



THE COMMUNITY OF  
**BISHOPS BAY**  
WHERE THE GOOD LIFE GROWS

**DESIGN CODE**



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Drafted By:

Vierbicher Associates, Inc.

Bouril Design Studio, LLC

Knothe & Bruce Architects LLC

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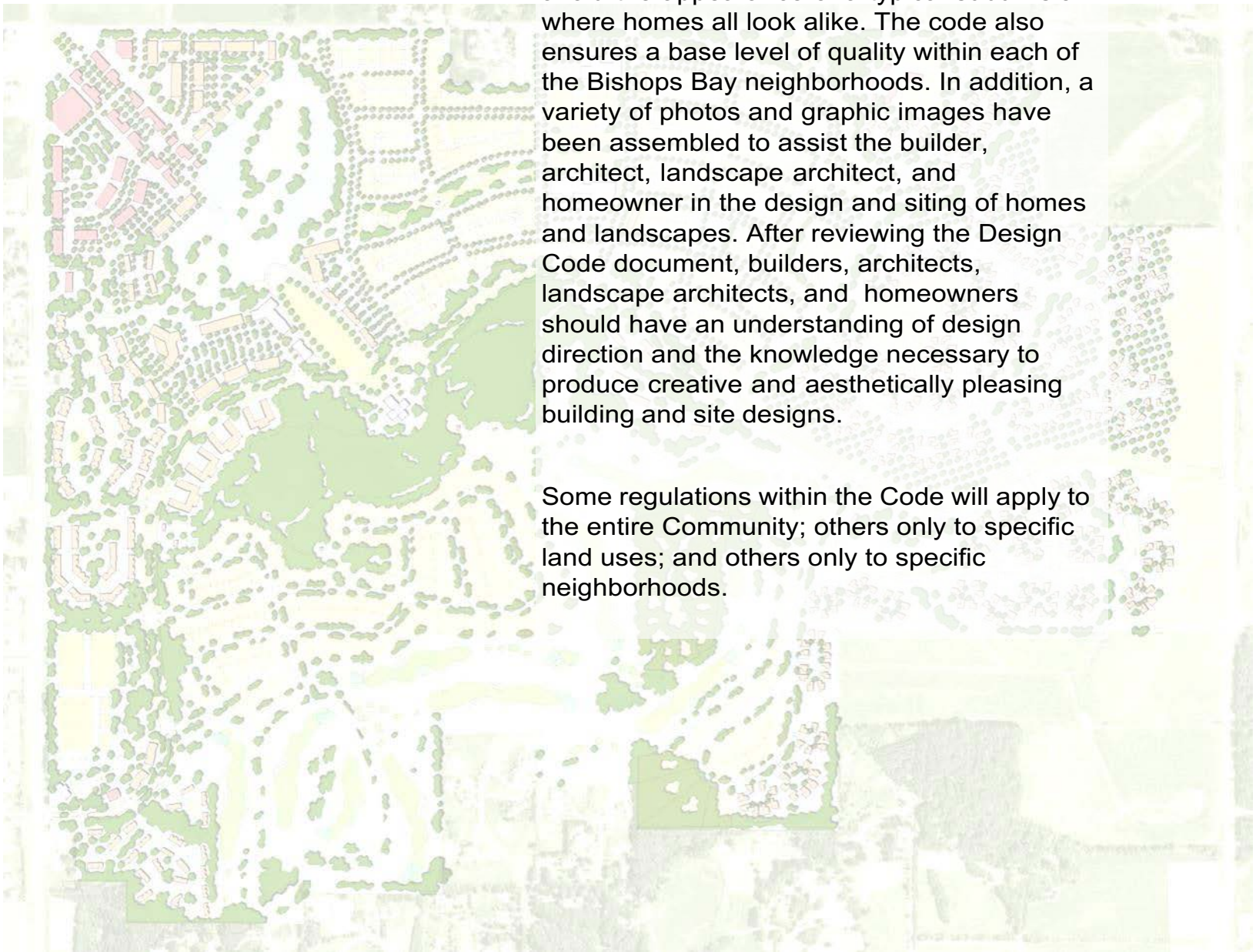
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# INTRODUCTION

The Community of Bishops Bay Design Code provides prospective builders, architects, landscape architects, and homeowners with a clear statement of the design principles and criteria for development within the Community of Bishops Bay and the neighborhoods contained within the Community. The Design Code will assist in the implementation of an eclectic design direction to ensure variety and avoid the appearance of a typical subdivision where homes all look alike. The code also ensures a base level of quality within each of the Bishops Bay neighborhoods. In addition, a variety of photos and graphic images have been assembled to assist the builder, architect, landscape architect, and homeowner in the design and siting of homes and landscapes. After reviewing the Design Code document, builders, architects, landscape architects, and homeowners should have an understanding of design direction and the knowledge necessary to produce creative and aesthetically pleasing building and site designs.

Some regulations within the Code will apply to the entire Community; others only to specific land uses; and others only to specific neighborhoods.



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Section 1:

# **DESIGN REVIEW PROCEDURE**

## Design Review General Requirements

Design Review is required for all new construction, additions, landscape modifications, or maintenance that affects the exterior appearance of a building within all neighborhoods in the Community of Bishops Bay. Design Review is a three-step process:

1. Sketch Plan Design Review.
2. Construction Document Design Review.
3. Final inspection of completed construction.

All buildings shall be designed by a registered architect, a professional engineer experienced in design, or comparable qualified individual or firm. The general contractor or builder hired for construction of any building to be erected or placed on any lot that is subject to this Code must be approved in writing by the Community of Bishops Bay Design Review Committee (BBDRC) prior to commencement of any construction. Such approval may be withheld for reasons such as the proposed contractor's or builder's financial status or building reputation.

All documents submitted for review must be dated and labeled "Community of Bishops Bay." The BBDRC will act upon applications within thirty (30) days upon receipt of a complete application. The owner will be notified within ten (10) business days of a review decision that the design has been either approved, approved with conditions, or denied. The reasons for approval with conditions or denial will be provided to the owner in writing and/or with drawings. If the BBDRC has not rendered a decision within fifteen (15) business days of receiving a completed application the application will be deemed to have been rejected. Applications may be withdrawn, provided the request for withdrawal is made in writing to the BBDRC.

Any request for a variance from design review requirements shall be made in writing to the BBDRC. All such requests shall be specifically approved or denied in writing by the BBDRC. Any variance granted shall be considered unique to the site and circumstances, and will not set any precedent for future decisions.

Each of the three steps — site plan review, construction document review, and final inspection — requires approval by the Bishops Bay Design Review Committee. The three steps are described in detail below. Review fees may be charged for each step of the application process; such fees will be listed on the application forms for each step.

All plans must be submitted electronically to [design@bishopsbaycommunity.com](mailto:design@bishopsbaycommunity.com).

Note that **property owners are responsible for complying with all relevant municipal regulations and permitting processes**, such as acquiring a building permit and occupancy permit. The 70Register of Deeds; if there should be any discrepancy between this Code and the Covenants, the Covenants shall prevail.

