

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>

Phone in: +1 312 626 6799 Meeting ID: 817 9405 6918 Passcode: 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
 - Existing Building Gross Area = 178,158 SF
 - Proposed Addition Gross Area = 56,684 SF
 - Lot Area = 592,832 SF
 - FAR = 0.40
- Impervious surface ratio
 - 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 grafts. 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 one 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.

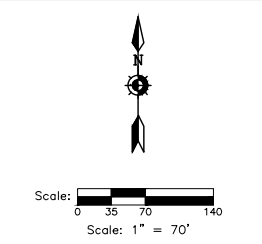
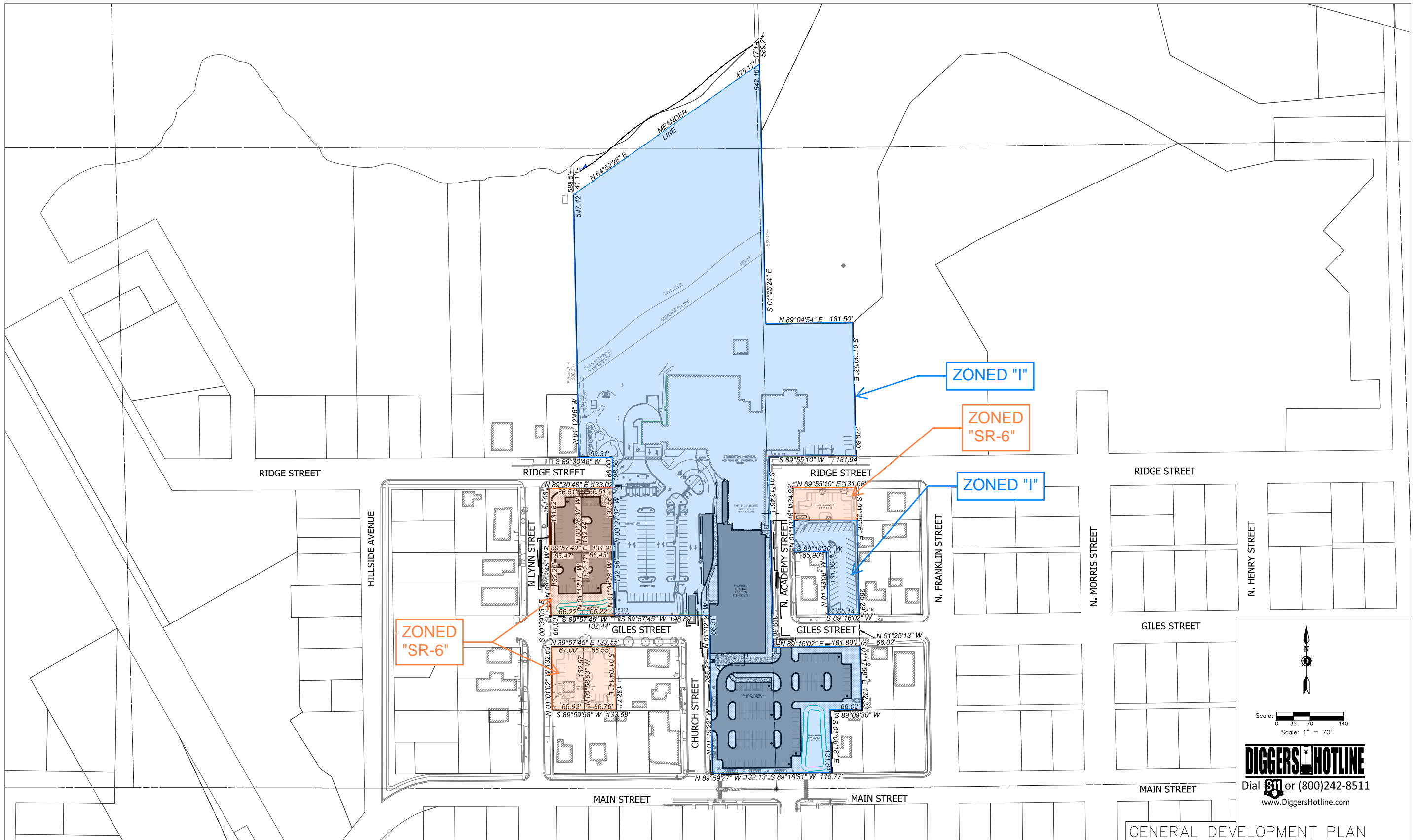
The surgery center planned for this building needs a sufficiently wide footprint to accommodate operating rooms. The clinical portions of the building also need adequate width to be planned efficiently.

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

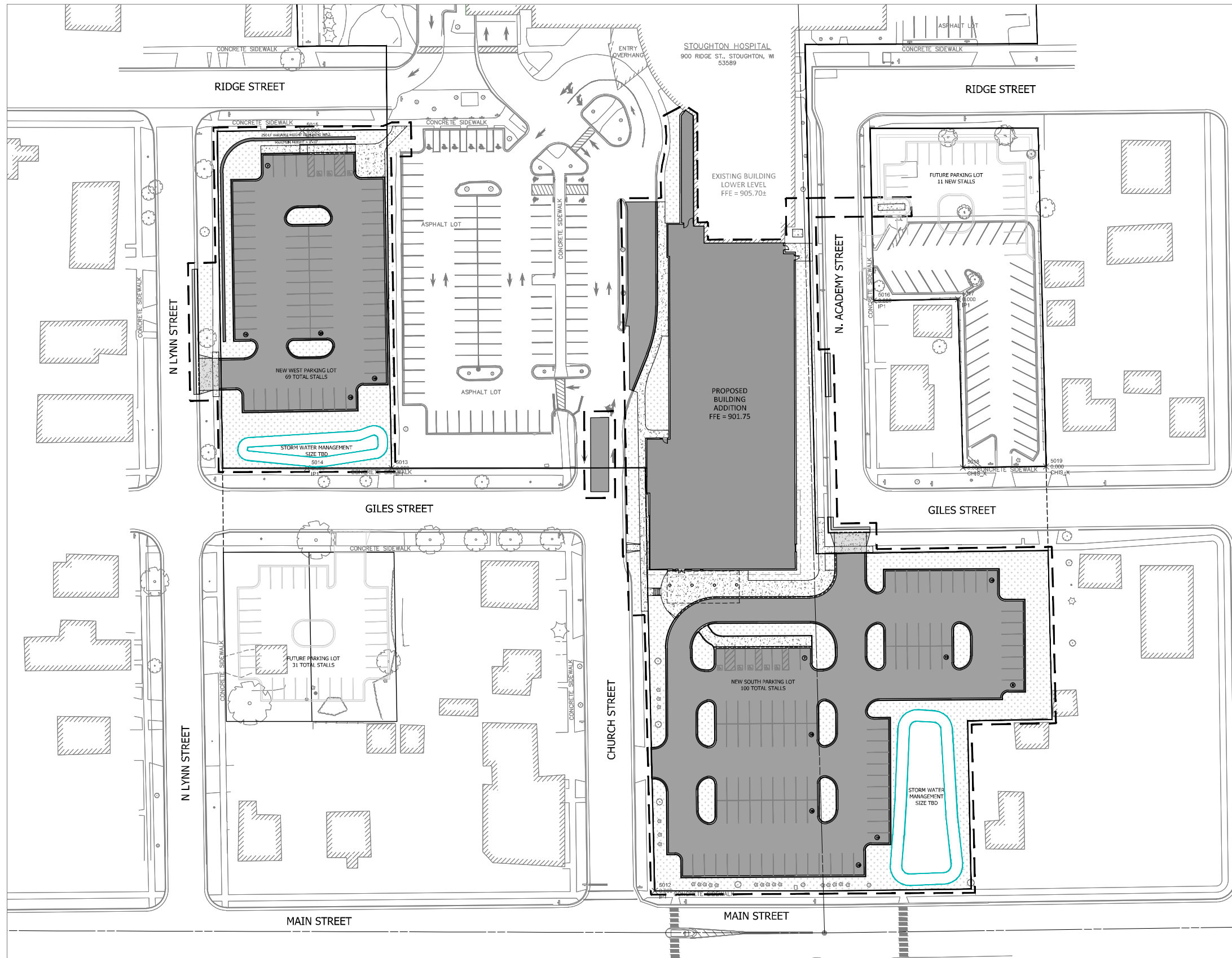
for the new building will utilize the existing parking area at Church and Main Street. The same entry and exit will be used off Church Street so the change in traffic will be minimal.

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.

