

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual** Public Hearing on Monday February 14, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of Lot 18 located within the 51 West Neighborhood on the east side of US Highway 51 in the northwest section of the City of Stoughton, owned by Fifty One West, LLC. Lot 18 is proposed to be rezoned from RH – Rural Holding to PD – Planned Development – General Development Plan (GDP).

For questions regarding this notice, please contact Michael Stacey, Zoning Administrator at 608-646-0421

Additional information including a GDP map can be viewed at:

<http://stoughtoncitydocs.com/planning-commission/>

Join Zoom Meeting

<https://zoom.us/j/99189028139?pwd=WmZjbG94MzZTcmNGaVRoME9CN1VJdz09>

Phone in: +1 312 626 6799    Meeting ID: 991 8902 8139    Passcode: 389293

If you wish to call in and speak at the meeting, please register at:

<http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

Published January 27 and February 3, 2022 Hub



## City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: Tami J McCullough

Applicant Address: 311 E Chicago Street, Suite 240, Milwaukee, WI 53202

Applicant Phone and Email: 262-893-4508 (cell) tmccullough@jla-ap.com

Property Owner Name (if different than applicant): Lakestone Properties LLC

Property Owner Phone: 608-838-1800 (Brett Reimen & Brian Spanos)

Subject Property Address: Lot 18 - 51 West Development (STH 51 & Velkommen Way)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

### I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

Application fee of \$415 received by Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

### II. Application Submittal Packet Requirements for Applicant Use

#### PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- ☐ A. Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- ☐ B. Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

**NOTE:** Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

#### PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- ☐ A. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
  - ☐ (1) A *general written description* of proposed PD including the following:
    - ☐ General project themes and images.



- ☐ The general mix of dwelling unit types and/or land uses.
- ☐ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☐ The general treatment of natural features.
- ☐ The general relationship to nearby properties and public streets.
- ☐ The general relationship of the project to the Comprehensive Plan.
- ☐ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ☐ (3) A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions
  2. Density and Intensity Exemptions
  3. Bulk Exemptions
  4. Landscaping Exceptions
  5. Parking and Loading Requirements Exceptions
- ☐ (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

### PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- ☒ A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
  - ☒ (2) A *map of the subject property* for which the PD is proposed:
    - ☐ Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
    - ☐ Map and all its parts clearly reproducible with a photocopier.
    - ☐ Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
    - ☐ All lot dimensions of the subject property provided.
    - ☐ Graphic scale and north arrow provided.
  - ☒ (3) A *general written description* of proposed PD including:
    - ☐ General project themes and images.
    - ☐ The general mix of dwelling unit types and/or land uses.
    - ☐ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - ☐ The general treatment of natural features.



- ☐ The general relationship to nearby properties and public streets.
- ☐ The general relationship of the project to the Comprehensive Plan.
- ☐ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ☐ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ☐ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions.
  2. Density and Intensity Exemptions.
  3. Bulk Exemptions.
  4. Landscaping Exceptions.
  5. Parking and Loading Requirements Exceptions.
- ☒ (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
  - ☐ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
  - ☐ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
  - ☐ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
  - ☐ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- ☒ (5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards. **Landscape plan will be submitted with SIP**
- ☒ (6) A *general signage plan* for the project, including all
  - ☐ Project identification signs.
  - ☐ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.



- ☒ (7) *Written justification* for the proposed Planned Development. (See Section 78-905 for requirements of the conditional use procedure.)

#### **PD Step 4: Specific Implementation Plan (SIP)**

The Applicant shall submit an application for staff and Planning Commission review as follows:

- ☐ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
- ☐ (2) A *map of the subject property* for which the PD is proposed:
  - ☐ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
  - ☐ Map and all its parts clearly reproducible with a photocopier.
  - ☐ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
  - ☐ All lot dimensions of the subject property provided.
  - ☐ Graphic scale and north arrow provided.
- ☐ (3) A *general written description* of proposed SIP, including:
  - ☐ Specific project themes and images.
  - ☐ The specific mix of dwelling unit types and/or land uses.
  - ☐ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
  - ☐ The specific treatment of natural features.
  - ☐ The specific relationship to nearby properties and public streets.
  - ☐ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
  - ☐ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ☐ (4) A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
  - ☐ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
  - ☐ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
  - ☐ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface



area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- ☐ Notations relating the written information (3), above to specific areas on the GDP Drawing.
- ☐ (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- ☐ (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- ☐ (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- ☐ (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- ☐ (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- ☐ (10) A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

### III. Final Application Packet Information for City Use

#### PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: \_\_\_\_\_

Notified Neighboring Township Clerks (within 1,000 feet) Date: \_\_\_\_\_

Class 2 legal notice sent to official newspaper by City Clerk Date: \_\_\_\_\_

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_ Date: \_\_\_\_\_



Sec. 78-914. - Planned development zoning district procedures.

(1) *Purpose.*

- (a) The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed planned developments, and to provide for the possible relaxation of certain development standards pertaining to the most comparable standard zoning district as determined by the zoning administrator.
- (b) Planned developments are intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. Furthermore, planned developments are designed to forward both the aesthetic and economic development objectives of the city by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.
- (c) Planned developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case by case basis. In order to prevent this from occurring, all planned developments are required to meet certain procedural requirements applicable only to planned developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned development. This process shall essentially combine the process for a zoning map amendment (for the general development plan (GDP) step) with that required for a conditional use (for the specific implementation plan (SIP) Step), with several additional requirements.

(2) *Provision of flexible development standards for planned developments.*

- (a) *Permitted location.* Planned developments shall be permitted with the approval of a Planned Development Zoning District, specific to the approved planned development, within all zoning districts.
- (b) *Flexible development standards.* The following exemptions to the development standards of the most comparable zoning district may be provided with the approval of a planned development:
  - 1. *Land use requirements.* All land uses listed as "Dwelling Unit Types", "Institutional", or "Commercial" in section 78-202 may be permitted within a planned development.
  - 2. *Density and intensity requirements.* All requirements listed in sections 78-304 and 78-305 for residential density and nonresidential intensity may be waived within a planned development.
  - 3. *Bulk requirements.* All requirements listed in sections 78-403, 78-404, 78-405, 78-406 and 78-407 may be waived within a planned development.
  - 4. *Landscaping requirements.* All requirements listed in sections 78-604, 78-605, 78-606, 78-607, 78-608, 78-609 and 78-610 may be waived within a planned development.
  - 5. *Parking and loading requirements.* All requirements listed in sections 78-704 and 78-705 may be waived within a planned development.
- (c) *Requirements to depict all aspects of development.* Only development which is explicitly depicted on the required site plan approved by the common council as part of the approved planned development, shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading), is otherwise listed as permitted in sections 78-403 through 78-407. Requested exemptions from these standards shall be made explicit by the applicant in the application, and shall be recommended by the plan commission and approved explicitly by the common council. If not so requested and approved, such exemptions shall not be permitted.



