

DIAMOND VILLAGE PLANNED UNIT DEVELOPMENT

FINAL DEVELOPMENT PLAN

VILLAGE OF DEFOREST, WI

A. Purpose and Overview

The Diamond Village Planned Unit Development (PUD) is located between Pederson Crossing Boulevard and USH 51. This Final Development Plan (FDP) includes the Village's zoning rules governing the future development and use of the Diamond Village PUD, and shall control in the event of any conflict with the Preliminary Development Plan.

B. Diamond Village PUD Area and Development Plan Map

The PUD is coterminous with the Diamond Village subdivision plat, recorded with the Dane County Register of Deeds as document number 5851756 and attached hereto as Exhibit A. The Development Plan Map for the PUD is the plat. The Development Plan Map may be adjusted via subsequent plat or certified survey map approval from the Village, without requiring an FDP amendment, provided that all other requirements of the FDP are met.

C. Permitted and Conditional Land Uses

One of each of the following land use types as defined in Chapter 15 of the DeForest Municipal Code (Zoning Ordinance) are hereby designated as a permitted use on each lot:

- Single-Family Detached Residence
- Family Child Care Home (up to 8 children)
- Home Occupation (per standards in §15.04(6) of Zoning Ordinance)
- Small Solar or Wind Energy System (per §15.04(24) of Zoning Ordinance)

There are no other permitted uses or conditional uses within this PUD.

Through this FDP, all references to Zoning Ordinance sections shall adjust accordingly in the event the Village amends or updates the Zoning Ordinance in a manner that changes section numbers for similar regulations.

D. Dimensional Standards

For the Developable Lots, Dimensional Standards are hereby designated as follows:

- Minimum lot dimensions:
 - Lot size: 5,500 square feet
 - Lot width (at minimum front yard setback): 50 feet
 - Lot depth: 95 feet

- Minimum setbacks for all buildings:
 - Front yard: 20 feet (front yard may include utility, snow storage, and street tree planting easement; setback is from front lot line regardless)
 - Street side yard (on corner lots): 10 feet
 - Interior side yard: 5 feet
 - Rear yard: 15 feet
 - Permitted improvements in required building setback areas: Per §15.04(8) of Zoning Ordinance
 - Setbacks of fences and other permitted structures: Per the Zoning Ordinance
- Other dimensional requirements:
 - Minimum building separation: 10 feet
 - Maximum building height: 35 feet for principal buildings; 15 feet for accessory buildings
 - Maximum driveway opening: 20 feet at lot line; 24 feet at curb line
 - Minimum green space percentage: 40%
 - Maintenance of vision clearance triangles per S. 15.04(13)(d) of Zoning Ordinance. Pederson Crossing is collector street.

The Village may approve the redivision or replat of lots in the Development Plan Map without further amendment to this FDP, provided that the above Dimensional Standards are met.

E. Other Applicable Village Ordinance Standards

The Zoning Ordinance contains fencing, swimming pool, signage, exterior lighting, performance standards, and other requirements that are normally applicable within single family residential zoning districts in the Village. The Village maintains other ordinances as part of its Municipal Code, covering such matters as traffic control, building regulations, and minimum housing and property maintenance.

All lots in the PUD shall be required to meet all Zoning Ordinance requirements applicable to properties zoned RN-2A Residential Neighborhood Single-Family Residence District, and all other Municipal Code requirements, except as follows:

- Permitted and conditional uses shall instead be regulated under subsection C of this FDP.
- Dimensional Standards shall instead be regulated under subsection D of this FDP.
- Exceptions to such requirements and those within this FDP may be made by variance per the procedures and criteria in the Zoning Ordinance.

In the event of any conflict between a Zoning Ordinance requirement and a similar requirement in the recorded Declaration of Protective Covenants, Restrictions, Easements

and Notices (hereinafter, the “Declaration”), the Zoning Administrator is authorized but not required to apply the Declaration requirement and waive the conflicting Zoning Ordinance requirement, provided that the Zoning Administrator determines that the Declaration requirement is consistent with the intent and purpose of the Zoning Ordinance. No such waiver shall be effective unless provided in writing and signed by the Zoning Administrator.

F. Residential Floor Area, Architectural Design, and Variety Standards

Exhibit B includes examples of front façade styles anticipated within Diamond Village. These are emblematic of the type and variety of proposed buildings, but are not required designs.