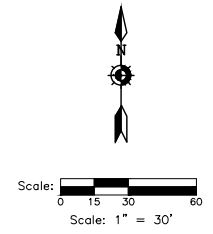


DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

GENERAL DEVELOPMENT PLAN

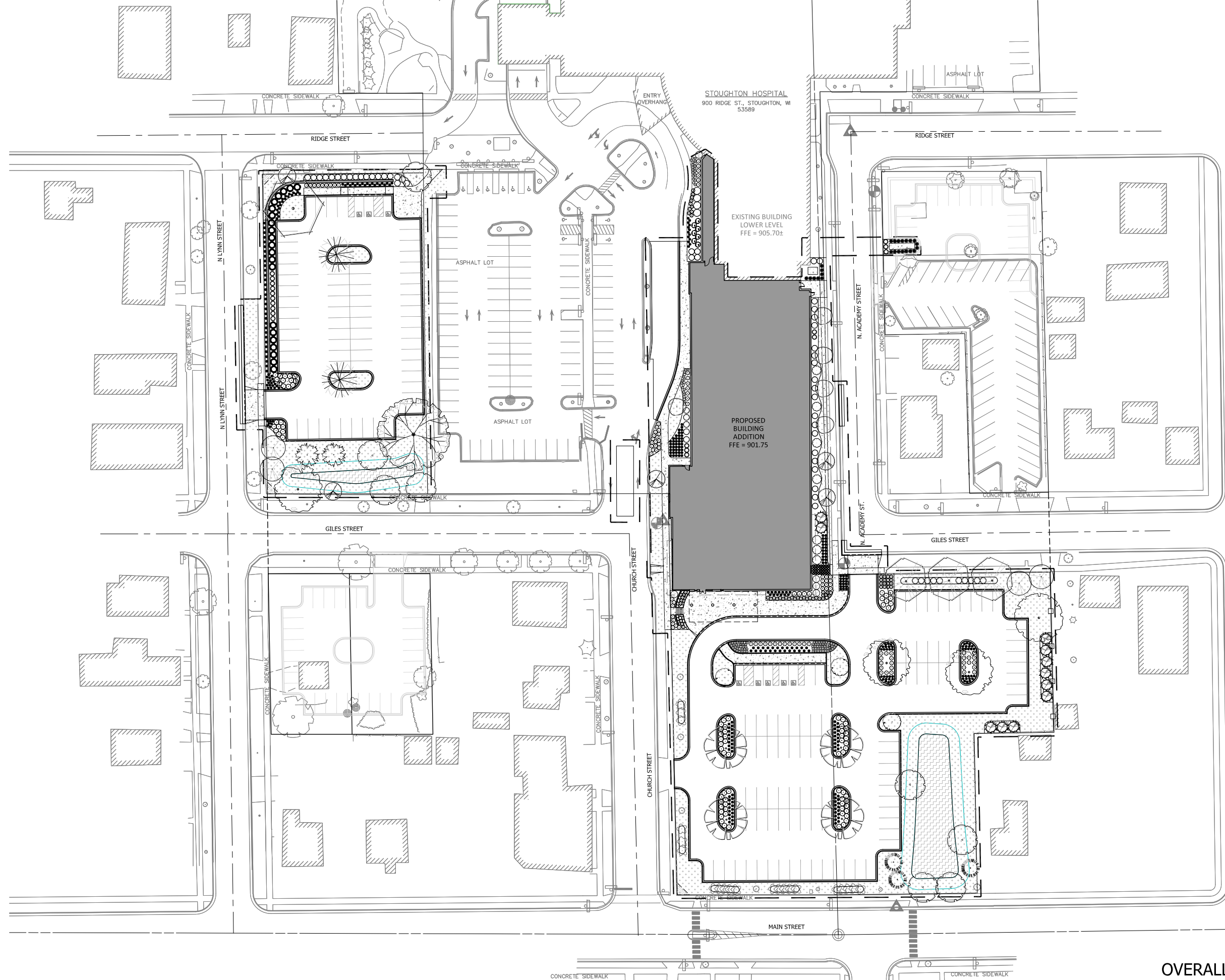


IMPERVIOUS SURFACE RATIO SUMMARY	
MAX. IMPERVIOUS SURFACE RATIO	0.75
PROPOSED IMPERVIOUS SURFACE RATIO	0.49
FLOOR AREA RATIO SUMMARY	
MAX. FLOOR AREA RATIO	1.00
PROPOSED FLOOR AREA RATIO	0.40
PARKING SUMMARY	
REQUIRED NEW STALLS FOR ADDITION	139
DISPLACED STALLS TO REPLACE	26
TOTAL NEW STALLS REQUIRED	165
PROPOSED NEW STALLS	143
FUTURE LANDBANKED STALLS	42
TOTAL NEW STALLS PROPOSED	185



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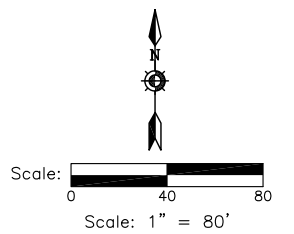
OVERALL SITE PLAN



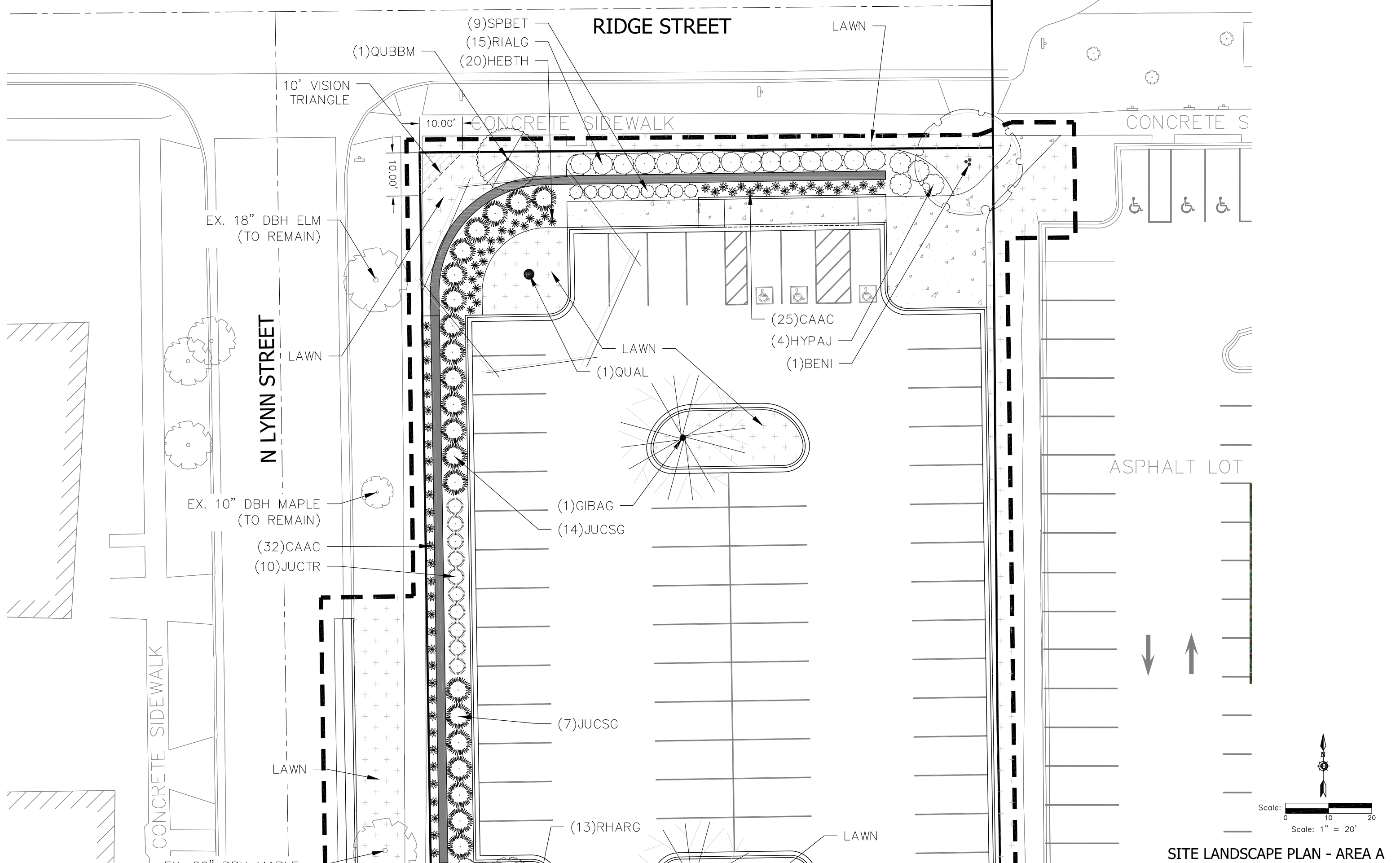
STOUGHTON HOSPITAL
900 RIDGE ST., STOUGHTON, WI
53589

EXISTING BUILDING
LOWER LEVEL
FFE = 905.70±

PROPOSED
BUILDING
ADDITION
FFE = 901.75

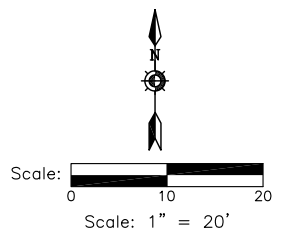
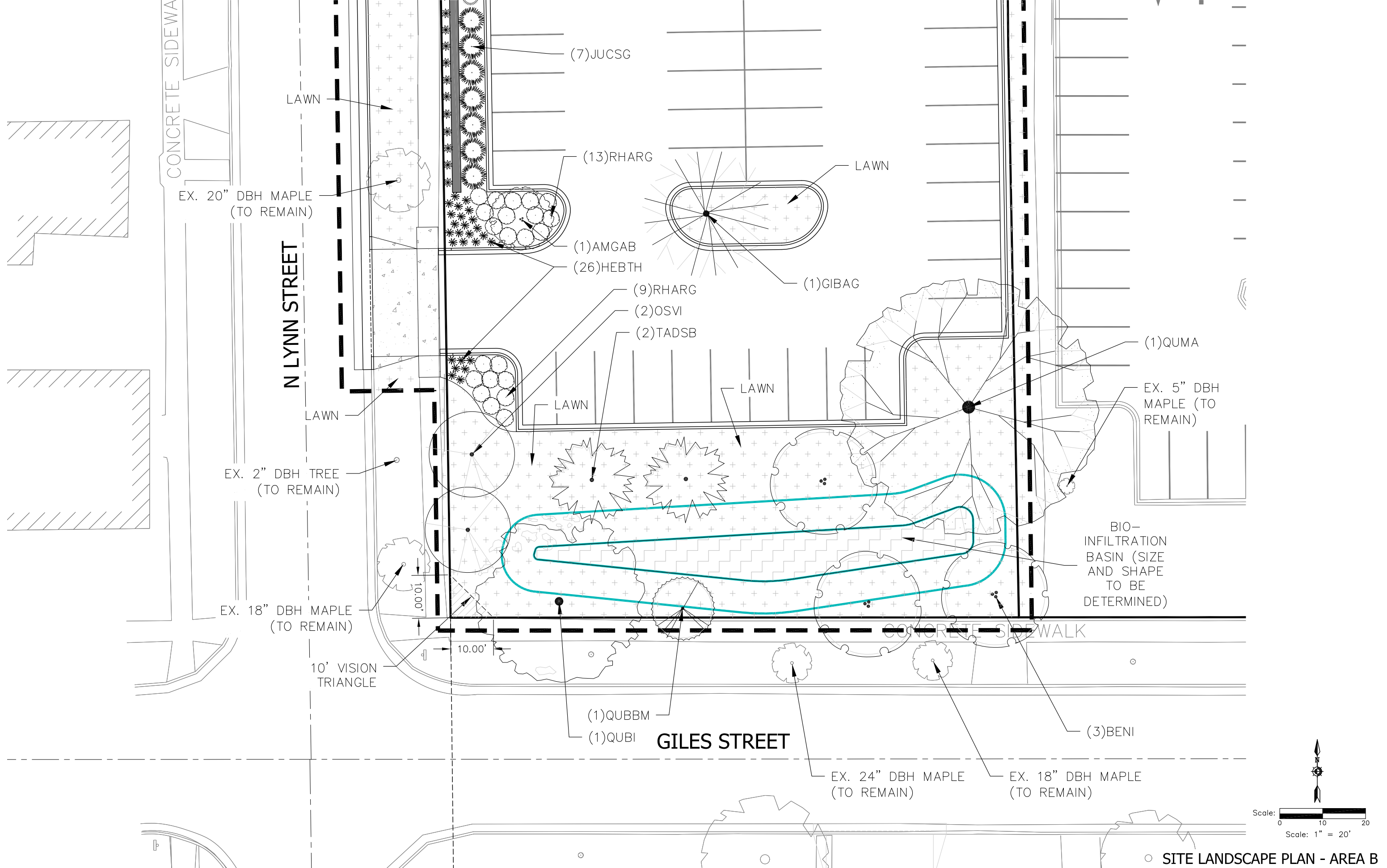