- (3) *Initiation of request for approval of a planned development.* Proceedings for approval of a Planned Development shall be initiated by
- (a) An application of the owner(s) of the subject property;
  - (b) A recommendation of the plan commission; or
  - (c) By action of the common council.
- (4) *Application requirements.* All applications for proposed planned developments, regardless of the party of their initiation per subsection (3) above, shall be approved as complete by the zoning administrator a minimum of two weeks prior to the initiation of this procedure. The zoning administrator shall forward copies of said complete application to the office of the city clerk. Said application shall apply to each of the process steps in subsections (5) through (8) below.
- (5) *PD Process Step 1: Pre-application conference.*
- (a) The applicant shall contact the zoning administrator to place an informal discussion item for the PD on the plan commission agenda.
  - (b) No details beyond the name of the applicant and the identification of the discussion item as a PD is required to be given in the agenda.
  - (c) At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive plan.
  - (d) Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.
- (6) *PD Process Step 2: Concept plan.*
- (a) The applicant shall provide the zoning administrator with a draft PD concept plan submittal packet for a determination of completeness prior to placing the proposed PD on the plan commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for concept plan review:
    - 1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
    - 2. A general written description of proposed PD including:
      - a. General project themes and images;
      - b. The general mix of dwelling unit types and/or land uses;
      - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio
      - d. The general treatment of natural features;
      - e. The general relationship to nearby properties and public streets;
      - f. The general relationship of the project to the comprehensive plan;
      - g. An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, as compared to the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and



3. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
  - a. Land use exemptions;
  - b. Density and intensity exemptions;
  - c. Bulk exemptions;
  - d. Landscaping exceptions;
  - e. Parking and loading requirements exceptions;
4. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.
  - a. Within ten working days of receiving the draft PD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator has received a complete packet, the proposed PD concept plan shall be placed on the plan commission agenda.
  - b. At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PD. Appropriate topics for discussion may include the any of the information provided in the PD concept plan submittal packet, or other items as determined by the plan commission.
  - c. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application.

(7) *PD Process Step 3: General development plan (GDP).*

- (a) The applicant shall provide the zoning administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the plan commission agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for GDP review:
  1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City Stoughton Planned Land Use Map;
  2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
  3. A general written description of proposed PD including:
    - a. General project themes and images;
    - b. The general mix of dwelling unit types and/or land uses;
    - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
    - d. The general treatment of natural features;
    - e. The general relationship to nearby properties and public streets;



- f. The general relationship of the project to the comprehensive plan;
  - g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of the most comparable zoning district(s) and opportunities for community betterment the applicant suggests are available through the proposed PD zoning;
  - h. A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified, as compared with the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;
  - i. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
    - A. Land use exemptions;
    - B. Density and intensity exemptions;
    - C. Bulk exemptions;
    - D. Landscaping exceptions;
    - E. Parking and loading requirements exceptions.
4. A general development plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
    - a. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11-inch by 17-inch reduction;
    - b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
    - c. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
    - d. Notations relating the written information provided in subsections (7)(a)3.a. through f., above to specific areas on the GDP drawing.
  5. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards.
  6. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from city standards or common practices.
  7. Written justification for the proposed planned development. (The applicant shall use the requirements of the zoning map amendment procedure (subsections 78.903(4)(c)1. through 3.) to develop said written justification.)



The process for review and approval of the GDP shall be identical to that for zoning map amendments per section 78-903 of this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

All portions of an approved PD/GDP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

(8) *PD Process Step 4: Specific implementation plan (SIP).*

- (a) After the effective date of the rezoning to PD/GDP, the applicant may file an application for a proposed specific implementation plan (SIP) with the plan commission. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for PD review:
  1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
  2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
  3. A general written description of proposed SIP including:
    - a. Specific project themes and images;
    - b. The specific mix of dwelling unit types and/or land uses;
    - c. Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
    - d. The specific treatment of natural features;
    - e. The specific relationship to nearby properties and public streets.
    - f. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning.
    - g. A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified as compared to the most comparable zoning district. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  4. A specific implementation plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
    - a. A SIP site plan conforming to all the requirements of subsection 78-908(3). If the proposed Planned Development is a cluster development (per subsections 78-206(1)(b) through (f)), a large development (per subsection 78-205(11)), or a group development



(per subsection 78-205(12)), a proposed preliminary plat or conceptual plat may be required by the zoning administrator in addition to the required site plan.

- b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
  - c. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
  - d. Notations relating the written information provided in subsections (8)(a)3.a. through f., above to specific areas on the GDP drawing.
5. A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. This plan shall also include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
  6. A series of building elevations for the entire exterior of all buildings in the proposed SIP, including detailed notes as to the materials and colors proposed.
  7. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from city standards or common practices.
  8. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
  9. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP.
  10. All variations between the requirements of the approved PD/GDP zoning district and the proposed SIP development; and
  11. The Applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.
  12. The area included in a specific implementation plan may be only a portion of the area included in a previously approved General Development Plan.
  13. The specific implementation plan (SIP) submission may include site plan and design information, allowing the plan commission to combine design review and review of the SIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.
  14. The plan commission or common council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the SIP, as such may be relevant to review.
- (b) The process for review and approval of the PD shall be identical to that for site plans per section 78-908 of this ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.
- (c) All portions of an approved PD/SIP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.





**JLA**  
ARCHITECTS

GENERAL DEVELOPMENT PLAN  
FOR LOT 18 OF  
THE 51 WEST NEIGHBORHOOD  
STOUGHTON, WISCONSIN

Lakestone Properties, LLC



PROJECT TEAM

LOT 18 PLANNED DEVELOPMENT

Owner (future\*):

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Project Planner:

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\*Lakestone Properties, LLC has a signed Offer to Purchase for Lot 18 with Fifty One West, LLC.

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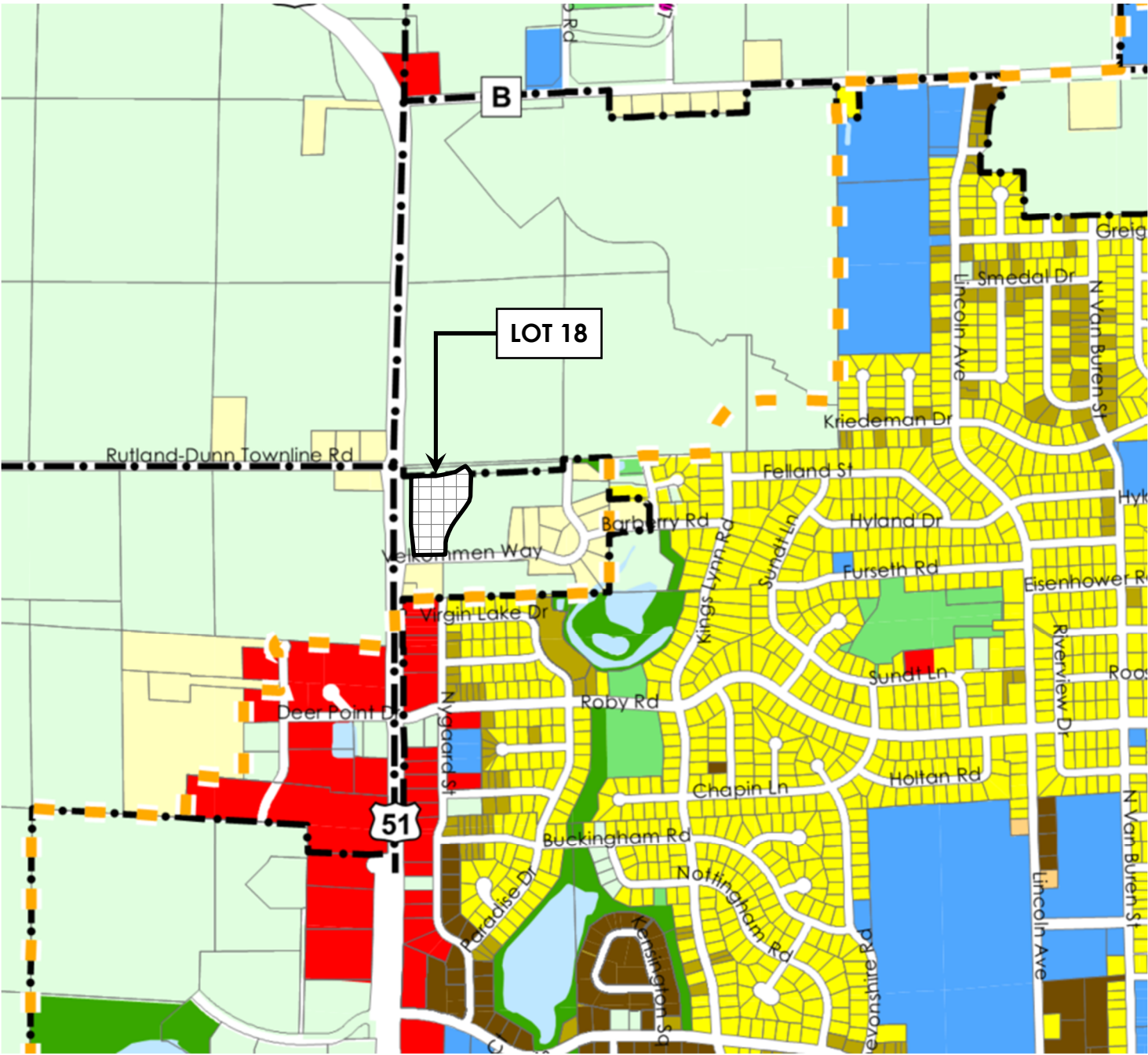
APPENDIX

