

# NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Public Hearing on Monday, November 14, 2022 at 6:00 o'clock p.m.**, or as soon thereafter as the matter may be heard, in the **Council Chambers, 2nd Floor, Public Safety Building, 321 South Fourth Street**, Stoughton, Wisconsin, to consider the Preliminary Plat for Magnolia Springs which was submitted on October 7, 2022.

A copy of the Preliminary Plat and a map of the area adjacent to the plat can be reviewed at City Hall, the Department of Planning & Development office, 207 S. Forrest Street, Stoughton, during normal business hours. The plat can also be viewed at [www.ci.stoughton.wi.us/planning](http://www.ci.stoughton.wi.us/planning)

**Location:** The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)  
321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting using a computer, tablet or smartphone via Zoom <https://us06web.zoom.us/j/82566947947?pwd=ajZCaEI3OGVGN2duaUp0U0lOM0lBUT09>

Phone in: +1 312 626 6799      Meeting ID: 825 6694 7947      Passcode: 268514

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.

Contact Rodney Scheel, Director of Planning & Development at 608-873-6619 or [rjscheel@ci.stoughton.wi.us](mailto:rjscheel@ci.stoughton.wi.us) with questions.

Published October 27, 2022 and November 3, 2022



# PRELIMINARY PLAT OF MAGNOLIA SPRINGS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF  
THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11  
EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

CURRENT OWNER AND SUBDIVIDER:  
ELDON LAND DEVELOPMENT LLC  
2364 JACKSON ST. UNIT 265  
STOUGHTON, WI 53589

SURVEYOR:  
BRADLEY TISDALE, PLS  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704

ENGINEER:  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704

PROPOSED ZONING:  
LOTS 1-9, 23, 34-35, 50, 56-58, 62-68, 80-83  
TWO-FAMILY RESIDENTIAL - 6 (TR-6)  
LOTS 10-22, 73-79  
SINGLE FAMILY RESIDENTIAL - 5 (SR-5)

LOTS 24-33, 36-49, 51-55, 59-61, 69-72, 84-90  
SINGLE FAMILY RESIDENTIAL - 6 (SR-6)

OUTLOTS 1-4  
INSTITUTIONAL (I)

CITY OF STOUGHTON EXISTING ZONING:  
RURAL HOLDING (RH)

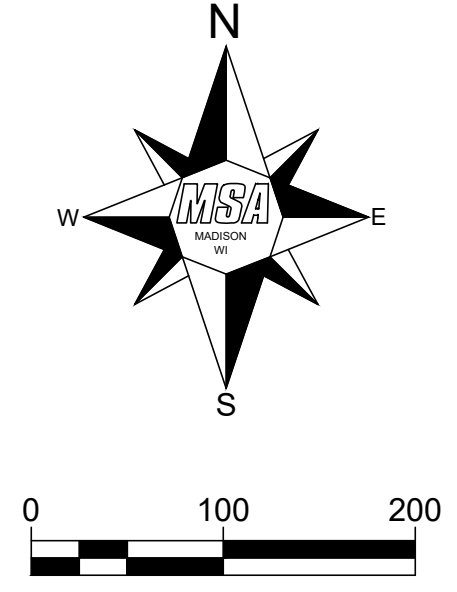
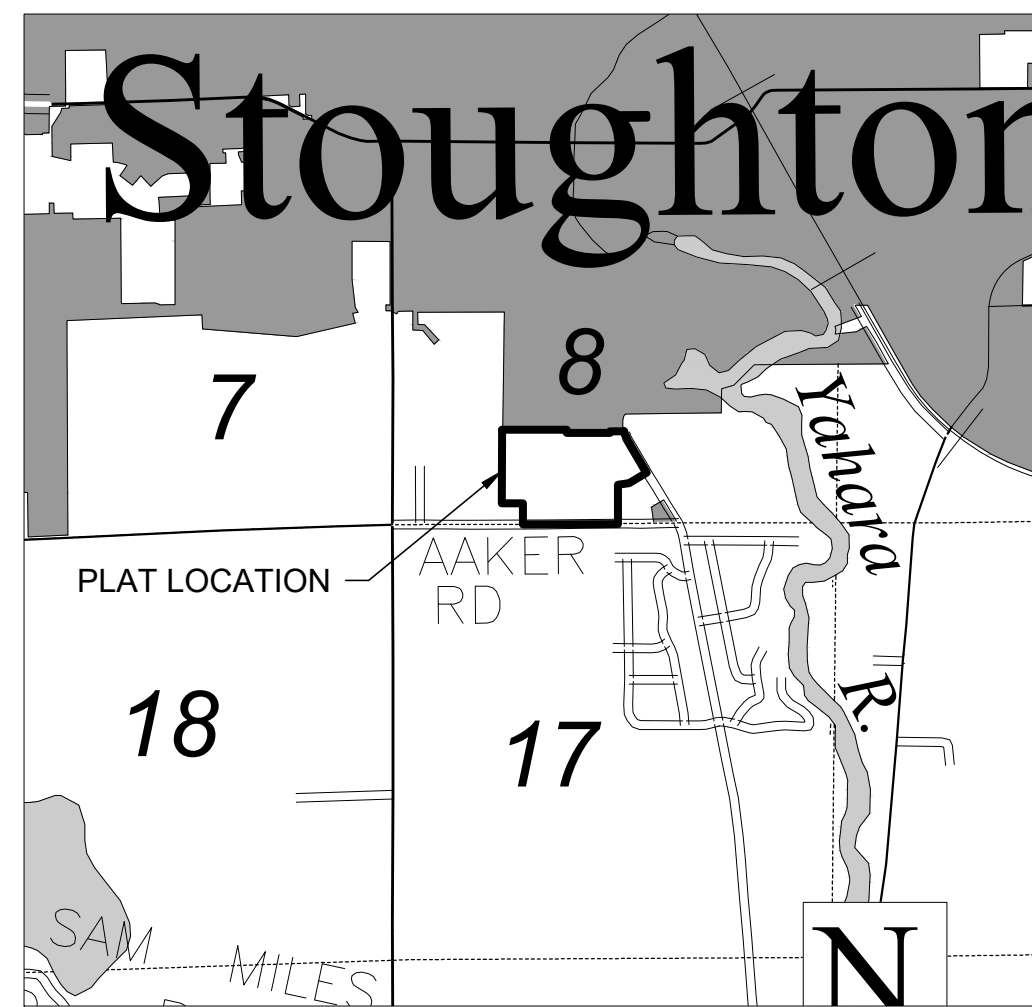
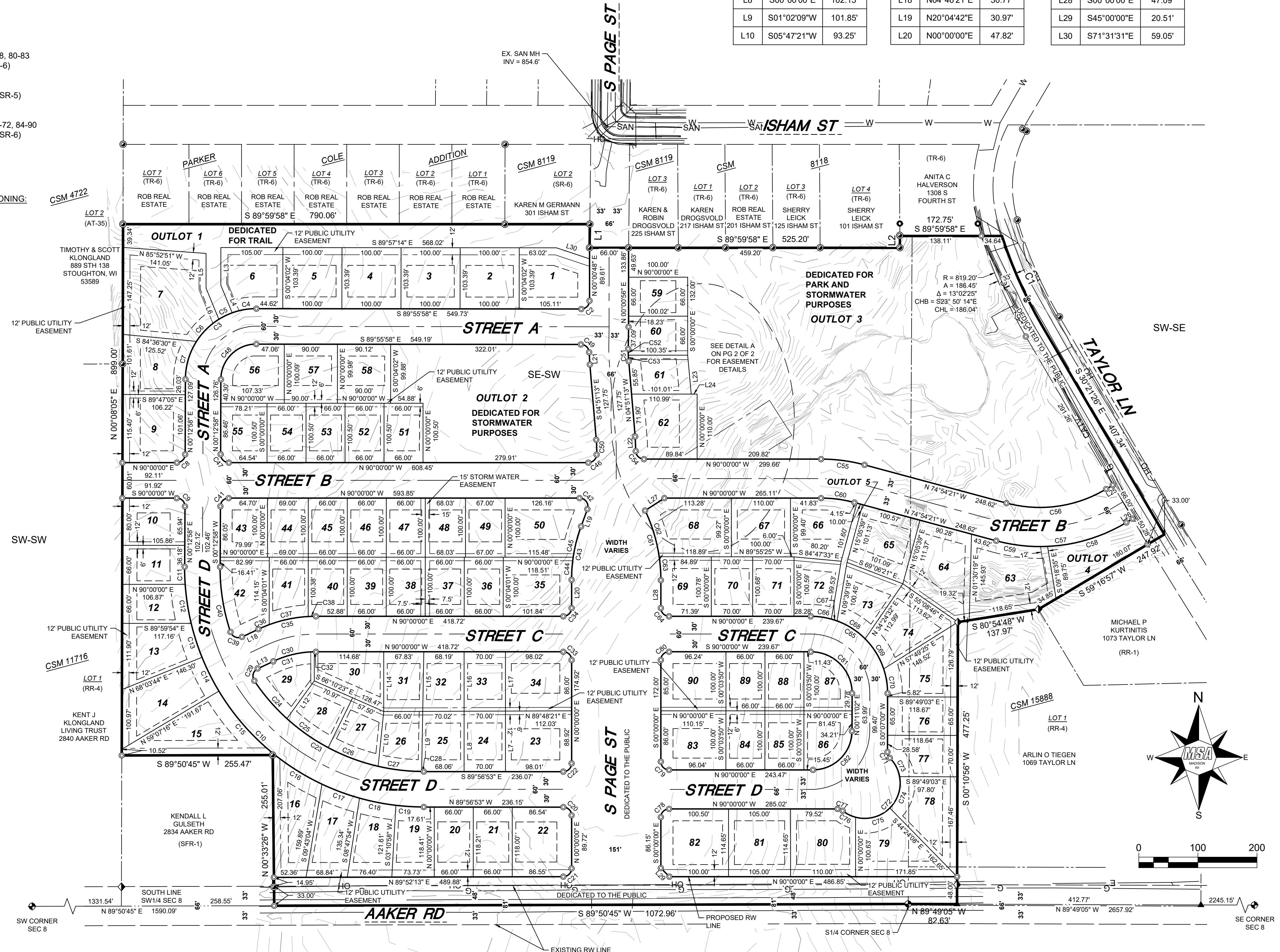
### SYMBOL LEGEND