OVERALL SITE LANDSCAPE PLAN

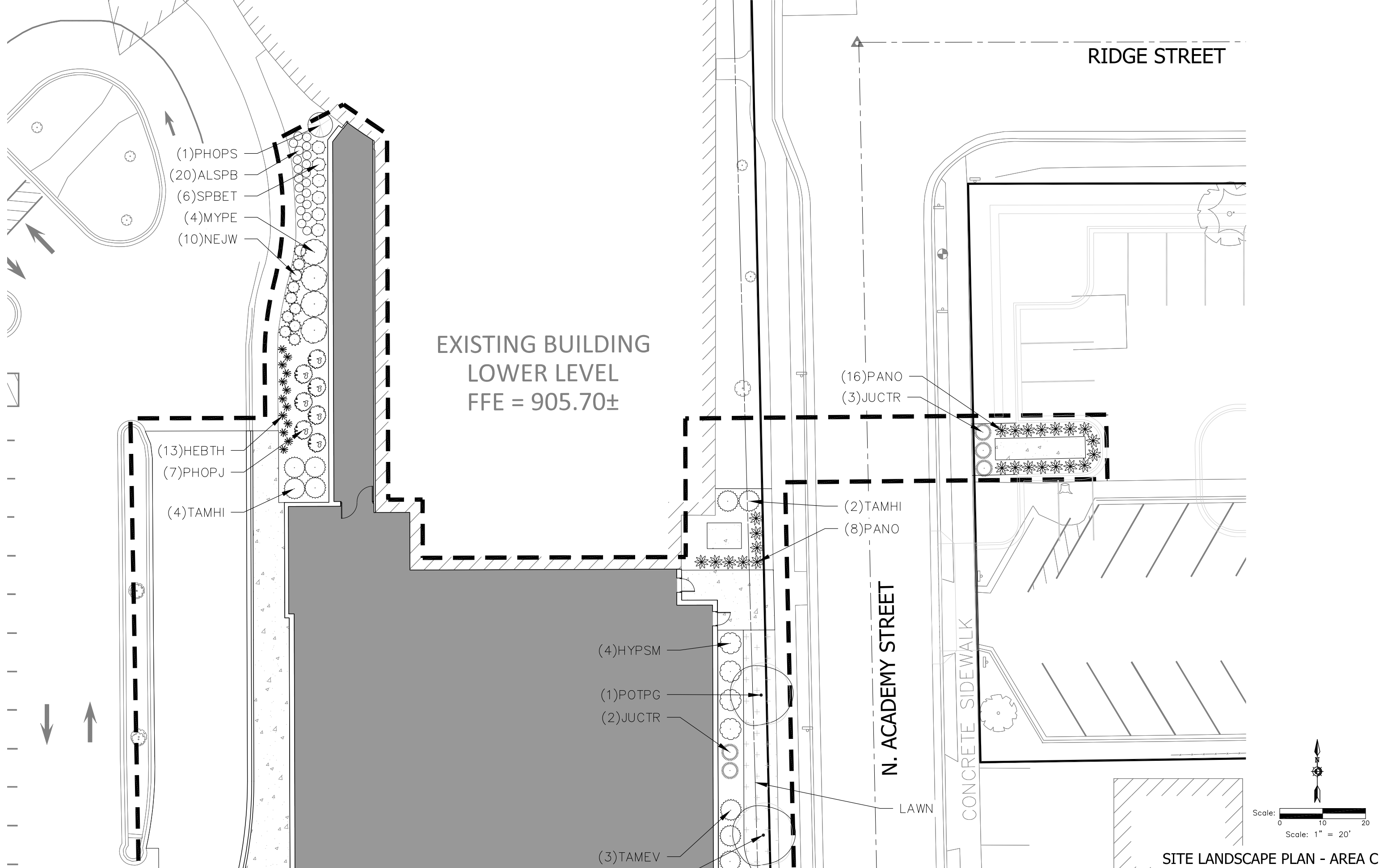


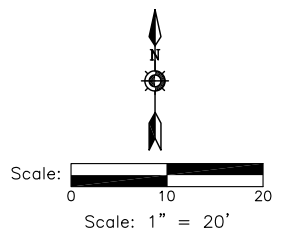
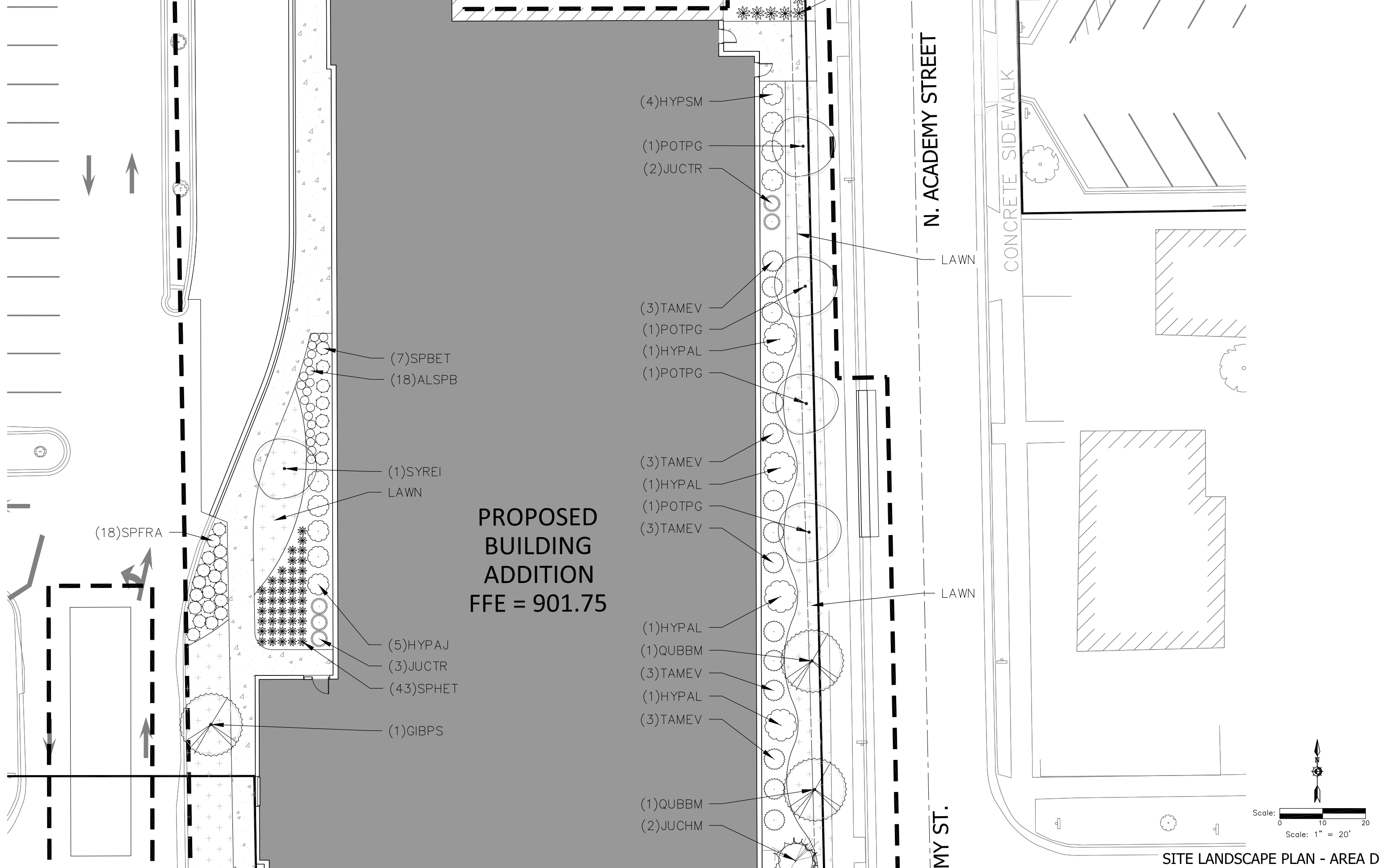
Scale: 0 10 20
 Scale: 1" = 20'

SITE LANDSCAPE PLAN - AREA A

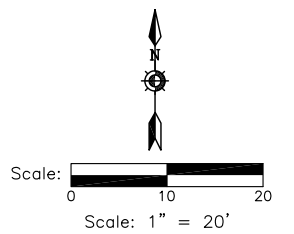
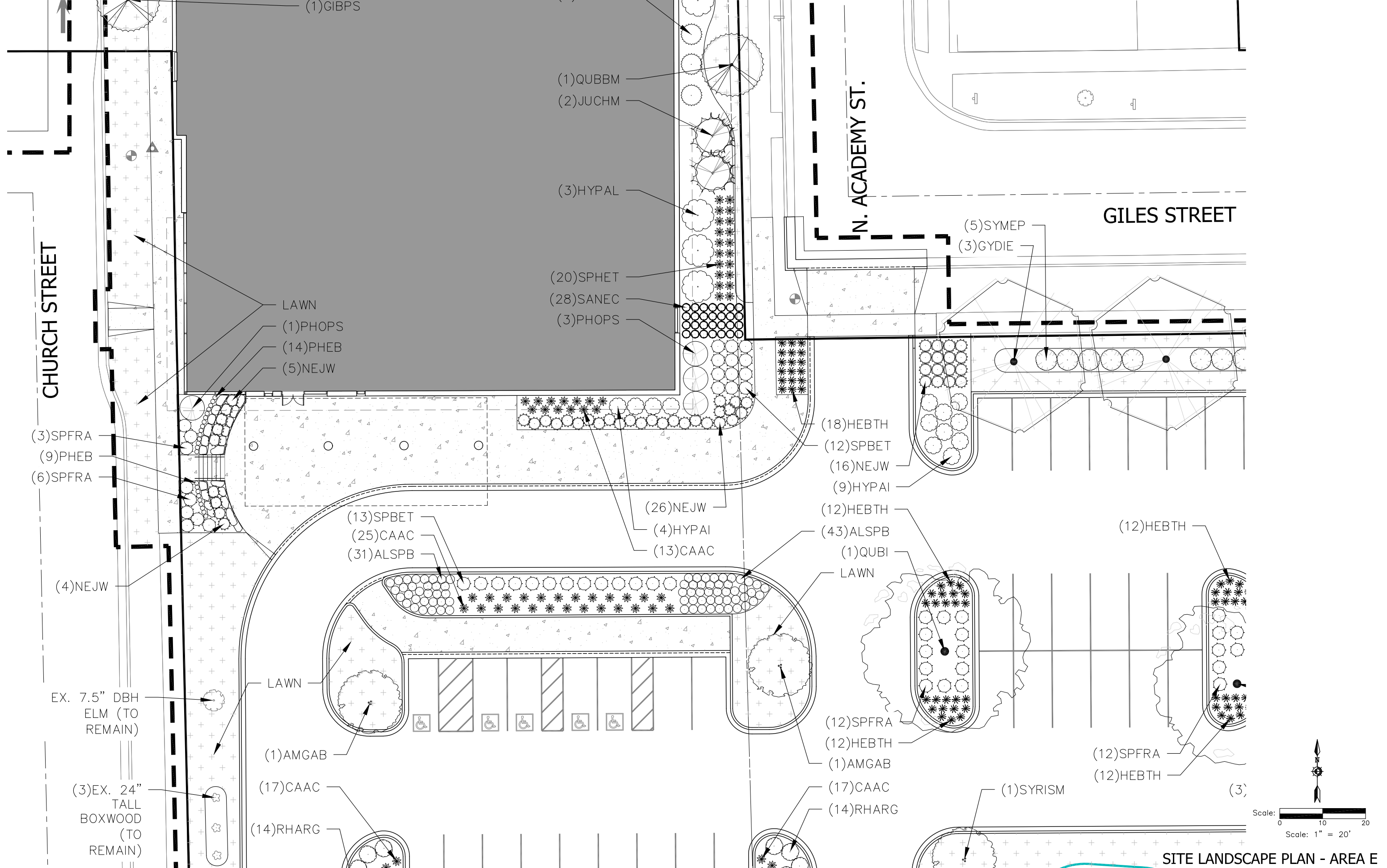


