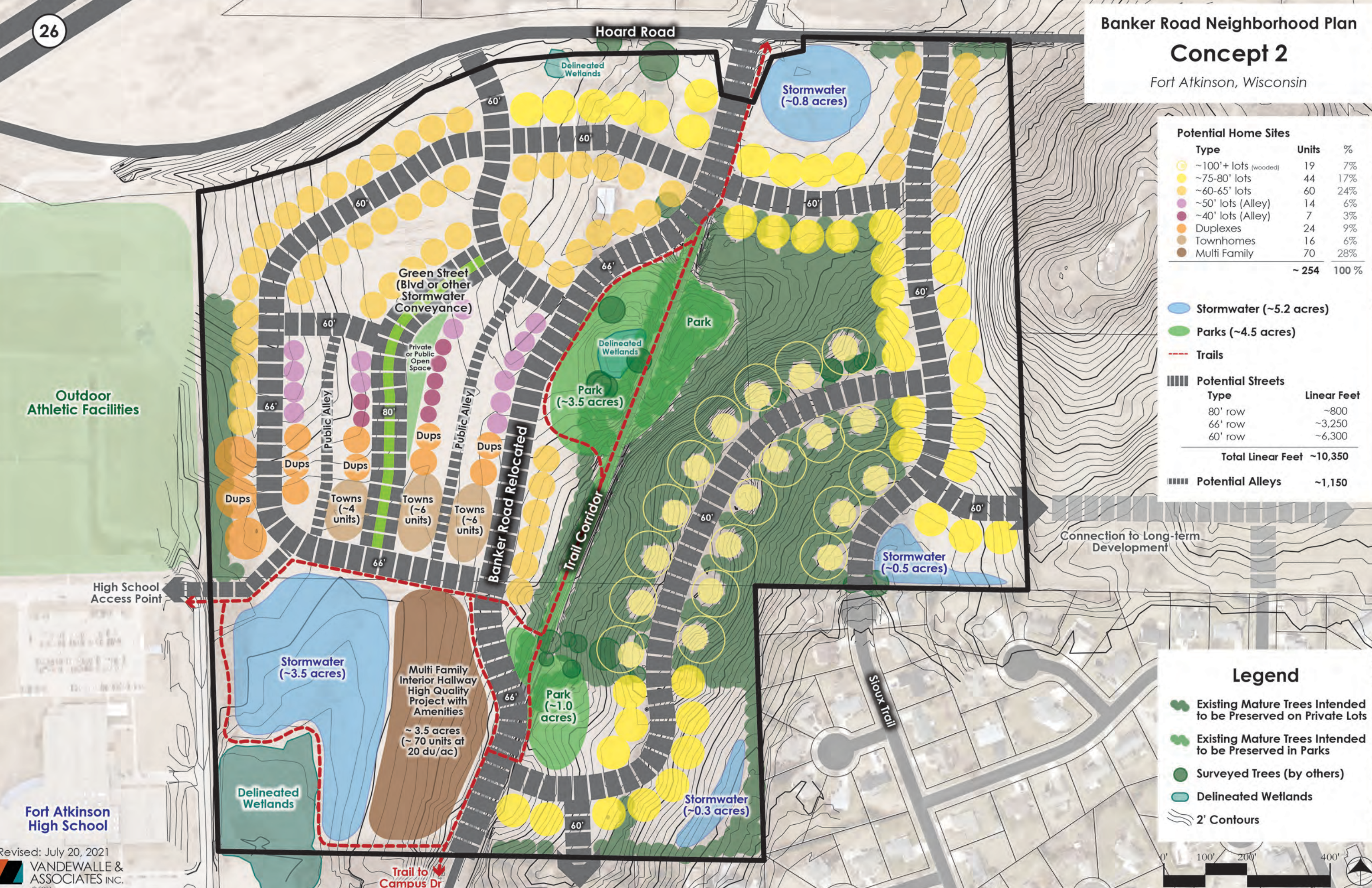
Connection to Long-term Development

Fort Atkinson High School



Concept 2

Fort Atkinson, Wisconsin



**Potential Home Sites**

Type	Units	%
~100'+ lots (wooded)	19	7%
~75-80' lots	44	17%
~60-65' lots	60	24%
~50' lots (Alley)	14	6%
~40' lots (Alley)	7	3%
Duplexes	24	9%
Townhomes	16	6%
Multi Family	70	28%
<b>Total</b>	<b>~254</b>	<b>100%</b>

**Potential Streets**

Type	Linear Feet
80' row	~800
66' row	~3,250
60' row	~6,300
<b>Total Linear Feet</b>	<b>~10,350</b>

**Potential Alleys** ~1,150

**Legend**

- Existing Mature Trees Intended to be Preserved on Private Lots
- Existing Mature Trees Intended to be Preserved in Parks
- Surveyed Trees (by others)
- Delineated Wetlands
- 2' Contours

Outdoor Athletic Facilities

High School Access Point

Fort Atkinson High School



Banker Road Neighborhood Plan  
**Single Family & Duplex**  
*Fort Atkinson, Wisconsin*



