PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday March 13, 2023 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of 900 Ridge Street (Stoughton Hospital). All lots are proposed to be combined and rezoned to PD – Planned Development – General Development Plan (GDP).

Additional information including a GDP map can be viewed at: http://stoughtoncitydocs.com/planning-commission/

Location: The meeting of the Plan Commission will be conducted as a hybrid meeting.

(Virtual and In-Person)

In-Person: Council Chambers (2nd 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/81794056918?pwd=dmJvTGp6bG1ENEs5WFNvdzQza1F5dz09

<u>Phone in</u>: +1 312 626 6799 <u>Meeting ID</u>: 817 9405 6918 <u>Passcode</u>: 768219

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.

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

Published February 23 and March 2, 2023 Hub



02/14/2023 City of Stoughton Department of Planning and Development

Reference Lots:

STOUGHTON HOSPITAL CONDOMINIUM BLDG 1 UNIT 1

LOT 2 CSM 13878 CS92/117&120-12/23/2014 F/K/A O M TURNER'S ADDN LOTS 1 - 7 BLOCK 1 & LOTS 1 - 6 BLOCK 2 & LOTS 1, 2, 7, 8 BLOCK 5 & ALSO F/K/A LOT 1 CSM 11458 CS69/312&315-7/13/2005 F/K/A HALVERSON'S ADDN PRT OF LOTS 3 & 4 BLOCK 1 & ALSO INCL & DESCR AS SEC 4-5-11 PRT SW1/4SW1/4 & SEC 5-5-11 PRT SE1/4SE1/4 (0.60 ACRES)

O M TURNERS ADDN BLOCK 5 LOT 3

O M TURNER ADDN BLOCK 5 LOT 4

O M TURNER ADDN LOT 5 BLOCK 5

O M TURNER ADDN BLOCK 5 LOT 6

O M TURNER'S ADDN BLOCK 2 LOT 3

O M TURNER ADD LOT 4 BLOCK 2

General Description of Planned Development:

The planned development shall encompass the reference lots listed to make up the Stoughton Health Hospital Campus. Land use for the planned development will be institutional with the main hospital, clinic space, medical offices, and parking lots. The planned development will have minimal changes to the general relationship to nearby properties and public streets, aside from driveway cuts and buffer yard screening for the new parking lots.

- Floor area ratio
 - o Existing Building Gross Area = 178,158 SF
 - o Proposed Addition Gross Area = 56,684 SF
 - Lot Area = 592,832 SF
 - FAR = 0.40
- Impervious surface ratio
 - o Impervious Area = 288,230 SF
 - Lot Area = 592,832 SF
 - ISR = 0.49

General Relationship to Natural Features, Nearby Properties, and Streets:

The intent of the overall landscape design of the Stoughton Hospital expansion project is to meet the City of Stoughton landscape requirements which include Building Foundation Landscaping, Street Frontages Landscaping, Paved Areas Landscaping, Developed Lots Landscaping and Bufferyard Landscaping. The landscape design will attempt to blend into the existing landscape context, preserve existing vegetation where possible, provide seasonal interest and color, enhance entry areas, provide shade over paved areas, screen unpleasant views and provide native vegetation in storm water management areas. Plant species that are generally considered salt tolerant will be utilized in areas subject to de-icing salts. It is important

to note though, that even salt tolerant plant species may decline or perish when excessive de-icing salts are applied.

It is the objective of the proposed Stoughton Hospital expansion project to preserve as much existing vegetation and natural areas as possible in portions of the site not impacted by proposed construction. The project will preserve the large existing natural wooded area between the Yahara River and the north side of the existing hospital.

The existing bufferyard vegetation along the east side of the proposed south parking lot expansion will be preserved where it is not affected by proposed grading activities to maintain the existing screening that is provided to residential properties to the east. The landscape bufferyard will be enhanced with additional plantings where existing vegetation is insufficient to meet bufferyard landscaping requirements. The existing street frontage landscaping and paved area landscaping around the proposed south parking lot expansion along Church Street and Highway 51 will also be preserved where it is not affected by proposed grading activities. Additional plantings will be provided if the existing street frontage and paved area plantings do not meet the minimum landscape requirements.

The proposed hospital building addition attached to the south side of the existing hospital building extends south to the proposed south parking lot. The hospital building addition footprint and the south parking lot footprint will unavoidably impact a grove of existing Oaks, Spruce, Maple and upright Junipers located southeast of the Giles Street and Church Street intersection that will need to be removed as a part of the project.

The proposed west parking lot site is bordered on the north by Ridge Street, on the west by N. Lynn Street and the south by Giles Street. The site is quite steep, and a significant amount of grading will be required to accommodate a functional parking lot and a storm water management area on the far southern portion of the site. There was a desire to attempt to save some of the mature trees on the site, in particular the Oak trees. To save large trees it is important to protect the critical root zone which is the area directly under the canopy of the tree extending out to the dripline. Protecting the critical root zone includes maintaining the existing grade, preventing equipment or vehicles from driving over the area, no storage of materials or equipment in the protected area and maintaining the same level of storm water entering the protected area after construction. The canopy of many of these mature trees is quite large which would require large areas of the property to be protected and as a result unusable as a parking lot. In addition, Oaks are especially sensitive to disturbance and can become infected with Oak Wilt when roots and bark are damaged. Oak Wilt can lead to Oak decline and death which can unfortunately spread to adjacent healthy Oak trees through root graphs. Based on the location of the existing trees within the proposed parking lot footprint and the significant grade change required to build the parking lot on the steep site, it is not viable to preserve these existing mature trees. There is an Oak on the south side of the site along Giles Street that we can attempt to save though. Since most of the Oak trees can't be preserved, new Oak trees will be provided as a part of the required Street Frontage and Paved Area landscape treatments to replace the Oaks that must be removed.

General Relationship to the 2017 City of Stoughton Comprehensive Plan:

The proposed hospital addition is located in an institutional (I) zoned area. The 2017 comprehensive plan discusses existing institutional areas and lists the Stoughton Hospital as a "key" institutional land use. According to the visioning workshop held by the City as part of the 2017 comprehensive plan, the Stoughton Hospital is on of the most valuable aspects of the City according to residents. However, there were also concerns raised regarding traffic and noise/light pollution from the Hospital. The planned development will meet all setback, buffer yard, and landscaping requirements to ensure minimal disturbance to residents and maintain the natural charm of downtown.

Institutional District Requirements:

Land Use Requirements

- All structures shall be located a minimum of 50 feet from any residentially zoned property.

Density and Intensity Requirements

- Max number of floors: 4

- Min landscape surface ratio: 0.25

- Max floor area ratio: 1.0

Bulk Requirements

Min setbacks:

Building to front or street lot line: 25'

Building to Res side lot line: 10'

Building to Res rear lot line: 30'

Building to NonRes side lot line: 10'

Building to NonRes rear lot line: 30'

Pavement side or rear/street: 5/10

- Max building height 40'

Landscaping Requirements

- Landscaping points:

Building Foundation: 40 pts per 100' of building foundation

Street Frontages: 40 pts per 100' of street frontage

Paved areas: Greater of 60 pts per 20 parking stalls or 10,000 SF of parking area

Developed Lots: 15 pts per 1000 SF of building footprint

- Buffer yard opacity adjacent to SR-6 zoning: 0.4 (Solid fence required)

Parking and Loading Requirements

- Institutional off-street automobile parking: One space per two patient beds, plus one space per staff doctor and one space per two employees on the largest work shift.
- Commercial off-street automobile parking: One space per 300 SF.
- Off-street bicycle parking: 5% of the automobile parking spaces.
- Loading spaces: Two loading berths for institutional land use with a gross floor area greater than 30,000 SF

Requested Exemptions:

Land Use Exemptions:

- N/A

Density and Intensity Exemptions:

- N/A

Bulk Exemptions:

- Minimum setback from building to front or street lot line

Landscaping Exemptions:

- N/A

Parking and Loading Exemptions:

- N/A

Justification and Rationale for Planned Development Zoning:

The existing Stoughton Hospital building and subsequent additions were constructed prior to the current zoning requirements and violates the 25' building setback limit to a front or street lot line per Chapter 37 of the city zoning code. The building is as close as 7.84' to the lot line along N. Academy St. The current section of the subject property where Giles Street was vacated creates a narrow corridor that has street frontage.

The property that Stoughton Health aims to improve is bordered by Academy Street to east and Church Street to the west. With 25' setbacks from both Academy and Church, there is a narrow piece of the property left to develop, one that is too narrow for a building of this type to function well.

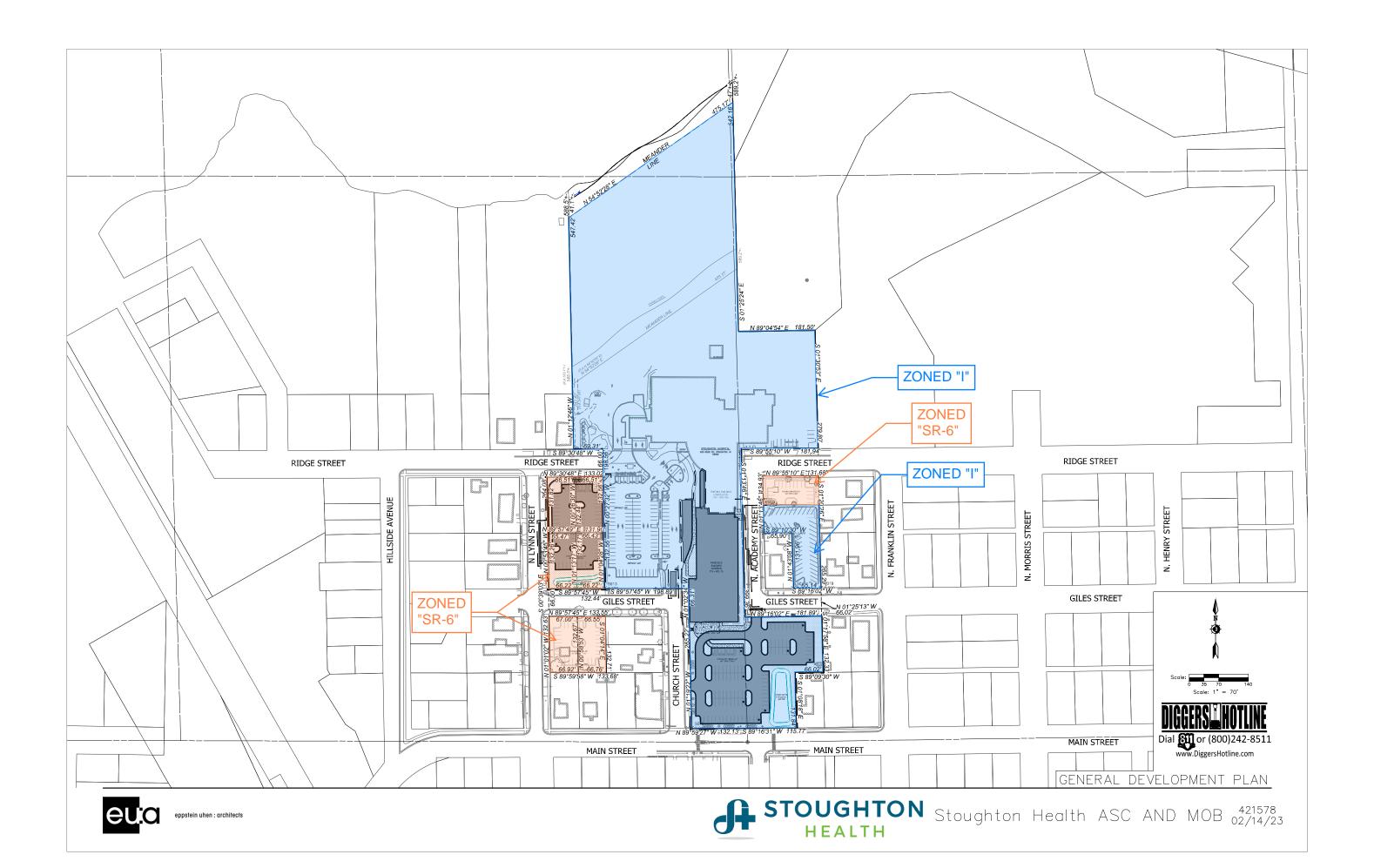
The surgery center planned for this building needs a sufficiently wide footprint to accommodate operating rooms. The clinical portions of the building also need adequate width to be planned efficiently.