○ SITE LANDSCAPE PLAN - AREA B

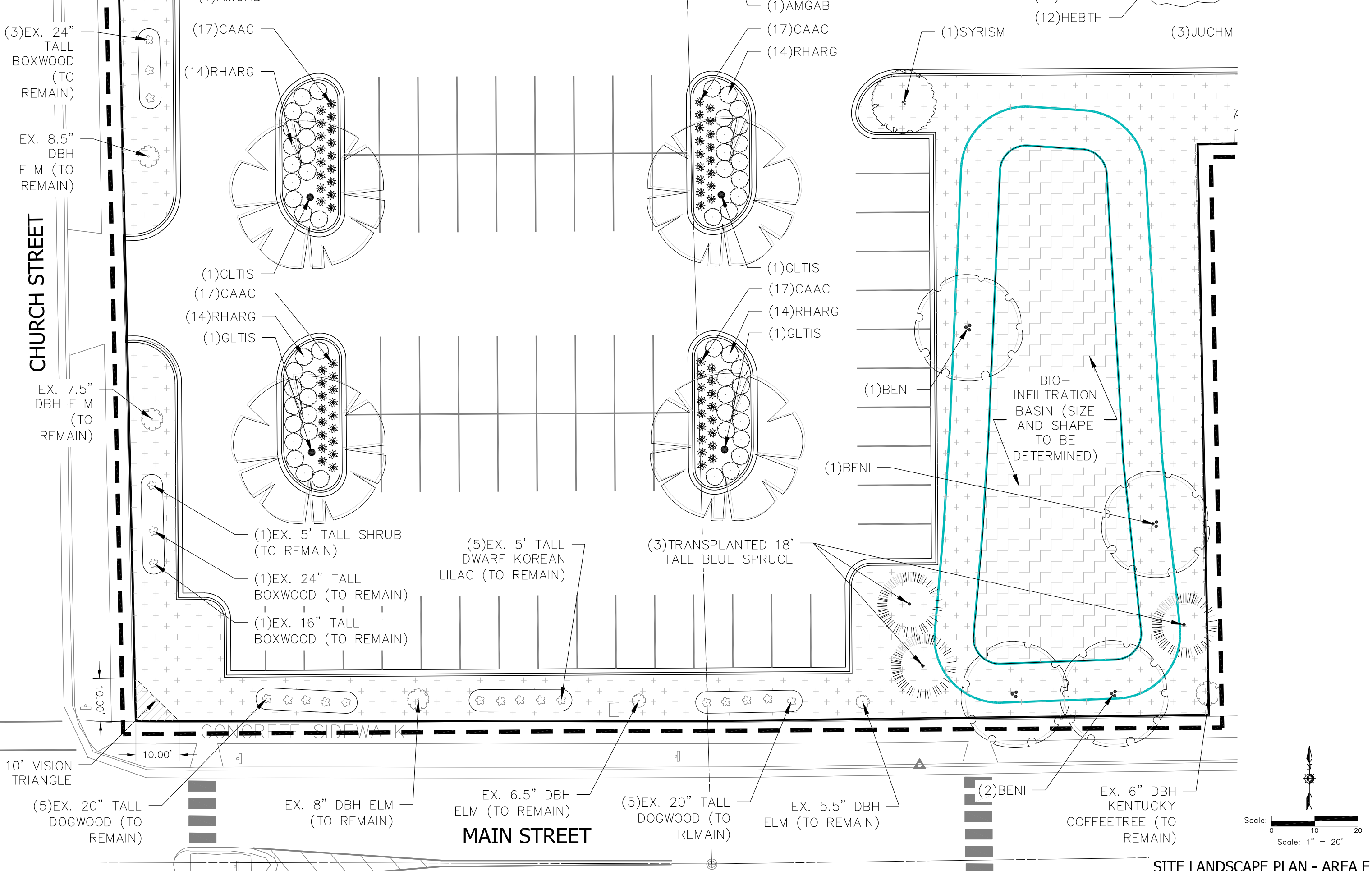




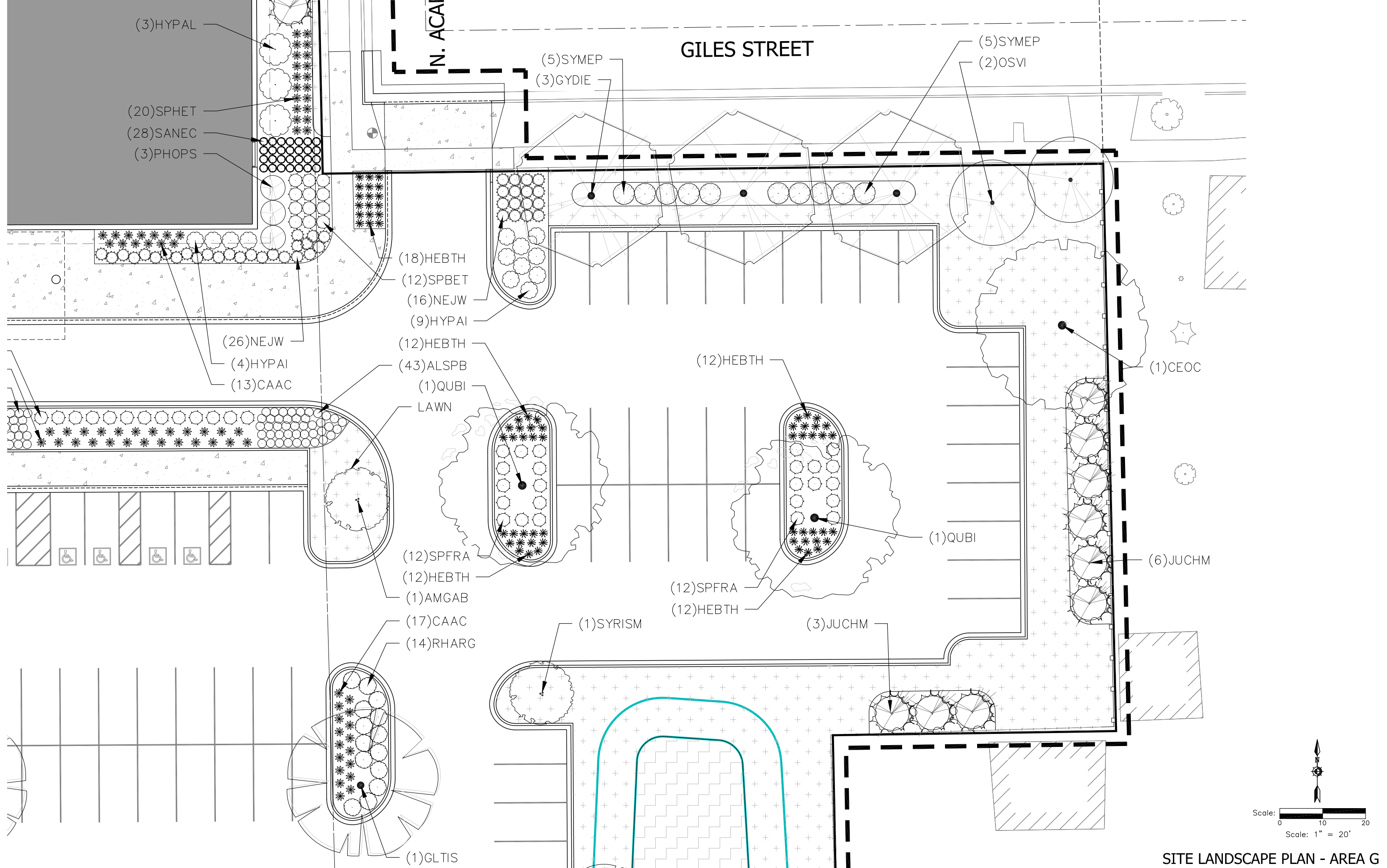
SITE LANDSCAPE PLAN - AREA D



SITE LANDSCAPE PLAN - AREA E



SITE LANDSCAPE PLAN - AREA F



SITE LANDSCAPE PLAN - AREA G

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 be used 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.	Greater than 40 landscaping points per 100 ft of building foundation is provided
(774 ft of building foundation/100 ft) x (40 landscaping points) = 309.6 landscaping points required	40 landscaping points per 100 ft of building foundation is required	310 total landscaping 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 provided

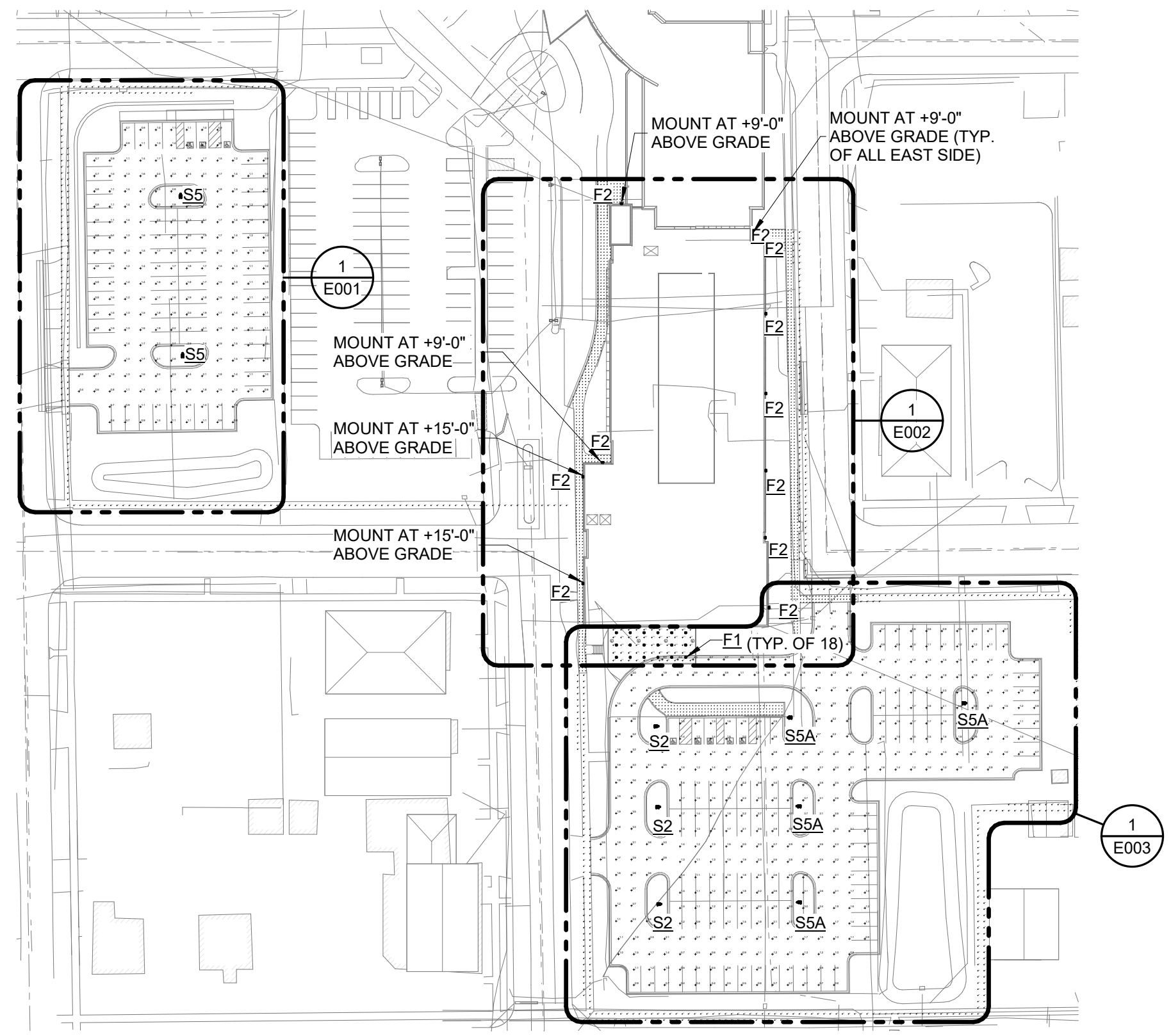
Street Frontages Landscaping		
Subject Properties Zoning: Institutional (I)		
Ridge Street length = 133 linear feet		
N. Lynn Street length = 264 linear feet		
Giles Street length = 133 linear feet west of hospital addition		
Giles Street length = 182 linear feet east of hospital addition		
Church Street 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
Alternative C: Best Suited for Street Frontages		
Types of Landscaping: Shrubs not allowed	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
(1536 ft of total street frontage/100 ft) x (40 landscaping points) = 614.4 points required	40 landscaping points per 100 ft of street frontage is 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 provided