- ⊙ SECTION CORNER MONUMENTED
  - ⊙ FOUND 1" IRON PIPE
  - ⊙ FOUND 1.5" IRON PIPE
  - ⊙ FOUND 3/4" IRON REBAR
  - ⊙ FOUND MAG NAIL
  - ⊙ SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER AND OUT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- SUBDIVISION BOUNDARY
  - LOT LINE RIGHT-OF-WAY
  - EASEMENT LINE
  - SECTION 1/2 SECTION LINE
  - CENTERLINE
  - PREVIOUS SURVEY

LINE	BEARING	LENGTH
L1	S00°37'54"W	40.00'
L2	N00°24'48"W	20.00'
L3	S00°04'02"W	63.88'
L4	S22°27'42"E	50.58'
L5	S00°04'02"W	58.86'
L6	S22°27'42"E	57.06'
L7	S00°00'00"E	102.45'
L8	S00°00'00"E	102.15'
L9	S01°02'09"W	101.85'
L10	S05°47'21"W	93.25'

LINE	BEARING	LENGTH
L11	S26°09'12"W	93.93'
L12	S35°53'13"W	78.83'
L13	S64°46'21"W	29.51'
L14	S00°00'00"E	101.08'
L15	S01°02'09"W	100.87'
L16	S00°00'00"E	100.63'
L17	S00°00'00"E	100.39'
L18	N64°46'21"E	30.77'
L19	N20°04'42"E	30.97'
L20	N00°00'00"E	47.82'

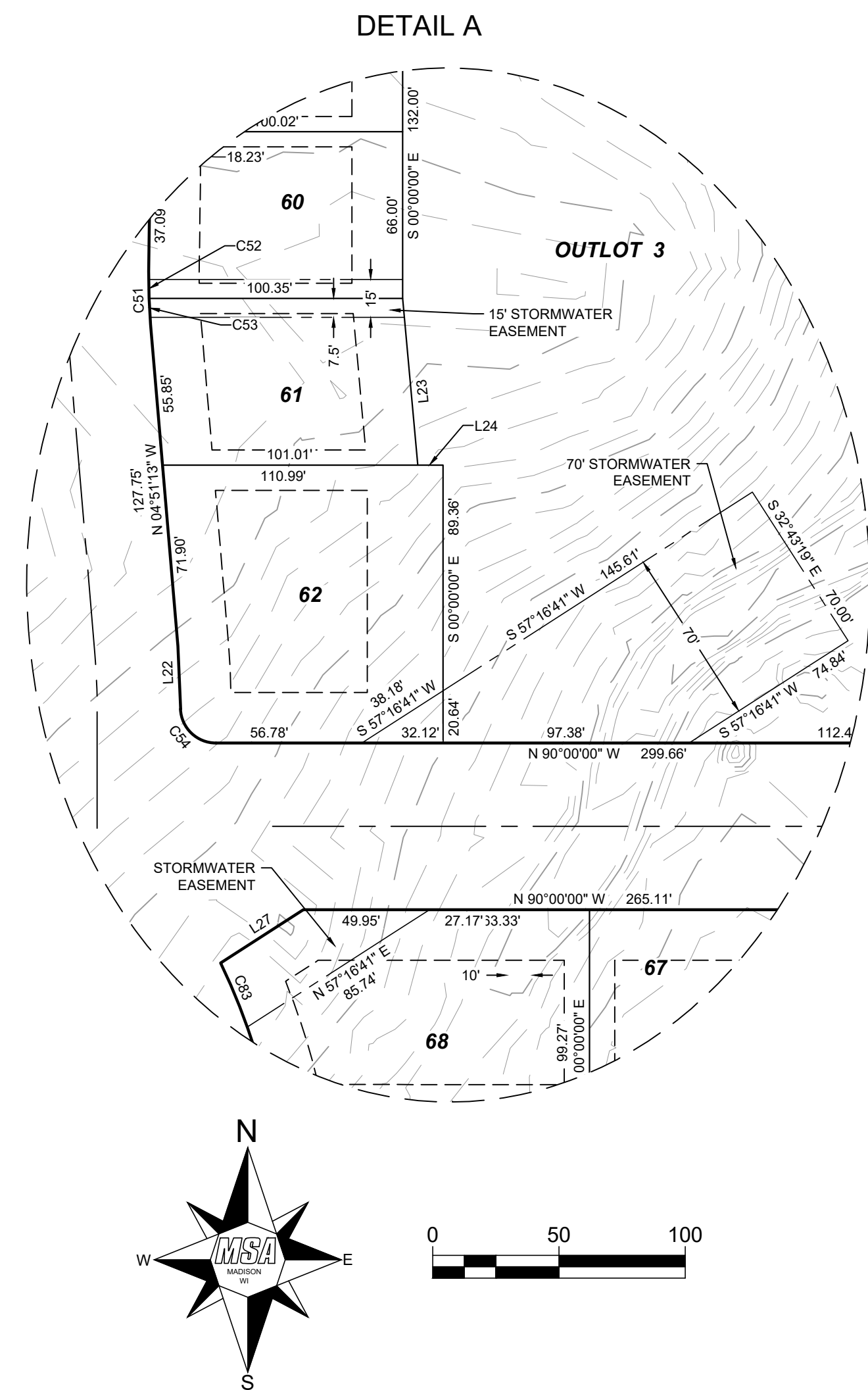
LINE	BEARING	LENGTH
L21	S03°21'13"E	20.79'
L22	N02°29'16"W	24.99'
L23	N05°13'02"W	66.25'
L24	N90°00'00"E	9.98'
L25	S58°51'18"W	13.17'
L26	S58°51'18"W	12.26'
L27	S57°16'41"W	38.88'
L28	S00°00'00"E	47.09'
L29	S45°00'00"E	20.51'
L30	S71°31'31"E	59.05'





# PRELIMINARY PLAT OF MAGNOLIA SPRINGS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF  
THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11  
EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.	TAN IN	TAN OUT
C1	168.63'	786.20'	12°17'20"	S24°12'47"E	168.30'	S18°04'07"E	S30°21'27"E