The Declaration includes residential floor area, architectural design, and variety standards for building construction. The Diamond Village Architectural Control Committee (ACC) is responsible for administering these standards, except that if the ACC is terminated, inactive or fails to perform its duties under the Declaration in the determination of the Planning and Zoning Commission, the Zoning Administrator may instead administer such standards. The ACC may approve variances to such standards where all of the following criteria are met:

1. Full compliance would require substantial difficulties or undue hardship to the lot owner.
2. Building remains consistent with required architectural character of single family dwelling units, as indicated in the Declaration.
3. Building design includes compensating architectural elements.
4. Building design is harmonious with existing buildings, without being monotonous, with particular attention paid those abutting buildings and those on the opposite side of the street.

The ACC may vary the Declaration standards only after requesting in writing and obtaining the Village Zoning Administrator’s approval of the variance.

The Zoning Administrator may approve variances and the Planning and Zoning Commission may approve appeals to such standards only where all of the criteria listed above for ACC variances are met. Such approvals shall be granted in writing. The Zoning Administrator shall have 10 business days from the date of receipt of the ACC’s written request to approve, approve with conditions, or reject a requested variance. If no action is taken by the Zoning Administrator within the 10 business day review period, the request shall be deemed granted. If not satisfied with the determination of the Zoning Administrator, the ACC may appeal the determination to the Village Planning and Zoning Commission.

G. Issuance of Building Permits

Before the owner of any lot or his or her representative applies for and obtains a Village building permit for any new or altered structure that also require ACC approval under the FDP or Declaration, the following procedure is required:

1. The owner or representative shall apply for and obtain architectural approval from the ACC.
2. The ACC shall place a stamp of approval on the architectural plans so approved, or otherwise clearly indicate its approval of the latest plans by date and in writing.
3. The ACC shall indicate in writing its approval of any variances to the design guidelines in the Declaration, and request Zoning Administrator variance approval where required under subsection F of this FDP.
4. The owner or representative shall provide such stamped-approved plans (or similar) to the Village with the building permit application.

The Zoning Administrator may suspend this procedure upon a finding that the ACC does not exist in the form provided in the Declaration, or that the owner of the lot or representative applied for but was unable to obtain ACC approval of the architectural plans because the ACC refused to exercise its review authority.

H. Ownership and Maintenance of Common Areas

The developer or Diamond Village Neighborhood Association shall be responsible for maintenance of any subdivision entrance sign and the landscaping, lighting, or other treatments serving and immediately surrounding it; and of any other land or improvement where mutually agreed between Association and Village.

Individual lot owners shall be responsible for the mowing, clearing, and other normal maintenance the sidewalk and terrace area (area between sidewalk and curb) adjacent to their lots, as required under the Village's Municipal Code.

Along internal street frontages where there is no sidewalk, there shall be an easement(s) within the private lot adjacent to the street right-of-way for utilities, snow storage, and street tree planting, as indicated in Exhibit A and with details prescribed in the Declaration.

Diamond Village is east of and adjacent to a 3.9 acre outlot (Outlot 2 of CSM 15875), proposed to be dedicated to the Village for stormwater management and environmental corridor purposes. Outlot 2 also provides separation between the PUD and Highway 51, which helps minimize noise and visual impacts. Any recreational use of Outlot 2 shall be determined by the Village.

I. Transportation and Associated Mitigation

Lots 7-14 and 45 include berming and landscape plantings in the designated landscape planting strip indicated in Exhibit A abutting Pederson Crossing Blvd., and Lots 34-38 include landscape plantings near their rear line, all of which shall be installed by the developer in the manner indicated in Exhibit C. Each of the owners of the afore mentioned lots shall maintain such berm and landscape plantings in the manner prescribed in the Declaration. There shall be no buildings within the landscape planting strip or interfering with such plantings on Lots 34-38.

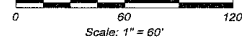
Noise mitigation is achieved by locating all residential lots well outside the minimum 130' setback from Highway 51 pavement, east of Outlot 2 of CSM 15875. This setback was established to meet the Village maximum decibel standards for "outdoor living areas" as required under Chapter 13 of the Municipal Code, per a noise study completed in conjunction with Highway 51 design and construction.

Street right-of-way and design shall be in accordance with Exhibits A and D. Parking shall be restricted to one side of each internal street, and away from street intersections as directed by the Fire Department to enable safe fire and emergency turn movements, via "no parking" signage installed by the developer. Parking will be restricted on both sides of Pederson Crossing. Parking of recreational vehicles on or extending within any public right-of-way or outlot is restricted. Details will be determined with the engineering plans for this PUD and/or Village street parking ordinance.

Exhibit 'A'

DIAMOND VILLAGE

Lot 2, Certified Survey Map No. 15875 as recorded in Volume 116 of Dane County Certified Survey Maps on Pages 75-77, located in the Southwest 1/4 of the Southwest 1/4, Section 28, T9N, R10E, Village of DeForest, Dane County, Wisconsin.