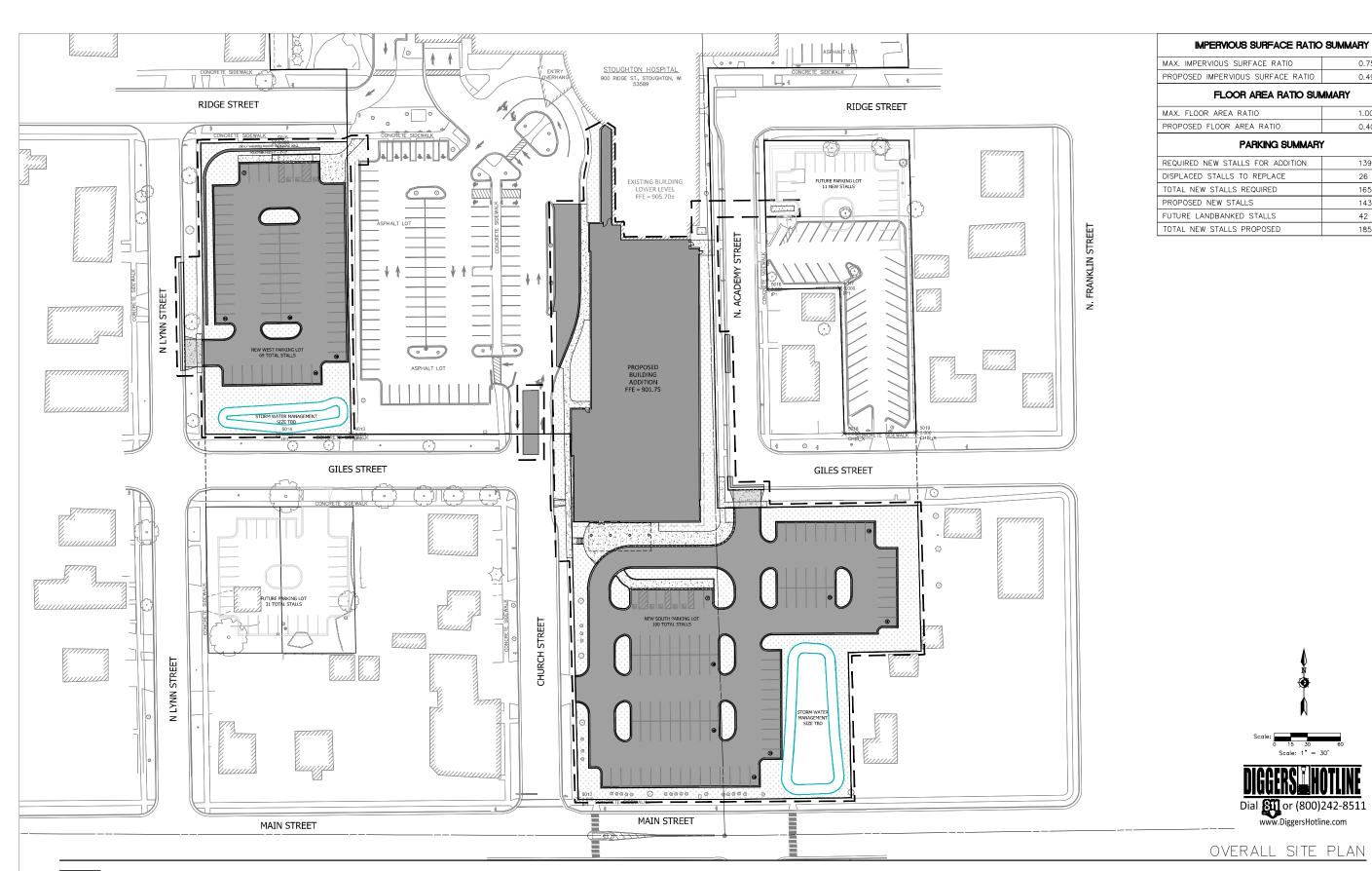
Rather than building a taller, more narrow building to achieve the desired square footage, Stoughton Health would like to build a shorter two-story building that is more compatible with the scale of the surrounding neighborhood. With minor variance to the setback requirements, Stoughton Health can achieve this goal. A smaller two-story building will not only blend well with the surrounding neighborhood it will function better in this proposed format, allowing Stoughton Health to remain competitive and continue providing high quality healthcare for the community.

Stoughton Health is proposing to build in the location of an older clinic building that was demolished recently. That previous clinic location by today's zoning requirements would have also been over the setbacks. The south end of the proposed new building footprint is in the same approximate location as the previous clinic. Stoughton Health would like to continue using that property area for building. Parking

for the new building will utilize the existing parking area at Church and Main Street. The same entry and exit will be used off Church Street so the change in traffic will be minimal.

The proposed planned development will be an aesthetically pleasing addition to improve the current hospital services for the community while fitting with the existing site to ensure efficient use of space and minimal construction and land disturbance as possible.





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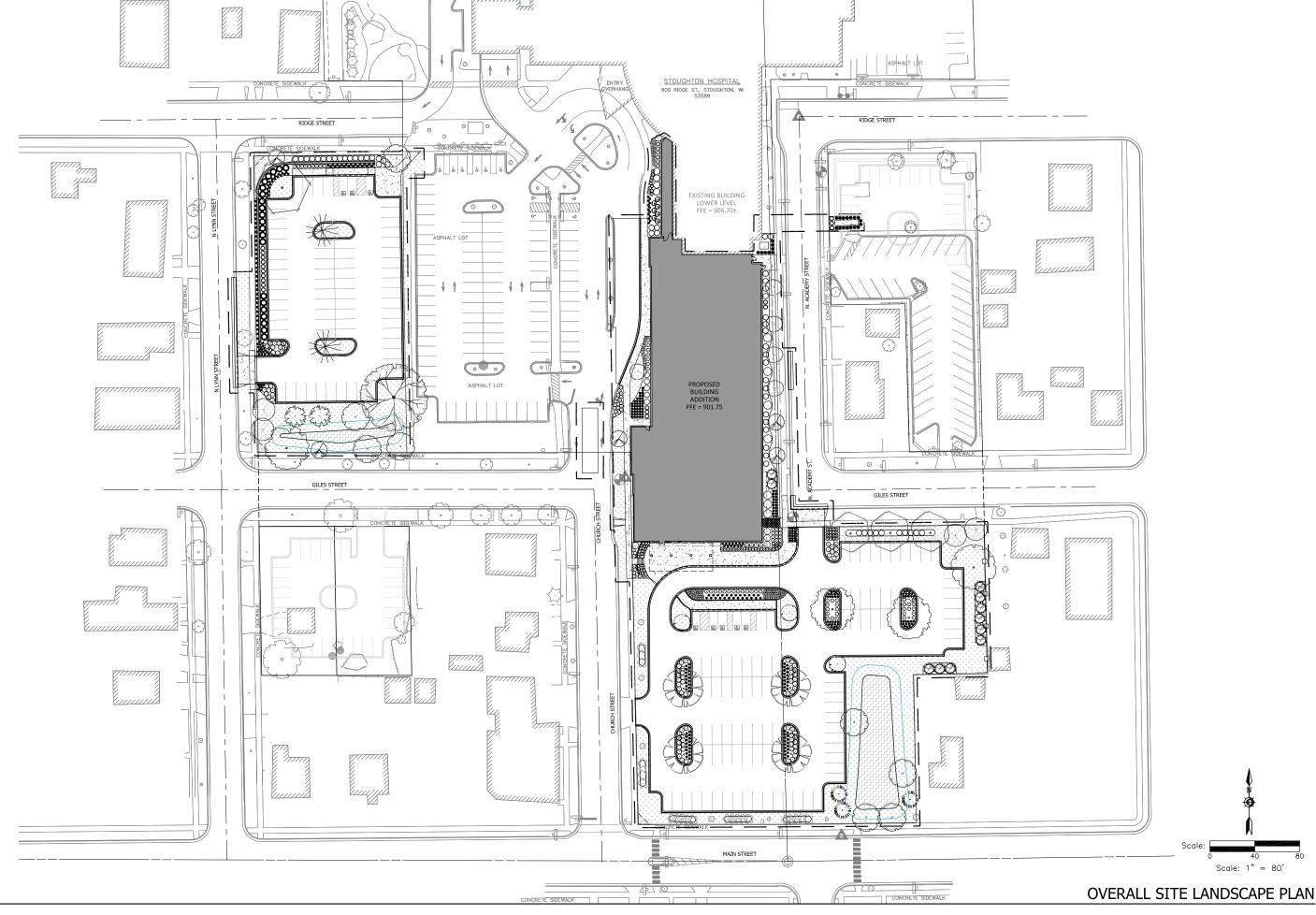
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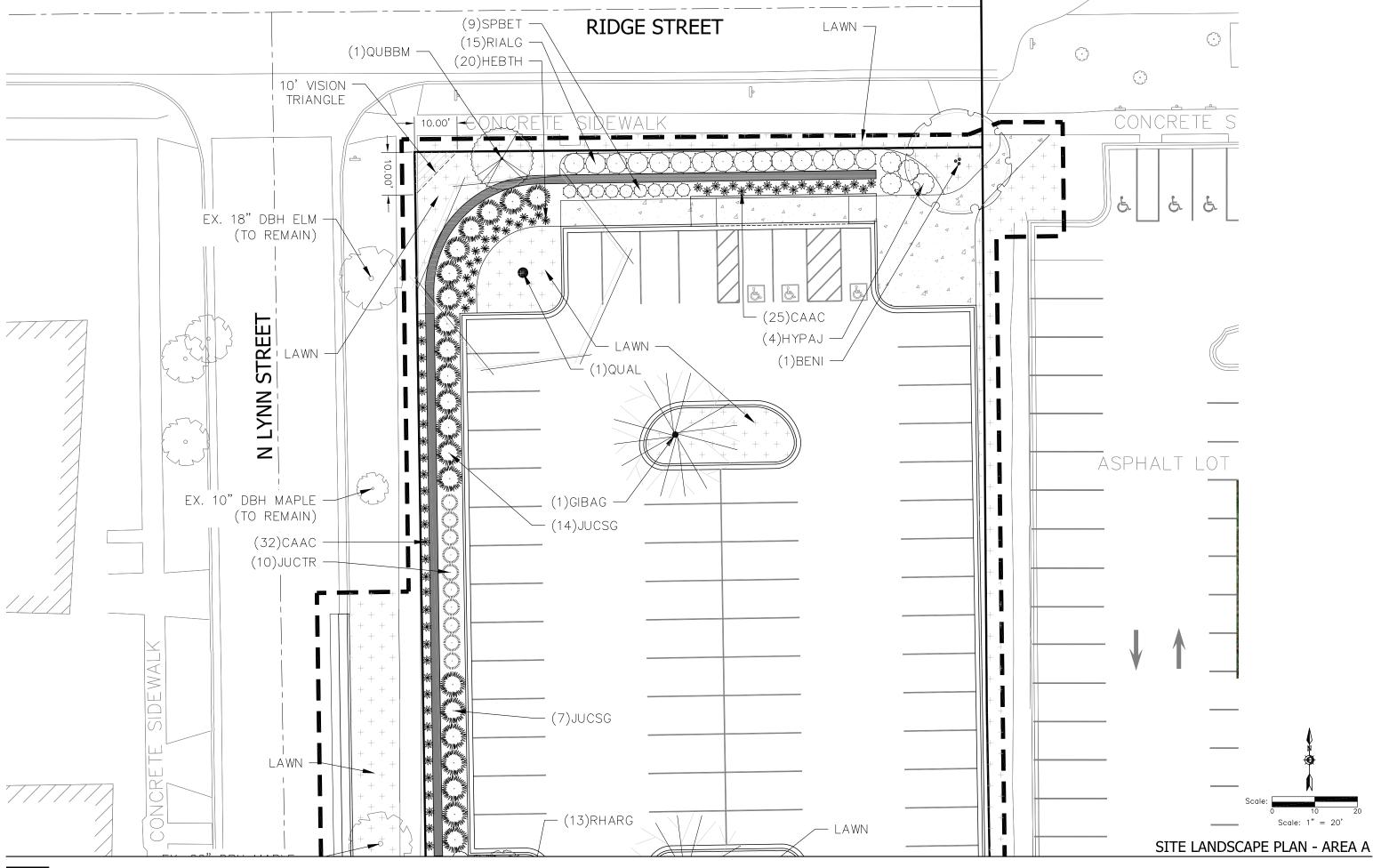
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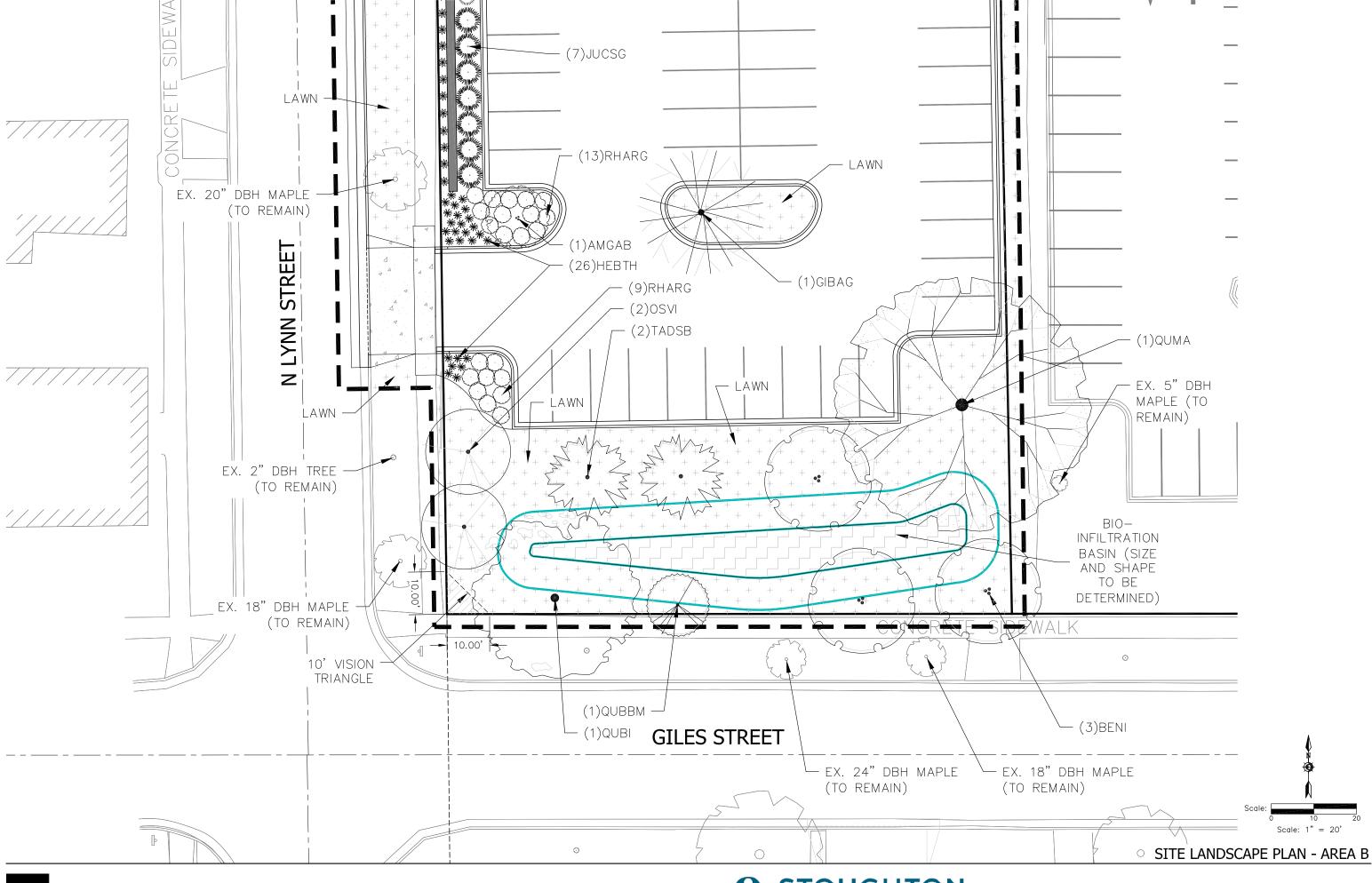