Map with Owners within 300 feet ..... 19

Mass Grading Plan ..... 20



A. LOCATION MAP



Source: Map 3 (partial) of City of Stoughton Comprehensive Plan

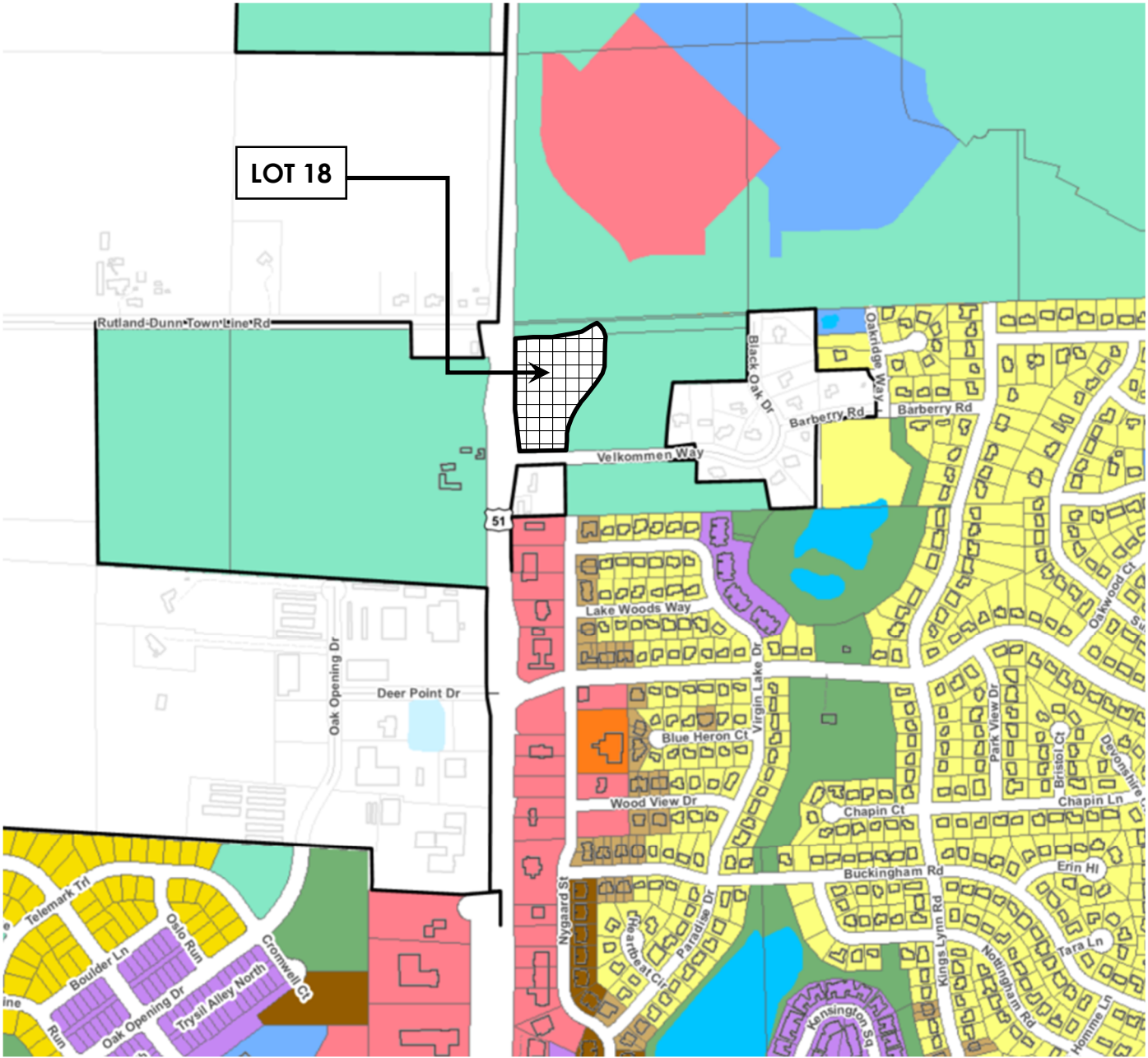
Adopted: July 11, 2017

Sources: Dane County LIO, City of Stoughton.

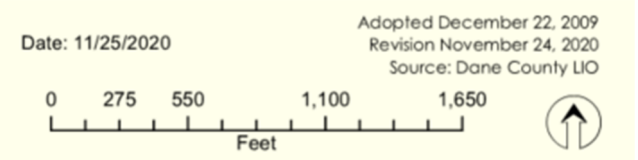




B. VICINTY MAP



Source: City of Stoughton Zoning Map





C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION

Project Area and Existing Conditions

51 West Neighborhood

The planned development for the overall project, to be known as 51 West, establishes the zoning requirements for portions of a 70.25-acre, mixed-use neighborhood located east and west of USH 51 and south of Rutland Dunn Town Line Road. The entire project area was annexed into the City of Stoughton in 2018 under RH (Rural Holding) zoning.

The 51 West planned neighborhood incorporates five existing city parcels, including two on the west side of USH 51 (051001185012 and 051001180412), and three on the east side (051106286522, 051106286012 and 051106285012). All five parcels are being farmed, excepting a pocket of woodlands along Rutland-Dunn Town Line Road.

The surrounding uses include:

- Westside of USH 51: single-family/farmland/woodlands to the north; farmland the west; and commercial/industrial/single-family to the south.
- Eastside of USH 51: farmland to the north; (rural) single-family to the east; and single family/duplex/ commercial to the south.

Lot 18

Lot 18 is one of several lots in this larger development referred to as 51 West and is part of city parcel (051106286522). It abuts USH 51 on the east side. Existing surrounding uses for Lot 18 are as listed above for Eastside of USH 51.

Project Scope

Lot 18 is one of nine Planned Development lots in the overall 51 West GDP. (See Figure #). All but two of these lots are multifamily residential.

The 51 West Planned Development lots include:

- Lot 1 - 12 duplex residential units (2.26 acres)
- Lot 2 - 12 duplex residential units (2.12 acres)
- Lot 3 - 6 duplex residential units (1.06 acres)
- Lot 4 - 36 multifamily residential units (1.53 acres)
- Lot 5 - 96 multifamily residential units (3.75 acres)
- Lot 6 - 16 multifamily residential units (2.55 acres)
- Lot 16 - 1.8 acres commercial land
- Lot 17 - 11.88 acres commercial land
- Lot 18 - 160 multifamily residential units (4.97 acres)**

The developer's goal and intent is to extend all utilities and corresponding public infrastructure and complete mass grading on the east side of USH 51 by Fall /Winter 2022. This is of course, dependent upon the timing of negotiations and final approvals of utility locations and other conditions of the GDP approval for the 51 West Neighborhood with the City of Stoughton.

A map of 51 West Neighborhood with requested zoning and location of Lot 18 is on the next page as Figure 1.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.