Duplex

Banker Road Neighborhood Plan  
**Townhome & Multi-Family**

*Fort Atkinson, Wisconsin*



Townhomes



Multi-Family



Townhomes



Multi-Family



**Banker Road Neighborhood Plan**  
**Parks, Stormwater, Trails**  
*Fort Atkinson, Wisconsin*

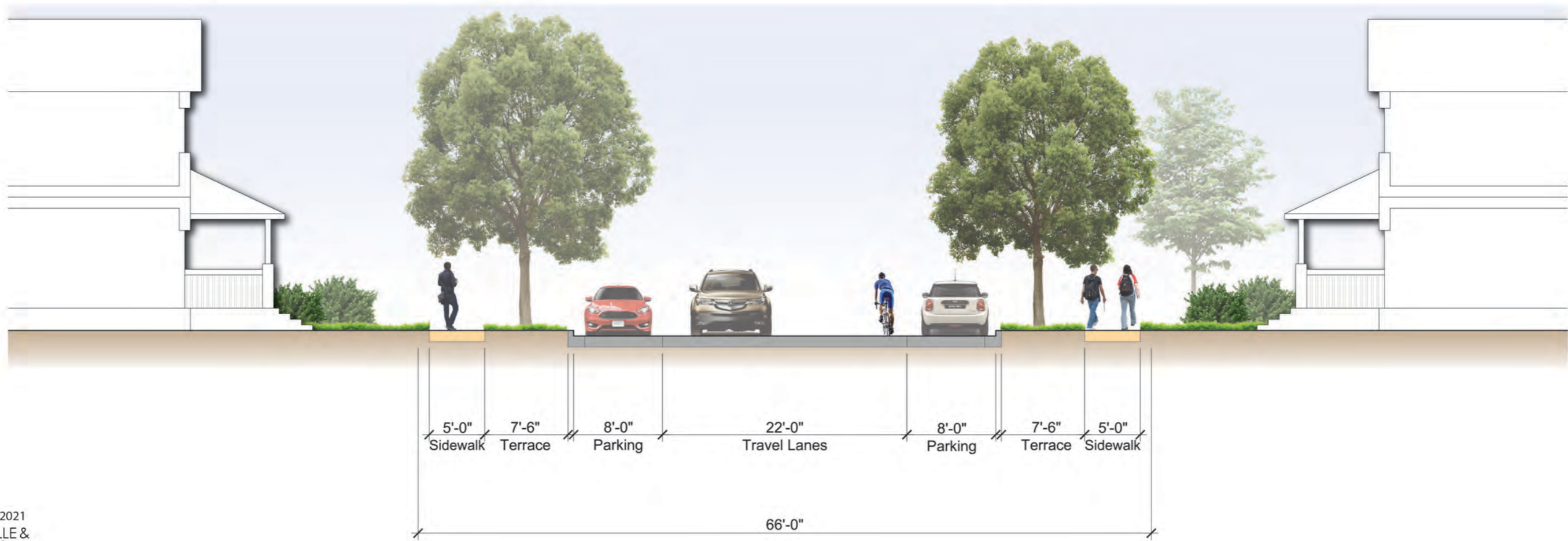
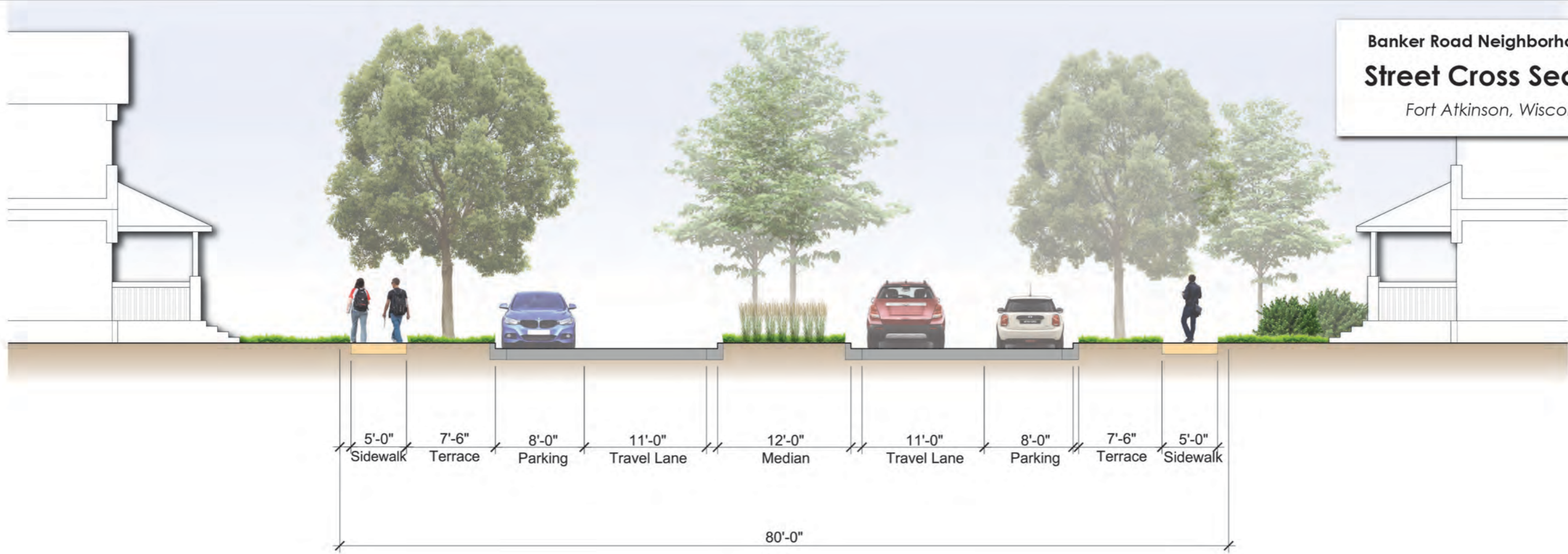


**Banker Road Neighborhood Plan**  
**Alley Single Family & Duplex**  
*Fort Atkinson, Wisconsin*



Duplex

**Banker Road Neighborhood Plan**  
**Street Cross Sections**  
*Fort Atkinson, Wisconsin*



**Banker Road Neighborhood Plan**  
**Street Cross Sections**  
*Fort Atkinson, Wisconsin*