## Sketch Plan Design Review

Sketch Plan Design Review is to verify that building placement on the site, building height, architecture, landscaping, and other relevant factors have been adhered to and interpreted correctly by the builder/developer. The following information shall be provided:

1. Completed Sketch Plan Design Review Application.
2. Site Plan (at a minimum scale of 1/20" = 1') showing:
  - North arrow.
  - Property lines and setback lines with dimensions.
  - Building footprints with entries, porches, and balconies delineated (overhangs shall be shown as dashed lines).
  - Drives, walks, gardens, pools, and other structures/landscape areas, with dimensions.
  - Elevation of first floor.
  - Site contours extending a minimum of 10 feet beyond the property line.
  - Landscaping concept.
3. Floor Plans (at 1/8" = 1') showing:
  - Room use and dimensions.
  - All windows and doors with swings shown.
  - All overhangs of floors and roofs as dashed lines.
  - Overall building dimensions.
  - Total enclosed square footage.
4. Elevations (at 1/8" = 1') showing:
  - Porches, balconies, doors, and windows.
  - Principal materials rendered and specified.
  - Height of each floor, eaves, and roof peak dimensioned from the first floor.
  - Overall height from ground level.
  - Roof pitch.
5. Roof Plan (at 1/8" = 1')

## Construction Document Design Review

Construction Document Design Review checks the documents for compliance with The Community of Bishops Bay Design Code and verifies that the previous BBDRC conditions have been incorporated into the site and building design. Conformity with all applicable local and state building codes and regulations are the responsibility of the designer and/or builder.

1. Construction Document Design Review Application.
2. Site Plan (at a minimum scale of 1/20" = 1') showing:
  - North arrow.
  - Property lines and setback lines with dimensions.
  - Building footprints with entries, porches, and balconies delineated (overhangs shall be shown as dashed lines).
  - Drives, walks, gardens, pools, fence lines, retaining walls, and other structures/ landscape areas, with location, dimensions, and materials.
  - Water, electric, and sewer service.
  - Limits of construction activity (no construction, traffic or storage of materials will be permitted beyond these limits).
  - Exterior light locations and type.
  - Location of external equipment (electric and gas meter, HVAC, trash bins, etc.).
  - Façade elevations, including exposed floors or partial floors below the first floor, showing all window and door openings with the lowest open elevation and finished first floor elevation listed in feet above mean sea level.
  - Grading plan.
  - Lot area.
  - Impervious surface area.
3. Floor Plans (at 1/4" = 1') showing:
  - Foundation plan dimensioned.
  - Room use labeled and rooms dimensioned.
  - Wall, window, and door openings dimensioned.
  - Exterior walls shown and dimensioned.
  - All overhangs of floors and roofs as dashed lines.
  - Total enclosed square footage; total finished living space square footage (for residential homes/units).

4. Elevations (at 1/4" = 1') showing:

- Elevations for each façade, with color elevation for all street-facing elevations depicting material type and quality.
- Major building sections at 1/4" = 1'.
- Overall height from ground level.
- Roof pitch.

5. Roof Plan (at a minimum of 1/8" = 1')

6. Landscape Plan (at a minimum of 1/20" = 1') showing:

- Plant listing summarizing common name, botanical name, planting size, and number of each species to be planted.
- Map showing location of plants on the site.
- Tree preservation plan
- NOTE: The landscape plan may be submitted for separate review within 45 days of the building submittal.

6. Material samples of each building material, labeled as to specifications and location.

Construction may begin upon the builder receiving a copy of the Construction Document Design Review Application with the BBDRC stamp of approval. **The builder and/or owner are responsible for obtaining all appropriate permits from other relevant entities having jurisdiction prior to construction.**

The BBDRC reserves the right to field inspect any project for compliance with approved plans at any stage of the construction process. The BBDRC is empowered to enforce the Design Code as set forth in The Declaration of Protective Covenants for The Community of Bishops Bay to ensure compliance.

## Final Inspection

The builder/owner shall apply to the BBDRC for final inspection of construction to confirm compliance with approved plans, using the Application for Final Inspection form. The Developer's inspection must occur within five business days of receiving a completed Application for Final Inspection form. The building may be occupied upon receipt of a municipal occupancy permit and receipt of a copy of the Application for Final Inspection with the BBDRC stamp of approval.

## Minor Changes to Approved Plans

Building owners may wish to make improvements or modifications to their buildings, landscaping, or property. All modifications to approved plans (such as building additions, color changes, new landscaping, etc.) shall request BBDRC review and approval using the Application for Changes form. Owners may proceed with changes upon receipt of a copy of

the Application for Changes form with the BBDRC stamp of approval and approval from relevant municipal/governmental entities.

## Review Committee

1. *Function of the Bishops Bay Design Review Committee (BBDRC).* To encourage a consistently high quality of development, site design, and landscaping, all developers and property owners are bound by the regulations contained in The Declaration of Protective Covenants for The Community of Bishops Bay, The Community of Bishops Bay Design Code, and the design review process. No structure shall be erected or altered or landscaping installed or modified until all relevant approvals from the BBDRC and the municipality have been obtained.
2. *Scope of Responsibility.* The BBDRC shall be responsible for interpreting all of the regulations contained within this Design Code. Definitions of words or terms, if not included as part of the Declaration of Protective Covenants for The Community of Bishops Bay, shall generally shall be considered to have their common meaning. The BBDRC has the right to exercise control over all new construction in The Community of Bishops Bay, and must also review and approve all developers' and homeowners' alterations and modifications to existing structures (including, but not limited to, walls, painting, renovations, and landscaping).
3. *Enforcing Powers.*
  - Should a violation occur, the Community of Bishops Bay Owners Association has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the BBDRC.
  - Owners must request and receive approval of any variance to this Design Code in writing. If a variance is not specifically approved in writing the BBDRC may compel the owner to comply with this Code even if overall approval of the development had previously been granted.
  - **Approval by the BBDRC does not relieve an owner of his/her responsibility to obtain any government approvals. If such approvals are required and are not obtained by the owner, the BBDRC and/or the applicable government agency may take whatever actions are necessary against the owner to force compliance.**

Section 2:

# COMMUNITY-WIDE REGULATIONS

## Community-Wide Regulations

These regulations apply to all development in Bishops Bay, and are in addition to the zoning regulations adopted by the City of Middleton and Town of Westport in the Master Development Plan.

Should there be any conflict between these regulations and individual neighborhood regulations, the neighborhood regulations shall govern.

## Construction Regulations

1. *Hours.* Construction shall be limited to non-holiday weekdays between the hours of 7:00 am and 6:00 pm per City of Middleton Ordinance 16.05(2)(e) Operation of certain tools, machinery and equipment:

*No person shall operate any heavy construction or other heavy machinery, tools or equipment used for construction, including, but not limited to, pile drivers, bulldozers, pneumatic hammers, derricks, dump trucks, cement trucks, cement mixers, steam or electric hoists, or any other similar equipment other than between the hours of **7:00 a.m. and 6:00 p.m. Monday through Friday**, except Federal and State holidays, unless such operation is not plainly audible at any time from within any occupied residential structure.*

## Lot Layout & Building Placement

1. *Build-to Line and Setbacks.* Setbacks shall be governed by the Master Development Plan. The developer may designate a "Build-to Line" along public or private streets as part of a Specific Implementation Plan. Lots fronting such a Build-to Line shall comply with all conditions of the Build-to Line as described in the Specific Implementation Plan.
2. *Corner Single-Family Lots.* Corner lots shall have the front door, porch, and entry walkway accessed from the front of the lot.
3. *Vision Triangle.* City of Middleton vision triangle regulations shall be adhered to. See Zoning Ordinance section 10.136(7) Vision Clearance Triangle and section 10.140 Illustration 1.
4. *Encroachments.* Encroachments into setbacks are allowed per the Master Development Plan and individual lot type descriptions contained therein.
5. *Building Height.* Building heights shall be governed by the Master Development Plan.
6. *Single-Family Home Location.* Homes should be approximately centered between lot lines unless otherwise



approved by the BBDRC (topography, solar access, tree preservation, soil conditions, or viewshed protection may all be contributing factors for homes that are not centered on the lot).