FIGURE 1:  
51 WEST NEIGHBORHOOD AND REQUESTED ZONING

Source: 51 West General Development Plan, Figure 1



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

General Relationship to the 2017 Comprehensive Plan

The proposed 51 West subdivision is located in an area designated as the Northwest Planned Mixed Use (MU) Area, which is intended for a mix of commercial, office, light industrial and higher-intensity residential uses. Planned MU is intended for residential buildings of three or more units; however, additional statements in the policy allow for more flexibility.

Based on these land use policies, the 51 West Neighborhood fits the intent of the PMU, while taking into consideration the surrounding uses and general character of the planned neighborhood.

Lot 18 is one of the higher density multi-family properties in the overall development, making it one piece of a larger whole.

Relationship to Nearby Properties

The general development concept site plan for 51 West depicts a mixed-use neighborhood with commercial along USH 51 frontage (west side) and a mix of residential unit types on both sides of USH 51.

On the east side, Fifty One West, LLC is proposing duplex lots along Velkommen Way (east of Nygaard Street) to provide a natural extension of the single-family and duplex neighborhood to the south, as well as to provide a smooth transition to the rural, single-family homes east of the development. Higher-density residential units have been proposed north of Velkommen Way on Lot 18. This provides increased density in the overall neighborhood and is compatible with

the potential future commercial development to the north (shown in the 2006 Linnerud Detailed Neighborhood Plan).

Project Timing and Phasing

The first phase of the 51 West project will be to develop the east side of USH 51 with utility infrastructure extensions, road construction, mass grading and pond development.

Lot 18 would be developed in tandem or slightly behind the 51 West Phase-1 construction, with careful coordination for utility connections and to protect new public infrastructure from damage resulting from development of Lot 18.

Both projects are anticipated to begin late spring/early summer of 2022.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

PD Zoning Rationale & Exemptions

The Planned Development classification will allow the flexibility that both the developer(s) and the City of Stoughton need to successfully implement the proposed mix of uses as a coherent, well-designed neighborhood.

Through this GDP, specific to Lot 18, the developers are requesting exemptions, allowing for reduced rear setback minimums and increased density as outlined in the table below. This will allow the developer to maintain the densities desired within the Planned Mixed Use Future Land Use designation (per the City's Comprehensive Plan), while allowing for ideal (speculative) building placement to hold the street edges, park edges, and provide access/views to planned open spaces. The enhanced building design standards in this GDP will help to mitigate potential impacts on adjacent lots.

A full list of requested exemptions are listed in Section D Development Standards.

Neighborhood Character/Theme

The 51 West Development will be a complete neighborhood from single-unit detached lots to multi-unit attached housing developments to commercial development serving local and regional customers.

Lot 18 will have the highest density of multi-family residential as part of the overall 51 West neighborhood. However, this density is offset by the planned adjacent uses and roads. Lot 18 is surrounded on all sides by public right-of-way: USH 51 abuts the property to the west; Velkommen Way to the south; Nygaard Street to the east; and future Greenbriar Road to the north. Across Nygaard

Road is a proposed park in Outlot 6 with ponds and trails. The section of Velkommen Way between Nygaard Street and USH 51 is proposed to be abandoned once a new intersection with Greenbriar Road and USH 51 is approved and completed. This will increase the "buffer" area between the high density residential with the less dense two- and single-family homes, (both existing and planned), to the south.

Stormwater Management

The stormwater management plan on Lot 18 is to capture the runoff utilizing swales, curbs, catch basins, and private storm sewers and connect to the public storm sewers proposed under Nygaard Street which will carry the runoff to the proposed regional stormwater ponds for stormwater management.

The regional stormwater ponds for the 51 West Neighborhood have been designed with a "naturalistic" layout, especially through the trail corridor and park space in Outlot 6. There are six wet ponds for pre-treatment and four infiltration ponds that will serve this development and manage off-site runoff (from the south and east of Outlot 7). The stormwater management system will control peak runoff rates for events ranging from the 1-year through the 200-year event. Additionally, runoff volumes will be controlled for the annual average rainfall record (per county and state standards) but also for events ranging from the 1-year through the 200-year event. This last requirement is necessary to prevent volume related flood elevation increases in landlocked basins which lie downstream from the proposed site. Note that these requirements will need to be met regardless of on-site development density and potential changes in drainage patterns within the site.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

Park/Open Space

The Parks and Recreation Committee approved the 51 West Neighborhood park locations with interest in seeing the development meet the parkland dedication requirement. Since this approval, the park in Outlot 6 has expanded by removing four duplex lots along Velkommen Way (south of Nygaard Street), and the paved path no longer runs through Outlot 4 (due to increase in storm-water management requirements). The net result is the overall development meets the parkland dedication requirement across both sides of USH 51 and provides for trail connections in multiple directions.

Lot 18 is ideally located directly across Nygaard Street from this proposed park area (Outlot 6), which provides immediate views and access to open space, park amenities and the trail system for the residents of the 160 multi-family units. The trail access also allows these residents the opportunity to access the additional parks within the 51 West Neighborhood and other amenities within Stoughton.

Utilities

Fifty One West, LLC and MSA are coordinating water and sewer service with the City of Stoughton.

The watermain will be extended from the current end of Nygaard Street, to serve all parcels in this development. It will be oversized through 51 West along Nygaard Street and Oak Opening Way to serve future development to the north. Water loops will be established by connecting to Kettle Park West via Oak Opening Drive (during this development process) and through land to the north back to Kings Lynn Road (when that land develops).

Utility infrastructure for the development on Lot 18 will connect directly to these public utilities once completed. Lakestone Properties, LLC and Quam Engineering, LLC are working closely with MSA and the City of Stoughton on final coordination, location and connection details., which will be addressed further during the Specific Implementation Plan review for Lot 18.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

Transportation

Streets

The east side of the 51 West Development includes Nygaard Street (60-ft ROW) and Velkommen Way (66-ft ROW). This neighborhood concept reserves land east of USH 51 for the future extension of Rutland Dunn Town Line Road. That extension is identified in the 2006 Linnerud Detailed Neighborhood Plan as a 100-foot ROW; a portion of that ROW is provided. That connection to the highway has been approved by Wis-DOT and is moving forward as Greenbriar Drive. Fifty One West, LLC. is proposing closure of Velkommen Way at USH 51 once this connection is completed.

Lot 18 access restrictions are shown in the diagram in Figure 3 (next page). These will be followed when developing a specific implementation plan for this property.

Pedestrian Connections

Paved, multi-use paths are proposed on both sides of USH 51. On the east side of USH 51, a paved path will run along the eastern edge of the neighborhood through Outlot 7 and the proposed park space (Outlot 6), terminating in the northeast corner of the neighborhood. Future connections by the City could link this path to Howard Heggstad Park and Virgin Lake Park. The intent is to have these two paths connect across USH 51 via lands to the north (the Linnerud property on the east and Fifty One West, LLC on the west).