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C2	22.00'	14.00'	90°02'59"	N45°02'32"E	19.81'
C3	188.28'	120.06'	89°51'03"	N45°08'30"E	169.58'
C4	41.84'	120.06'	19°57'54"	S80°05'05"W	41.63'
C5	25.09'	120.06'	11°58'24"	S64°06'56"W	25.04'
C6	53.55'	120.06'	25°33'27"	S45°21'00"W	53.11'
C7	87.80' 637.32'	120.06'	32°21'19"	S16°23'37"W	66.90'
C8	21.94'	14.00'	89°47'02"	N45°06'29"E	19.76'
C9	22.04'	14.00'	90°12'58"	N44°53'31"W	19.84'
C10	637.33'	405.00'	90°09'52"	N44°51'58"W	573.58'
C11	29.84'	405.00'	4°13'18"	S1°53'41"E	29.83'
C12	66.85'	405.00'	9°27'27"	S8°44'03"E	66.77'
C13	60.15'	405.00'	8°30'32"	S17°43'02"E	60.09'
C14	64.05'	405.00'	9°03'41"	S26°30'08"E	63.98'
C15	141.62'	405.00'	20°02'07"	S41°03'02"E	140.90'
C16	94.70'	405.00'	13°23'51"	S57°46'01"E	94.48'
C17	66.96'	405.00'	9°28'24"	S69°12'08"E	66.89'
C18	63.69'	405.00'	9°00'36"	S78°26'38"E	63.62'
C19	49.47'	405.00'	6°59'57"	S86°26'55"E	49.44'
C20	21.98' 337.57'	14.00'	89°56'53"	N44°58'27"W	19.79'
C21	21.96'	14.00'	89°52'13"	N44°56'06"E	19.78'
C22	22.00'	14.00'	90°03'07"	N45°01'33"E	19.81'
C23	338.77'	345.00'	56°15'43"	S61°49'02"E	325.33'
C24	84.62'	345.00'	14°03'17"	S40°42'49"E	84.42'
C25	85.51'	345.00'	14°12'02"	S54°50'29"E	85.29'
C26	90.60'	345.00'	15°02'48"	S69°27'54"E	90.34'
C27	74.24' 74.12'	345.00'	12°19'46"	S83°09'11"E	74.10'
C28	3.80'	345.00'	0°37'49"	S89°37'59"E	3.80'
C29	24.06'	14.00'	98°27'31"	S15°32'35"W	21.21'
C30	74.11'	168.32'	25°13'39"	S77°23'10"W	73.52'
C31	71.26'	168.32'	24°15'30"	S76°54'06"W	70.74'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C32	2.85' 100.54'	168.32'	0°58'09"	S89°30'55"W	2.85'
C33	21.99'	14.00'	90°00'00"	N45°00'00"W	19.80'
C34	21.99'	14.00'	90°00'00"	N45°00'00"E	19.80'
C35	100.53'	228.32'	25°13'39"	N77°23'10"E	99.72'
C36	19.71'	228.32'	4°56'55"	S67°14'48"W	19.71'
C37	67.69'	228.32'	16°59'06"	S78°12'49"W	67.44'
C38	13.13'	228.32'	3°17'38"	S88°21'11"W	13.12'
C39	23.66'	14.00'	96°49'15"	S66°49'02"E	20.94'
C40	112.14' 92.17'	345.00'	18°37'23"	S9°05'43"E	111.64'
C41	21.94'	14.00'	89°47'02"	S45°06'29"W	19.76'
C42	26.90'	14.00'	110°04'42"	N34°57'39"W	22.95'
C43	92.16'	263.00'	20°04'42"	N10°02'21"E	91.69'
C44	38.32'	263.00'	8°20'53"	S4°10'27"W	38.29'
C45	53.84'	263.00'	11°43'48"	S14°12'48"W	53.75'
C46	21.55'	14.00'	88°11'23"	S45°54'18"W	19.48'
C47	22.04'	14.00'	90°12'58"	N44°53'31"W	19.84'
C48	94.18'	60.06'	89°50'23"	N45°08'10"E	84.82'
C49	21.16'	14.00'	86°34'46"	S46°38'36"E	19.20'
C50	25.24'	217.00'	6°39'50"	S1°31'18"E	25.22'
C51	21.03'	217.00'	5°33'08"	N2°04'39"W	21.02'
C52	10.68'	217.00'	2°49'13"	S0°42'42"E	10.68'
C53	10.35'	217.00'	2°43'55"	S3°29'16"E	10.35'
C54	21.38'	14.00'	87°30'44"	N46°14'38"W	19.36'
C55	74.55'	283.00'	15°05'39"	N82°27'11"W	74.34'
C56	175.12'	217.00'	46°14'21"	S81°58'28"W	170.41'
C57	228.39'	283.00'	46°14'21"	S81°58'28"W	222.24'
C58	140.87'	282.36'	28°35'09"	N73°07'54"E	139.42'
C59	87.52'	278.99'	17°58'22"	S83°47'25"E	87.16'
C60	57.17'	217.00'	15°05'39"	N82°27'11"W	57.00'
C61	121.86'	274.50'	25°26'06"	S12°43'03"E	120.86'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C62	81.91'	274.50'	17°05'46"	N16°53'13"W	81.60'
C63	39.95'	274.50'	8°20'20"	N4°10'10"W	39.92'
C64	21.98' 204.61'	14.00'	90°00'00"	S45°00'00"E	19.80'
C65	204.62'	130.00'	90°11'03"	S44°54'29"E	184.14'
C66	35.34'	127.86'	15°50'04"	N82°09'12"W	35.22'
C67	10.10'	107.75'	5°22'16"	N72°24'36"W	10.10'
C68	56.71'	130.00'	24°59'42"	N57°28'36"W	56.26'
C69	60.25'	130.00'	26°33'21"	N31°42'05"W	59.72'
C70	42.22'	130.00'	18°36'27"	N9°07'11"W	42.03'
C71	10.98'	14.00'	44°55'02"	S22°27'31"E	10.70'
C72	181.58'	60.00'	173°23'47"	S41°46'51"W	119.80'
C73	36.21'	60.00'	34°34'46"	N27°37'39"W	35.66'
C74	57.87'	60.00'	55°15'50"	N17°17'39"E	55.65'
C75	62.95'	60.00'	60°06'44"	N74°58'56"E	60.10'
C76	24.55'	60.00'	23°26'27"	S63°14'29"E	24.38'
C77	9.40'	14.00'	38°28'45"	N70°45'38"W	9.23'
C78	21.99'	14.00'	90°00'00"	S45°00'00"W	19.80'
C79	21.99'	14.00'	90°00'00"	S45°00'00"E	19.80'
C80	21.99'	14.00'	90°00'00"	S45°00'00"W	19.80'
C81	110.18'	70.00'	90°11'03"	N44°54'29"W	99.15'
C82	103.46'	66.00'	89°48'58"	N45°05'31"E	93.19'
C83	27.44'	274.50'	5°43'40"	N22°34'16"W	27.43'

### SURVEYORS CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, WISCONSIN, AND UNDER THE DIRECTION OF ELDON LAND DEVELOPMENT, LLC, MAGNOLIA MEADOWS HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE N89°50'45"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1590.09 FEET TO THE POINT OF BEGINNING; THENCE N00°33'26"W, 255.01 FEET; THENCE S89°50'45"W, 255.47 FEET TO A POINT ON THE EASTERLY LINE OF CSM 11716, RECORDED IN VOL 71, P 327, AS DOC NO. 4176987; THENCE N00°08'05"E ALONG THE EASTERLY LINE OF SAID CSM 11716 AND CONTINUING ALONG THE EASTERLY LINE OF CSM 4722, RECORDED IN VOL 21 P 23 AS DOC NO. 1892619, 899.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF PARKER COLE ADDITION, RECORDED AS DOC NO. 5852905; THENCE S89°59'58"E ALONG THE SOUTH LINE OF SAID PARKER COLE ADDITION AND CONTINUING ALONG THE SOUTH LINE OF LOT 2 OF CSM 8119, RECORDED IN VOL 43, P 221, AS, DOC NO. 2741455, 790.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S00°37'54"W ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH PAGE STREET AS SHOWN ON SAID CSM 8119, 40.00 FEET TO A SOUTH CORNER OF SAID CSM 8119; THENCE S89°59'58"E ALONG THE SOUTH LINE OF SAID CSM 8119 AND CONTINUING ALONG THE SOUTH LINE OF CSM 8118, RECORDED IN VOL 43, P 218, AS DOC NO. 2741454, 525.20 FEET TO THE SOUTHWEST CORNER OF SAID CSM 8118; THENCE N00°24'48"W ALONG THE EAST LINE OF SAID CSM 8118, 20.00 FEET; THENCE S89°59'58"E, 172.75 FEET TO THE CENTERLINE OF TAYLOR LANE; THENCE 168.63 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 786.20 FEET AND A CHORD WHICH BEARS S24°12'47"E, 168.30 FEET; THENCE S30°21'26"E, 407.34 FEET; THENCE S59°16'57"W, 247.92 FEET TO A NORTH CORNER OF CSM 15888, RECORDED IN VOL 116, P 122, AS DOC NO. 5799972; THENCE S80°54'48"W ALONG THE NORTHERLY LINE OF SAID CSM 15888, 137.98 FEET, THENCE S00°10'56"W ALONG THE WEST LINE OF SAID CSM 15888, 477.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE N89°49'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 82.63 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S89°50'45"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1072.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,675,642 SQUARE FEET OR 38.467 ACRES MORE OR LESS TOTAL AND 1,601,178 SQUARE FEET OR 36.758 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