Paved Areas Landscaping		
Subject Properties Zoning: Institutional (I)		
South parking lot = 100 parking stalls and 44,347 square feet of paved area		
	Required	Provided
Alternative D: Best Suited for Paved Areas		
Types of Landscaping	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):	Institutional (I) zoning requires 60 landscaping points per 20 parking stalls.	Use the greater of the following two calculation methods
(100 total parking stalls/20 parking stalls) x 60 landscaping points = 300 landscaping points	OR	(100 total parking stalls/20 parking stalls) x 60 landscaping points = 300 landscaping points
Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area.	OR	(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
(9 Low Evergreen Trees) x (12 landscaping points) = 108 landscaping points provided	allowed	108 landscaping points provided
(9 Tall Deciduous Shrub) x (5 landscaping points) = 45 landscaping points provided	allowed	45 landscaping points provided
(25 Medium Deciduous Shrub) x (3 landscaping points) = 75 landscaping points provided	allowed	75 landscaping points provided
(99 Low Deciduous Shrub) x (1 landscaping points) = 99 landscaping points provided	allowed	99 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	300 total landscaping points required	429 total landscaping points provided

West parking lot = 69 parking stalls and 22,279 square feet of paved area		
	Required	Provided
Alternative D: Best Suited for Paved Areas		
Types of Landscaping	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):	Institutional (I) zoning requires 60 landscaping points per 20 parking stalls.	Use the greater of the following two 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
Institutional (I) zoning requires 60 landscaping points per 10,000 sf of parking area.	OR	207 total landscaping points required
The greater of the two calculation methods is:		207 total landscaping points required
(2 Climax Trees Provided) x (75 landscaping points) = 150 landscaping points provided	allowed	150 landscaping points provided
(1 Tall Deciduous Trees) x (30 landscaping points) = 30 landscaping points provided	allowed	30 landscaping points provided
(0 Medium Deciduous Trees) x (15 landscaping points) = 0 landscaping points provided	allowed	0 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 points) = 0 landscaping points provided	allowed	0 landscaping points provided
(10 Low Evergreen Trees) x (12 landscaping points) = 120 landscaping points provided	allowed	120 landscaping points provided
(1 Tall Deciduous Shrub) x (5 landscaping points) = 5 landscaping points provided	allowed	5 landscaping points provided
(0 Medium Deciduous Shrub) x (3 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
(31 Low Deciduous Shrub) x (1 landscaping points) = 31 landscaping points provided	allowed	31 landscaping points provided
(17 Medium Evergreen Shrub) x (5 landscaping points) = 85 landscaping points provided	allowed	85 landscaping points provided
(0 Low Evergreen Shrub) x (3 landscaping points) = 0 landscaping points provided	allowed	0 landscaping points provided
Total landscaping points	207 total landscaping points required	431 total landscaping points provided


Developed Lots Landscaping		
Subject Properties Zoning: Institutional (I)		
Proposed Building Addition footprint area = 28,663 square feet		
	Required	Provided
Alternative B: Best Suited for Developed Lots		
Types of Landscaping	All plant categories can be used to meet this requirement	All plant categories are used to meet 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 per 1,000 feet of building addition footprint area.	Use the greater of the following two calculation methods
(28,663 sf of building addition footprint/1,000 sf) x (15 landscaping points) = 429.9 points required	OR	(28,663 sf of building addition footprint/1,000 sf) x (15 landscaping points) = 429.9 points required
(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 points) = 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 points) = 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 points) = 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 points) = 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 provided

Bufferyard Landscaping		
Subject Properties Zoning: Institutional (I)		
Adjacent Properties Zoning west of south parking lot: Single Family Residential-6 (SR-6)		
Length of east bufferyard = 330 feet		
	Required	Provided
Alternative F: Best Suited for Bufferyards		
Opacity between subject properties Institutional zoning (I) and adjacent property to the east Single Family Residential-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
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		
(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 provided



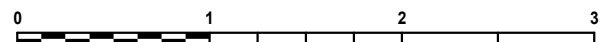
1 OVERALL SITE PHOTOMETRICS
 1" = 80'-0"

OVERALL SITE PHOTOMETRICS E052

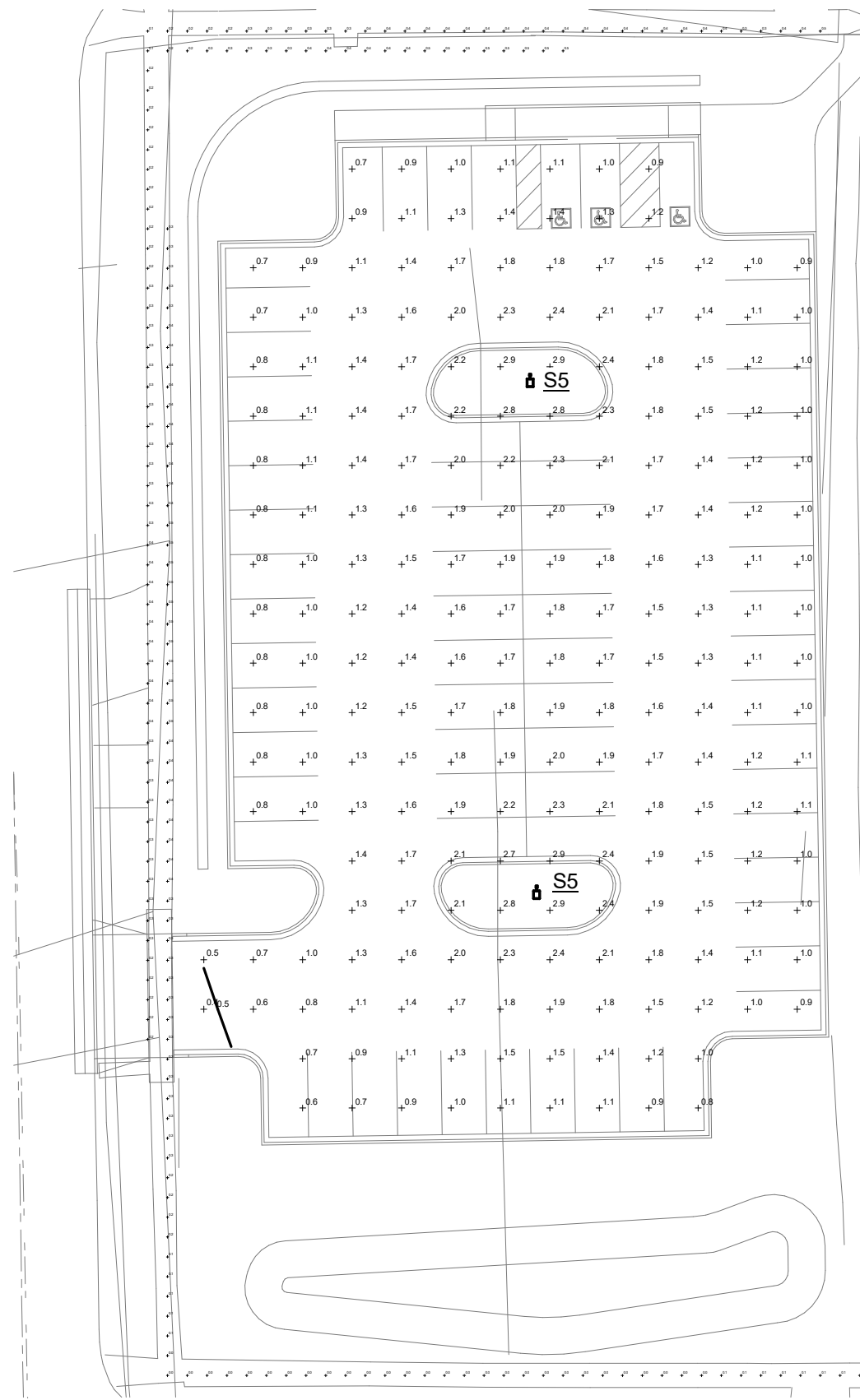


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REF. SCALE IN INCHES PROJECT #22007912.00




1 ENLARGED PHOTOMETRICS - WEST PARKING LOT
1/32" = 1'-0"

ENLARGED PHOTOMETRICS - WEST PARKING LOT E001



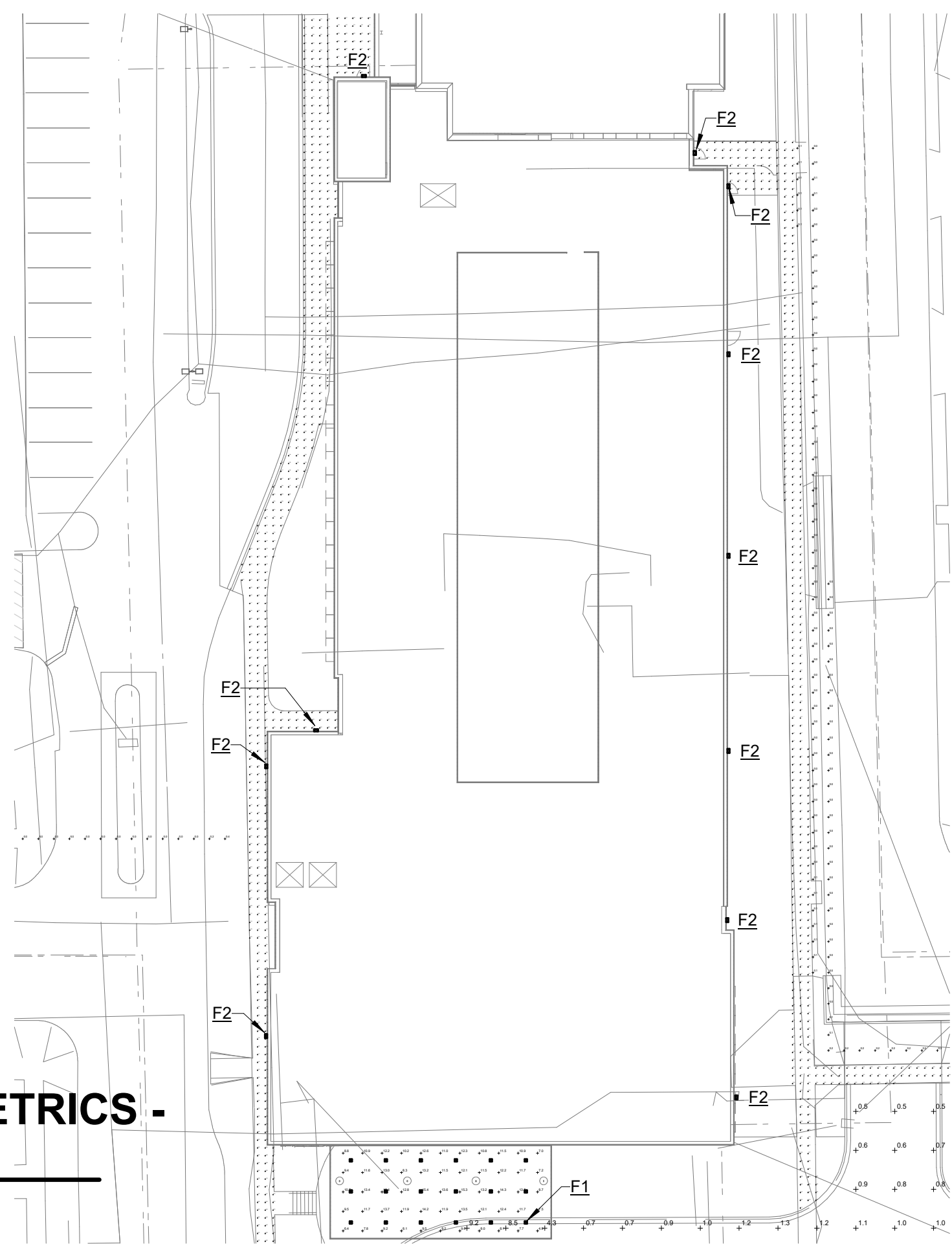
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0 1 2 3
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ENLARGED PHOTOMETRICS - BUILDING MOUNT