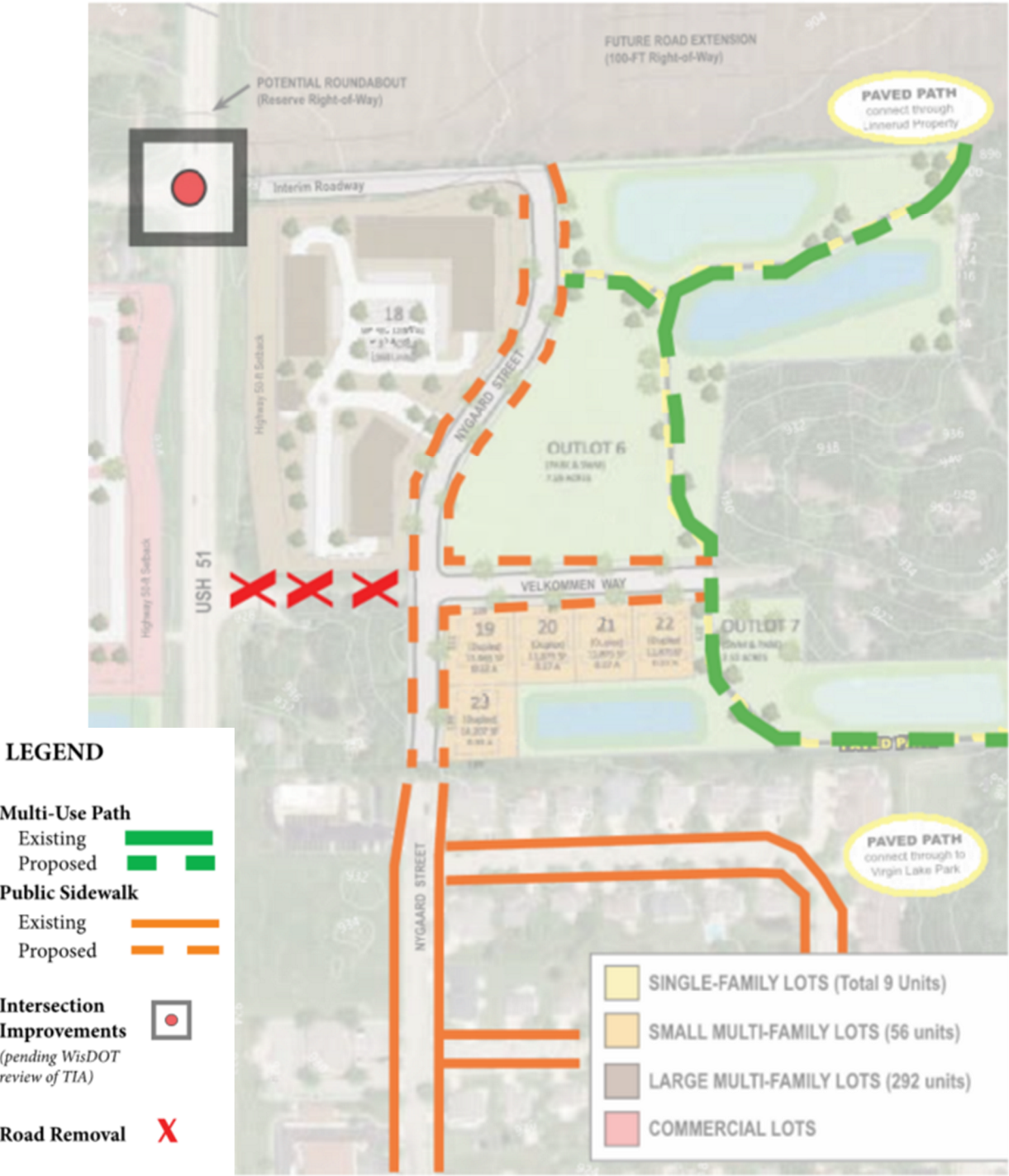


FIGURE 2: TRANSPORTATION NETWORK

Source: 51 West General Development Plan, Figure 3



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

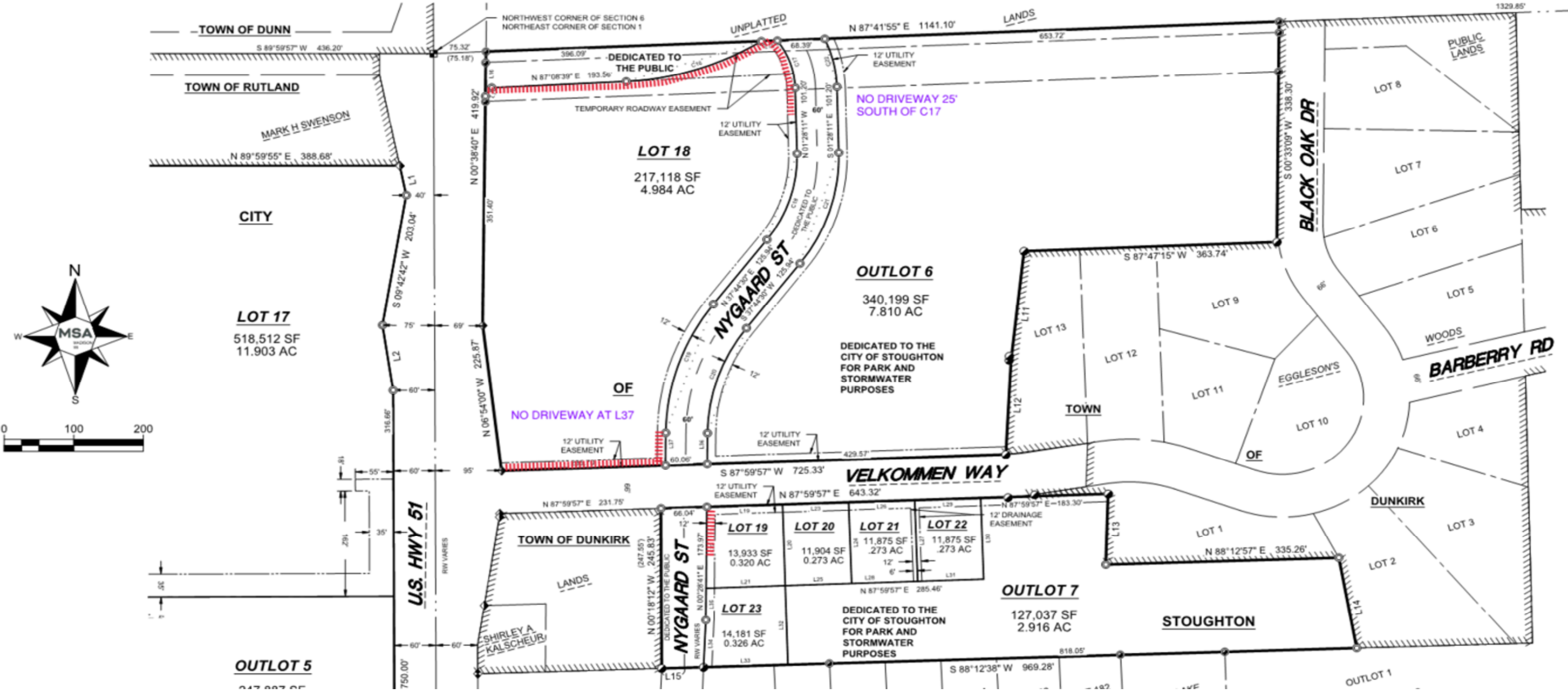


FIGURE 3:  
ACCESS RESTRICTIONS FOR LOTS 18 AND 19

Source: 51 West Plat and MSA



D. DEVELOPMENT STANDARDS

Land Use, Density, Bulk Regulations

Development for Lot 18 (PD) in the 51 West Neighborhood shall meet the standards of the MR-24 Zoning District with the exceptions as identified below:

Land Use

- Permitted and conditional uses as identified in MR-24 zoning district.

Density and Intensity Requirements

- Allow multiple buildings on a single lot
- Minimum of 20 feet separation between buildings
- Maximum Gross Density (MGD):
  - 32.2 dwelling units per acre
  - Maximum 160 units
- Impervious Areas: 53% maximum
- Minimum Landscape Surface Ratio (LSR): 47%

Bulk Requirements

- Minimum Lot Area: 1,357 square feet per dwelling unit
- Building Setbacks (minimum):
  - Front: 25 feet
  - Side: 20 feet
  - Rear: 50 feet
- Average Building Height: 45 feet maximum (to midpoint of roof height)
- Signage: 50 square feet for ground sign
  - Measured per Sec. 78-817 of Signage Regulations

Exterior Lighting

- Intensity of Illumination at Property Line: The maximum level of 0.5 foot candles (FC) at property line will be maintained except for the following locations:
  - At driveway access to property where a targeted average level is 0.8 FC with a range of 0.5-1.5 FC
  - At required emergency egress points from building(s) and main entrances into building(s), a targeted average of 1 FC with a range of 0.5-2 FC
  - The above averages and ranges are recommendations from the Illuminating Engineering Society (IES).