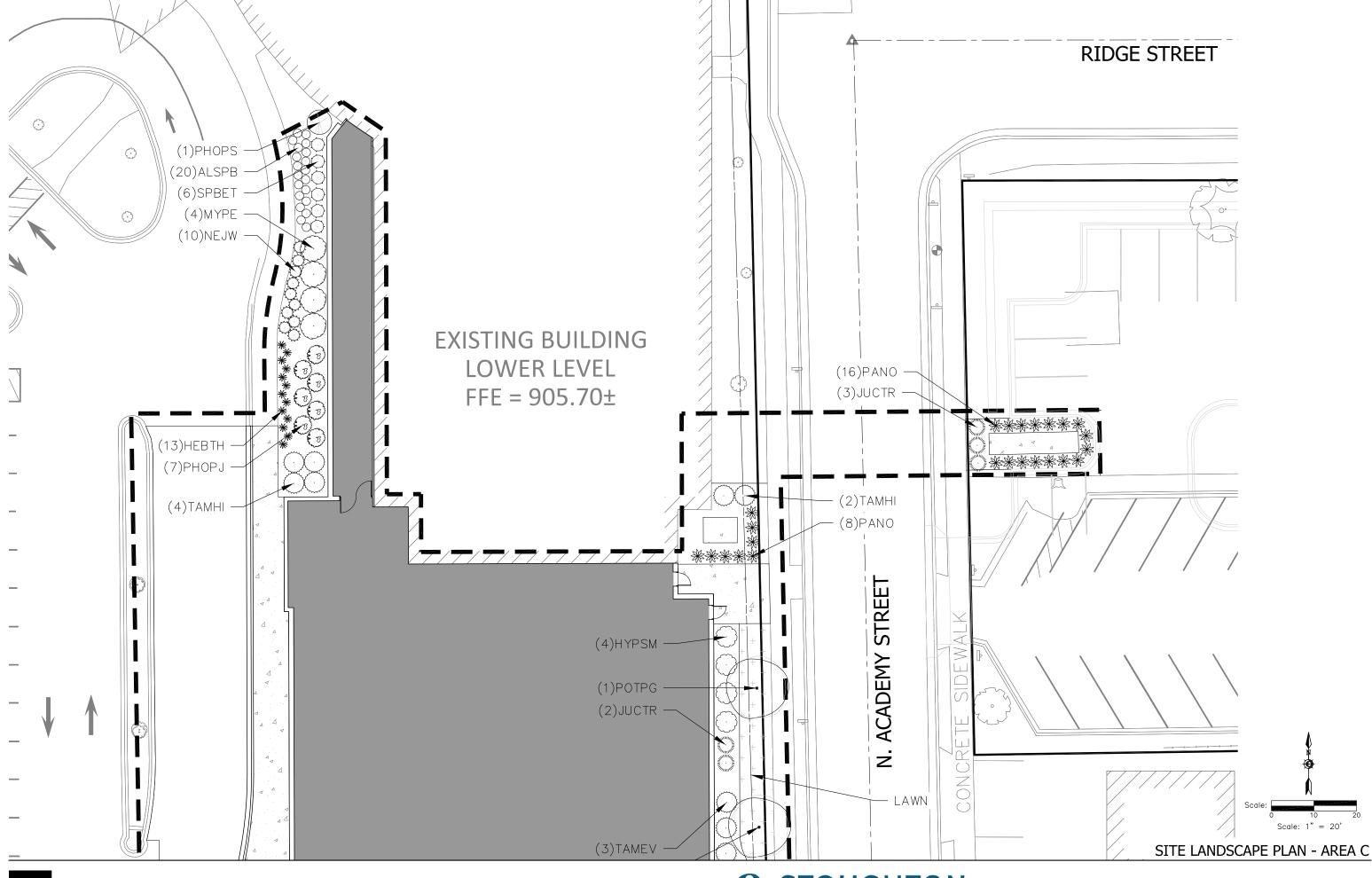






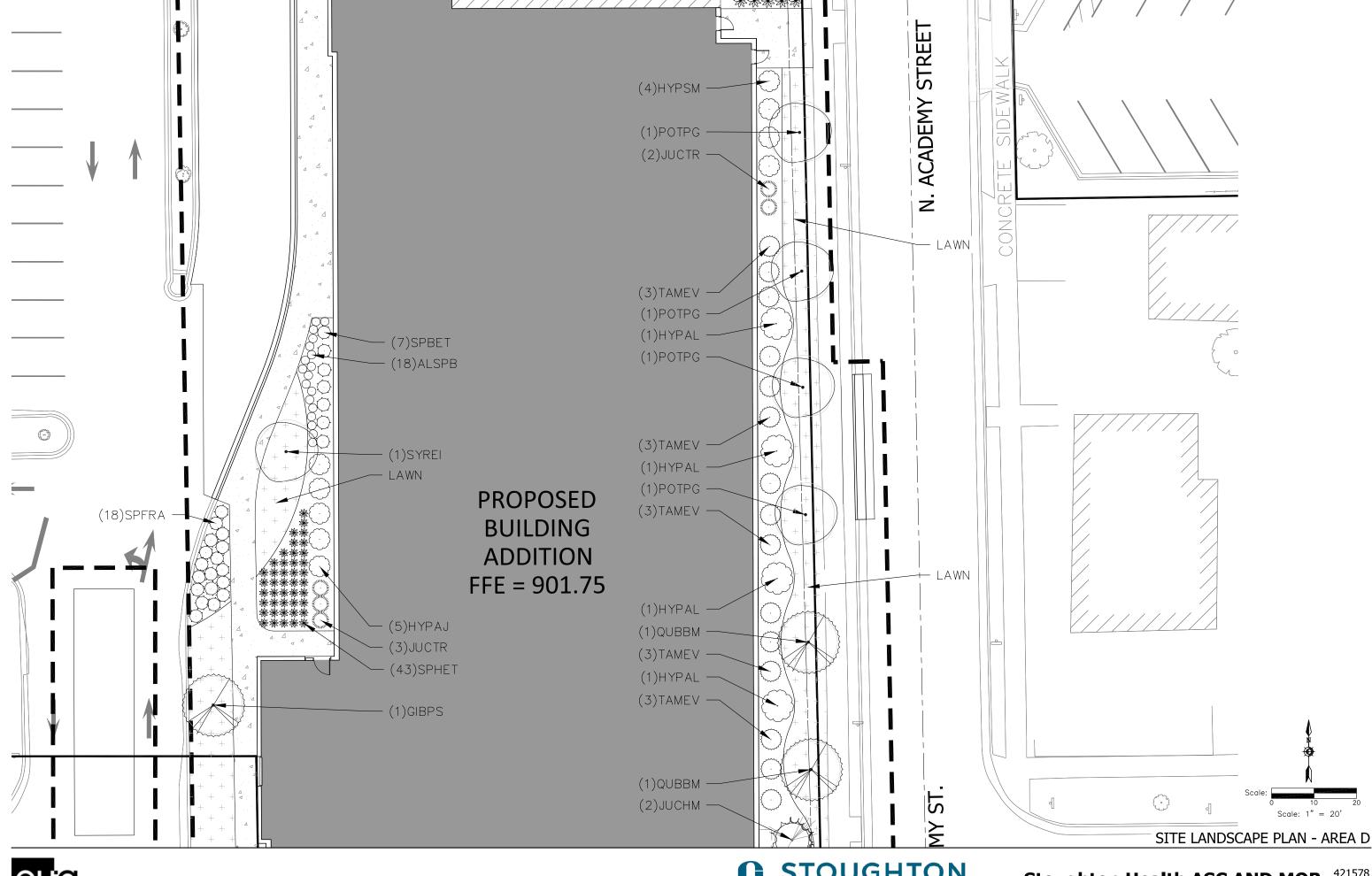




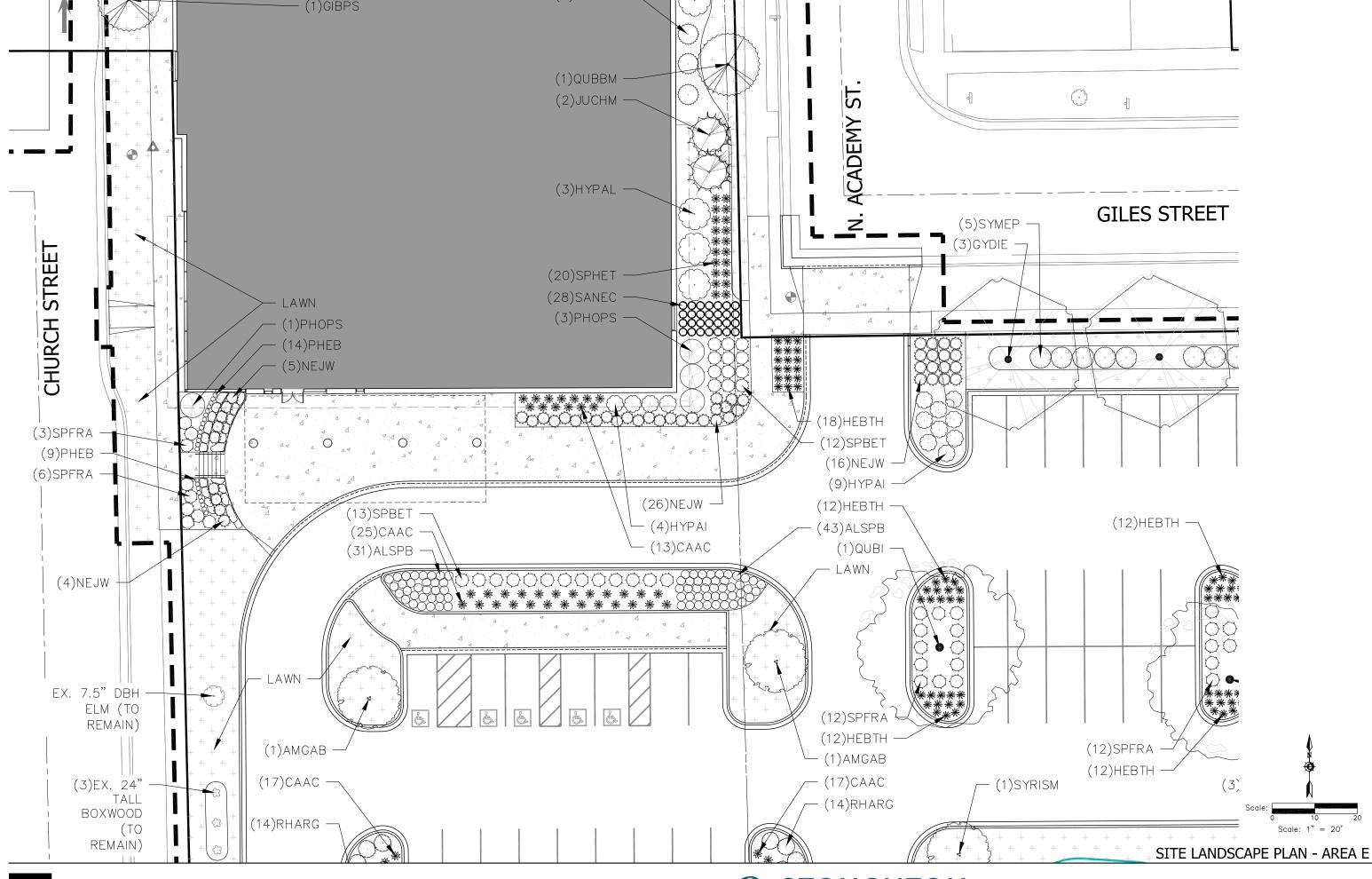






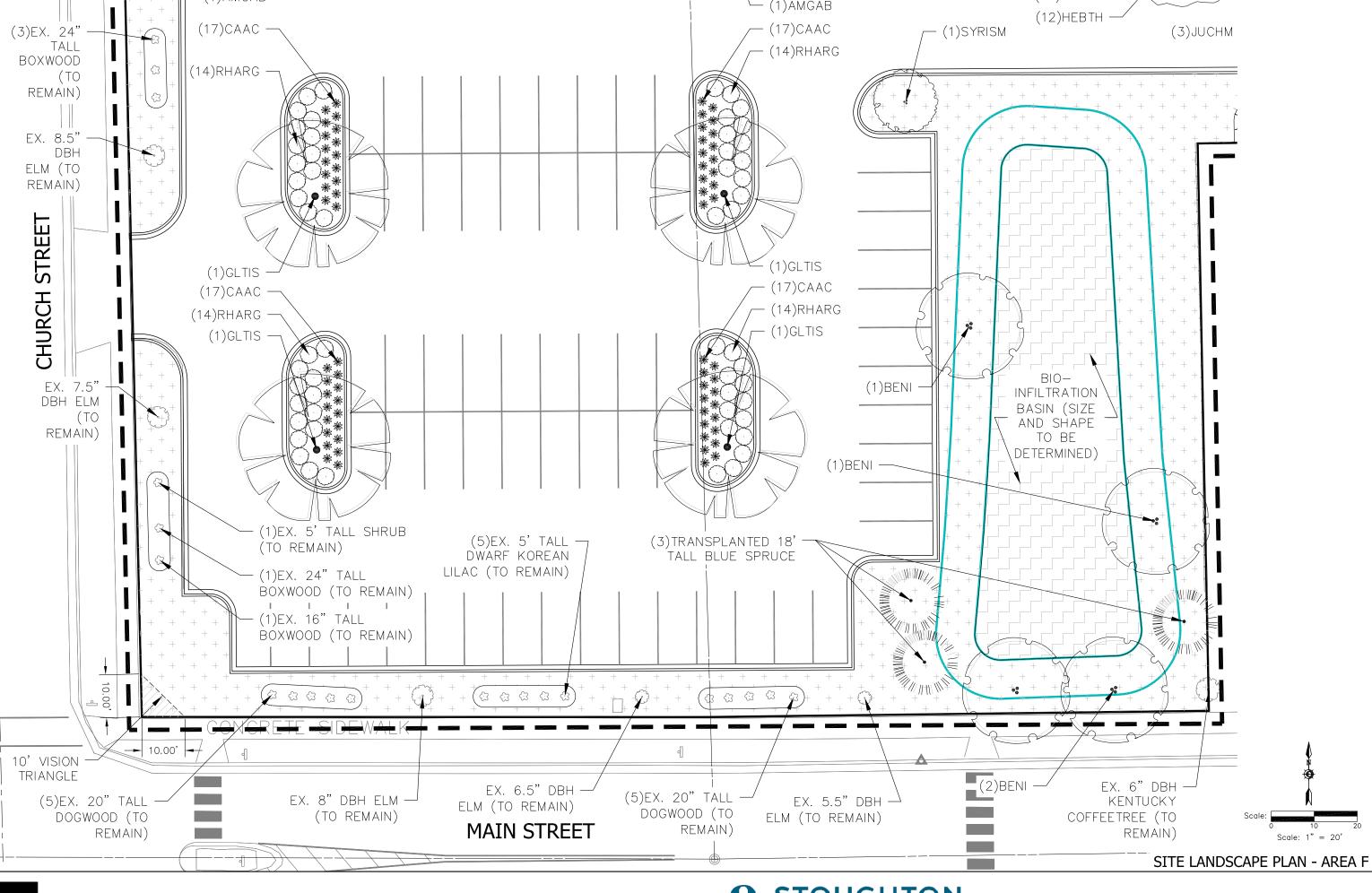




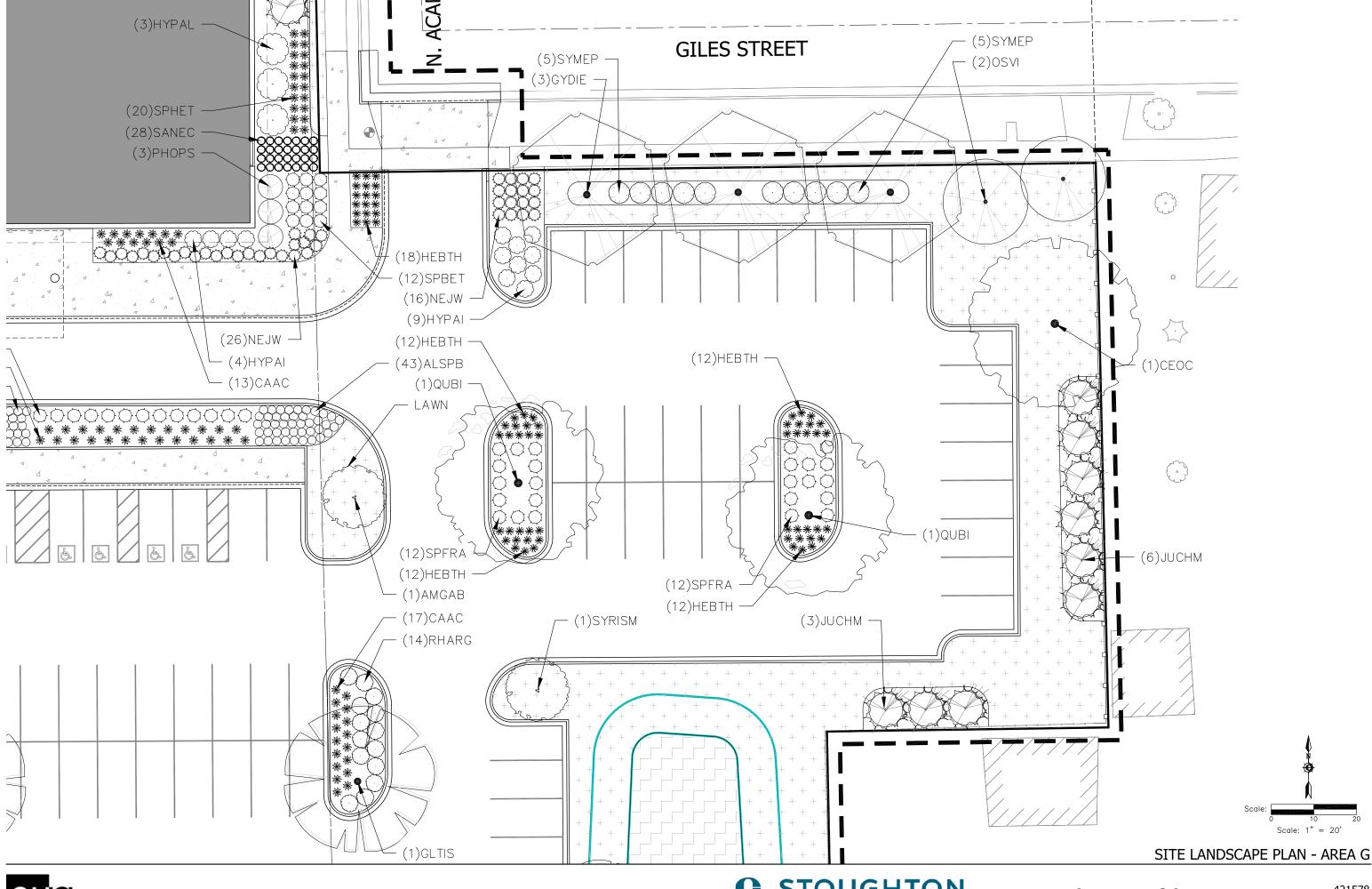












Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size	Landscape point
		·				(Height/Spread)	each
	: (Install in accordance with detail 3/L201)						
CEOC	Celtis occidentalis	Common Hackberry	1	Per Plan	2" caliper B&B	40-'60'/40'-60'	75 points
GIBAG GIBPS	Ginko biloba 'Autumn Gold' Ginkgo biloba 'Princeton Sentry'	Autumn Gold Ginko (male) Princeton Sentry Ginkgo	1	Per Plan Per Plan	2" caliper B&B 2" caliper B&B	45'-50'/25'-35" 40'/15'	75 points 75 points
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	1.5" caliper B&B	50'-60'/30'-35'	30 points
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	3	Per Plan	1.5" caliper B&B	50'/35'	30 points
QUBBM	Quercus bicolor 'Bonnie and Mike'	Beacon Swamp White Oak	4	Per Plan	1.5" caliper B&B	35'/15'	30 points
QUAL	Quercus alba	White Oak	1	Per Plan	1.5" caliper B&B	80'-100'/50'-80'	30 points
QUBI	Quercus bicolor	Swamp White Oak	3	Per Plan	1.5" caliper B&B	50'-75'/40'-65'	30 points
QUMA	Quercus macrocarpa	Bur Oak	1	Per Plan	1.5" caliper B&B	70'-90'/60'-80'	30 points
TADSB	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2	Per Plan	2" caliper B&B	60'/20'	75 points
Ornamental T	rees: (Install in accordance with detail 3/L201)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3	Per Plan	6' multi-stem B&B	20'-25'/20'-25'	10 points
BENI	Betula nigra	River Birch	8	Per Plan	6' multi-stem B&B	40'-70'/35'-50'	
			4				15 points
OSVI	Ostrya virginiana Populus tremeloides 'NE-Arb'	Ironwood, Hophornbeam Prairie Gold Quaking Aspen	4	Per Plan Per Plan	1.5" caliper B&B 1.5" caliper B&B	30'/20' 30'/15'	15 points 15 points
SYREI	Syringa reticulata 'Elliot'	Snowcap Japanese Tree Lilac	1	Per Plan	1.5" caliper B&B	15'-20'/10'-15'	10 points
SYRISM	Syringa reticulata Elliot Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	6' multi-stem B&B	25'/15'	10 points
		Ivory Olik Sapariese Tree Eliac		I GI I Idii	O IIIditi-stelli bab	25715	то рошто
	es: (Install in accordance with detail 4/L201)	Mary Mary Objects In 1		D. Di-	# +- # DOE	4510101	10
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	11	Per Plan	4' tall B&B	15'/6'-8'	12 points
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	18	Per Plan	3' tall B&B	12'/4'	12 points
Deciduous Sh	rubs: (Install in accordance with detail 5/L201)						
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	13	Per Plan	24" tall pot	3'/3'-4'	5 points
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	9	Per Plan	24" tall pot	3'-5'/3'-5'	5 points
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	7	Per Plan	24" tall pot	6'-8'/6'-8'	5 points
HYPSM	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	4	Per Plan	24" tall pot	3'-5'/3'-5'	5 points
MYPE	Myrica pennsylvanica	Northern Bayberry	4	Per Plan	24" tall pot	3'-6'/4'-6'	3 points
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	7	Per Plan	36" tall pot	5'-6'/4'	5 points
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5	Per Plan	36" tall pot	5'-6'/4'-5'	5 points
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	78	Per Plan	18" spread pot	2'-3'/6'-8'	1 point
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	15	Per Plan	18" tall pot	3'-5'/3'-5'	1 point
SPBET	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	47	Per Plan	18" tall pot	2'-3'/3'	1 point
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	51	Per Plan	18" tall pot	2'-3'/2'-3'	1 point
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	10	Per Plan	24" tall pot	4'-5'/5'-7'	3 points
JUCSG	rubs: (Install in accordance with detail 5/L201) Juniperus chinensis 'Sea Green'	See Green Juniper	21	Per Plan	18" spread pot	4'-6'/6'-8'	5 points
TAMEV	Taxus x media 'Everlow'	Everlow Yew	15	Per Plan	18" spread pot	2'-3'/4'-5'	5 points
TAMHI	Taxus x media 'Hicksii'	Hicks Yew	6	Per Plan	3' tall B&B	6'-15'/4'-6'	5 points
	nstall in accordance with detail 6/L201)	0 0 0 0 0 0	140	D D		011 4011/4011 0 411	0.11
ALSPB CAAC	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	112	Per Plan	#1 cont.	8"-12"/18"-24"	0 points
	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	163	Per Plan	#1 cont.	5'-6'/18"-24"	0 points
HEBTH	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily	125	Per Plan	#1 cont.	18"-24"/18"-24"	0 points
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	61	Per Plan	#1 cont.	15"-18"/30"-36"	0 points
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	24	Per Plan	#1 cont.	4'-5'/24"-30"	0 points
PHEB	Phlox x Emerald Blue	Emerald Blue Phlox	23	Per Plan	#1 cont.	6"/24"+	0 points
SANEC	Salvia nemorosa 'Caradonna' Sporobolus heterolepis 'Tara'	Caradonna Meadow Sage Tara Prairie Dropseed	28 63	Per Plan Per Plan	#1 cont. #1 cont.	24"-30"/12"-18" 18"-24"/18"-24"	0 points 0 points
SPHET	Operational receivable Tala	Tara France Dropseed	1 00	reiriall	#1 cont.	10 -24 / 10 -24	o points
SPHET							
Bio-mix:	T	In the second				18"-24"/12"-18"	0 points
Bio-mix: BIOMIX 1	Aster ericoides	Heath Aster	tbd	12" o.c.	3" plug		
Bio-mix: BIOMIX 1 BIOMIX 1	Aster novae-angliae	New England Aster	tbd	12" o.c.	3" plug	48"-60"/18"-24"	0 points