Surveyor's Certificate:

I, Mark A. Pynnonen, Professional Land Surveyor S-2538, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of DeForest, and under the direction of the owners listed hereon, I have surveyed, divided and mapped DIAMOND VILLAGE and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described hereon:

Lot 2, Certified Survey Map No. 15875 as recorded in Volume 116 of Dane County Certified Survey Maps on Pages 75-77, Document No. 5796535 located in the Southwest 1/4 of the Southwest 1/4, Section 28, T9N, R10E, Village of DeForest, Dane County, Wisconsin; Containing 381,848 square feet, or 8.766 acres.

Mark A. Pynnonen
Mark A. Pynnonen, P.L.S. S-2538
7/12/2022
Dated

Owners Certificate:

Bear Tree Farms, Inc., as owner, hereby certifies that it has caused the land described on this plat of DIAMOND VILLAGE to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Wisconsin Department of Transportation
Village of DeForest

In witness hereof, Bear Tree Farms, Inc., has caused these presents to be executed this 20th day of July, 2022.

Bear Tree Farms, Inc.

Dwight E. Ziegler, President

State of Wisconsin
County of Dane) ss

Personally came before me this 20th day of July, 2022, the above-named Dwight E. Ziegler, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Anna Jacobs
Notary Public
Dane County, Wisconsin

ANNA JACOBS
Printed name My Commission Expires 5-23-25

Consent of Mortgagee:

Wisconsin River Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat of DIAMOND VILLAGE, and does hereby consent to the owners certificate hereon.

Wisconsin River Bank

By: Richard T. Arneson

(printed name)

Its: President R.C.F.O.

State of Wisconsin
County of Sauk) ss

Personally came before me this 20th day of July, 2022, the above-named

Richard T. Arneson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Anna Jacobs

Notary Public
Sauk County, Wisconsin

ANNA JACOBS

(Printed name)

My Commission Expires 5-23-25

BIRRENKOTT
SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Sheet One of One

Office Map No. 211279

Bearings referenced to the South
line of the Southwest 1/4 of Section
28, bearing N69°57'58"E

Notes:

- 1) This plat is subject to any and all agreements and easements of record and those that may have not been recorded.
- 2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8311 for the safety and liability purposes for all involved.
- 3) The lands within this subdivision shall be served by underground utilities.
- 4) UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- 5) Vision corner (V.C.) restrictions: No fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline grades within a vision corner.
- 6) The 30-foot wide landscape planting strip across Lots 7-14 and 45 is reserved for the planting and maintenance of trees, shrubs, other vegetation, and an earthen berm. No structures are permitted except as may be approved by the Village Board.
- 7) See separate recorded document (Doc. No. 5307864) for storm water drainage easement across Lot 5, Certified Survey Map No. 14444, as may be amended from time to time.
- 8) The lands within this plat may be subject to recorded deed restriction(s) affecting land use, development density, and design.
- 9) Outlot 2 of Certified Survey Map No. 15785 was transferred to the village of DeForest, per Document No. 5825596.

Village of DeForest Certificate:

Resolved that the plat of DIAMOND VILLAGE, being a subdivision located in the Southwest 1/4 of the Southwest 1/4, Section 28, T9N, R10E, Village of DeForest, Dane County, Wisconsin, is approved and that said resolution further provided for acceptance of those lands and rights dedicated by said DIAMOND VILLAGE to the Village of DeForest for public use.

I, Callista Lundgren, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of DeForest and this plat was approved by the Village Board of the Village of DeForest, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the 15th day of March, 2022.

Callista Lundgren
Callista Lundgren, Village Clerk
Village of DeForest
7-27-2022
Dated

County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments

as of July 29, 2022 affecting any of the lands included in the plat of DIAMOND VILLAGE.

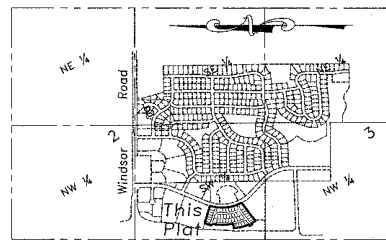
Adam Gallagher
Adam Gallagher, Treasurer
County of Dane

Village Treasurer's (Finance Director) Certificate:

I, Carol Herwig, being the duly elected, qualified and acting Finance Director for the Village of DeForest, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special

assessments as of July 27, 2022 affecting any of the lands included in the plat of DIAMOND VILLAGE.