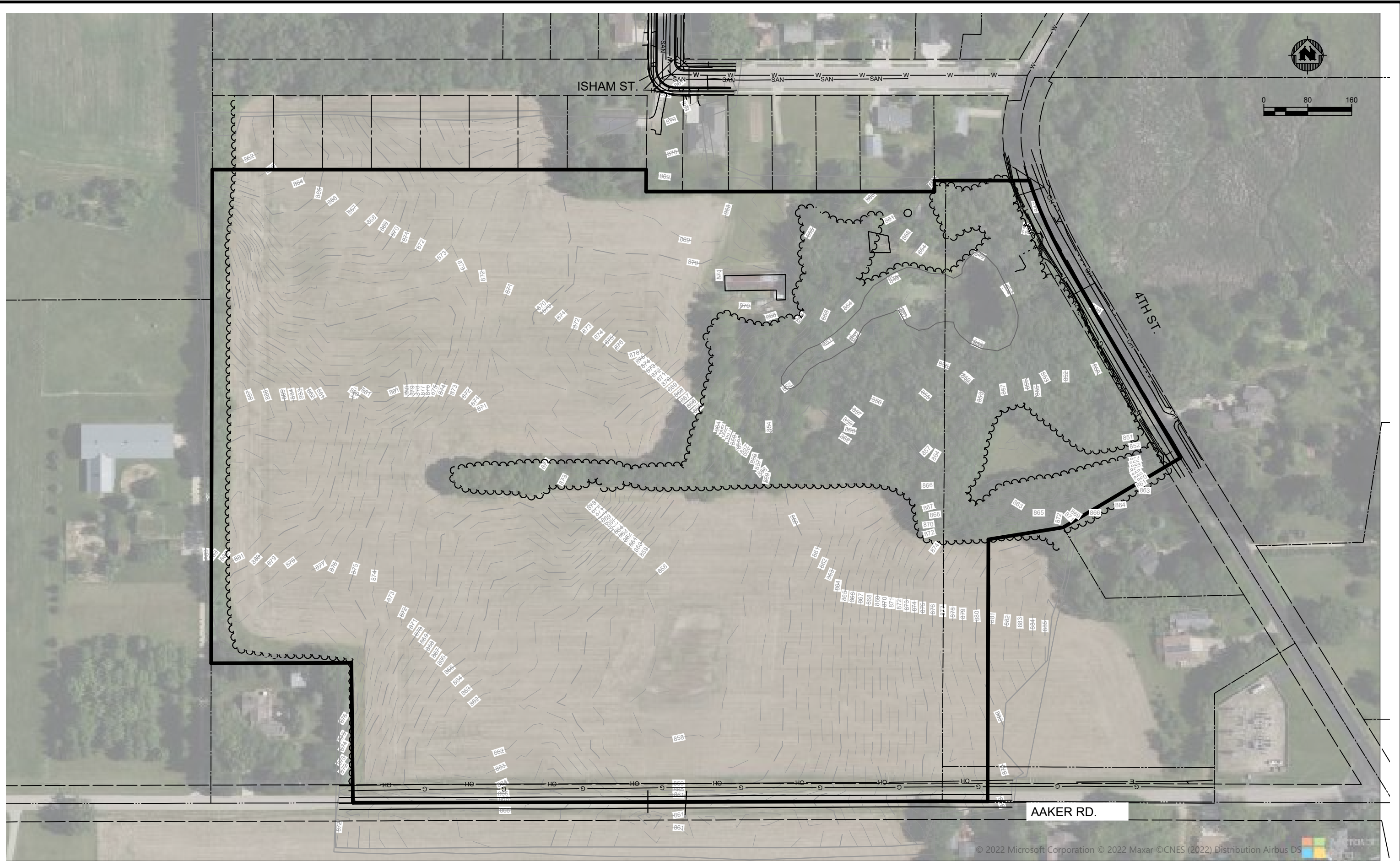
DATED THIS 29 DAY OF AUGUST, 2022

BRADLEY L. TISDALE  
PROFESSIONAL LAND SURVEYOR #S-2824

### LOT AREA TABLE

LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
1	11765	0.270	33	7036	0.162	65	10686	0.245
2	10339	0.237	34	11182	0.257	66	10180	0.234
3	10339	0.237	35	11572	0.266	67	9933	0.228
4	10339	0.237	36	6600	0.152	68	13043	0.299
5	10339	0.237	37	6600	0.152	69	8606	0.198
6	10640	0.244	38	6600	0.152	70	7051	0.162
7	21524	0.494	39	6600	0.152	71	7045	0.162
8	10690	0.245	40	6602	0.152	72	7060	0.162
9	12186	0.280	41	6967	0.160	73	8041	0.185
10	8431	0.194	42	9908	0.227	74	10715	0.246
11	6995	0.161	43	7938	0.182	75	10692	0.246
12	7331	0.168	44	6900	0.158	76	7712	0.177
13	10894	0.250	45	6600	0.152	77	7830	0.180
14	12905	0.296	46	6600	0.152	78	11993	0.275
15	14310	0.329	47	6600	0.152	79	12578	0.289
16	12797	0.294	48	6803	0.156	80	12397	0.285
17	9935	0.228	49	6700	0.154	81	11960	0.275
18	8756	0.201	50	12802	0.294	82	12980	0.298
19	8157	0.187	51	6633	0.152	83	10965	0.252
20	7808	0.179	52	6633	0.152	84	6600	0.152
21	7795	0.179	53	6633	0.152	85	6600	0.152
22	11762	0.270	54	6633	0.152	86	7207	0.165
23	11462	0.263	55	7838	0.180	87	7096	0.163
24	7161	0.164	56	9961	0.229	88	6600	0.152
25	7236	0.166	57	9003	0.207	89	6600	0.152
26	6913	0.159	58	9000	0.207	90	10976	0.252
27	6951	0.160	59	6601	0.152	OL 1	34894	0.801
28	6842	0.157	60	6619	0.152	OL 2	63054	1.448
29	7234	0.166	61	6650	0.153	OL 3	240420	5.519
30	8828	0.203	62	11688	0.268	OL 4	10187	0.234
31	6756	0.155	63	16487	0.379	OL 5	2013	0.046
32	6962	0.160	64	14100	0.324			





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PROJECT DATE:	NO.	DATE	REVISION	BY:
PROJECT DATE: 2022				
DRAWN BY: JN				
DESIGNED BY: JN				
CHECKED BY: ST				

PLOT DATE: 10/7/2022 3:15 PM, G:\2121669\21669000\CADD\Construction Documents\21669000 Site Plan Concept 07182022.dwg



ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
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HOSTROWSER CONCEPT GRADING PLAN  
 CITY OF STOUGHTON  
 DANE COUNTY, WISCONSIN