BIO-mix: BIOMIX 1 BIOMIX 1 BIOMIX 1	Aster novae-angliae Baptisia leucantha	New England Aster Wild White Indigo	tbd tbd	12" o.c. 12" o.c.	3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24"	0 points 0 points
BIO-MIX: BIOMIX 1 BIOMIX 1 BIOMIX 1 BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum	New England Aster Wild White Indigo Spotted Joe Pye Weed	tbd tbd tbd	12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36"	0 points 0 points 0 points
BIOMIX 1 BIOMIX 1 BIOMIX 1 BIOMIX 1 BIOMIX 1 BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star	tbd tbd tbd tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24"	0 points 0 points 0 points 0 points
BIO-mix: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot	tbd tbd tbd tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24" 36"-48"/24"-36"	0 points 0 points 0 points 0 points 0 points 0 points
BIO-mix: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan	tbd tbd tbd tbd tbd tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24" 36"-48"/24"-36" 36"-48"/12"-18"	0 points
BIO-MIX: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta Solidago rugosa Fireworks'	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod	tbd tbd tbd tbd tbd tbd tbd tbd tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24" 36"-48"/24"-36" 36"-48"/12"-18" 42"-48"/18"-24"	0 points
BIO-mix: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta Solidago rugosa 'Fireworks' Tradescanta ohiensis	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod Spiderwort	tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24" 36"-48"/24"-36" 36"-48"/12"-18" 42"-48"/18"-24" 24"-36"/12"-18"	0 points
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BIO-MIX: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta Solidago rugosa Fireworks' Tradescanta ohiensis Ratibida pinnata	New England Aster Wild White Indigo Spotted Jee Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod Spiderwort Yellow Coneflower	tbd	12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c. 12" o.c.	3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug 3" plug	48"-60"/18"-24" 24"-36"/18"-24" 60"-72"/24"-36" 36"-48"/12"-24" 36"-48"/12"-18" 42"-48"/18"-24" 24"-36"/12"-18" 36"-48"/12"-18"	0 points
BIO-mix: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta Solidago rugosa 'Fireworks' Tradescanta ohiensis Ratibida pinnata Carex bebbi Bromus ciliatus	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod Spiderwort Yellow Coneflower Bebb's Sedge Fringed Brome Grass	tbd	12" o.c. 12" o.c.	3" plug	48"-60"/18"-24" 24"-36"/18"-24" 36"-48"/12"-24" 36"-48"/12"-24" 36"-48"/12"-18" 42"-48"/12"-18" 24"-36"/12"-18" 36"-48"/12"-18" 24"-36"/12"-18" 20"-20"/12"-18"	0 points
BIO-mix: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hinta Solidago rugosa Fireworks' Tradescanta ohiensis Ratbida pinnata Carex bebbi Bromus ciliatus Panicum virgatum	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod Spiderwort Yellow Coneflower Bebb's Sedge Fringed Brome Grass Switch Grass	tbd	12" o.c. 12" o.c.	3" plug	48"-60"/18"-24" 24"-36"/18"-24" 36"-48"/12"-24" 36"-48"/12"-24" 36"-48"/12"-18" 42"-48"/18"-24" 24"-36"/12"-18" 12"-24"/8"-12" 12"-24"/8"-12" 60"-40"/12"-18"	0 points
BIO-MIX: BIOMIX 1	Aster novae-angliae Baptisia leucantha Eupatorium maculatum Liatris spicata Monarda fistulosa Rudbeckia hirta Solidago rugosa 'Fireworks' Tradescanta ohiensis Ratibida pinnata Carex bebbi Bromus ciliatus	New England Aster Wild White Indigo Spotted Joe Pye Weed Marsh Blazing Star Wild Bergamot Black-eyed Susan Fireworks Goldenrod Spiderwort Yellow Coneflower Bebb's Sedge Fringed Brome Grass	tbd	12" o.c. 12" o.c.	3" plug	48"-60"/18"-24" 24"-36"/18"-24" 36"-48"/12"-24" 36"-48"/12"-24" 36"-48"/12"-18" 42"-48"/12"-18" 24"-36"/12"-18" 36"-48"/12"-18" 24"-36"/12"-18" 20"-20"/12"-18"	0 points



- 1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMETS OF THE CUPRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATURE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

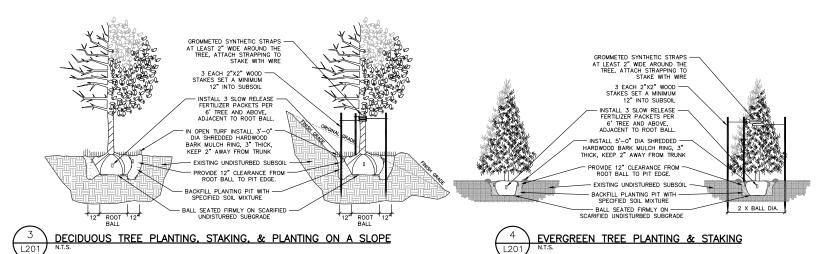
- 5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- 6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- 7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INCLUDING OF THESE MAINTENANCE PRIODS OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUIT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- 10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.

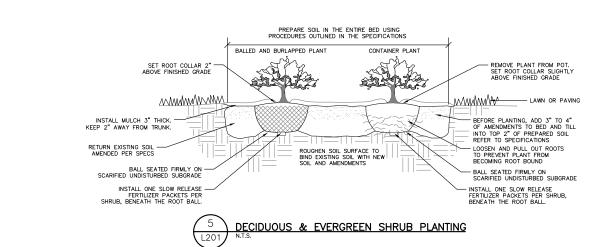
- 13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.

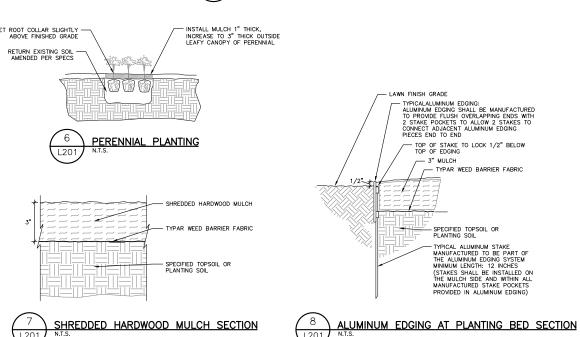
- 16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- 17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- 18. STAKING ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES BULL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES UTILIZE GROMMETED, SYNTHETIG STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING, CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- 19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALLUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.

- 22. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS F. 107101 NORTH CASEY ROAD EVANSVILLE, W. 5555S. TELEPHONE: 608-223-3571 FAX: 608-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