Carol Herwig
Carol Herwig, Finance Director
Village of DeForest
7/27/2022
Dated



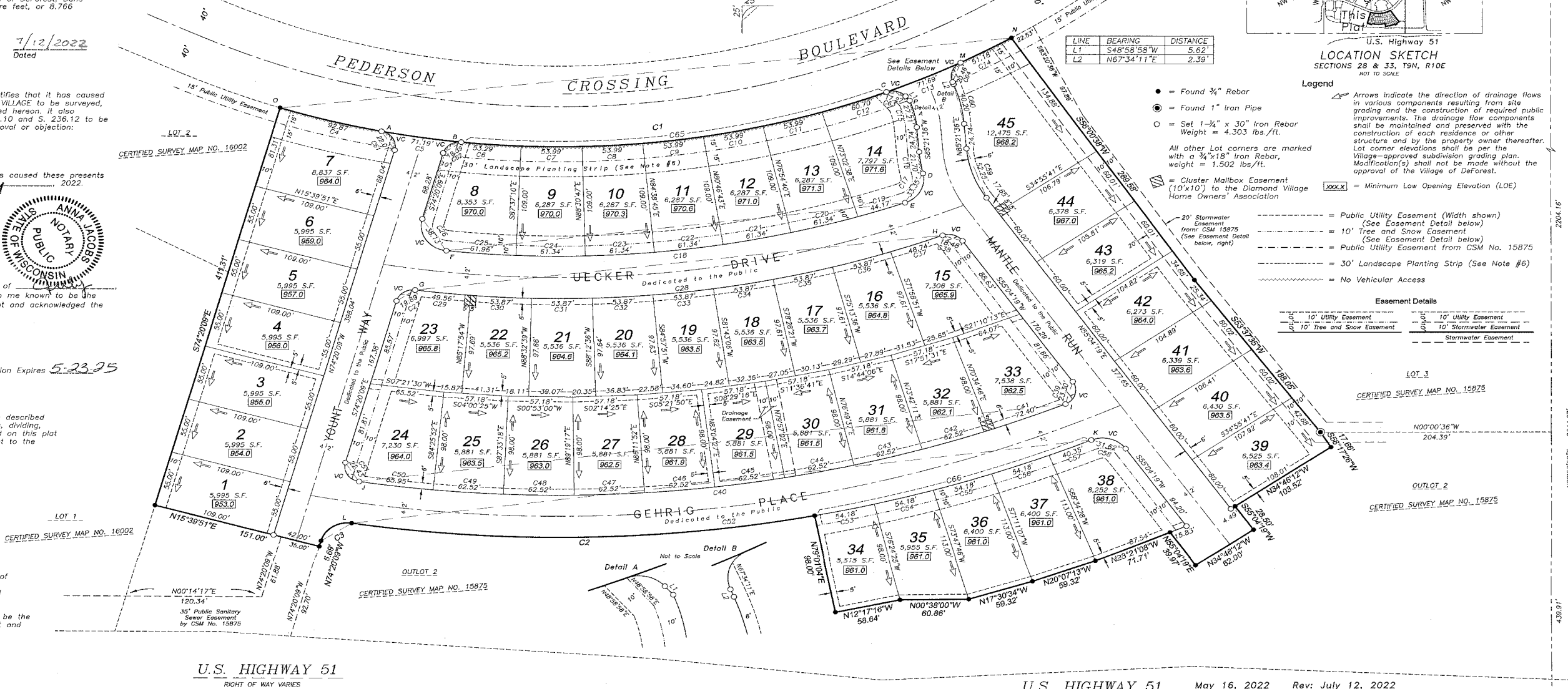
U.S. Highway 51
LOCATIONS SKETCH
SECTIONS 28 & 33, T9N, R10E
NOT TO SCALE

Legend

- = Found 3/4" Rebar
- = Found 1" Iron Pipe
- = Set 1-1/4" x 30" Iron Rebar
Weight = 4.303 lbs./ft.
- All other Lot corners are marked with a 3/4"x18" Iron Rebar, weight = 1.502 lbs./ft.
- △ = Cluster Mailbox Easement (10'x10') to the Diamond Village Home Owners' Association
- = Public Utility Easement (Width shown) (See Easement Detail below)
- = 10' Tree and Snow Easement (See Easement Detail below)
- = Public Utility Easement from CSM No. 15875
- = 30' Landscape Planting Strip (See Note #6)
- = No Vehicular Access
- = Stormwater Easement
- = 10' Utility Easement
- = 10' Tree and Snow Easement
- = Stormwater Easement
- = 10' Utility Easement
- = 10' Tree and Snow Easement
- = Stormwater Easement

Easement Details

- = 10' Utility Easement
- = 10' Tree and Snow Easement
- = Stormwater Easement
- = 10' Utility Easement
- = 10' Tree and Snow Easement
- = Stormwater Easement