7. *Multifamily Residential, Mixed-Use, and Commercial Building Placement.* Buildings should be oriented to define and frame the public realm. Corner buildings should frame both streets that they front on.
8. *Building Envelopes and Lot Lines.* Building envelopes and front lot lines may be defined in a Specific Implementation Plan.
9. *Home Design Adjacent to Pedestrian Easements.* Home lots adjacent to mid-block pedestrian easements are recommended to design the home so that the main living area does not look out onto the pedestrian easement.
10. *Accessory Structures.*
  - Accessory structures include sheds, pool houses, detached garages, and similar structures/ buildings. See Master Development Plan document for a list of accessory structures.
  - Accessory structures shall in no case be larger than 50% the principal structure (in square footage or volume) or taller than the principal structure (and shall never be taller than one floor).
  - Accessory structures shall be placed or constructed in conformance with architectural standards, as contained in these Design Standards.
  - Accessory structures shall be professionally constructed or manufactured. Colors and design shall match the architectural style of the main structure
  - Accessory structures require approval by the Bishops Bay Design Review Committee prior to installation.

## Foundations

1. On sloping ground, siding shall extend down as close to the ground as possible, however, the upper edge of the foundation and lower edge of the siding shall both remain level, stepping down the slope in increments of two feet or less.
2. Foundation walls may not be exposed more than 18 inches above the ground unless finished with brick, cut stone, fieldstone, cultured stone, or another material approved by the Design Review Committee.

## Multi-Family Development

To the extent multi-family structures or single-family dwellings which are grouped together into a private owners association, are allowed in any neighborhood, they shall follow the development parameters contained in the Watermark section of this Design Code. If a portion of any neighborhood allows for multi-family or single-family dwellings, the Committee may at its election approve of a design that:

1. Follows the single-family guidelines for that neighborhood;
2. Follows the multi-family guidelines as contained in the Watermark neighborhood; or
3. Follows a hybrid convention of (1) and (2) as approved by the Committee.

## Wood Products

1. Wood products may be used, but only in limited quantities (with the exception of the Woods neighborhood). Application of wood products will depend on the quality of materials and maintenance schedule (engineered wood such as Smartside or Eco-side is preferred).
2. All wood products must be properly maintained. If not maintained, the Association may order service and invoice the property owner for any work done.
3. All wood siding products (not excluding cement siding products) shall be pre-painted and factory-finished prior to installation. Repainting of siding is discouraged but may be allowed for maintenance purposes at the discretion of the Design Review Committee.
4. Cedar shake products should be a simulated wood product; if real wood is used the wood must be factory-finished and maintained to avoid weathering or wearing.
5. Timber framing is allowed, including posts, rafters and architectural details. Timbers must be treated or factory-finished.

## Miscellaneous Regulations

1. *Antennas and satellite dishes.* Subject to applicable law, no outside antennas, poles, masts, towers, satellite dishes or the like shall be erected on any Lot without the prior written authorization of the Bishops Bay Design Review Committee. Satellite dishes shall not be visible from a point six feet above any adjoining public or private street, excluding alleys. Satellite dishes for residential use shall not be larger than one (1) meter in diameter. No more than one satellite dish per residence is permitted for single-family residences on Co-R, G-R, V-R, M-R, GE-R, CI-R, and T-R lots. If antenna or satellite

service is provided for renter-occupied multifamily residential development (in TH-R, MF-R, and MU-R districts), the antenna or satellite shall be installed as a common element available to all units within a given building. Antennas and satellite dishes not in use shall be removed, along with any accompanying support structures, within 30 days of discontinuance of use. No radio transmitting equipment shall be erected on any residential lot.

2. *Flag poles.* Flag poles of up to 15 feet in height for residential lots and 25 feet in height for all other lots may be installed without Design Review Committee review. Flag poles of over 25 feet in height must be approved by the Design Review Committee.
3. *Outdoor furnaces.* Outdoor furnaces are prohibited.
4. *Visual screening.* Residential lots shall not be used for storage of material and equipment except for normal residential and temporary construction requirements, nor permit the accumulation of garbage, trash, or rubbish of any kind thereon. All yard maintenance equipment (such as lawnmowers, rakes, shovels, etc.) shall be stored inside a garage or in a shed, and all sheds and storage (toolsheds, woodpiles, etc.) shall be screened to conceal them from view of public right-of-ways.
5. *Signage.* Signage shall adhere to the Bishops Bay Master Development Plan and shall be approved by the Bishops Bay Design Review Committee prior to City review and installation. Temporary signage, including garage sale signs, shall adhere to the Master Development Plan. In addition to Master Development Plan requirements, signage shall also meet the following requirements:
  - Realtor signs are prohibited on individual vacant lots until the neighborhood where the lot is located is over 90 percent sold out, at which time one sign per group of 15 lots may be displayed. Only one realty sign allowed per lot.
  - Builder signs for Co-R, G-R, V-R, M-R, GE-R, CI-R, and T-R lots are limited to six (6) square feet. The neighborhood developer may require builders to use a standard Bishops Bay sign design. No more than five (5) per company are allowed on vacant lots throughout the community. Such signs shall be removed within ten (10) days of completion of the job.
  - Builder model home signs for Co-R, G-R, V-R, M-R, GE-R, CI-R, and T-R lots are limited to six (6) square feet. The neighborhood developer may require builders to use a standard Bishops Bay sign design. Such signs shall be removed within ten (10) days of the home being sold. Alternatively, a builder may put up a standard realty sign.
  - Sub-contractor, vendor, and service provider signs shall

not be displayed on a lot.