Existing

PROJECT NO.  
21669000  
 SHEET  
E1

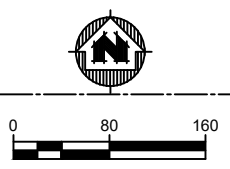
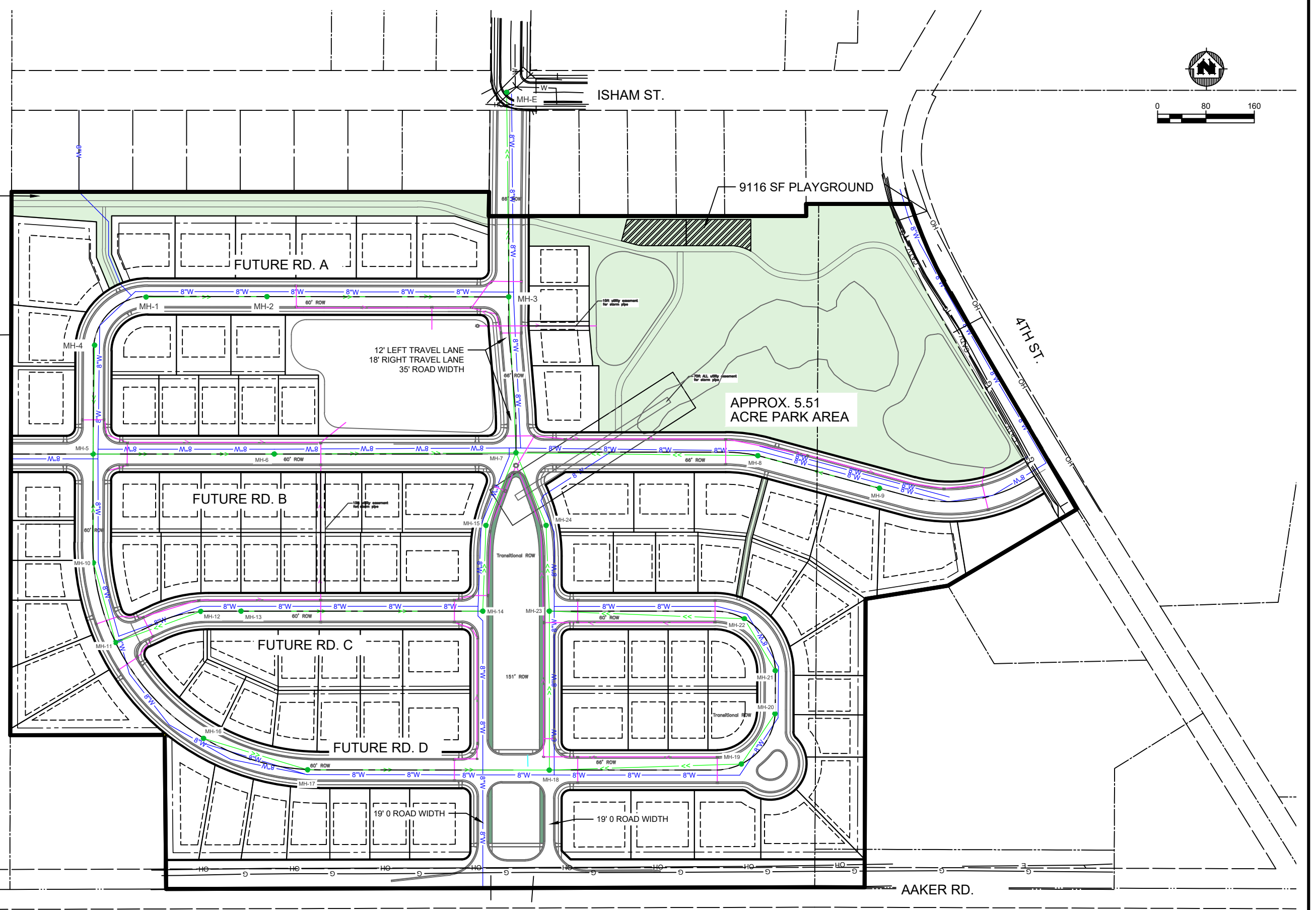
GENERAL NOTES:  
ALL SANITARY  
ARE PROPOSED  
TO BE 8 INCHES IN  
DIAMETER

ALL ROADS TO BE  
STANDARD  
WIDTHS WITH  
EXCEPTIONS  
NOTED ON PLAN

APPROX 0.81 ACRE CORRDIOR  
WITH VARYING ROW

SANITARY MH TABLE

- MH-E (854.6)
- MH-1 (858.56)
- MH-2 (857.66)
- MH-3 (855.96)
- MH-4 (860.91)
- MH-5 (860.09)
- MH-6 (858.79)
- MH-7 (857.09)
- MH-8 (858.79)
- MH-9 (859.73)
- MH-10 (860.91)
- MH-11 (861.56)
- MH-12 (862.26)
- MH-13 (860.08)
- MH-14 (858.38)
- MH-15 (857.71)
- MH-16 (861.00)
- MH-17 (860.18)
- MH-18 (859.53)
- MH-19 (860.90)
- MH-20 (861.40)
- MH-21 (860.27)
- MH-22 (859.77)
- MH-23 (858.38)
- MH-24 (857.71)



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
2022	JN	.	.	.	.
	DESIGNED BY:	JN	.	.	.
	CHECKED BY:	ST	.	.	.

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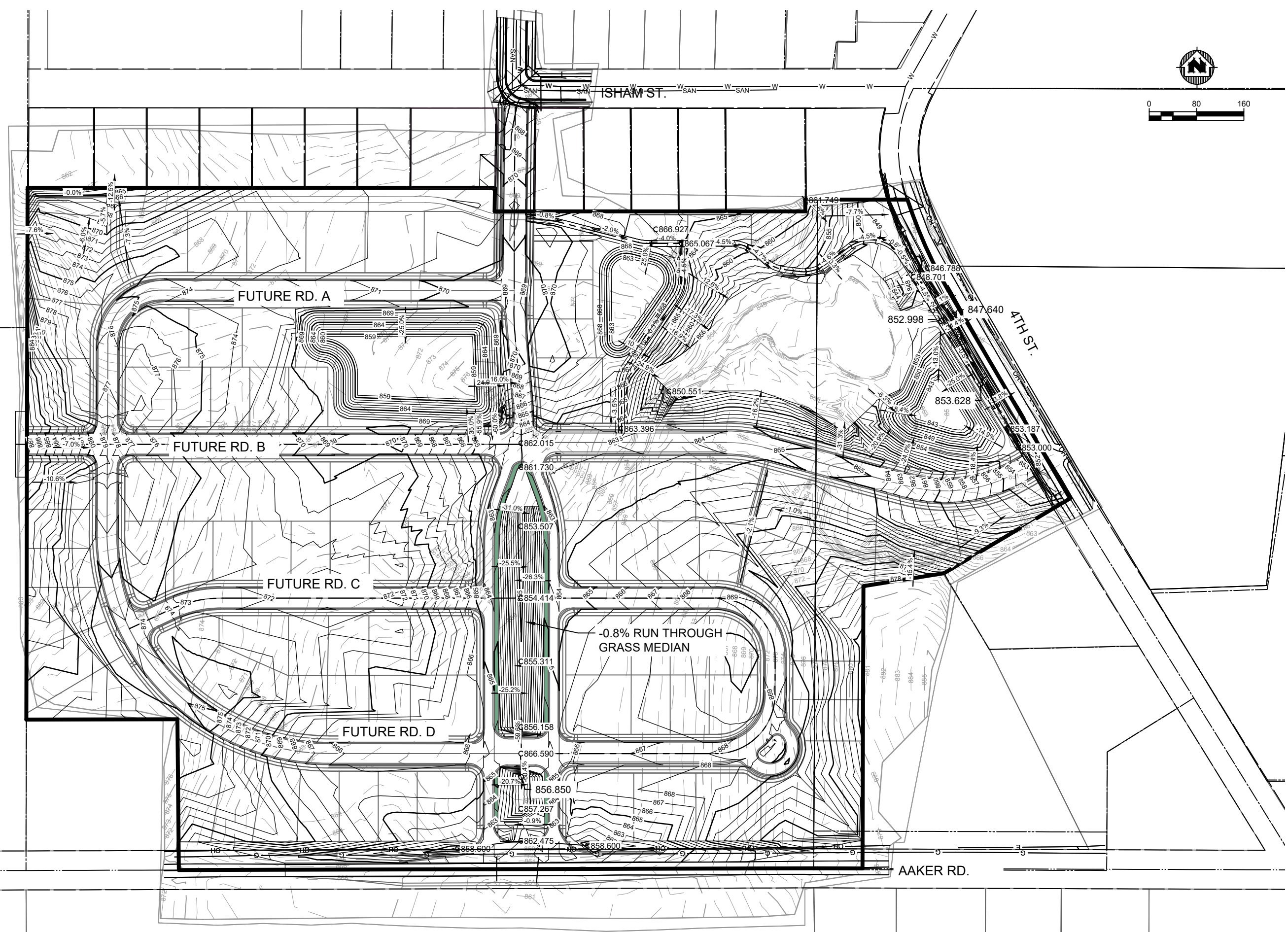
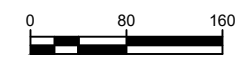
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CITY OF STOUGHTON  
DANE COUNTY, WISCONSIN