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	800.00'	671.05'	48°03'37"	S06°04'35.5"E	651.55'
C2	1189.00'	411.99'	19°51'11"	N01°03'20.5"W	409.94'
C3	24.50'	35.58'	83°12'24"	S32°43'57"W	32.53'
C4	800.00'	92.92'	6°39'19"	S14°37'33.5"W	92.87'
C5	800.00'	71.21'	5°06'02"	S08°44'53"W	71.19'
C6	800.00'	53.30'	3°49'02"	S04°17'21"W	53.29'
C7	800.00'	54.00'	3°52'03"	S00°26'48.5"W	53.99'
C8	800.00'	54.00'	3°52'02"	S03°25'14"E	53.99'
C9	800.00'	54.00'	3°52'02"	S07°17'16"E	53.99'
C10	800.00'	54.00'	3°52'02"	S11°09'18"E	53.99'
C11	800.00'	54.00'	3°52'03"	S15°01'20.5"E	53.99'
C12	800.00'	60.72'	4°20'55"	S19°07'49.5"E	60.70'
C13	800.00'	71.71'	5°08'10"	S23°52'22"E	71.69'
C14	800.00'	51.19'	3°39'57"	S28°16'25.5"E	51.18'
C15	88.00'	27.32'	17°47'26"	S76°12'53"W	27.21'
C16	142.00'	21.73'	8°45'58"	S08°50'37"W	21.70'
C17	25.00'	36.51'	83°39'57"	N61°34'23.5"E	33.35'
C18	909.00'	412.92'	26°01'36"	N06°43'37"W	409.37'
C19	909.00'	44.16'	2°47'03"	N18°20'53.5"W	44.17'
C20	909.00'	61.36'	3°52'03"	N15°01'20.5"E	61.34'
C21	909.00'	61.36'	3°52'02"	N11°09'18"W	61.34'

T.B. A = S11°17'54"W T.B. C = S21°18'17"E T.B. E = N19°44'25"W T.B. G = S07°41'27"W
T.B. B = S06°11'52"W T.B. D = S76°38'38"W T.B. F = N06°17'11"E T.B. H = S20°57'22"E

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C22	909.00'	61.36'	3°52'02"	N07°17'16"W	61.34'
C23	909.00'	61.36'	3°52'02"	N03°25'14"W	61.34'
C24	909.00'	61.36'	3°52'03"	N00°26'48.5"E	61.34'
C25	909.00'	61.96'	3°54'21"	N04°20'00.5"E	61.96'
C26	25.00'	43.36'	99°22'40"	N55°58'31"E	38.13'
C27	15.00'	21.47'	82°01'26"	S33°19'28"E	19.63'
C28	951.00'	475.43'	28°38'39"	S06°38'02.5"E	470.50'
C29	951.00'	49.58'	2°59'11"	S06°11'41.5"E	49.56'
C30	951.00'	53.87'	3°14'45"	S03°04'43.5"W	53.87'
C31	951.00'	53.87'	3°14'45"	S00°10'01.5"E	53.87'
C32	951.00'	53.87'	3°14'45"	S03°24'46.5"E	53.87'
C33	951.00'	53.87'	3°14'45"	S06°39'31.5"E	53.87'
C34	951.00'	53.87'	3°14'45"	S09°54'16.5"E	53.87'
C35	951.00'	53.87'	3°14'45"	S13°09'01.5"E	53.87'
C36	951.00'	53.87'	3°14'45"	S16°23'46.5"E	53.87'
C37	951.00'	48.76'	2°56'13"	S19°29'15.5"E	48.74'
C38	15.00'	19.90'	76°01'41"	N17°03'28.5"E	18.48'
C39	15.00'	26.67'	101°53'25"	S73°58'58.5"E	23.30'
C40	1147.00'	638.63'	31°54'06"	N07°05'13"W	630.42'
C41	1147.00'	72.42'	3°37'02"	N21°13'45"W	72.40'
C42	1147.00'	62.53'	3°07'25"	N17°51'31.5"E	62.52'

T.B. I = N23°02'16"W T.B. K = S23°22'12"E T.B. M = S26°26'27"E T.B. O = S17°57'13"W
T.B. J = N08°31'30"E T.B. L = N08°52'15"E T.B. N = S30°06'24"E T.B. P = S67°34'10"W