- One contractor sign of up to six square feet may be displayed for remodeling/ repairs/ upgrades, but only if a building permit has been issued. Such signs shall not be displayed prior to issuance of building permits and shall be removed within ten (10) days of completion of the job.
  - No signs shall be placed in the windows of residences. Window signs for businesses shall not be posted unless approved as part of the sign package submitted to the Design Review Committee. Display of building permits inside a building window is permitted during construction, as required by law.
6. *Lighting.* The objective for all exterior lighting is to minimize lumens and light sources in order to avoid light pollution and avoid light intruding directly into bedrooms at night. All exterior lights shall be designed to avoid spilling onto adjacent lots.
- Outdoor lighting shall not be placed within five (5) feet of a side property line and ten (10) feet of a rear property line. Building-mounted lighting may be closer to the rear property line for alley-loaded properties.
  - Pole-mounted lighting on all residential lots except TH-R and MF-R shall not be mounted on poles taller than eight (8) feet above grade. All exterior lighting on residential lots, other than required security lighting, shall not be brighter than 1,200 lumens (equivalent to a 75-watt incandescent light bulb).
  - All lighting on private lots shall use cutoff fixtures. Exceptions may be granted for alley lighting. Canned-type lighting in soffits and porches must be recessed or screened so the light bulbs are not visible except from directly underneath.
  - Floodlights are prohibited, except where required for security purposes, provided such lights do not present a nuisance to neighboring properties.
  - Lighting shall be approved by the Bishops Bay Design Review Committee and follow relevant City of Middleton ordinances in addition to the preceding points.
  - All alley-loaded lots and CI-R lots shall have a photo-cell controlled light fixture to each side of the garage for the purpose of providing lighting for the alley. Each fixture shall accommodate a light bulb of approximately 1,200 lumens (equivalent to a 75-watt incandescent bulb), and shall be maintained so that the fixture is on from sunset to sunrise.
7. *Waste Disposal Container Storage.* Trash, recycling, and any other municipal waste disposal containers shall be stored

inside (in a garage or shed) for all single-family attached and detached units. All other land uses shall screen waste containers from public view per the Master Development Plan and shall use plastic (not metal) waste containers.

8. *Heating, Ventilation, and Air Conditioning Equipment.*

- Exterior Heating, Ventilation, and Air Conditioning systems shall not be placed in any front or side street yards.
- Window-mounted and through-the-wall air conditioning units are prohibited unless designed into the façade of the building as part of the original building design.
- All ground-level exterior Heating, Ventilation, and Air Conditioning systems shall be visually screened with landscaping from all public and private rights-of-way (excluding alleys). Systems built to serve more than one residential unit shall also be screened to deflect sound away from neighboring property.
- Heating, Ventilation, and Air Conditioning systems may be placed on building roofs, so long as they are placed in a manner that is integrated into the building's architecture and completely screened from adjoining land and buildings to conceal visibility and deflect sound away from neighboring property.
- All screening shall be integrated into a structure's design and constructed to be architecturally compatible with the primary structure. Materials subject to vibration shall not be used.
- All systems shall integrate sound dampening and attenuation devices and sound deadening materials on the inside of screening walls.
- Vent and grille placement shall be integrated into overall building design; visibility from streets and public areas should be minimized unless the vent/grille is integrated into the building as an architectural design element.

9. *Utility Pedestals.* Utility pedestals and transformers shall be located in rear yards, interior side yards, or alleyways and screened from public right-of-ways. Utility pedestals shall be dark green in color.

10. *Above-Ground Tanks.* No above-ground tanks for the storage of fuel, water, or any other substances shall be located on any lot or within any of the Owners' Association areas, with the exception of rain barrels that are 65 gallons or less, and municipal water towers. Rain barrels shall not be placed in the front or street side yard. Rain barrels must include a top and gutter connection that seal completely to inhibit insect growth. Barrels and supporting structure shall be of a color that is compatible with the home structure's façade color. Color and material of barrel(s) and support structure must be approved by the Design Review Committee prior to

installation. The Committee may pre-approve certain models of rain barrel for use throughout Bishops Bay. Broken or nonfunctioning rain barrels shall be disconnected and disposed of within thirty (30) days. Up to 4 rain barrels are allowed per household, with up to 2 in series at a downspout. Rain barrels must be disconnected and winterized at the end of each fall but may be stored in place.

11. *Sport Courts.* Any sport courts located on private (non-municipal, non-neighborhood association) lots shall be located at least ten (10) feet from lot lines and shall not be lit for nighttime use.
12. *Solar panels.* Subject to applicable law:
  - Solar panels and other green features are encouraged but must be incorporated into a home's design, be actively in use, and be maintained. Solar panels shall be removed within 30 days when use is discontinued.
  - No solar panels shall be erected on any Lot without the prior written authorization of the Bishops Bay Design Review Committee.
  - Rooftop solar panels shall be applied parallel and flat to the roof if on sloped roofs; if installed on flat roofs, they shall not be visible from six (6) feet above the ground from public right-of-way, unless otherwise approved by the Committee.
  - Support structures for any panels shall be of sturdy, high-quality materials and integrated into the design so as to minimize visual clutter.
  - Free standing panels shall not be installed in front or side yards.
  - If solar panels are not functioning or are no longer in use, they shall be removed within thirty (30) days.
13. *Wind Turbines.* Subject to applicable law, wind turbines must be approved by the Bishops Bay Design Review Committee prior to acquiring building permits. Turbines shall be installed according to applicable state and municipal regulations.
14. *Mailboxes.* Mailboxes shall be selected from developer-approved models for each neighborhood. Mailbox locations will be selected by the developer in consultation with the U.S. Postal Service. All mailboxes on a given post shall be identical in material, size, color, and design. Cluster Box Units may also be used, and are recommended for Co-R, TH-R, and CI-R units. The Homeowners Association shall be responsible for maintenance of any cluster mail boxes within the Development. Maintenance costs shall be paid for by the applicable Neighborhood in which such cluster mailboxes are located. Newspaper boxes are only allowed if they are purchased from the same manufacturer as the installed

mailbox, are the same materials and colors, and are integrated into the mailbox design. Separate newspaper boxes with the name of the newspaper are prohibited. Temporary mailboxes may be used if the ground is frozen when the mailbox is to be installed. Temporary mailboxes shall be replaced by permanent mailboxes no later than May 1st.

15. *Residential Address Display*: Residential addresses must be displayed on the main structure of all residential lots, not on mailboxes, pillars, columns, decorative signs, etc. The address may be incorporated into the masonry design or provided via a plaque as shown below. All residential buildings displaying an address plaque shall use the Dekorra 9 in x 16 in Address Plaque, pictured below and available from Lowes or Lowes.com. The plaque shall include the house number, street name and type (Dr., St., etc.). No deviations in size, shape, font or content are allowed.



## Yards

1. *Pools on Residential Lots*. No swimming pool (in-ground or above ground) or associated structure shall be erected or placed on any Lot until the construction plans, including plot plan, have been approved by the Bishops Bay Design Review Committee. No Swimming pool or associated equipment shall be erected or placed within any easement area. Pool location must also meet all state laws and local ordinances. All pools shall be fenced for the safety of other residents but using the minimum fence height allowed by law. Such fence should be limited to an area within twenty (20) feet of the perimeter of the pool and shall be 50% air space. Temporary pool structures must be dismantled and stored between October 1 and May 1.
2. *Hot Tubs/Spas*. Exterior hot tubs/spas shall be located in rear yards and shall not be visible from a public street.
3. *Permanent Play Structures*.
  - Permanent play structures include forts, sandboxes, playhouses, tree houses, swing sets, etc., that are meant to be permanently installed in a fixed location.
  - Permanent play structures shall not be more than 12 feet above natural grade and shall not have a footprint larger than 200 square feet.
  - Play structures must be structurally sound and be maintained in a neat, uncluttered appearance. Play structures that have not been so maintained shall be removed by the Lot owner.

- Play structures that cause excessive noise, nuisance, or other negative impacts are not permitted.
- Play structures shall be located in a rear yard and be at least eight (8) feet away from any lot line.
- All permanent play structures shall have Bishops Bay Design Review Committee approval before being installed.
- Trampolines, basketball hoops, and temporary play structures are dealt with separately (see recorded Bishops Bay covenants).