1/32" = 1'-0"




ENLARGED PHOTOMETRICS - BUILDING MOUNT E002



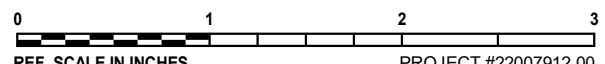
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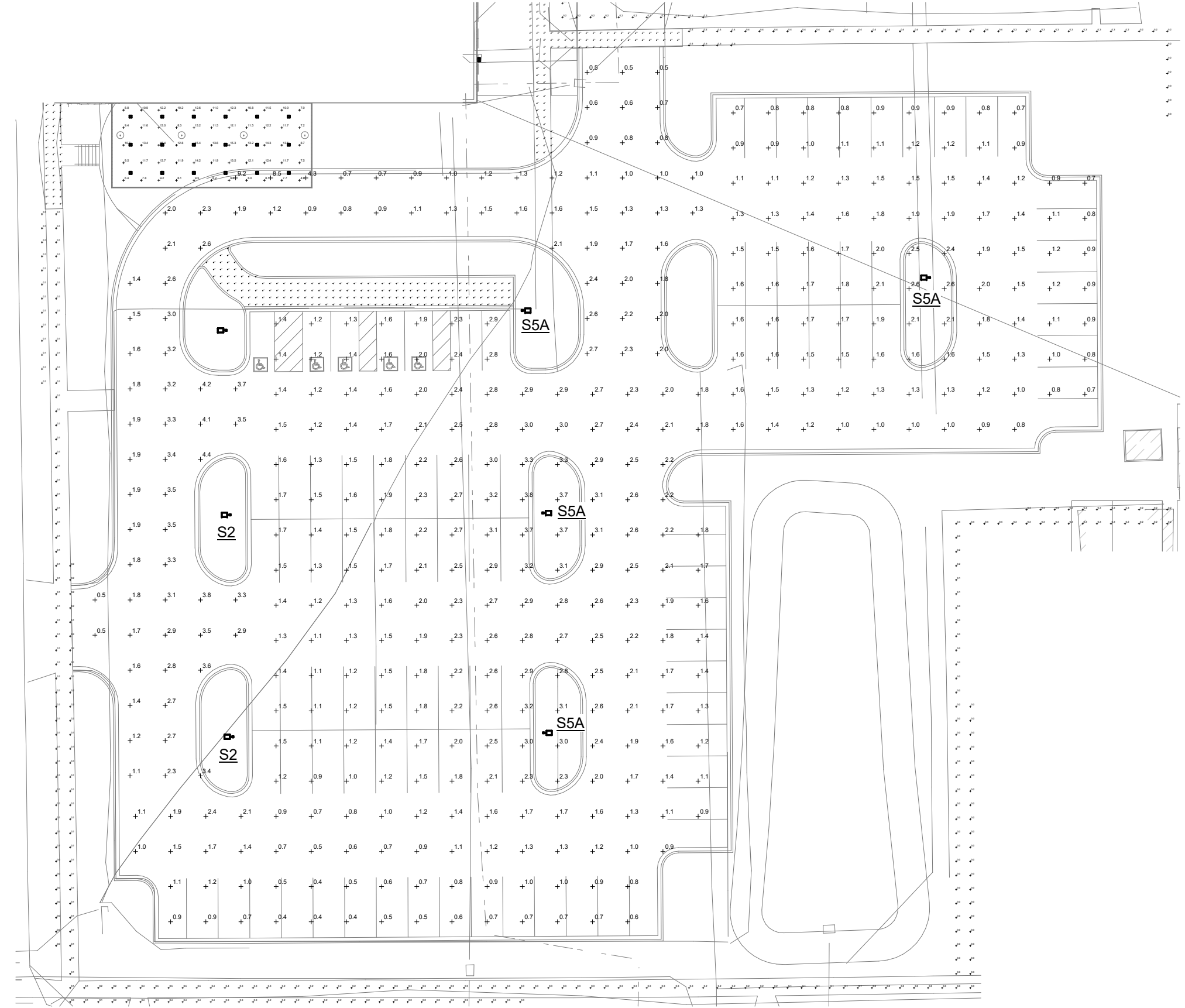


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REF. SCALE IN INCHES PROJECT #22007912.00




1
1/32" = 1'-0"

ENLARGED PHOTOMETRICS - SOUTH PARKING LOT

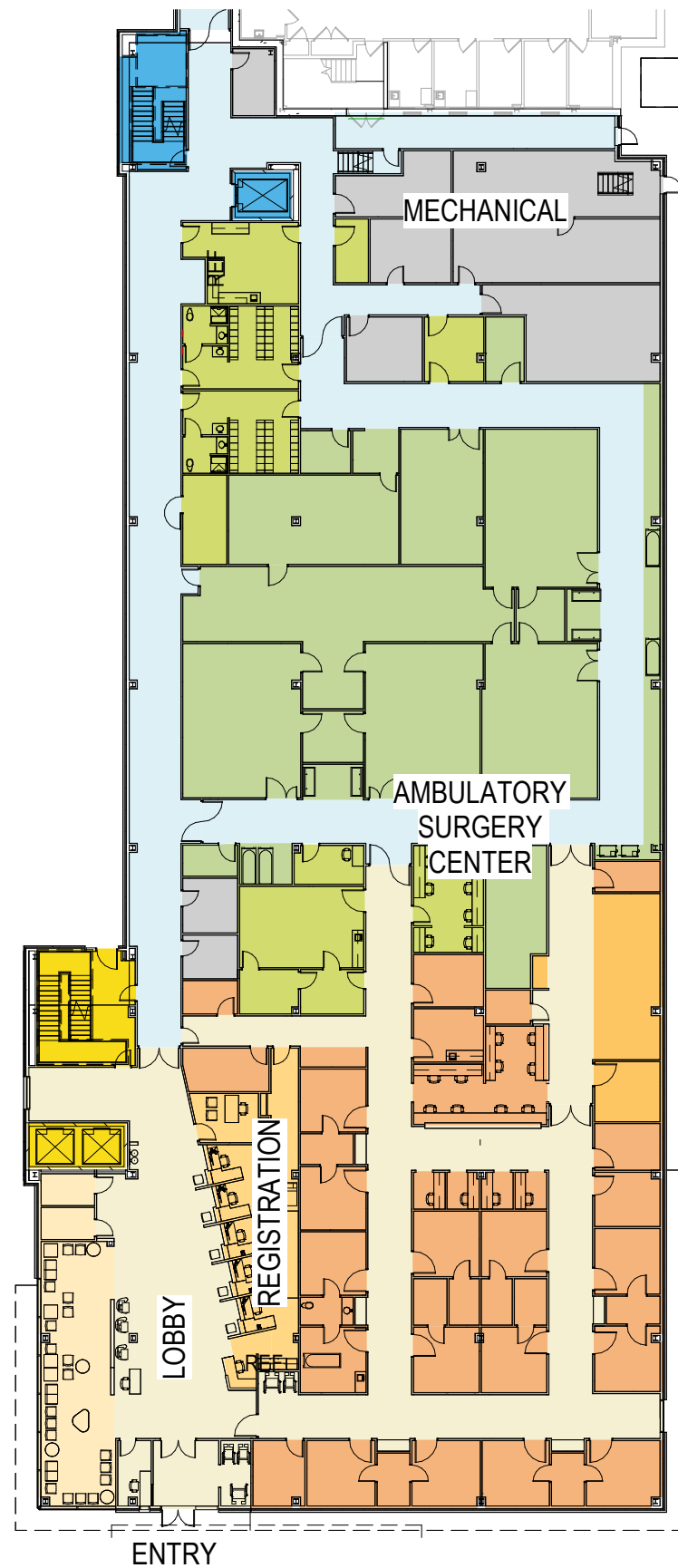
ENLARGED PHOTOMETRICS - SOUTH PARKING LOT E003



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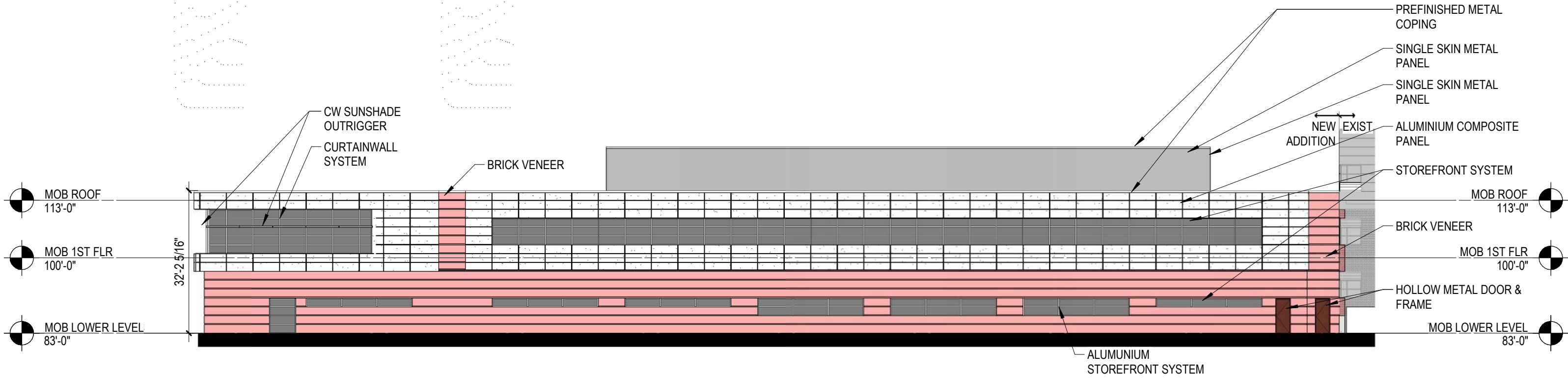
EXISTING BUILDING PHOTO