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C43	1147.00'	62.53'	3°07'26"	N14°44'06"W	62.52'
C44	1147.00'	62.53'	3°07'25"	N11°36'40.5"W	62.52'
C45	1147.00'	62.53'	3°07'25"	N08°29'15.5"W	62.52'
C46	1147.00'	62.53'	3°07'25"	N05°21'50.5"W	62.52'
C47	1147.00'	62.53'	3°07'25"	N02°14'25.5"W	62.52'
C48	1147.00'	62.53'	3°07'25"	N00°52'59.5"E	62.52'
C49	1147.00'	62.53'	3°07'26"	N04°00'25"E	62.52'
C50	1147.00'	65.97'	3°17'42"	N07°12'59"E	65.95'
C51	15.00'	25.34'	96°48'01"	N57°15'50.5"E	22.43'
C52	1189.00'	669.06'	32°14'27"	S07°14'58.5"E	660.27'
C53	1189.00'	54.18'	2°36'39"	S12°17'15.5"E	54.18'
C54	1189.00'	54.18'	2°36'39"	S14°63'54.8"E	54.18'
C55	1189.00'	54.18'	2°36'39"	S17°30'33.5"E	54.18'
C56	1189.00'	54.18'	2°36'39"	S20°07'12.5"E	54.18'
C57	1189.00'	40.35'	1°56'40"	S22°23'52"E	40.35'
C58	25.00'	34.23'	78°26'31"	N15°51'03.5"E	31.62'
C59	100.00'	52.86'	30°17'18"	N70°12'58"E	52.25'
C60	130.00'	40.37'	17°47'26"	N76°27'53"E	40.20'
C61	15.00'	24.70'	94°21'57"	N58°28'52.5"E	22.01'
C62	15.00'	21.08'	80°32'01"	S34°04'08.5"E	19.39'
C63	15.00'	18.40'	70°17'15"	N13°50'20.5"E	17.27'
C64	15.00'	22.51'	85°59'22"	S69°26'08"E	20.46'
C65	800.00'	384.02'	50°33'12.5"E	S07°33'12.5"E	380.33'
C66	1189.00'	257.07'	12°23'16"	S17°10'34"E	256.57'

May 16, 2022 Rev: July 12, 2022

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 21, 2022

Renald H. Powsy
Department of Administration

Dane County Register of Deeds Certificate:

Received for recording this 29th day of July

2022, at 11:07 o'clock, A.M. and recorded in Volume 61-0708A

of Plats on Pages 428 as Document No. 5851756

Kristi Chelkowski, by
Cheryl Ann Mues, Deputy
Kristi Chelkowski, Register of Deeds
County of Dane
Date: 29 July 2022