4. *Fences and walls.*

- Fences in front or side street yards shall be decorative only; 50% or more of their bulk must be air space, and they must not be more than four (4) feet in height.
- Decorative fences are recommended for buildings on TH-R and MF-R lots that are closer to the street than 10 feet.
- Fences for the purposes of visual exclusivity are discouraged, except that such fences may be placed to screen residential areas from commerce/mixed-use areas and screen dumpsters and other necessary but undesirable storage areas.
- Fences may not exceed six (6) feet in height, unless the fence is between a Commerce or Mixed-Use lot and a residential lot, in which case the fence may be eight (8) feet tall.
- Fences shall be kept in good repair.
- The decorative side of the fence must face outward.
- Fences may not have barbed wire, razor wire, electric wire, or any hazardous wire edges.
- Fences shall be metal, fiberglass, or vinyl. Wood fences are prohibited, except in the Woods neighborhood. Chain link and similar fence styles are prohibited.
- The Bishops Bay Design Review Committee may grant exceptions to fencing rules in the CI-R district.
- All fencing shall be approved by the Bishops Bay Design Review Committee prior to installation; exceptions to the above rules relating to containment of domestic animals or exclusion of wild animals in the Farm neighborhood shall be considered by the Design Review Committee.

5. *Driveways.* Driveways shall be asphalt, concrete, stone, or brick. Lattice pavers and similar paving systems are



permitted. Pervious pavement is encouraged. Colored, painted, or stained driveways shall be approved by the Bishops Bay Design Review Committee. Dirt, gravel, and other loose material driveways are not allowed, though exceptions may be granted in the Prairie and Farm neighborhoods on a case-by-case basis.

## Landscaping

1. *Tree Survey.* A tree survey must be performed for properties with any canopy trees over 2.0". Such trees shall be shown on the landscape plan by diameter and species, and designated for preservation where possible. Measures to be taken for tree preservation shall be noted on the landscape plan. Any trees over the minimum required for notation on the landscape plan that are not identified for preservation may be relocated at the discretion and expense of the developer.
2. *Maintenance.* The maintenance of landscaping and yard areas is the responsibility of the landowner. Any trees or shrubs which die shall be removed by the owner and replaced with a like variety of the same size as the original plant at time of planting so as to maintain the original landscape elements. Changes to previously approved landscape plans must be approved by the Design Review Committee.
3. *Mulch.* Mulch, if used, must be natural color. No artificially colored or unnaturally bright mulch may be used. No white colored stone mulch may be used.
4. *Species.* Landscape design should incorporate native plantings where possible. See the end of this section for species prohibited throughout The Community of Bishops Bay. The species in the list shall not be planted within any neighborhood in Bishops Bay. If species from the list are found, plants should be eradicated and monitored for re-growth.
5. *Gardens.* Non-invasive food crops that are typically found in home/community garden plots/farms are allowed in all neighborhoods.
6. *Compatibility with Architecture.* Landscape design should be compatible with the architectural style of the building(s) on the lot.

## Banned Plants Species List

Deciduous Trees	
Common Name	Botanical Name
Boxelder	Acer negundo
Norway Maple	Acer platanoides
Tree-of-Heaven	Ailanthus altissima
White Poplar	Populus alba
Black Locust	Robinia pseudoacacia

Shrubs	
Common Name	Botanical Name
Russian Olive	Eleagnus angustifolia
Autumn Olive	Eleagnus umbellata
Glossy Buckthorn	Frangula alnus
English Ivy	Hedera helix
Common St. John's-wort	Hypericum perforatum
Japanese Honeysuckle	Lonicera japonica
Amur Honeysuckle	Lonicera maackii
Morrow's Honeysuckle	Lonicera morrowii
Tartarian Honeysuckle	Lonicera tatarica
Bell's Honeysuckle	Lonicera x bella
Common Buckthorn	Rhamnus cathartica
Multiflora Rose	Rosa multiflora

Perennials	
Common Name	Botanical Name
Bishop's Goutweed	Aegopodium podagraria
Garlic mustard	Alliaria petiolata
Porcelain berry	Ampelopsis brevipedunculata
Wild chervil	Anthriscus sylvestris
Hill mustard	Bunias orientalis
Flowering rush	Butomus umbellatus
Fanwort	Cabomba caroliniana
Creeping bellflower	Campanula rapunculoides
Plumeless thistle	Carduus acanthoides
Musk thistle, nodding thistle, plumeless thistle	Carduus nutans
Oriental bittersweet	Celastrus orbiculatus
Yellow star thistle	Centaurea solstitialis
Spotted knapweed	Centaurea stoebe
Celandine	Chelidonium majus
Canada thistle	Cirsium arvense
European marsh thistle	Cirsium palustre
Poison hemlock	Conium maculatum
Crown Vetch	Coronilla varia
Hound's tongue	Cynoglossum officinale
Chinese Yam, Cinnamon Vine	Dioscorea oppositifolia
Common teasel, Fuller's teasel	Dipsacus fullonum
Cut-leaved teasel	Dipsacus laciniatus
Hairy willow herb	Epilobium hirsutum

Perennials, Continued	
Common Name	Botanical Name
Helliborine orchid	Epipactis helleborine
Cypress spurge	Euphorbia cyparissias
Leafy spurge	Euphorbia esula
Hemp nettle	Galeopsis tetrahit
Tall mannagrass	Glyceria maxima
Giant hogweed, Giant cow parsley	Heracleum mantegazzianum
Dame's rocket	Hesperis matronalis
Japanese hops	Humulus japonicus
Perennial pepper-weed	Lepidium latifolium
Sericea lespedeza	Lespedeza cuneata
Lyme grass	Leymus arenarius
Bird's-Foot trefoil	Lotus corniculata
Purple loosestrife	Lythrum salicaria
Eurasian watermilfoil	Myriophyllum spicatum
Wild parsnip	Pastinaca sativa
Reed canary grass	Phalaris arundinacea
Common reed	Phragmites australis
Japanese knotweed, fleece flower	Polygonum cuspidatum
Mile-a-minute vine	Polygonum perfoliatum
Giant knotweed	Polygonum sachalinense
Curly-leaf pondweed	Potamogeton crispus
Kudzu, Japanese arrowroot	Pueraria montana
Wineberry, wine raspberry	Rubus phoenicolasius
Tansy	Tanacetum vulgare
Spreading hedgeparsley	Torilis arvensis
Japanese hedgeparsley	Torilis japonica
Narrow-leaf cattail	Typha angustifolia
Hybrid cattail	Typha x glauca
Black swallow-wort, climbing milkweed	Vincetoxicum nigrum
Pale swallow-wort	Vincetoxicum rossicum

Note: Any plants banned by ordinance by the City of Middleton or Town of Westport shall also be banned in Bishops Bay.