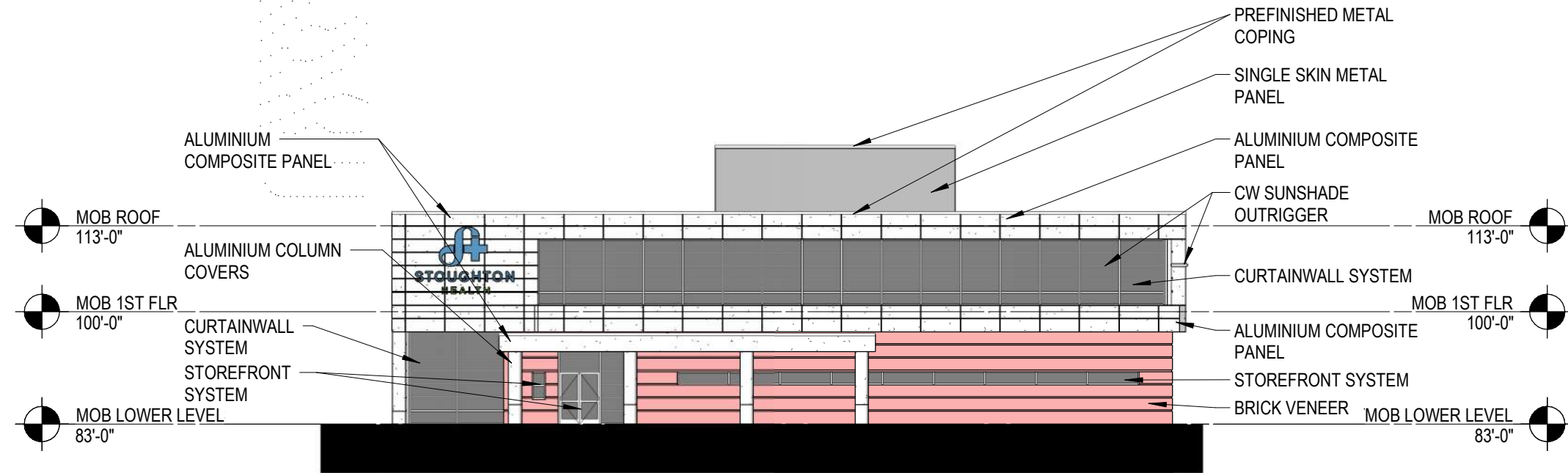
1 LOWER LEVEL FLOOR PLAN
1/32" = 1'-0"



2 FIRST FLOOR PLAN
1/32" = 1'-0"

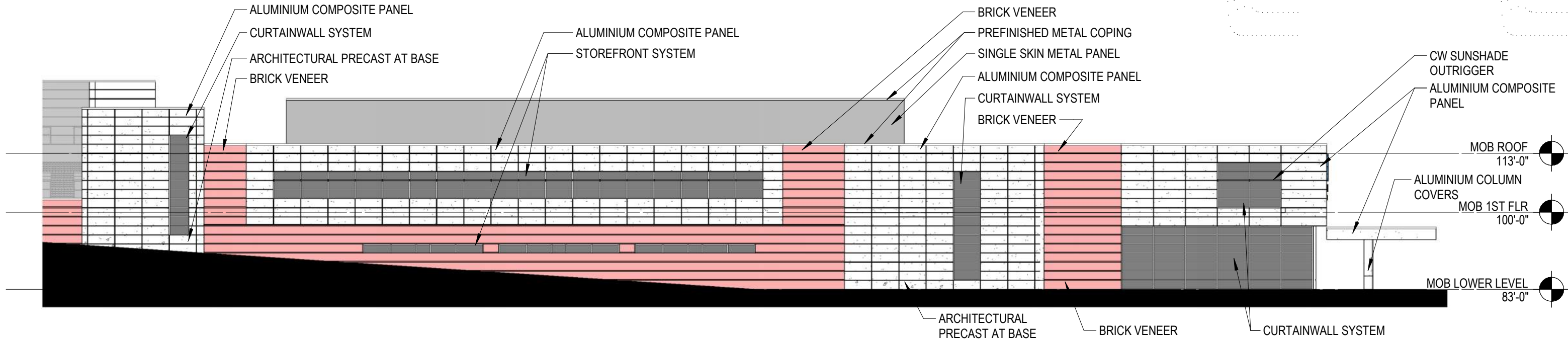


1 EAST ELEVATION
3/64" = 1'-0"

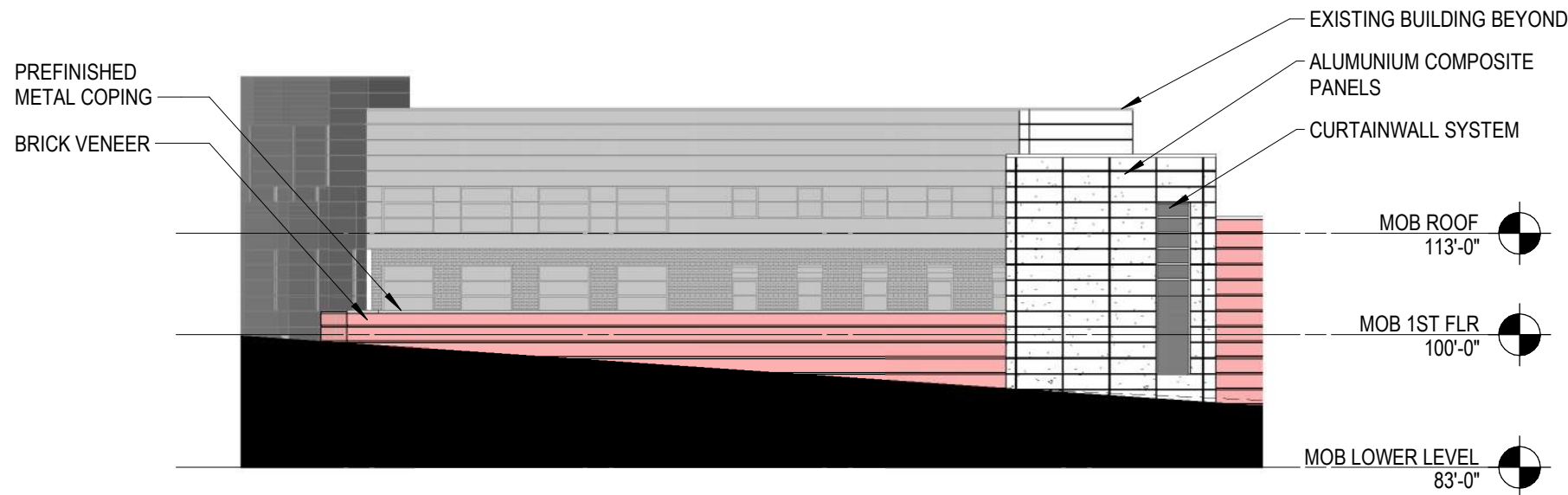


2 SOUTH ELEVATION
3/64" = 1'-0"

EXTERIOR ELEVATIONS

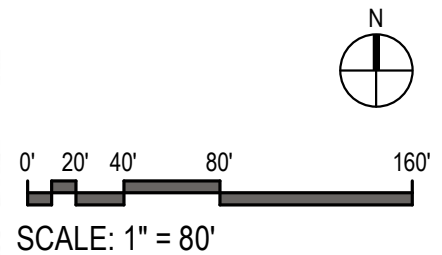
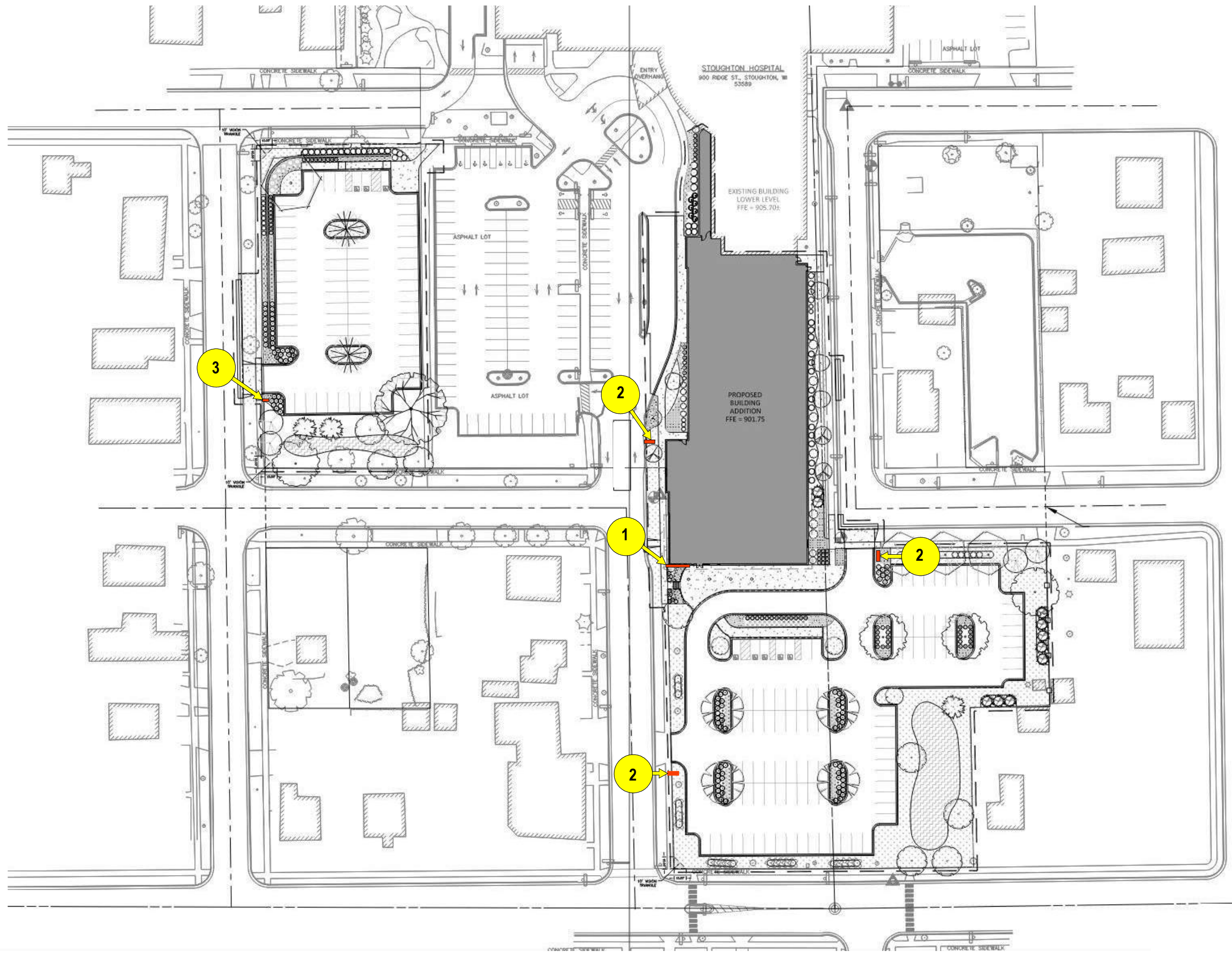