TARTAN



SCOTSMAN



MCGREGOR



BONNIE

1,300-1,400 SF



INVERNESS



ABERDEEN



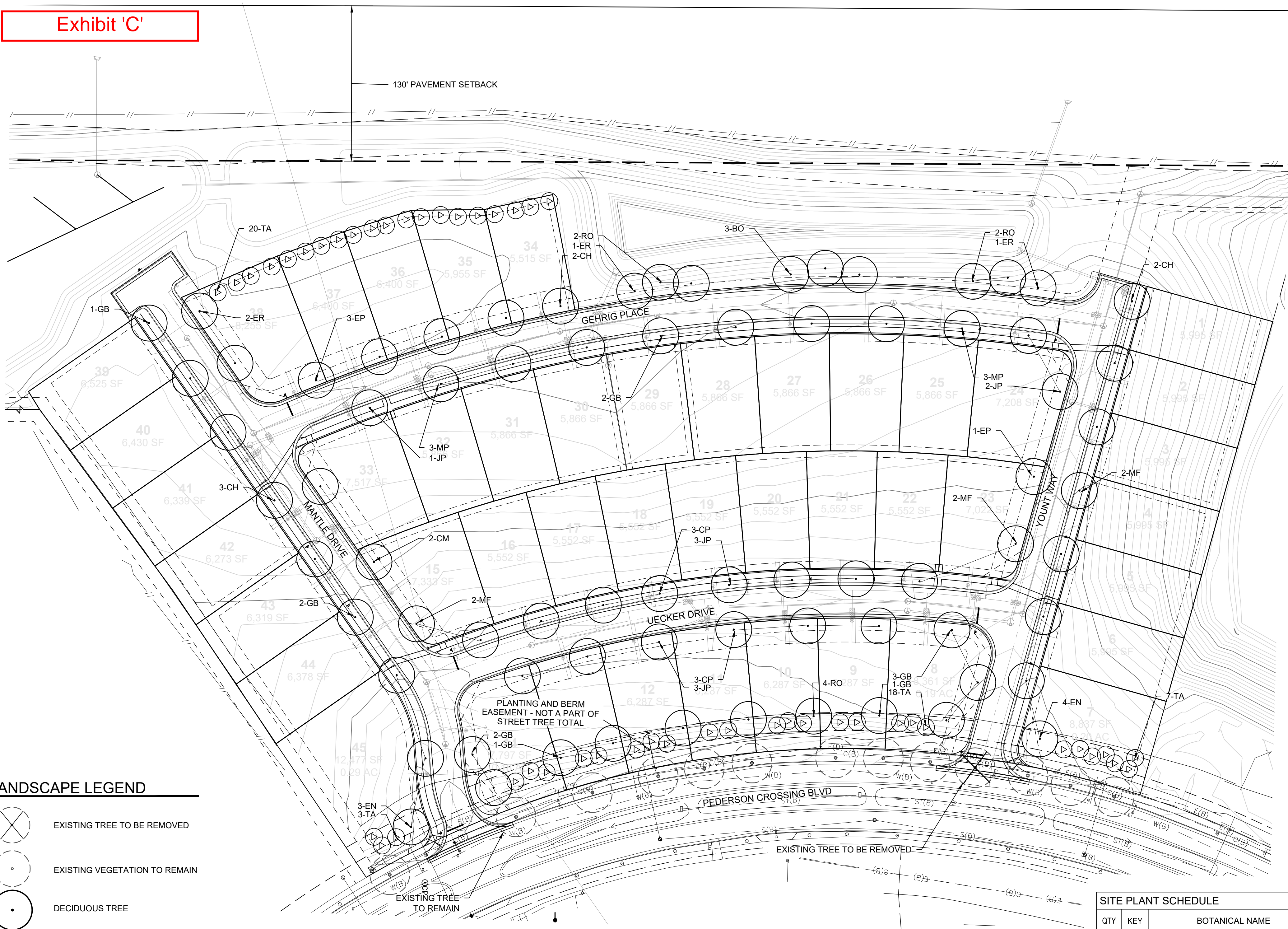
SNYDER
& ASSOCIATES

BEAR TREE FARMS - WEST

Graphic is for illustrative purposes only.

Single Family Architecture

Exhibit 'C'



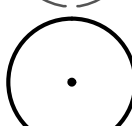
LANDSCAPE LEGEND



EXISTING TREE TO BE REMOVED



EXISTING VEGETATION TO REMAIN



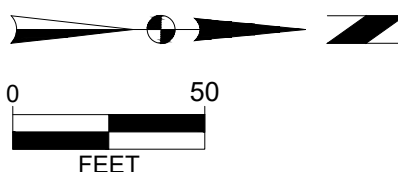
DECIDUOUS TREE



UPRIGHT EVERGREEN

NOTES:

1. DEVELOPER TO INSTALL ALL STREET TREES
2. ALL TREES WITHIN LANDSCAPE AND BERM EASEMENT ALONG PERPERSON CROSSING NOT A PART OF STREET TREE TOTAL
3. TREE LOCATIONS SHALL BE FIELD VERIFIED AND RELOCATED AS NECESSARY TO AVOID UTILITIES, DRIVEWAYS, AND STREET LIGHTS
4. PROPOSED STREET TREES MAY BE SUBSTITUTED BASED ON AVAILABILITY



SITE PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
LARGE CANOPY TREES (35'-60' TALL, 25'-50' WIDE) FOR TREE TERRACES 8' OR WIDER						
3	BO	Quercus macrocarpa	BUR OAK	1.5" Cal.	70'h x 70'w	B&B
8	RO	Quercus rubra	RED OAK	1.5" Cal.	60'h x 60'w	B&B
2	CM	Quercus muehlenbergii	CHINKAPIN OAK	1.5" Cal.	50'hx60'w	B&B
4	ER	Ulmus 'Regal'	REGAL ELM	1.5 Cal.	50'hx60'w	B&B
4	EP	Ulmus americana 'Preinceton Elm'	PRINCETON ELM	1.5" Cal.	50'hx50'w	B&B
MEDIUM CANOPY TREES (25'-35' TALL, 15'-20' WIDE) FOR TREE TERRACES 6' OR WIDER						
7	EN	Ulmus 'New Horizon'	NEW HORIZON ELM	1.5" Cal.	30'x20'w	B&B
6	CP	Pyrus calleryana "Cleveland Select"	CLEVELAND FLOWERING PEAR	1.5" Cal.	25'x20'w	B&B
12	GB	Ginkgo biloba	GINKGO (MALE ONLY)	1.5" Cal.	50'x30'w	B&B
7	CH	Crataegus crus-galli var. inermis	THORNLESS COCKSPUR HAWTHORN	1.5" Cal.	25'x30'w	B&B
9	JP	Syringa reticulata	JAPANESE TREE LILAC	1.5" Cal.	20'x15'w	B&B
SMALL TREES (10'-15' TALL, 10'-12' WIDE) FOR TREE TERRACE LESS THAN 6'						
6	MP	Malus 'Purple Prince'	PURPLE PRINCE CRABAPPLE	1.5" Cal.	15'x12'w	B&B
6	MF	Malus 'Prairiefire'	PRAIRIEFIRE FLOWERING CRABAPPLE	1.5" Cal.	15'x12'w	B&B
EVERGREEN TREES						
48	TA	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	4'	15'x8'w	B&B