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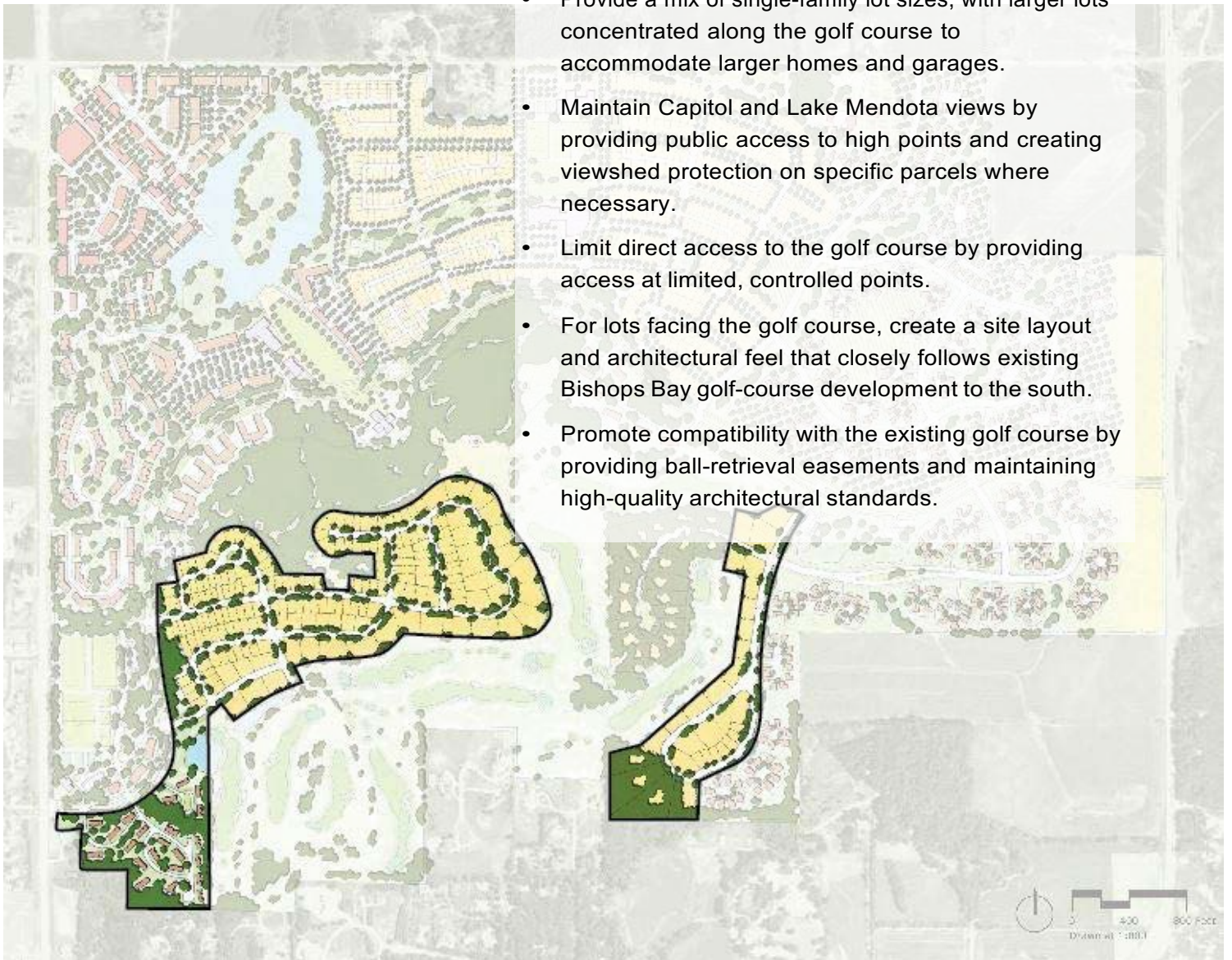
# Section 3: the

# BACK NINE

## At Bishops Bay

The Back Nine focuses standards on quality materials and landscaping and allows more architectural flexibility than other neighborhoods while still prohibiting styles that are clearly out of place. The Back Nine will:

- Provide a mix of single-family lot sizes, with larger lots concentrated along the golf course to accommodate larger homes and garages.
- Maintain Capitol and Lake Mendota views by providing public access to high points and creating viewshed protection on specific parcels where necessary.
- Limit direct access to the golf course by providing access at limited, controlled points.
- For lots facing the golf course, create a site layout and architectural feel that closely follows existing Bishops Bay golf-course development to the south.
- Promote compatibility with the existing golf course by providing ball-retrieval easements and maintaining high-quality architectural standards.







*All architectural styles are acceptable in The Back Nine, but historical references must be accurately represented.*



*Quality materials must be utilized on all sides of the home, particularly those facing the Golf Course.*



*Masonry may be the primary façade material in the Back Nine.*

## Historical References

Historical influences, references, and derivations are acceptable and will be considered based on authenticity. Focus should be on quality materials and careful attention to detail.

## Lot Layout & Building Placement

1. *Setbacks.* Lots with street-accessed garages and minimum and maximum setbacks (see the Master Development Plan for lot type setbacks) must have at least 40% of the home's façade between the minimum and maximum setback and set at least two feet forward of the garage. Home façade that is set back further than the garage entrance does not count in the 40% calculation. Side street sides or fronts of homes on lots with minimum and maximum setbacks that do not have a street-accessed garage shall have at least 60% of the home between the minimum and maximum setback.
2. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements

## Building & Roof

1. *Architectural Styles.*
  - All buildings shall be designed in a consistent and coherent architectural manner.
  - Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
  - Split level/raised ranch designs are discouraged, but may be allowed by the Bishops Bay Design Review Committee in difficult terrain.
  - The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures.
2. *Repeated house designs.* House designs with the same or similar exteriors are discouraged, but can be used if the design does not occur on the same section of street (i.e., homes that face each other across a street, or are on the same side of a street, between cross-streets). Designs may not be repeated more than once every eight houses, and the color scheme

(brick, siding color, windows, doors, etc.) shall be substantially different from other similar designs. Mirrored house plans shall be considered repeated designs. Homes with the same or similar floor plans may be repeated, so long as the exterior elevations are different.

### 3. Home Size.

- All homes on single-family lots under 9,500 square feet shall have more than 1,200 square feet of finished indoor living space. Homes of under 1,800 square feet are encouraged to plan for expansion areas when designed.
- All homes on single-family lots that are between 9,500 and 15,000 square feet shall have more than 2,000 square feet of finished indoor living space and shall contain two or more bedrooms.
- All homes on single-family lots that are over 15,000 square feet shall have more than 2,500 square feet of finished indoor living space and shall contain three or more bedrooms.
- All units on T-R lots shall have more than 1,200 square feet of finished indoor living space.

### 4. Roofs.

- Roof pitch shall be 6/12 or greater.
- The main roof form shall be hipped or gabled; shed roofs are acceptable for secondary home areas.
- Eave depth shall be consistent with the home's architectural style.
- Roof should be finished with architectural shingles, slate, tile, shakes, copper or steel.
- Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged, but may be reviewed and approved or denied on a case-by-case basis.
- Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed.
- Gutters shall be copper or pre-painted and factory-finished metal, and shall be half-round or rectangular.
- Downspouts shall be circular or rectangular.



*Complex and varied forms are allowed. Attention should be paid to details, materials and transitions.*



*Side-loaded garages shall use the same quality of materials and design as the primary structure.*



*The front entrance and front porch are recommended to be in line with or set forward of the rest of the home façade, not set far behind other parts of the façade.*





Front entrances should be featured with high quality materials and design.



5. *Building Form.* Varied architectural styles and building forms are allowed. Homes should generally be organized and balanced. More complex architectural styles with detailing are permitted.
6. *Columns.* The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports.