1 WEST ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION - CONNECTOR
3/64" = 1'-0"

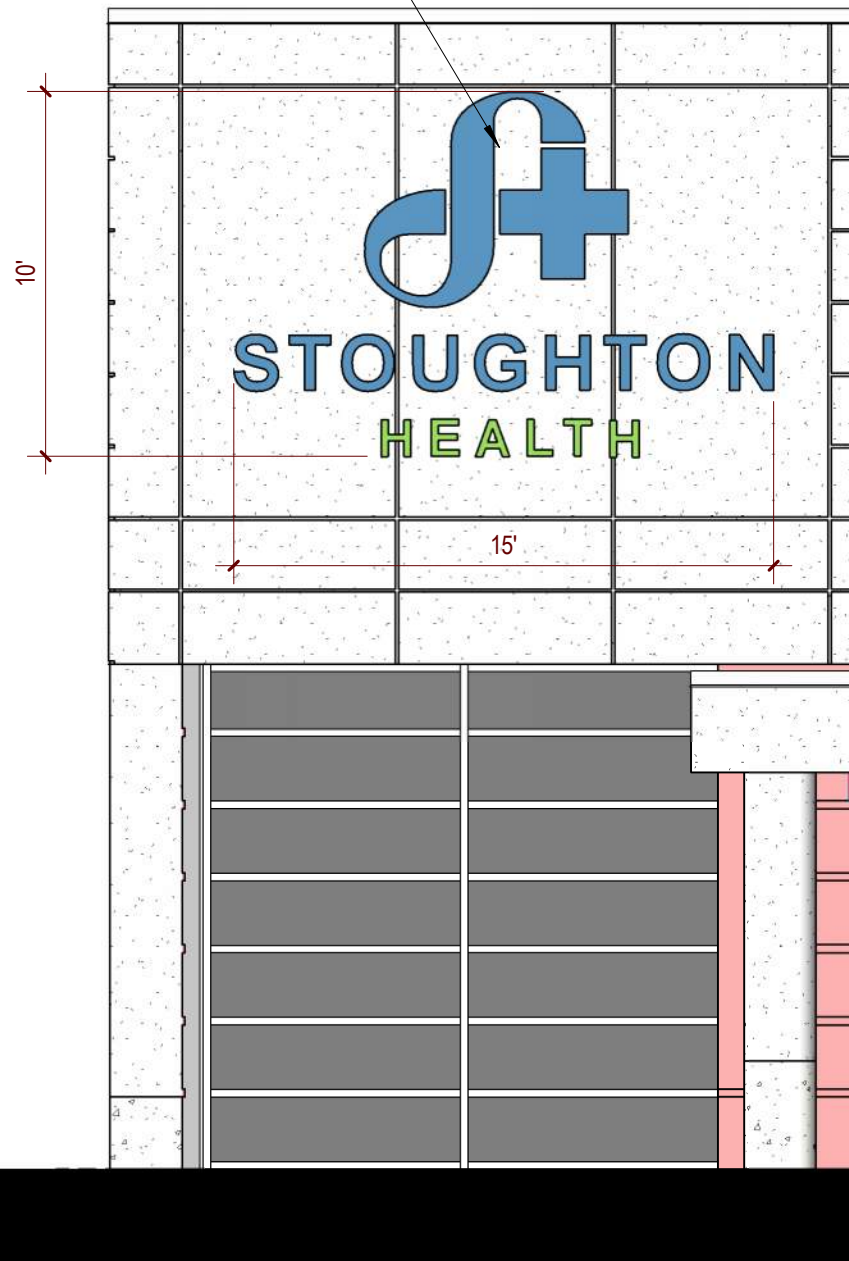
EXTERIOR ELEVATIONS



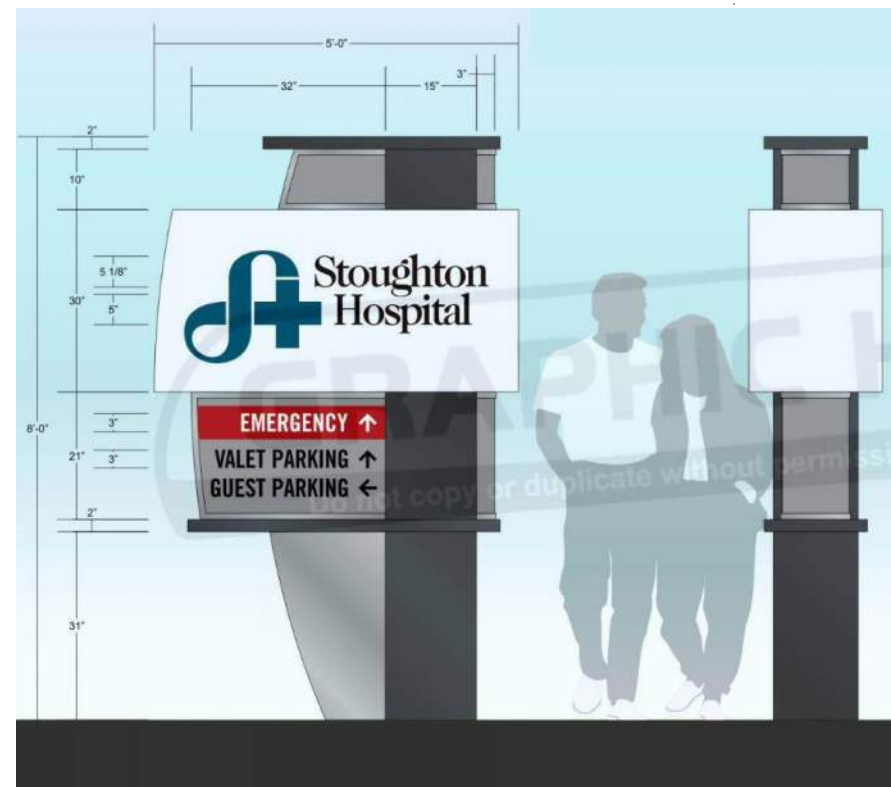
SIGNAGE PLAN

INTERNALLY
ILLUMINATED
EXTERIOR SIGNAGE

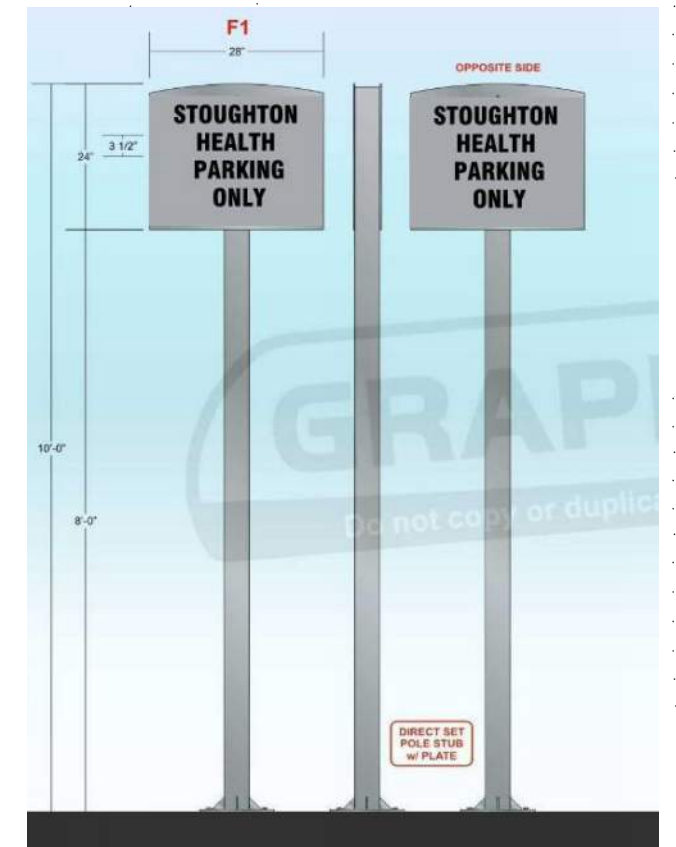
SIGN AREA - 150 SF



1 BUILDING SIGNAGE
3/16" = 1'-0"



2 SITE SIGN 1
3/8" = 1'-0"



3 SITE SIGN 2
3/8" = 1'-0"

SIGN ELEVATIONS





EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS

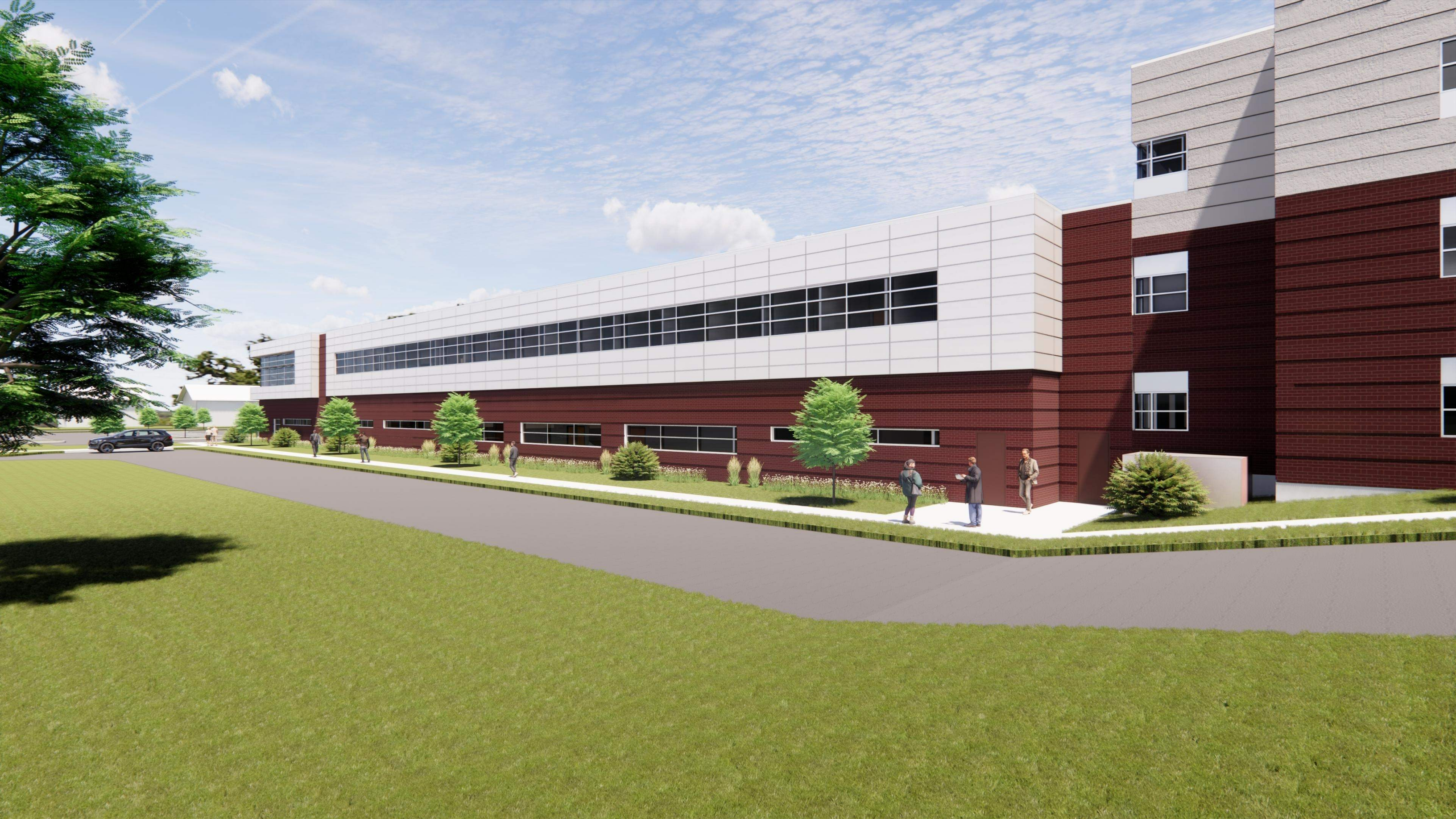






EXTERIOR RENDERINGS





EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



Stoughton Health- ASC and MOB Expansion

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02/14/23



Scale: 1" = 70'

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