D. DEVELOPMENT STANDARDS cont.

Residential Design Guidelines

To achieve the vision in the GDP, inclusive of varying residential types and densities, the following architectural design guidelines will govern residential development. Anything not specifically described in these guidelines will conform with City Standards.

Building Design

- The buildings shall be placed as close to the property setbacks as practical to strengthen the street edge and promote street activation.
- All buildings shall be designed with four-sided architectural treatment, utilizing the same design theme and compatible building materials.
- The buildings shall have well-proportioned fenestrations, facade articulation and appropriately scaled architectural features.
- Each building facade shall include two or more elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and facade setbacks, and varied roof designs. Balconies, porches, and bay windows are allowed to encroach into the setback areas.
- Facades greater than 100 feet shall consist of variations in the surface plane and roofline heights or configuration.

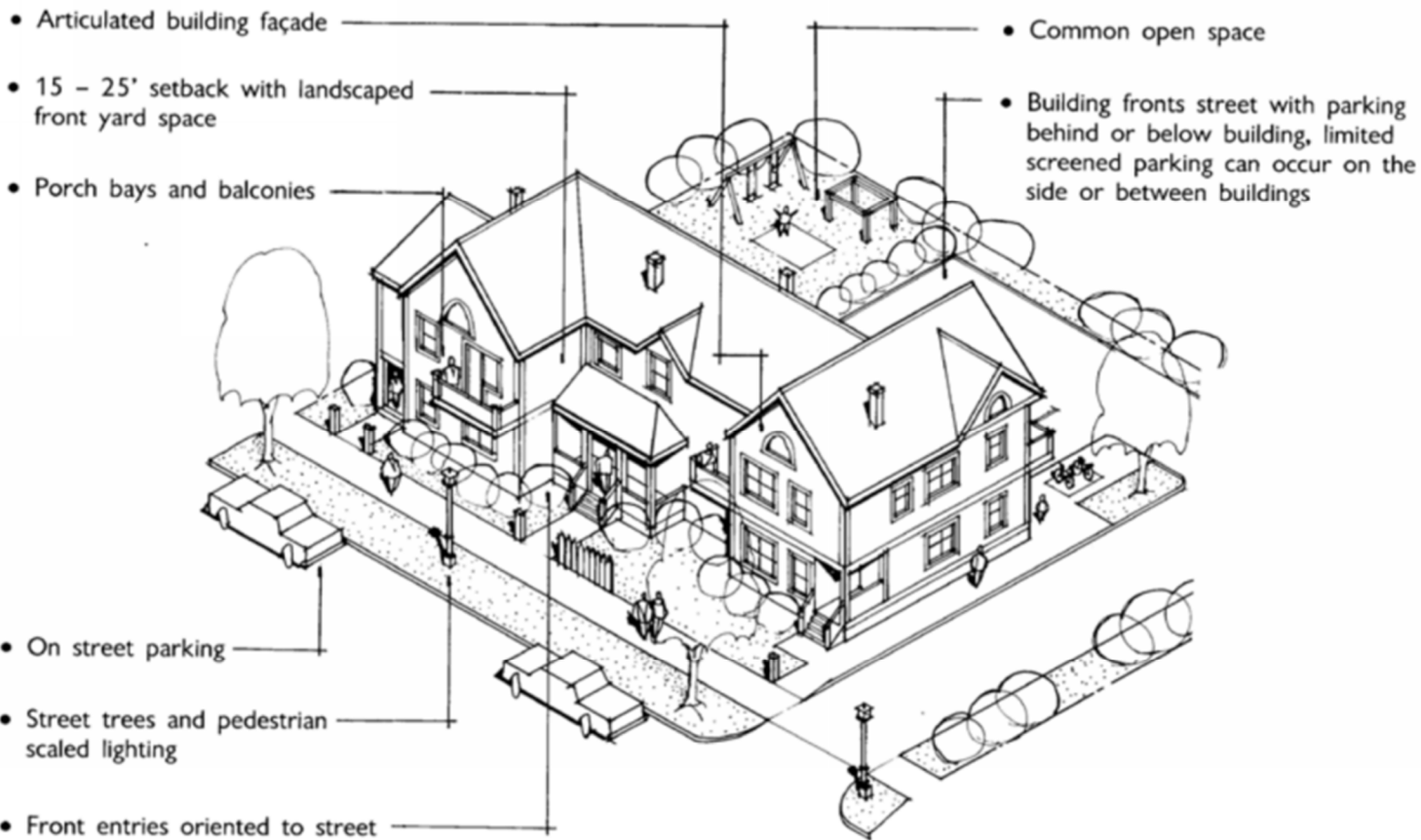


FIGURE 4:  
MULTIFAMILY RESIDENTIAL DEVELOPMENT GUIDELINES

Source: City of Stoughton Comprehensive Plan, Chapter 6, Figure 7



D. DEVELOPMENT STANDARDS cont.

**Building Materials**

- Use quality materials that are durable and will age well. Acceptable building materials include brick, stone, decorative concrete masonry units, wood and composite siding. Materials such as corrugated metal, EIFS (Exterior Insulation and Finish System), vinyl or aluminum siding, can be used as accent materials, but not as the primary building material.
- A mix of 2-4 materials and/or colors shall be used on each building facade.

**Doors and Windows**

- A minimum 20% of all facades shall provide glazing or significant architectural detailing to provide visual interest.
- Street-facing facades providing direct access to first story dwelling units through individual entrances are encouraged. A minimum of 25% ground floor units with direct access to the sidewalk is preferred.

**Service Areas and Mechanicals**

- Service areas shall be integrated with the building design and screened when visible from public streets.
- Loading areas, mechanical equipment or other utility hardware on the ground or building shall be screened from public view by plantings or decorative walls and fences with materials similar to the adjacent building material.
- Rooftop mechanicals shall be screened using parapet wall extensions and/or screening fences on the roof using materials similar to those used on the building walls.
- Refuse and recycling enclosures not located within the building(s) shall be constructed of quality material matching the design of the primary building.

**Landscaping and Site Treatment**

- Low level plant materials should be utilized appropriately as a buffer for parking lots and building utility areas from the street while maintaining visibility for public safety and desirable exposure, using a mix of shrubs, evergreens and various perennials and ornamental grasses.
- In addition to meeting the quantitative landscaping standards in Chapter 78-603 of the Stoughton zoning ordinance, the following shall be met:
  - Climax Trees: One (1) canopy tree shall be planted for every twenty (20) residential units.
- Landscape screening shall include a mix of evergreen and deciduous species to achieve effective visual screening during all seasons of the year.

**Decorative Fencing/Walls**

- Acceptable materials for constructing decorative fencing/wall include metal/aluminum, wood, stone, brick, and wrought iron.
- Fencing/walls shall be a minimum three feet above grade.



**E. CONCEPTUAL LANDSCAPING / SITE DESIGN PLAN**

The GDP Concept Plan is a general concept at this time. The plan presents ideas that are a broad-brush example of what will be refined as part of the SIP phase per the following guidelines. The specific details will need to be reviewed as each building site is developed.

**General Conditions**

The overall plan for Lot 18 will coordinate with the requirements of the 51 West Development and meet City standards unless specifically exempted by approval of this GDP. Sidewalks will meet the City’s standards. Plant types should be a mix of canopy and evergreen trees, mixed with shrub clusters and perennial and annual planting beds. Buffer setbacks are observed along public streets. Public street landscaping, lighting, and any other design details in the right-of-way will meet City requirements or be approved.