DIAMOND VILLAGE

STREET TREE PLAN

SNYDER & ASSOCIATES, INC.



Project No: 121.0608.30

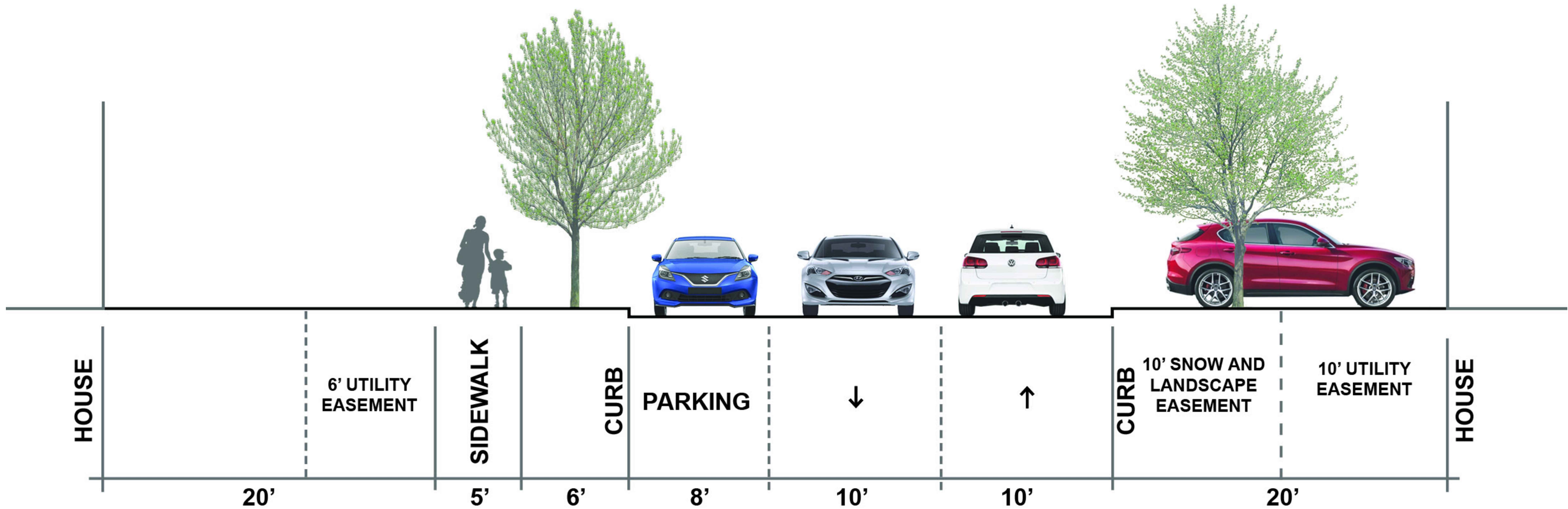
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VILLAGE OF DEFOREST, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet L100

DEFOREST COMMENTS (06-06-22, 07-22-22)	DOT COMMENTS	06-06-22	ATM
		03-30-22	BCA
DEFOREST & WINDSOR COMMENTS	DEFOREST & WINDSOR COMMENTS	03-15-22	ATM
DEFOREST & WINDSOR COMMENTS		02-09-22	BCA
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: TECH	Date: 12-22-2021	T-R-S: TTN-RRW-SS	



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DEFOREST COMMENTS 06-06-22, 07-22-22	DOT COMMENTS	03-30-22	BCA	7-22-22	BCA
DEFOREST & WINDSOR COMMENTS	DEFOREST & WINDSOR COMMENTS	03-15-22	ATM		
DEFOREST & WINDSOR COMMENTS	DEFOREST & WINDSOR COMMENTS	02-09-22	BCA		
MARK	REVISION	DATE	BY		
Engineer: BCA	Checked By: MLC	Scale: 1" =			
Technician: TECH	Date: 12-22-2021	T-R-S: TTN-RRW-SS			
Project No: 121.0608.30					Sheet EXBT

DIAMOND VILLAGE

CONCEPT PLAN

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