## Porches & Decks

### 1. *Porches*

- Front porches are intended to be open to allow visibility to and from the street. Enclosed porches, screens and windows are not permitted.
- Front porches shall be proportionate to the front elevation of the structure and appropriate to the architectural style of the façade.
- Porch railings may be open or closed; closed railings shall be constructed of the same materials as the adjacent façade.
- Railings shall be integrated with the color scheme and style of the façade.
- Front porches and stoops shall be made of brick, concrete, or stone.
- Spaces below porches shall be closed. Use of masonry to do so is encouraged.
- Flower boxes and planters shall fit in with façade materials and colors.

2. *Decks.* Decks shall be governed by the Master Development Plan.

## Windows & Doors

### 1. *Windows and Doors, Generally.*

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.



- Embellishments that compliment the architectural style are encouraged.

## 2. Windows.

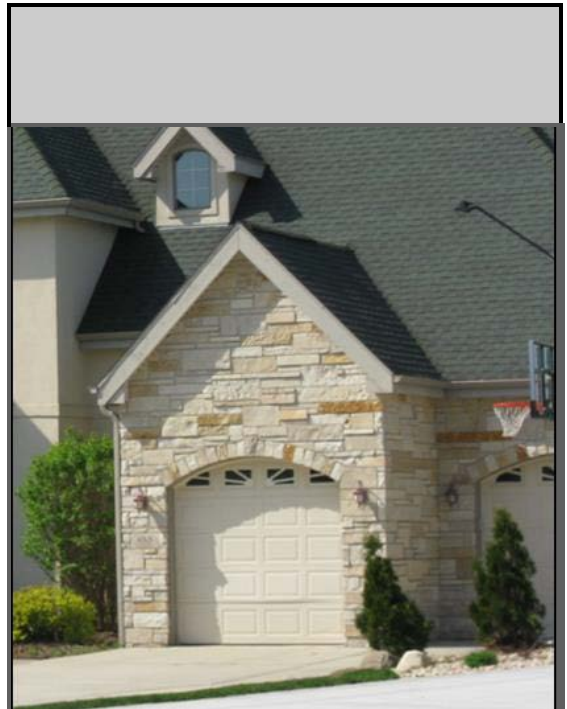
- Window types and window grilles shall complement the architectural character. If used, shutters shall be consistent with the home's architectural style and shall be of a size that matches the window. Windows without shutters shall utilize a window wrap of at least four (4) inches in width.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.

## 3. Doors.

- Doors shall be distinctive and appropriate to the building's architectural style and fit in with the general façade appearance and colors of the home.
- Doors shall be constructed of solid wood or materials that have the appearance of wood, such as stainable fiberglass. Glass windows on doors are permitted.
- Ground-level/first floor sliding doors facing a public or private street must include architectural features that complement the structure's architectural character. French doors are allowed.
- Front doors shall face the front lot line.
- Front doors that are recessed more than eight (8) feet from the main front façade are discouraged.
- Front entrances shall be clearly defined by architectural details.

## Garages

1. *Garage Setback.* Street-facing and side-loaded garages shall be set back at least 2 feet from the façade of the home, per the Master Development Plan.



*Single-width garage doors with embellishments are encouraged.*



*Wood garage doors are allowed if consistent with the home's architectural style and are properly maintained.*



*High-quality materials and architecture should be present in back yards, especially yards that face the golf course.*



*A heavy base materials is complimented with a change of materials and color.*



*A combination of materials, colors and textures are utilized to provide distinctive character.*

2. **Side-loaded Garages.** Side-loaded garages shall have windows facing the street and architectural detailing shall be the same as the rest of the home's front façade. Side-loaded garages are only allowed on lots wider than 60 feet, unless located behind the primary structure. The side of the garage facing the street shall comprise less than 50 percent of the width of the façade. Side-loaded garages are strongly encouraged for M-R and GE-R lots when on lots over 100 feet wide. Side-loaded garages shall exit toward the nearest side lot line, rather than the interior of the lot.
3. **Street-Facing Garages.** Street-facing garages shall comprise less than 50 percent of the width of the façade. Corner lots with street-accessed garages shall have garages located towards an interior side lot line, unless terrain reasonably prohibits.
4. **Garage Doors.**
  - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors will be considered based on style and quality.
  - Garage doors shall be made of wood, pre-painted metal, or fiberglass, all of which are factory-finished materials. Street-facing garages shall contain detailing/insets or embellishments, such as glass lights, consistent with the architectural style of the home.
5. **Design.**
  - Attached garages are encouraged to incorporate living space above the garage.
  - Carports are prohibited.
  - Attached and detached garage facades shall match the primary structure's architectural style, detailing, and materials.
  - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
6. **Garage Size.** Lots shall have a two-, three-, or four-car garage. Four-car garages must be side loaded. Use of a tandem garage design for one bay of three-car garages that face the street is encouraged.

## Building Materials

### 1. *Materials, Generally.*

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Two or more materials are recommended on one façade, with lighter weight materials over more substantial materials.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.
- All exterior wood shall be pre-painted or stained, and factory-finished. Pressure-treated wood is prohibited in front and side yards.

### 2. *Roof Materials.* Roof materials should be architectural shingles, slate, tile, shakes, copper, or steel, and be used in a manner that is appropriate to the architectural style. Soffits shall be wood, aluminum, or composite materials.

### 3. *Façade Materials.* Facades shall have a substantial masonry component. Masonry includes natural or man-made stone and brick. Siding may be used as a complementary material. Stucco (EIFS) is prohibited.

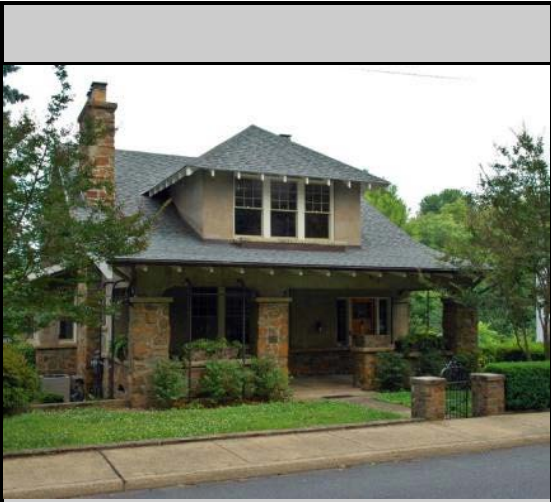
### 4. *Chimneys.* Chimney style and cladding shall be consistent with the home's architectural style. Exposed metal flues are prohibited.

### 5. *Facades & Walls.*

- All facades of a building shall be made of the same materials and similarly detailed.
- Vinyl siding and unfaced concrete block are prohibited.

### 6. *Lots Adjoining the Golf Course.* Lots that share a common property line with the golf course shall be architecturally designed and detailed to a higher level than non-golf course lots and will be subject to a greater level of design scrutiny in the design review process. Specifically, building elevation(s) facing the golf course shall incorporate materials, details, colors





*A single-species hedge along the front of the home creates a more formal character than a varied hedge.*



*Similarly sized and placed landscaping creates a unified theme among homes of varying materials and styles.*



*A restrained landscape palette accentuates the classic style of a home.*

and architectural characteristics that are consistent with what is exhibited on the front of the home. Continuity of design between the street side of the house and the golf course side(s) shall be harmonious and complimentary. The Design Review Committee strongly encourages preliminary design review for all golf course facing lots.