Individual parking lots will be buffered from adjacent lots, but have an integrated landscape scheme and lighting system. Individual building sites will incorporate foundation plantings, planting beds, and lighting to be appreciated at the pedestrian scale. The City’s standards will be the minimum basis for landscaping goals.

**Parking Lot Edges and Interiors**

All parking lots will require landscaping around their edges and in any landscape islands. At a minimum, the City standards will apply. Coordination between stormwater management strategy and landscape requirements will need to be reviewed during the SIP phase of the project, especially in relation to snow removal and surface drainage.



**F. CONCEPTUAL SIGNAGE PLAN**

**General Conditions**

Specific signage design will be addressed in the SIP process following the general conditions outlined below.

- Signs should be integrated into and/or designed to be consistent with the building façade and scale.
- Similar materials, colors and styles should be used to ensure the signage is consistent with the building design.
- Materials must be of high quality to prevent premature weathering of the sign.
- Signs that are prohibited include the following: billboard style wall-mounted or roof-mounted signs, and flashing and programmable electronic signs.
- All development signage would be subject to the City’s sign permitting process, and will follow City ordinances for size, amount and location, unless specifically exempted by approval of the GDP.

**Exceptions**

An exception to the maximum area for site identification sign is being requested as part of this GDP. Specific information is in Section D of this document.



G. BUILDING TYPES / THEMES

Land Use Development Areas

There are six general building types that are allowed within the 51 West Development. Lot 18 has been identified as Building Type III: Large Format Residential.

Building Type III:

LARGE FORMAT RESIDENTIAL

This building type is allowed on Lots 4, 5, & 18 of the 51 West Development.





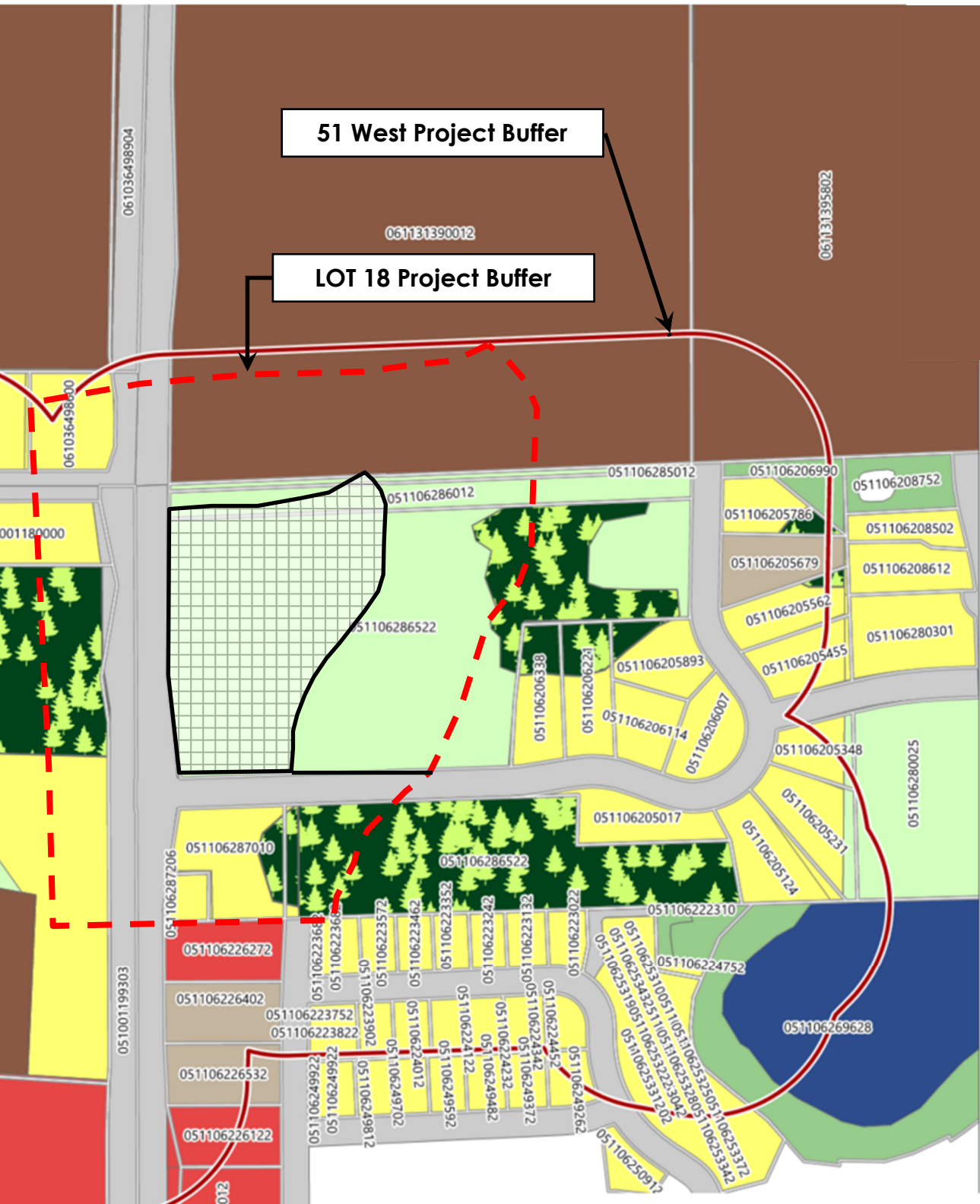
**APPENDIX**

Map with Owners within 300 feet

Mass Grading Plan



MAP WITH OWNERS WITHIN 300 FEET



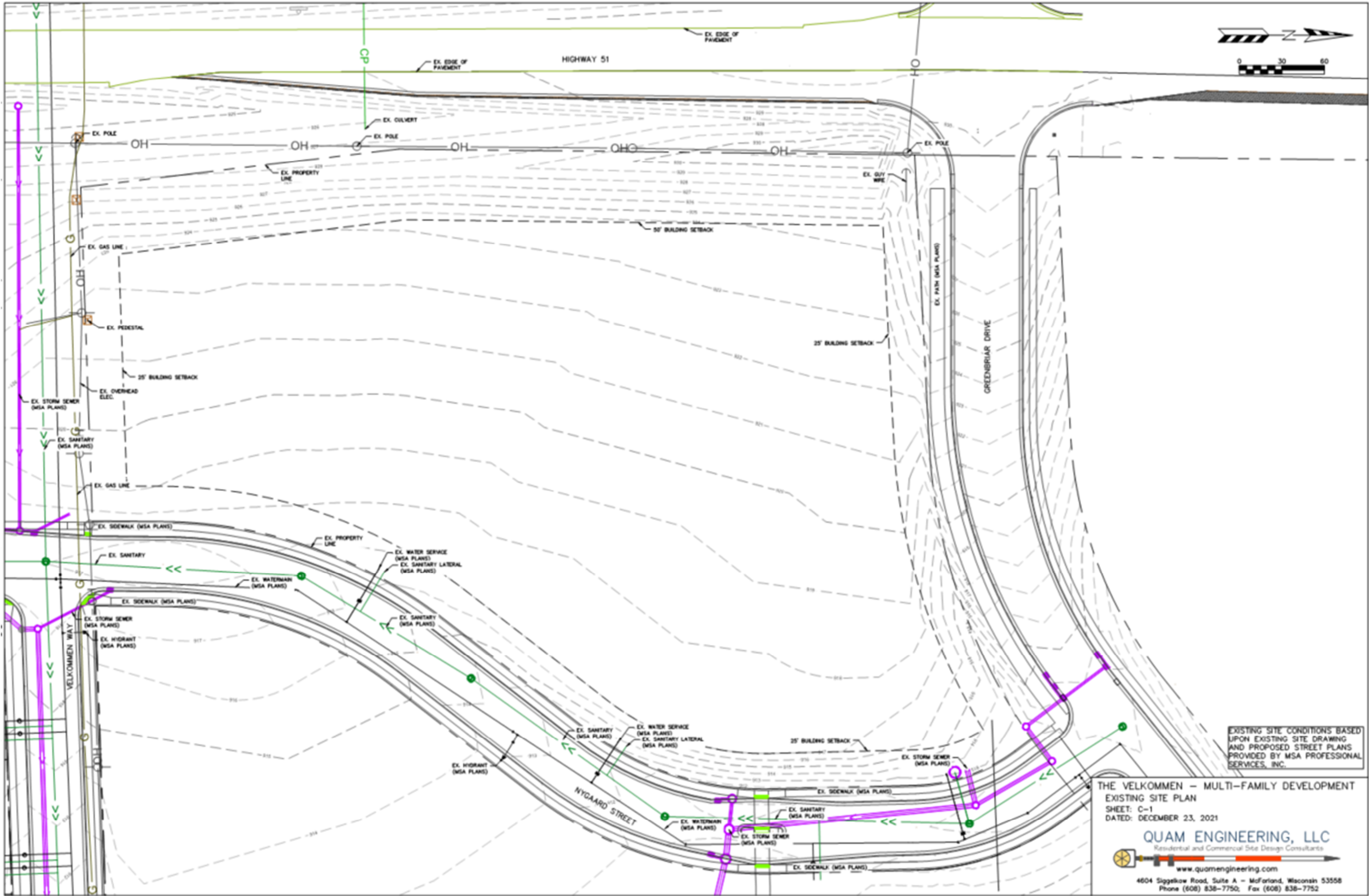
Source: 51 West General Development Plan, Appendix 3