- $23.\ \mbox{REFER}$ TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.













LANDSCAPE CALCULATIONS

City of Stoughton Landscaping Requirements

Building Foundation Landscaping

Subject Properties Zoning: Institutional (I)

Proposed Building Addition Foundation length = 774 linear feet

	Required	Provided
Alternative A: Best Suited for Building Foundations		
Types of Landscaping	Climax trees and tall trees shall not be used to meet this requirement	Climax trees and tall trees are not bused to meet this requirement
Placement of Landscaping	Landscape shall be located so that at maturity the plant's drip line is located within 10' of the building foundation	Landscape is located so that at maturity the plant's drip line is located within 10' of the building foundation
Calculation of Landscaping Points		
Institutional (I) zoning requires 40 landscaping points per 100 feet of building foundation.	40 landscaping points per 100 ft of building foundation is required	Greater than 40 landscaping points per 100 ft of building foundation is provided
(774 ft of building foundation/100 lf) x (40 landscaping points) = 309.6 landscaping points required	310 total points required	
(0 Climax Trees Provided) x (75 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Tall Deciduous Trees) x (30 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Medium Deciduous Trees) x (15 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Deciduous Trees) x (10 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Tall Evergreen Trees) x (40 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Trees) x (20 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(7 Low Evergreen Trees) x (12 landscaping points) = 84 landscaping points provided	allowed	84 landscaping points provided
(32 Tall Deciduous Shrub) x (5 landscaping points) = 160 landscaping points provided	allowed	160 landscaping points provided
(4 Medium Deciduous Shrub) x (3 landscaping points) = 12 landscaping points provided	allowed	12 landscaping points provided
(18 Low Deciduous Shrub) x (1 landscaping points) = 18 landscaping points provided	allowed	18 landscaping points provided
(21 Medium Evergreen Shrub) x (5 landscaping points) = 105 landscaping points provided	allowed	105 landscaping points provided
(0 Low Evergreen Shrub) x (3 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
Total landscaping points provided	310 total landscaping points required	379 total landscaping points provide

Street Frontages Landscaping

Subject Properties Zoning: Institutional (I)

Ridge Street length = 133 linear feet

N. Lynn Street length = 264 linear feet

Giles Street length = 133 linear feet west of hospital addition

Giles Street length = 182 linear feet east of hospital addition

Church Street length =332 linear feet

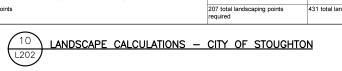
Highway 51 length = 248 linear feet

N. Academy Street length = 244 linear feet

Total Street length = 1536 linear feet

	Required	Provided
Iternative C: Best Suited for Street Frontages		
Types of Landscaping: Shrubs not allowed		
A minimum of 50% of points devoted to climax/tall trees	A minimum of 50% of points devoted to climax/tall trees	(420 climax/tall tree points)/(615 total landscape points required) = 68.3% climax/tall trees
A minimum of 30% of points devoted to medium trees	A minimum of 30% of points devoted to medium trees	(195 medium tree points)/(615 total landscape points required) = 31.7% medium trees
Placement of Landscaping	Landscape shall be located within 10' of the public right-of-way	Landscape is located within 10' of the public right-of-way
Calculation of Landscaping Points		
Institutional (I) zoning requires 40 landscaping points per 100 feet of street frontage.	40 landscaping points per 100 ft of street frontage is required	40 landscaping points per 100 ft of street frontage is provided
(1536 ft of total street frontage/100 lf) x (40 landscaping points) = 614.4 points required	615 total landscaping points required	
(0 Climax Trees Provided) x (75 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(14 Tall Deciduous Trees) x (30 landscaping points) = 420 landscaping points provided	allowed	420 landscaping points provided
(13 Medium Deciduous Trees) x (15 landscaping points) = 195 landscaping points provided	allowed	195 landscaping points provided
(0 Low Deciduous Trees) x (10 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Tall Evergreen Trees) x (40 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Trees) x (20 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Evergreen Trees) x (12 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Tall Deciduous Shrub) x (5 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Medium Deciduous Shrub) x (3 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Low Deciduous Shrub) x (1 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Medium Evergreen Shrub) x (5 landscaping points) = 0 landscaping points provided	not allowed	not allowed
(0 Low Evergreen Shrub) x (3 landscaping points) = 0 landscaping points provided	not allowed	not allowed
Total landscaping points	615 total landscaping points required	615 total landscaping points provide