CONCEPT

PROJECT NO.  
21669000  
SHEET  
C1

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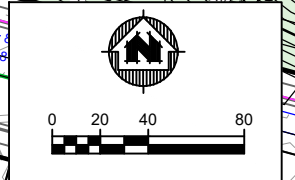
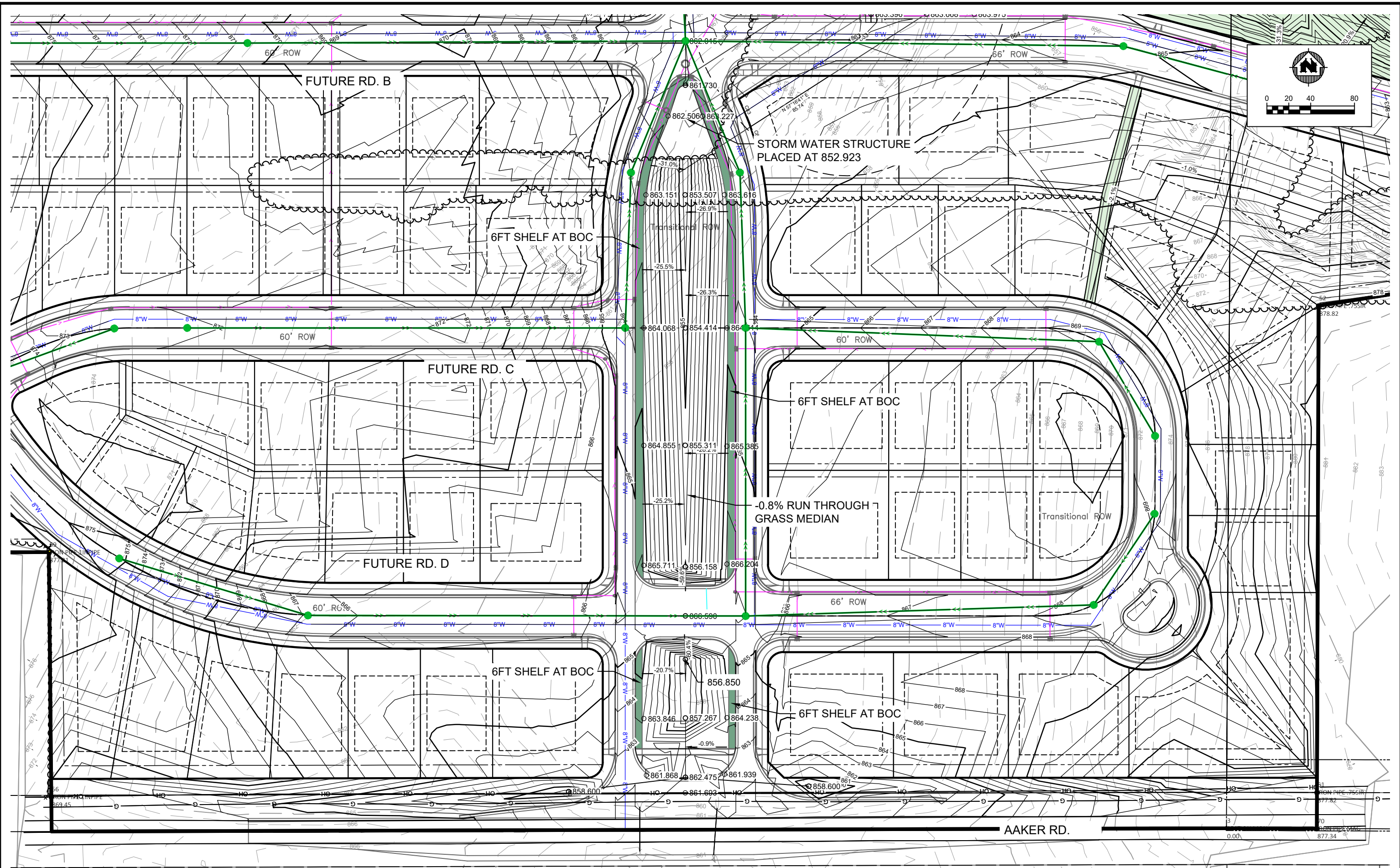
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 CITY OF STOUGHTON  
 DANE COUNTY, WISCONSIN

CONCEPT GRADING

PROJECT NO.  
21669000  
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C2

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2022	JN				
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**CONCEPT GRADING SWALE**

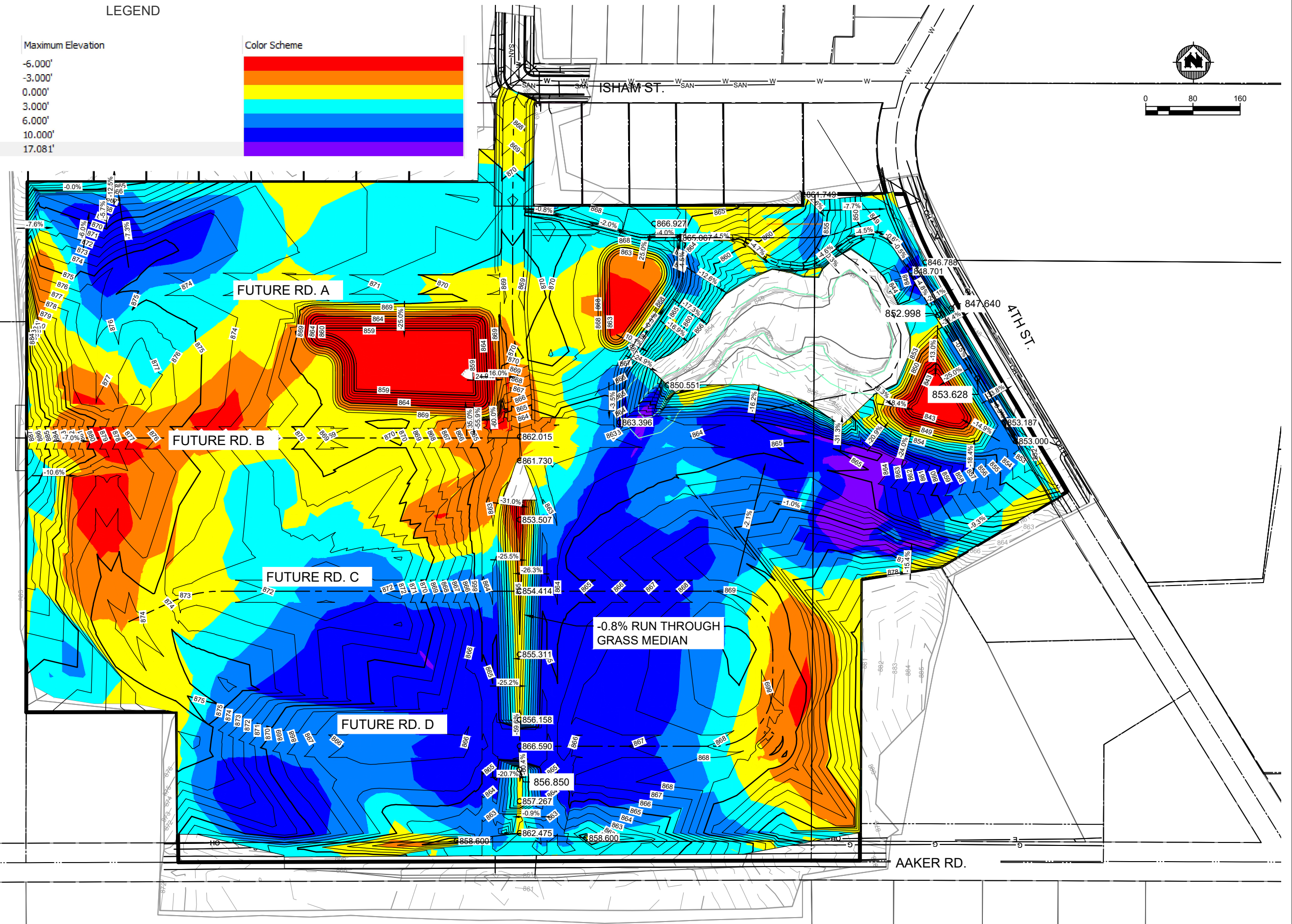
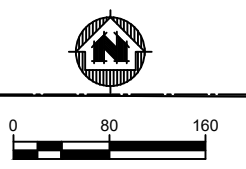
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**C3**

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LEGEND

Minimum Elevation	Maximum Elevation
-17.000'	-6.000'
-6.000'	-3.000'
-3.000'	0.000'
0.000'	3.000'
3.000'	6.000'
6.000'	10.000'
10.000'	17.081'



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
2022	JN	-	-	-	-
	DESIGNED BY:	JN	-	-	-
	CHECKED BY:	ST	-	-	-