MASS GRADING  
PLAN AND  
“EXISTING” SITE  
PLAN FOR LOT 18

This Existing Site Plan for Lot 18 reflects the proposed Mass Grading Plan for the 51 West Development. It represents the starting point for the Specific Improvement Plan for this lot.

Public Improvements as shown here are still subject to change as 51 West LLC and the City of Stoughton complete negotiation and final design of the overall plat.





PLANT LIST - Lot 18

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
<b>Canopy Trees</b>					
CH	(25)	2"	Common Hackberry	Celtis Occidentalis	BB
EP	3	2"	Exclamation Planetree	Platanus Occidentalis	BB
PCG	3	2"	Princeton Sentry Ginkgo	Ginkgo Biloba	BB
NHE	5	2"	New Horizon Elm	Ulmus Davidiana Japonica	BB
TT	8	2"	Tulip Tree	Liriodendron Tulipifera	BB
<b>Tall Deciduous Trees</b>					
AL	(23)	1 1/2"	American Linden	Tilia Americana	BB
QA	4	1 1/2"	Quaking Aspen	Populus Tremuloides	BB
RO	8	1 1/2"	Red Oak	Quercus Rubrum	BB
SHL	6	1 1/2"	Skyline Honeylocust	Gleditsia Tricanthos 'Skyline'	BB
<b>Medium Deciduous Trees</b>					
BG	(41)	1"	Black Gum	Nyssa Sylvatica	BB
CP	4	1"	Callery Pear	Pyrus Calleryana	BB
IW	18	1"	Ironwood	Ostrya Virginiana	BB
RB	7	1"	River Birch	Betula Nigra	BB
WB	4	1"	Whitespire Birch	Betula Papyrifera	BB
<b>Low Deciduous Trees</b>					
PD	(4)	4'	Pagoda Dogwood	Cornus Alternifolia	BB
TSC	3	4'	Tina Sargent Crab	Malus 'Tina Sargent'	BB
<b>Tall Evergreen Trees</b>					
BHS	(11)	5'	Black Hills Spruce	Picea Pungens Densata	BB
CF	2	5'	Concolor Fir	Abies Concolor	BB
WP	4	5'	White Pine	Pinus Strobus	BB
<b>Low Evergreen Trees</b>					
WBJ	(12)	2'	Wichita Blue Juniper	Juniperus Scoparium	BB
<b>Medium deciduous Shrubs</b>					
BC	(140)	24"	Black Chokeberry	Aronia Melanocarpa	Pot
BF	26	24"	Bronx Forsythia	Forsythia B 'Bronxensis'	Pot
LDN	19	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LLH	25	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
RTD	24	24"	Red Twig dogwood	Cornus Sericea	Pot
TES	16	18"	Tiger Eye Sumac	Rhus Typhinea	Pot
WRW	6	24"	Wine and Roses Weigelia	Weigelia Florida 'Alexandria'	Pot
<b>Low deciduous Shrubs</b>					
AC	(166)	18"	Alpine Currant	Ribes Alpinum	Pot
GDP	31	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GFS	43	24"	Gold Flame Spirea	Spirea 'Gold Flame'	Pot
GLS	38	18"	Gro Low Sumac	Cornus Aromatica	Pot
<b>Medium Evergreen Shrubs</b>					
HJ	(23)	2'	Hughes Juniper	Juniperus Chinensus	BB

- NOTES:
- 1) Designated lawn areas to receive a minimum of 4" of topsoil, (premium bluegrass seed mix), starter fertilizer, and straw mulch.
  - 2) Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
  - 3) Planting beds labeled as 'stone mulch' to be mulched with 2" - 2 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
  - 4) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
  - 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
  - 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

LANDSCAPE WORKSHEET

Landscape Points Required Lot zoning: (MR-24) Multi-Family Residential

Foundation Points Required:

(60 points/100 LF building foundation) 2,274 LF/100 \* 60 = 1,364 points

Street Frontage Points Required:

(60 points/100 LF street frontage) 1,958 LF/100 \* 60 = 1,175 points

Paved Area Points Required:

(100 points/20 parking stalls 100/20 \* 100 = 500 points

(100 points/10,000 SF) 36,414 SF/10,000 \* 100 = 364 points

Developed Lot Points Required:

(25 points/1,000 SF GFA) 58,302/1,000 SF \* 25 = 1,458 points

Total Landscape Points Required 4,497 points

Landscape Points Supplied

Foundation Points Supplied:

16 Medium deciduous trees @ 15 = 240 points

4 Low deciduous trees @ 10 = 40 points

11 Tall evergreen trees @ 40 = 440 points

12 Low evergreen trees @ 12 = 144 points

97 Medium deciduous shrubs @ 3 = 291 points

23 Medium evergreen shrubs @ 5 = 115 points

100 Low deciduous shrubs @ 1 = 100 points

Foundation subtotal: 1,370 points

Street Frontage Points Required:

6 Climax trees @ 75 = 450 points

13 Tall deciduous trees @ 30 = 390 points

23 Medium deciduous trees @ 15 = 345 points

Street Frontage subtotal: 1,185 points

Paved Area Points Supplied:

10 Tall deciduous trees @ 30 = 300 points

2 Medium deciduous trees @ 15 = 30 points

43 Medium deciduous shrubs @ 3 = 129 points

41 Low deciduous shrubs @ 1 = 41 points

Paved Area subtotal: 500 points

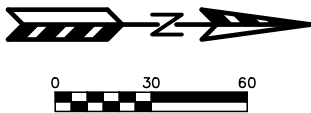
Developed Lot Points Supplied:

19 Climax trees @ 75 = 1,425 points

25 Low deciduous shrubs @ 1 = 25 points

Developed Lot subtotal: 1,450 points

Total landscape points supplied = 4,505 points



THE VELKOMMEN - MULTI-FAMILY DEVELOPMENT

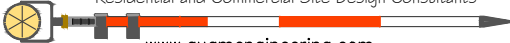
LANDSCAPE PLAN

PAGE: C-5

DATED: JANUARY 14, 2022

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