bject Properties Zoning: Institutional (I)		
<u> </u>		
outh parking lot = 100 parking stalls and 44,347 square feet of paved	Required	Provided
Alternative D: Best Suited for Paved Areas		ı
Types of Landscaping A minimum of 30% of points devoted to climax/tall trees	A minimum of 30% of points devoted to climax/tall trees	(180 climax/tall tree points)/(300 total landscape points required) = 60% climax/tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(219 shrub points)/(300 total landscape points required) = 73% shrubs
Placement of Landscaping	Landscape shall be located within 10' of the paved area	Landscape is located within 10' of the paved area
Calculation of Landscaping Points (Greater of the following two):	Use the greater of the following two calculation methods	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls.	(100 total parking stalls/20 parking stalls) x 60 landscaping points = 300 landscaping points	
OR	OR	
Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area.	(44,347 sf total parking area/10,000 sf) x 60 landscaping points = 266.08 landscaping points	
The greater of the two calculation methods is:	300 total landscaping points required	
(0 Climax Trees Provided) x (75 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(6 Tall Deciduous Trees) x (30 landscaping points) = 180 landscaping points provided	allowed	180 landscaping points provided
(0 Medium Deciduous Trees) x (15 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(3 Low Deciduous Trees) x (10 landscaping points) = 30 landscaping points provided	allowed	30 landscaping points provided
(0 Tall Evergreen Trees) x (40 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Trees) x (20 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Evergreen Trees) x (12 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(9 Tall Deciduous Shrub) x (5 landscaping points) = 45 landscaping points provided	allowed	45 landscaping points provided
	allowed	
(25 Medium Deciduous Shrub) x (3 landscaping points) = 75 landscaping points provided (99 Low Deciduous Shrub) x (1 landscaping points) = 99 landscaping points provided	allowed	75 landscaping points provided 99 landscaping points provided
(99 Low Deciduous Shrub) x (1 landscaping points) = 99 landscaping points provided (0 Medium Evergreen Shrub) x (5 landscaping points) = 0 landscaping points provided	allowed	Iandscaping points provided Iandscaping points provided
	allowed	
(0 Low Evergreen Shrub) \times (3 landscaping points) = 0 landscaping points provided Total landscaping points	300 total landscaping points required	landscaping points provided ded total landscaping points provided
est parking lot = 69 parking stalls and 22,279 square feet of paved a	rea	
sor parking for the parking states and any any areas of parent a	Required	Provided
Alternative D: Best Suited for Paved Areas		
Types of Landscaping		
A minimum of 30% of points devoted to climav/tall trees	A minimum of 30% of points devoted to climax/tall trees	(180 climax/tall tree points)/(207 total landscape points required) = 87.0% climax/tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(121 shrub points)/(207 total landscape points required) = 58.5% shrubs
Placement of Landscaping	Landscape shall be located within 10' of the paved area	Landscape is located within 10' of the paved area
Calculation of Landscaping Points (Greater of the following two):	Use the greater of the following two calculation methods	
Calculation of Landscaping Points (Greater of the following two): Institutional (I) zoning requires 60 landscaping points per 20 parking stalls.		
	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls.	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls. OR	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points OR (22.279 sf total parking area/10.000 sf) x 60 landscaping points = 134	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls. OR Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area.	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points OR (22,279 sf total parking area/10,000 sf) x 60 landscaping points = 134 landscaping points 207 total landscaping points	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls. OR Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area. The greater of the two calculation methods is:	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points oR OR (22.279 sf total parking area/10.000 sf) x 60 landscaping points = 134 landscaping points 207 total landscaping points required	
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls. OR Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area. The greater of the two calculation methods is: (2 Climax Trees Provided) x (75 landscaping points) = 150 landscaping points provided	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points = 07 R (22.279 sf total parking area/10,000 sf) x 60 landscaping points = 134 landscaping points 207 total landscaping points required	150 landscaping points provided
Institutional (I) zoning requires 60 landscaping points per 20 parking stalls. OR Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area. The greater of the two calculation methods is: (2 Climax Trees Provided) x (75 landscaping points) = 150 landscaping points provided (1 Tall Deciduous Trees) x (30 landscaping points) = 30 landscaping points provided	calculation methods (69 total parking stalls/20 parking stalls) x 60 landscaping points = 207 landscaping points OR (22.279 sf total parking area/10,000 sf) x 60 landscaping points = 134 landscaping points 207 total landscaping points required allowed	150 landscaping points provided 30 landscaping points provided



(0 Medium Evergreen Trees) x (20 landscaping points) = 0 landscaping points provided

(10 Low Evergreen Trees) x (12 landscaping points) = 120 landscaping points provided

(0 Medium Deciduous Shrub) x (3 landscaping points) = 0 landscaping points provided

(31 Low Deciduous Shrub) x (1 landscaping points) = 31 landscaping points provided

(0 Low Evergreen Shrub) x (3 landscaping points) = 0 landscaping points provided

Total landscaping points

(17 Medium Evergreen Shrub) x (5 landscaping points) = 85 landscaping points provided

(1 Tall Deciduous Shrub) x (5 landscaping points) = 5 landscaping points provided

Developed Lots Landscaping			
Subject Properties Zoning: Institutional (I)			
Proposed Building Addition footprint area = 28,66	3 square feet		
		Required	Provided
Alternative B: Best Suited for Developed Lots		Ten e e e e e e e e e e e e e e e e e e	In a contract of
Types of Landscaping		All plant categories can be used to meet this requirement	All plant categories are used to me this requirement
Placement of Landscaping		Landscape shall be located away from areas that meet other landscaping requirements (i.e., building foundation, street frontage,	Landscape is located away from areas that meet other landscaping requirements (i.e., building foundation, street frontage, paved
Calculation of Landscaping Points			
Institutional (I) zoning requires 15 landscaping points parea.	r 1,000 feet of building addition footprint	15 landscaping points per 1,000 sf of building addition footprint is required	15 landscaping points per 1,000 sf building addition footprint area is provided
(28,663 sf of building addition footprint/1,000 sf) x (15	andscaping points) = 429.9 points required	430 total landscaping points	
(3 Climax Trees Provided) x (75 landscaping points)	= 225 landscaping points provided	allowed	225 landscaping points provided
(1 Tall Deciduous Trees) x (30 landscaping points)	30 landscaping points provided	allowed	30 landscaping points provided
(3 Medium Deciduous Trees) x (15 landscaping poir	its) = 45 landscaping points provided	allowed	45 landscaping points provided
(1 Low Deciduous Trees) x (10 landscaping points)	= 10 landscaping points provided	allowed	10 landscaping points provided
(0 Tall Evergreen Trees) x (40 landscaping points) =	0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Trees) x (20 landscaping poir	ts) = 0 landscaping points provided	allowed	0 landscaping points provided
(3 Low Evergreen Trees) x (12 landscaping points)	= 36 landscaping points provided	allowed	36 landscaping points provided
(3 Tall Deciduous Shrub) x (5 landscaping points) =	15 landscaping points provided	allowed	15 landscaping points provided
(0 Medium Deciduous Shrub) x (3 landscaping point	s) = 0 landscaping points provided	allowed	0 landscaping points provided
(49 Low Deciduous Shrub) x (1 landscaping points)	= 49 landscaping points provided	allowed	49 landscaping points provided
(4 Medium Evergreen Shrub) x (5 landscaping point	s) = 20 landscaping points provided	allowed	20 landscaping points provided
(0 Low Evergreen Shrub) x (3 landscaping points) =	0 landscaping points provided	allowed	0 landscaping points provided
Total landscaping points provided		430 total landscaping points required	430 total landscaping points provid

Subject Properties Zoning: Institutional (I)		
Adjacent Properties Zoning west of south parking lot: Single Family Residential-6 (S	(R-6)	
ength of east bufferyard = 330 feet	··· -,	
g	Required	Provided
Alternative F: Best Suited for Bufferyards		
Opacity between subject properties Institutional zoning (I) and adjacent property to the east Single Family Lesidential-6 zoning (SR-6)	0.4 bufferyard opacity required	0.4 bufferyard opacity provided
Required locations for bufferyards: Bufferyards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut one another. Bufferyards shall not be required in front yards.	Bufferyard landscaping and bufferyard structures (fencing/berming) shall be within the bufferyard width utilized	Bufferyard landscaping and bufferyard structures (fencing/berming) are within the bufferyard width utilized
Calculation of Landscaping Points and structures for bufferyard with 0.4 opacity		
Bufferyard width selected	Between 10 feet to 50+ feet	10 feet
Bufferyard structure selected	Fence, berm or no structure options	6' tall solid fence (existing and proposed)
Bufferyard landscape points selected: 53 landscape points per 100 ft of bufferyard		
(330 ft total bufferyard/100 ft) x 53 landscape points = 174.9 landscape points required	175 total landscaping points	
(1 Climax Trees Provided) x (75 landscaping points) = 75 landscaping points provided	allowed	75 landscaping points provided
(0 Tall Deciduous Trees) x (30 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Deciduous Trees) x (15 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Deciduous Trees) x (10 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Tall Evergreen Trees) x (40 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Trees) x (20 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(9 Low Evergreen Trees) x (12 landscaping points) = 108 landscaping points provided	allowed	108 landscaping points provided
(0 Tall Deciduous Shrub) x (5 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Deciduous Shrub) x (3 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Deciduous Shrub) x (1 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Medium Evergreen Shrub) x (5 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(0 Low Evergreen Shrub) x (3 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
Total landscaping points provided	175 total landscaping points required	183 total landscaping points provi