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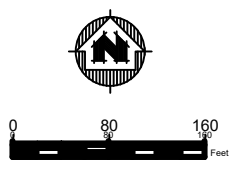
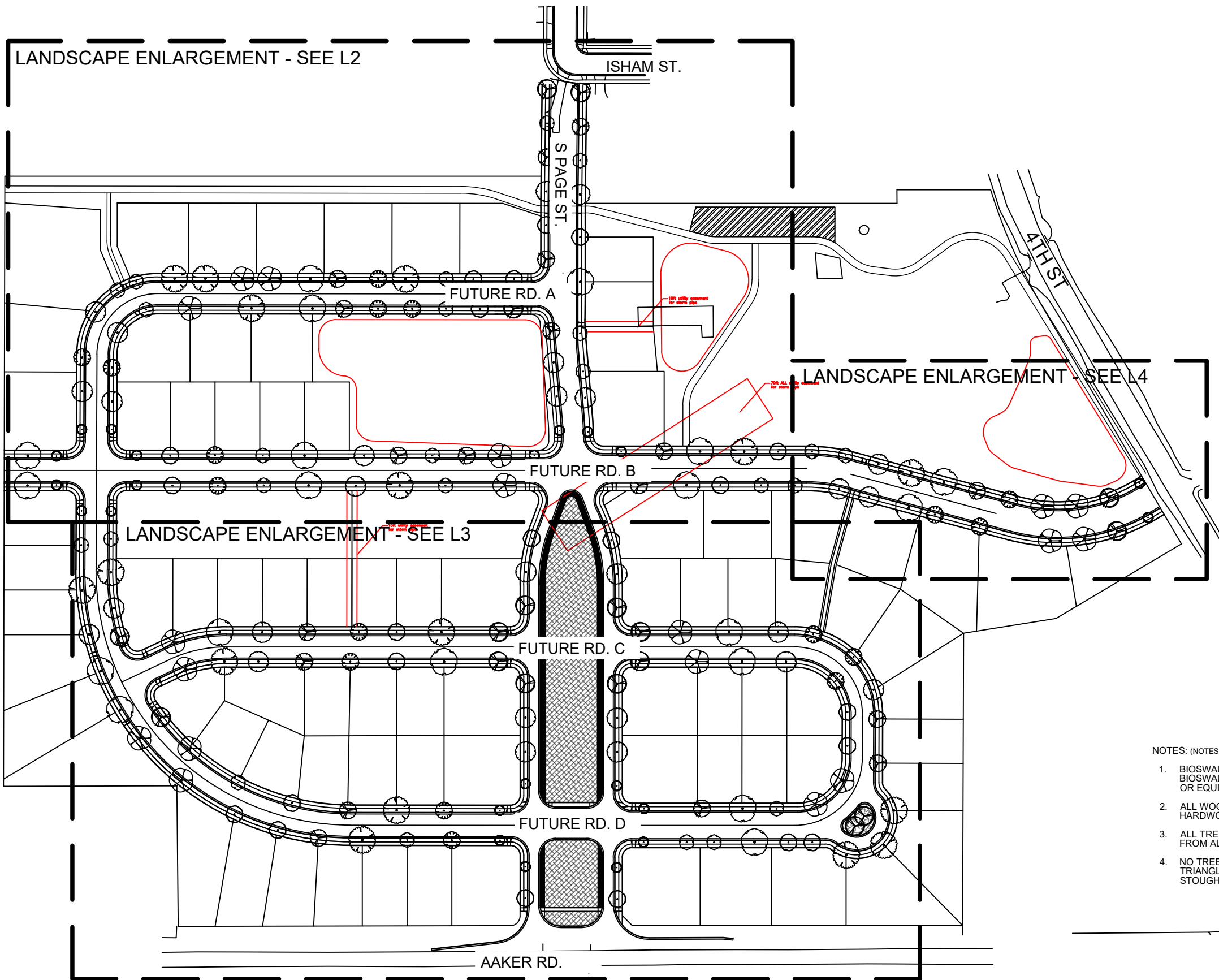
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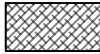


CONCEPT GRADING CUT AND FILL

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 SHEET C4

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- LEGEND**
-  BIOSWALE SEED MIX
  -  PROPOSED GRAVEL MULCH
  -  PROPOSED WOOD MULCH

- NOTES:** (NOTES APPLY TO SHEETS L1-L4)
1. BIOSWALE SEED MIX TO BE " DETENTION BASIN - BIOSWALE" SEED MIX FROM "PRAIRIE NURSERY" OR EQUIVALENT.
  2. ALL WOOD MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH.
  3. ALL TREES TO BE PLANTED A MINIMUM 10-FEET FROM ALL UNDERGROUND UTILITIES.
  4. NO TREES SHALL BE PLANTED WITHIN VISION TRIANGLES AS NOTED IN THE CITY OF STOUGHTON ORDINANCES AND SPECIFICATIONS.

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	EMW				
	EMW				
	LG				

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

OVERALL LANDSCAPE

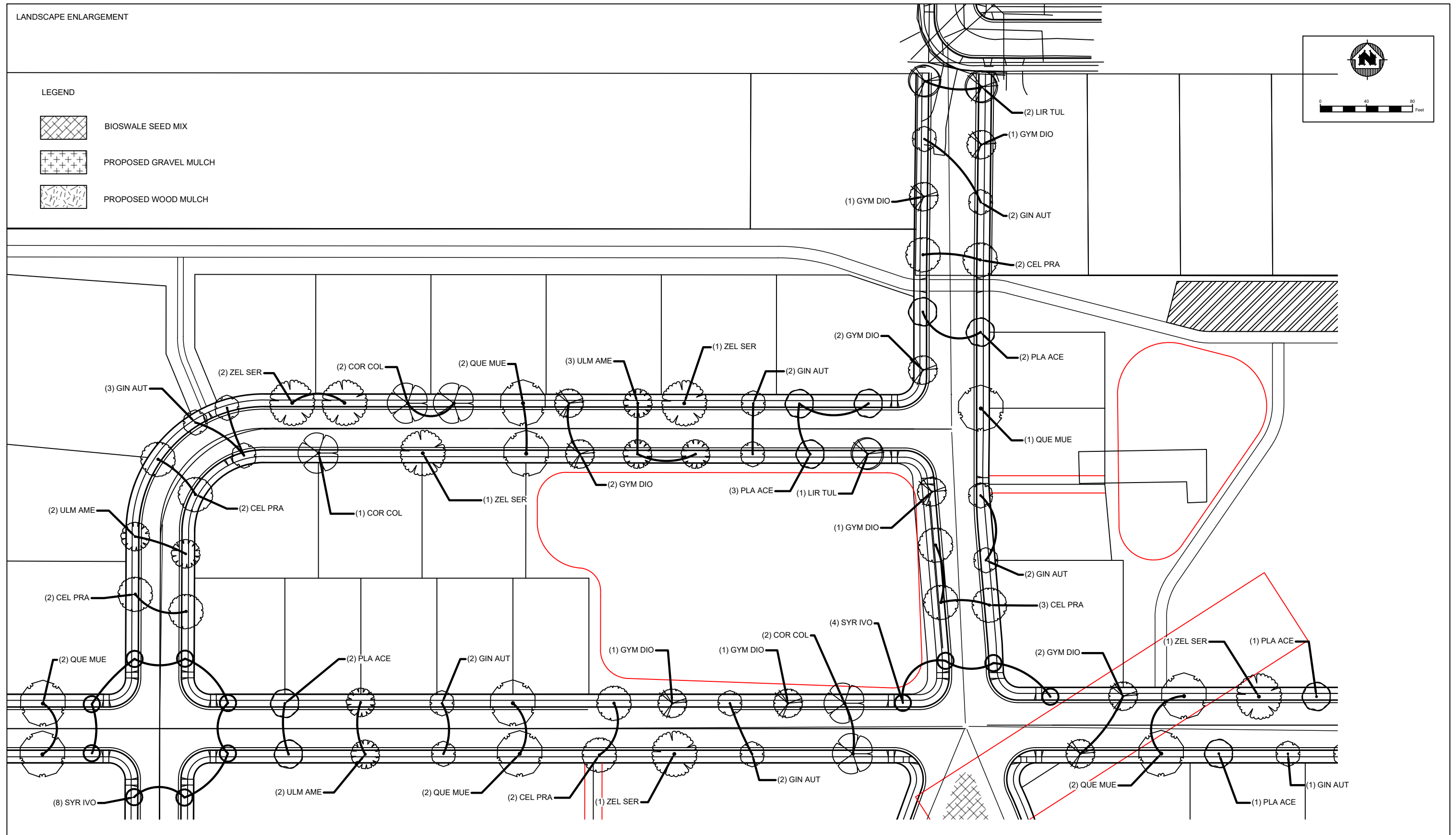
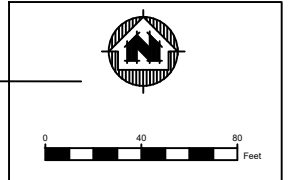
PROJECT NO.  
21669000  
SHEET  
L1