0 landscaping points provided

120 landscaping points provided

5 landscaping points provided

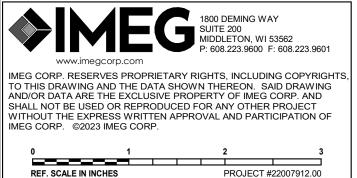
0 landscaping points provided

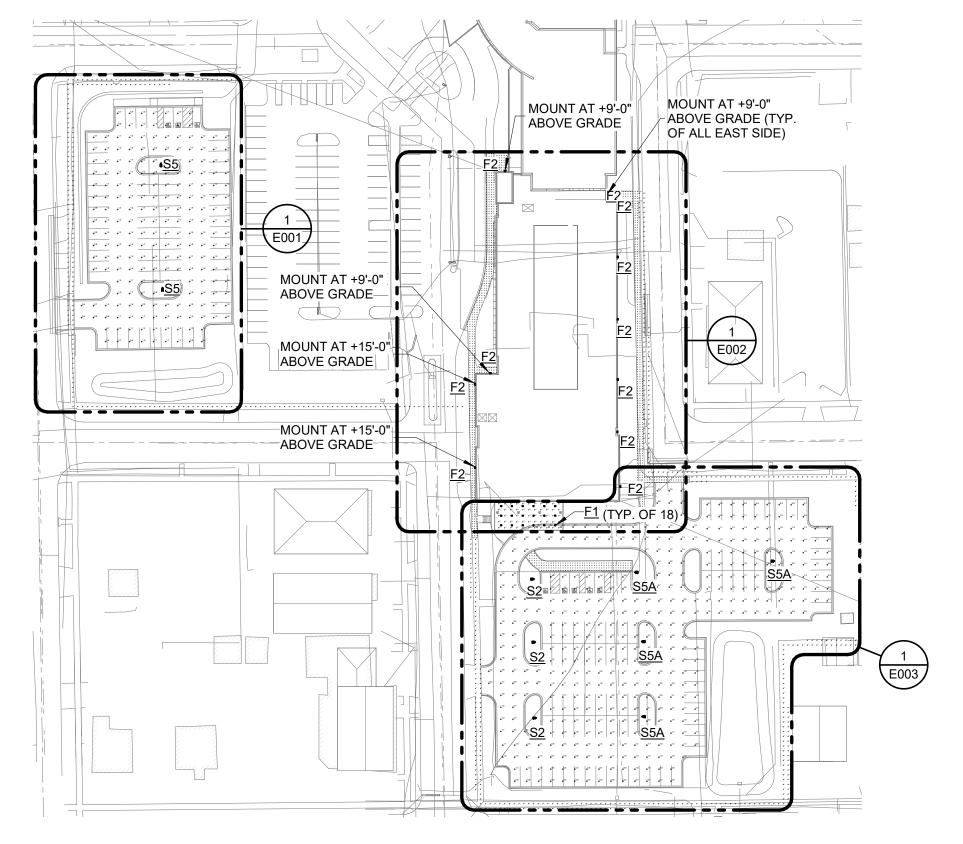
31 landscaping points provided

85 landscaping points provided

0 landscaping points provided

431 total landscaping points provided





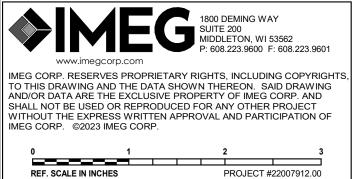


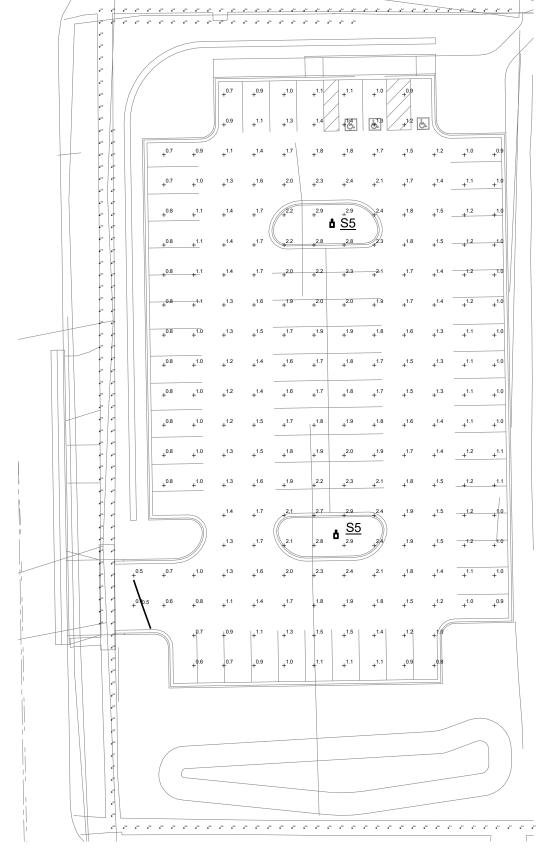
OVERALL SITE PHOTOMETRICS

STOUGHTON Stoughton Health ASC AND MOB HEALTH









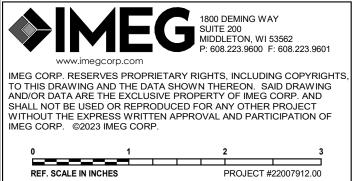


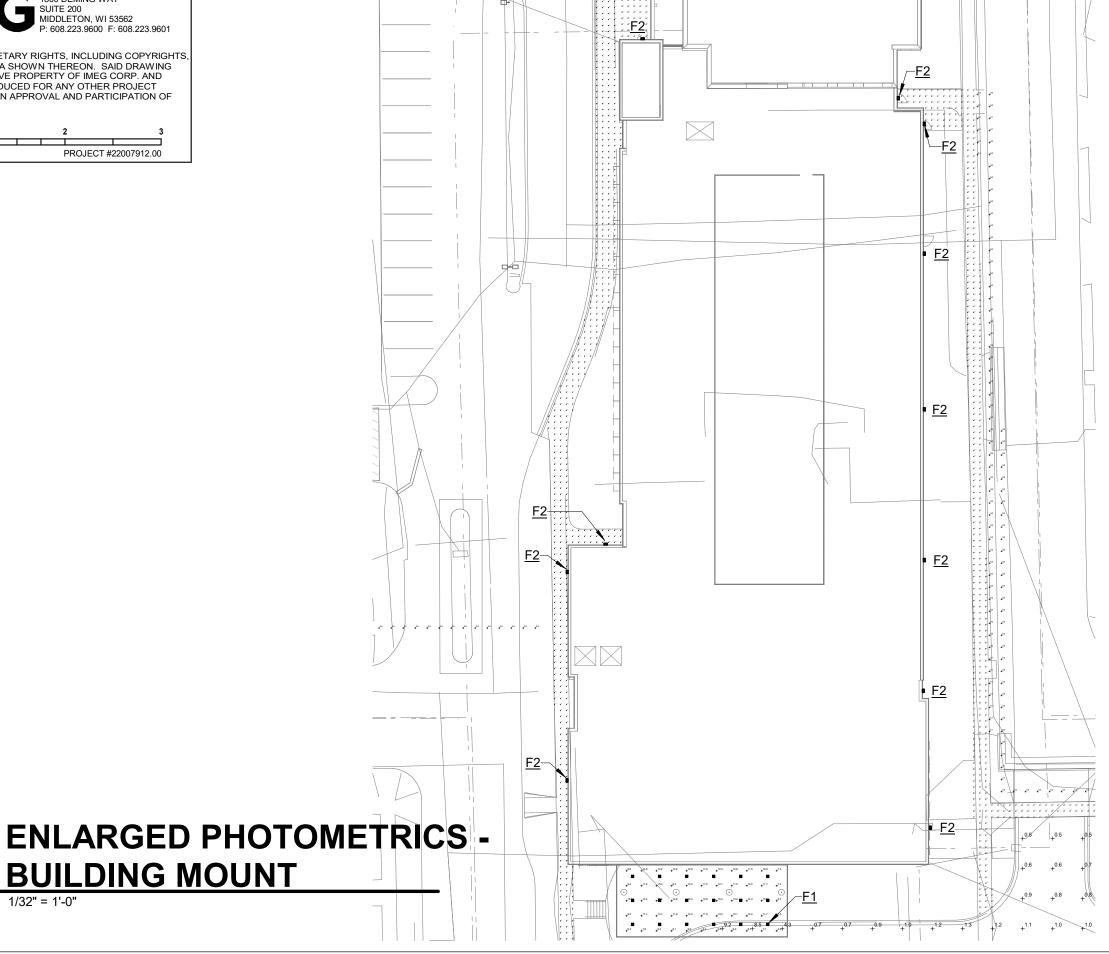
ENLARGED PHOTOMETRICS - WEST PARKING LOT

ENLARGED PHOTOMETRICS - WEST PARKING LOT E001





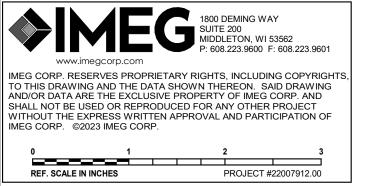


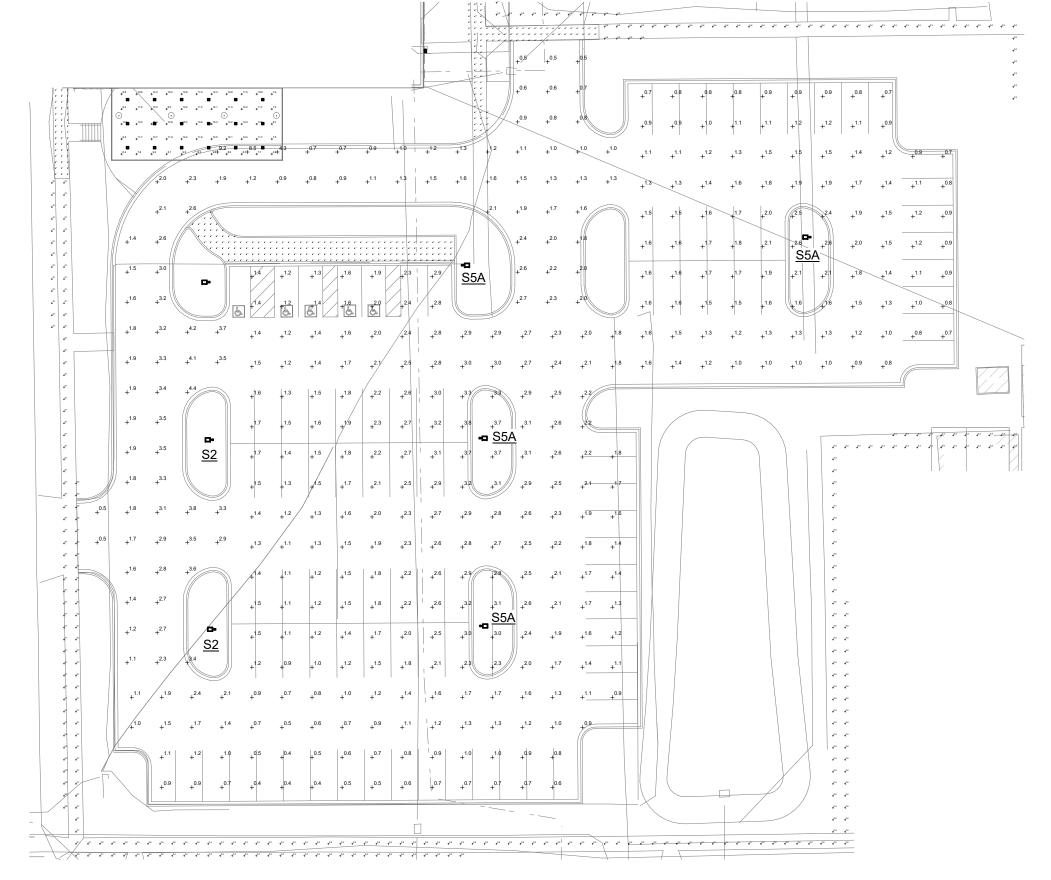




BUILDING MOUNT
1/32" = 1'-0"









ENLARGED PHOTOMETRICS - SOUTH PARKING LOT

ENLARGED PHOTOMETRICS - SOUTH PARKING LOT E003

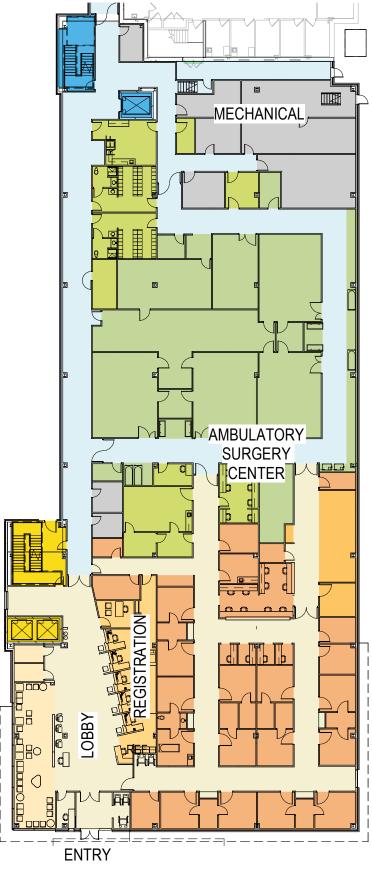




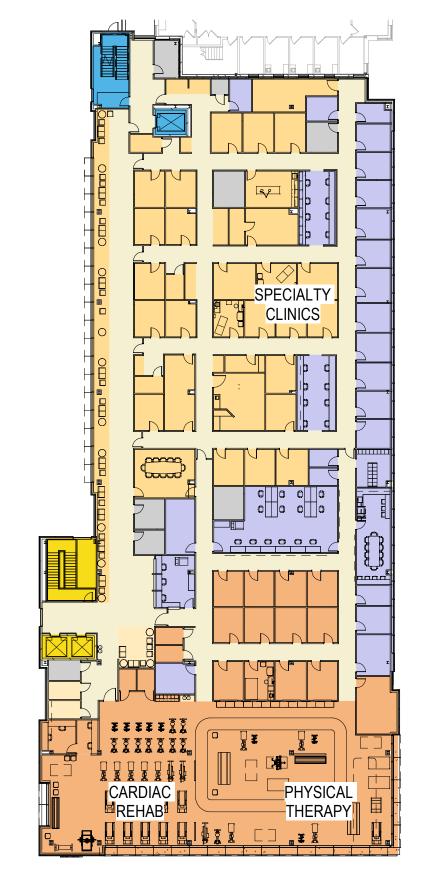










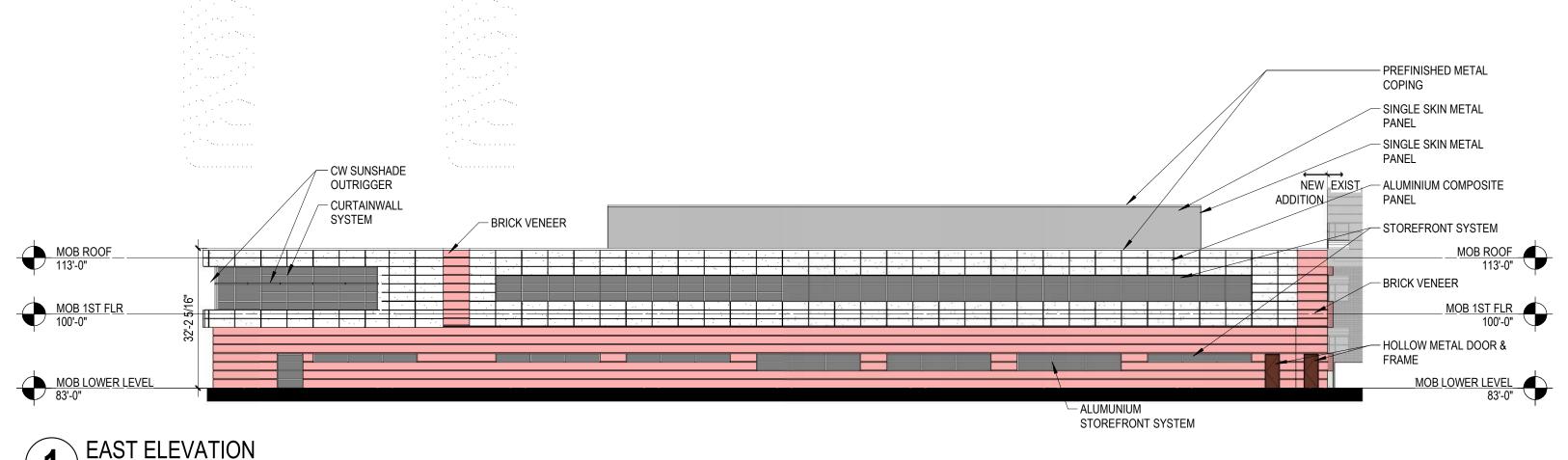


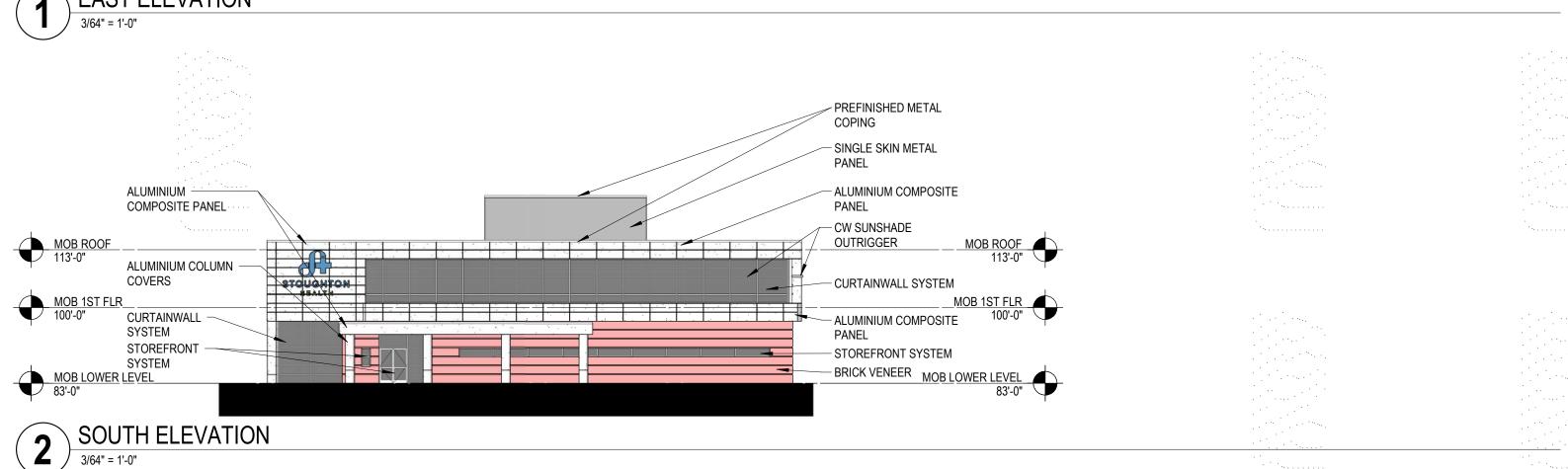


FLOOR PLANS





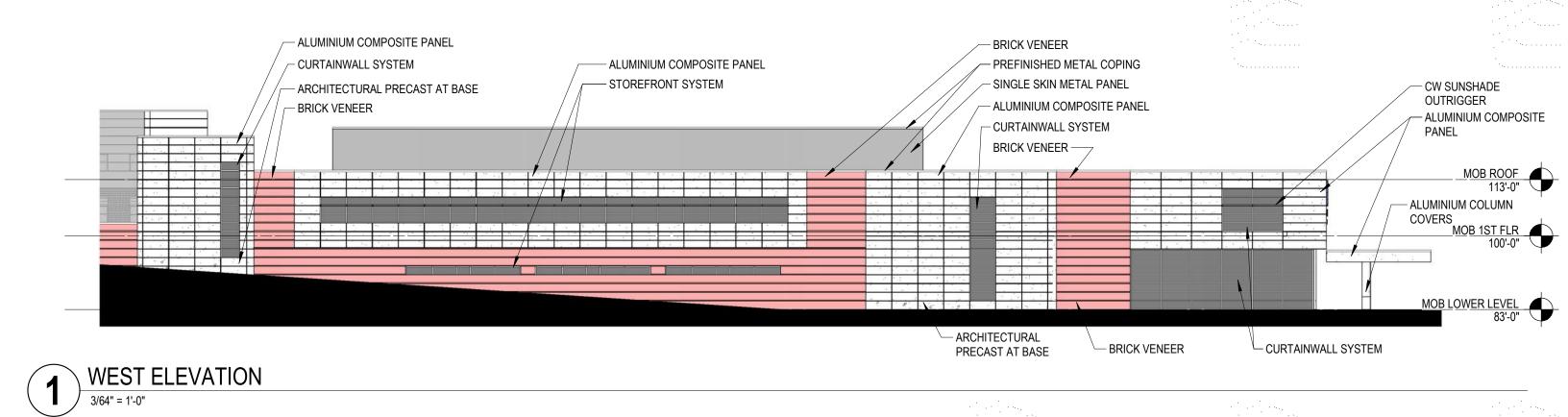


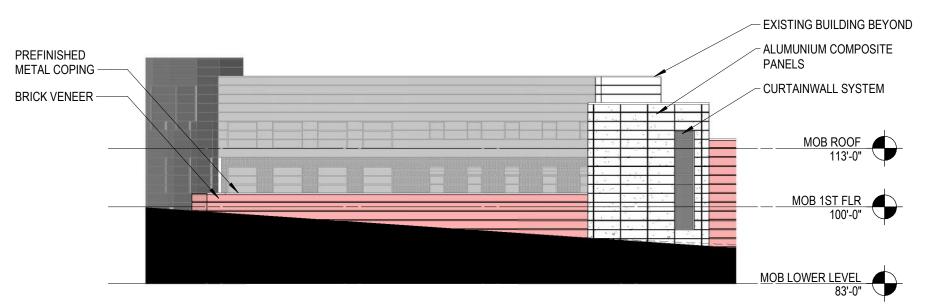






EXTERIOR ELEVATIONS





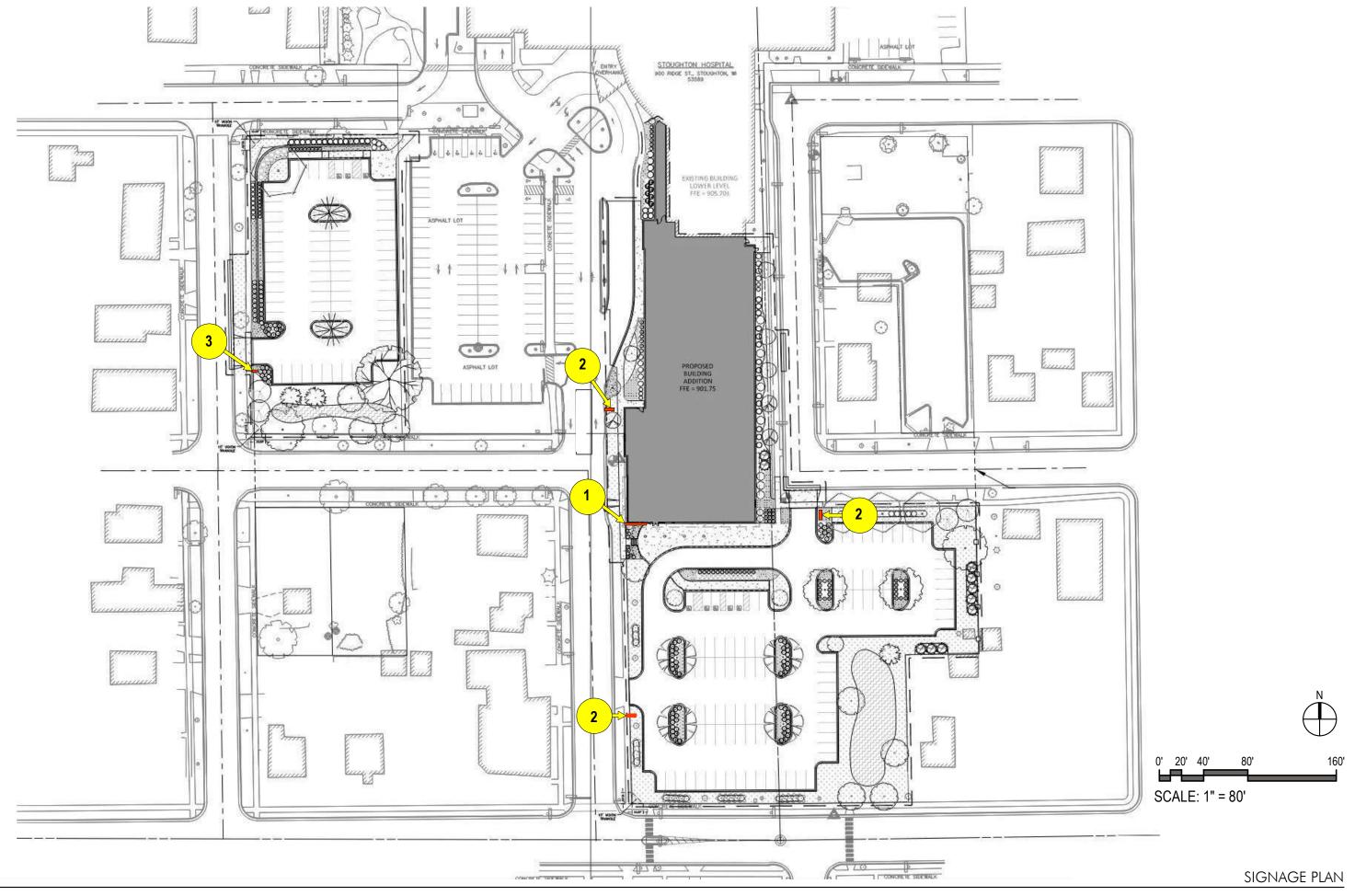
WEST ELEVATION - CONNECTOR

3/64" = 1'-0"



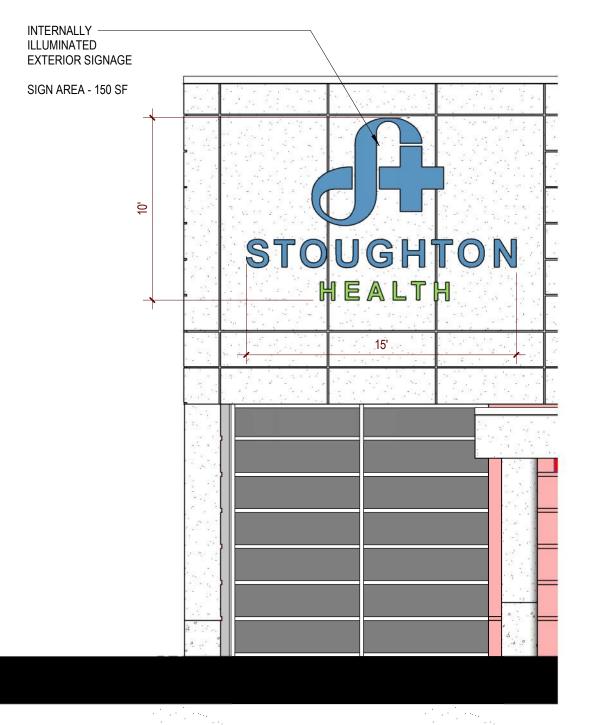


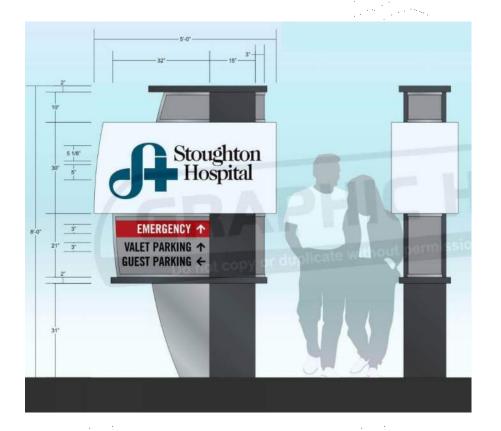
EXTERIOR ELEVATIONS

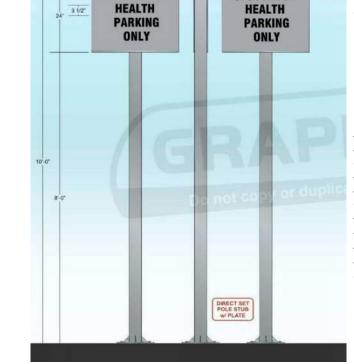












STOUGHTON

STOUGHTON

BUILDING SIGNAGE

3/16" = 1'-0"





SIGN ELEVATIONS