LANDSCAPE ENLARGEMENT

LEGEND

-  BIOSWALE SEED MIX
-  PROPOSED GRAVEL MULCH
-  PROPOSED WOOD MULCH



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	EMW				
	LG				



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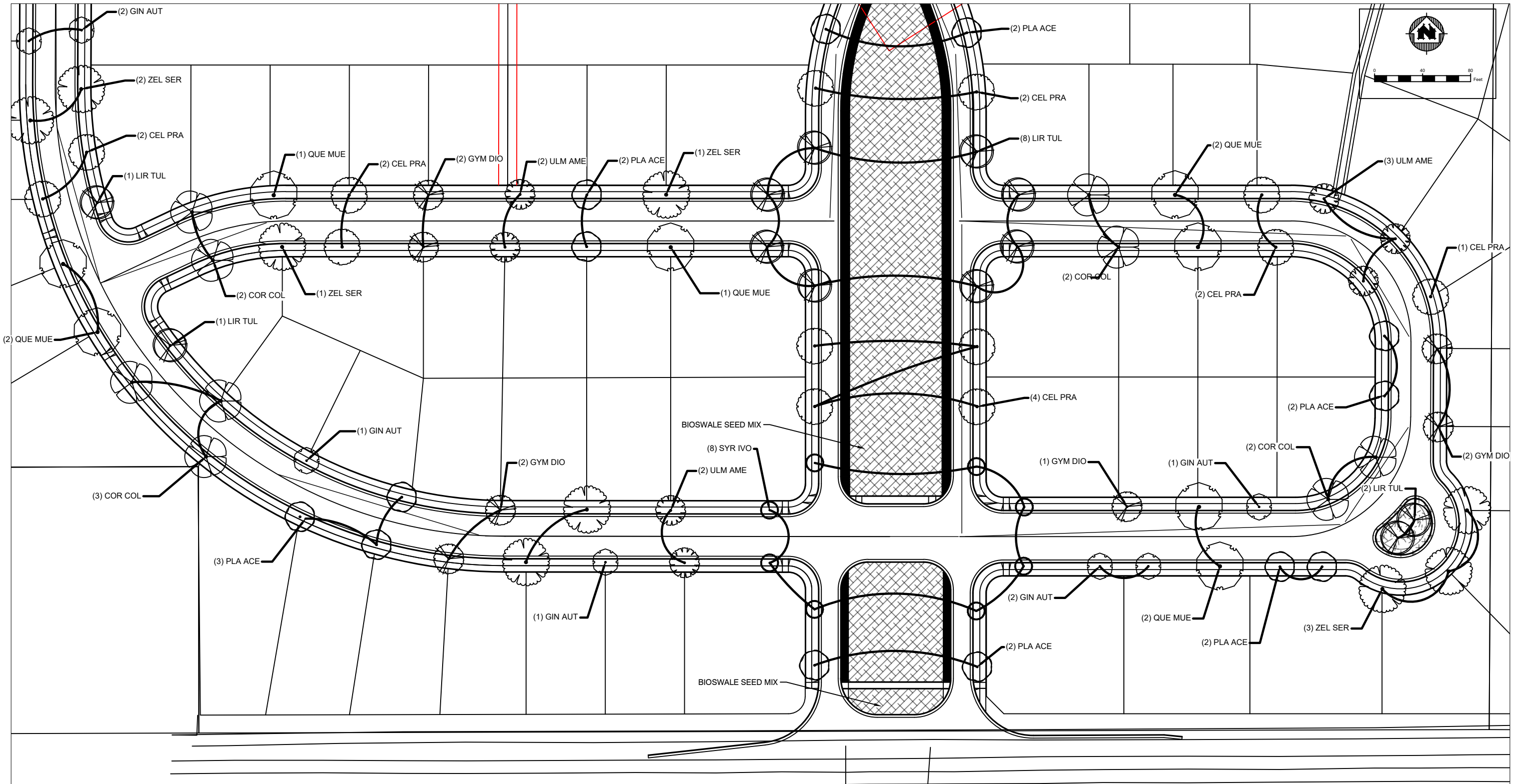
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 STOUGHTON, WISCONSIN

LANDSCAPE ENLARGEMENT



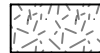
PROJECT NO.  
21669000  
 SHEET  
L2



LANDSCAPE ENLARGEMENT



LEGEND

-  BIOSWALE SEED MIX
-  PROPOSED GRAVEL MULCH
-  PROPOSED WOOD MULCH

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	LG				

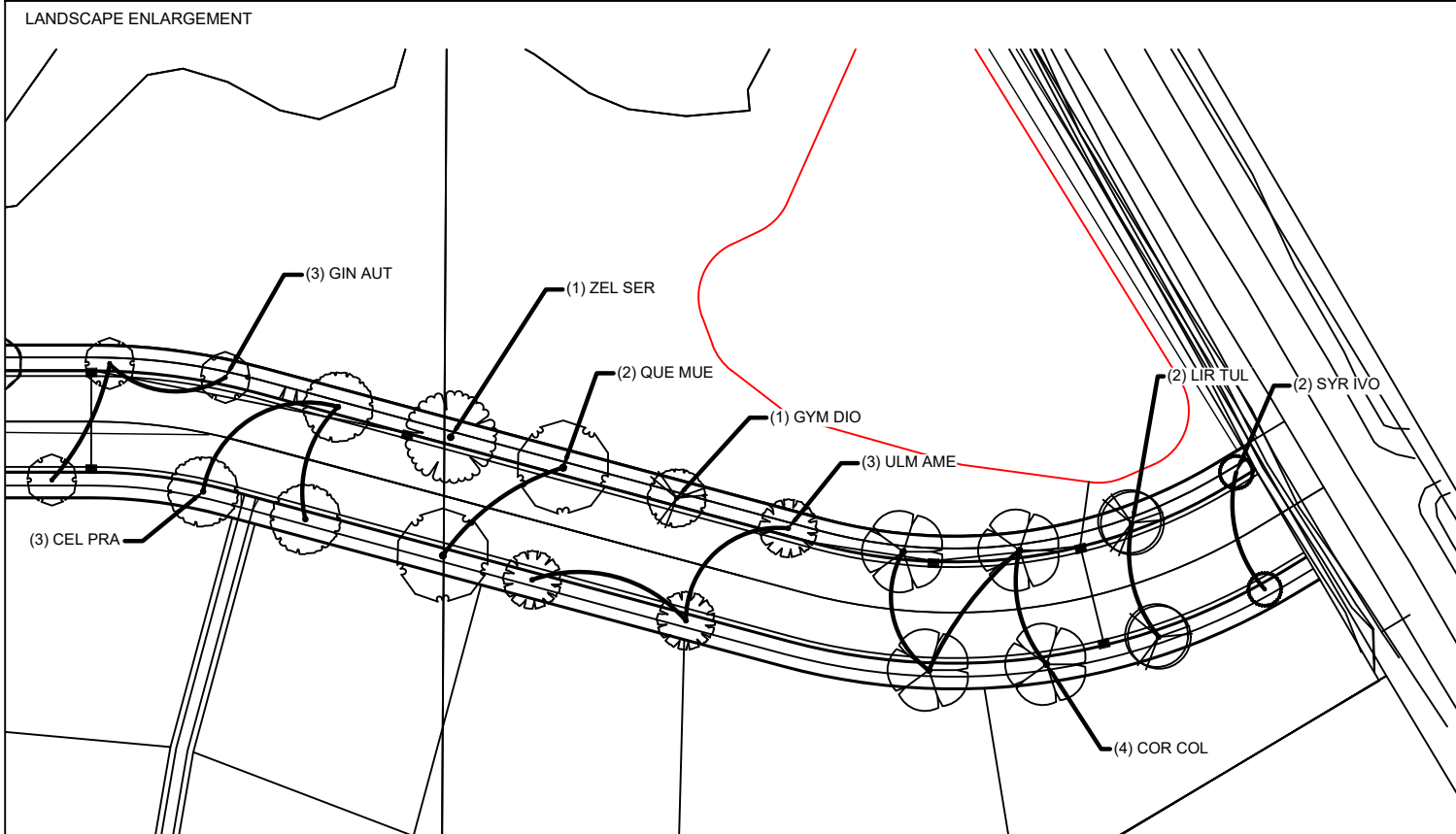
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 SHEET L3

PROJECT NO.  
 21669000





PLANT SCHEDULE							
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2" CAL.	B&B	27	
	COR COL	CORYLUS COLUMNNA	TURKISH FILBERT	6' HT.	B&B	18	
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.	B&B	24	
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	1.5" CAL.	B&B	18	
	LIR TUL	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	17	
	PLA ACE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2" CAL.	B&B	22	
	QUE MUE	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL.	B&B	19	
	ULM AME	ULMUS 'MORTON'	ACCOLADE ELM	2" CAL.	B&B	17	
	ZEL SER	ZELKOVA SERRATA	JAPANESE ZELKOVA	6' HT.	B&B	16	
ORNAMENTAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4' HT.	B&B	22	



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	EMW	-	-	-	-
	EMW	-	-	-	-
	LJG	-	-	-	-

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L4