## Building Colors

1. Color shall be appropriate to the overall architectural character of the structure. Overall color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.
2. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.
3. Trim, frames, doors, roofing, and windows shall be in an accent color that is compatible with the rest of the façade. Trim color shall not closely resemble the primary siding color of the home. Trim around garage doors shall not be the same color as the door itself.

## Landscaping & Yards

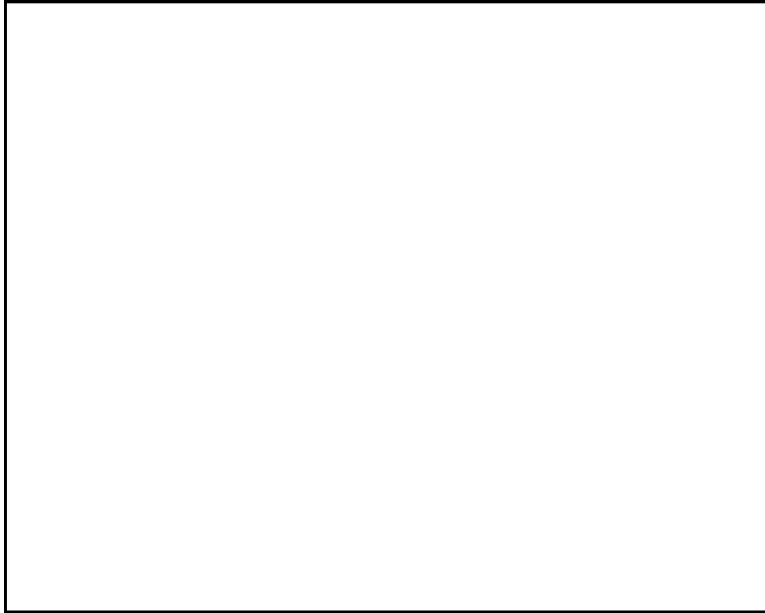
### *1. General.*

- Any existing forest remnants on the property should be maintained if reasonably possible and new canopy trees planted to establish a canopy cover and continue any existing wooded character. Tree species native to southern Wisconsin are preferred.
- Front yard foundation landscaping within The Back Nine must be a maximum of three species of low or medium shrub to provide a consistent, uniform hedge. Evergreen shrubs are preferred.
- Plants must be selected from the approved list at the end of this section, and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee. The Committee will also verify that private lot landscaping maintains the established viewsheds in the neighborhood, to ensure that Capitol, lake, and golf course views are not blocked.
- Landscaping should reinforce further frame and define private and public open spaces.

### *2. Garden and Village Lot Landscaping.*

- *Foundation Landscaping.*

## ***Garden and Village Lot Landscaping***



- ☐ Front yard: install landscaping that covers 80% of the front foundation, exclusive of door openings.
- ☐ Side yard: install landscaping to cover a minimum of 40% of the foundation, exclusive of door openings. For lots with a side yard facing a public street, a minimum of 60% foundation landscaping shall be provided.

- ***Lot Landscaping.***

- ☐ Front yard: Canopy and evergreen trees should be used sparingly, and final sizes considered, due to lack of space.
- ☐ Side yard: One understory tree. Side yards facing a public street are encouraged to plant one understory tree on the street side of the home as space allows.
- ☐ Rear yard: One canopy tree, and one canopy, understory, or evergreen tree.
- ☐ Ground covers shall be planted from the list in the appendix.

### ***3. Manor Lot Landscaping.***

- ***Foundation Landscaping.***

- ☐ Front Yard: Install landscaping that covers 70% of the front foundation, exclusive of door openings.



*An understory tree enhances the front entrance of the above home.*

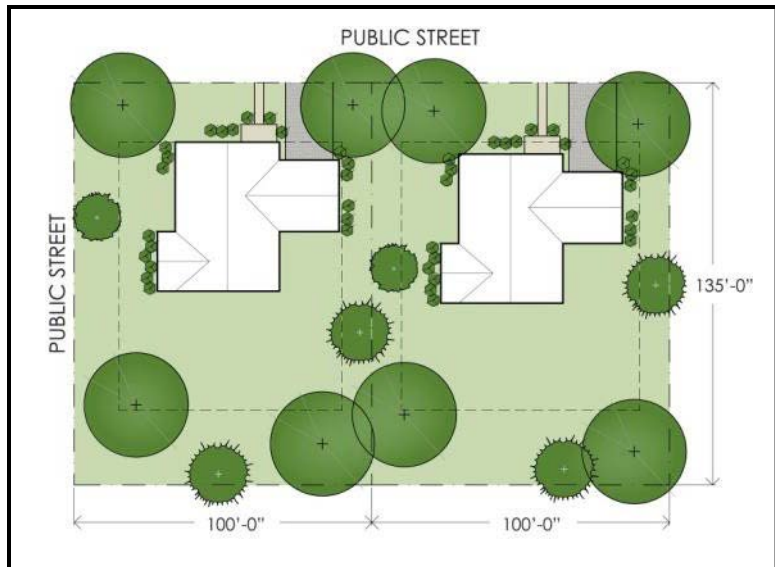


*Organically located canopy trees complement the wooded setting of the above home.*



*Example of street trees in the Back Nine neighborhood.*

### ***Manor Lot Landscaping***



- ☐ Side Yard: Install landscaping to cover a minimum of 40% of the foundation, exclusive of door openings. For lots with a side yard facing a public street, a minimum of 60% foundation landscaping shall be provided.

- ***Lot Landscaping.***

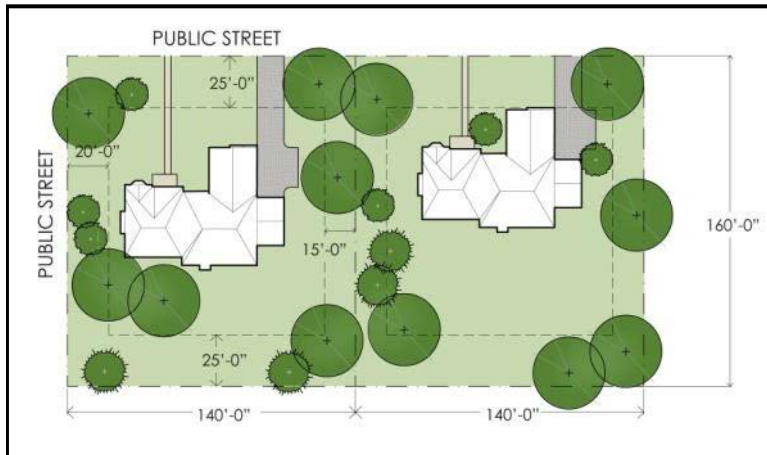
- ☐ Front Yard: Two canopy trees
- ☐ Side Yard: One understory tree and one evergreen tree
- ☐ Rear Yard: Two canopy trees and one evergreen tree
- ☐ The ground plane shall be planted with ground covers from the list in the appendix.

4. ***Golf Estate Lot Landscaping.*** Landscaping plans must factor in views from the golf course into the rear yard of the lots. Lots shall not be completely screened from view but shall provide a suitable amount of landscaping to define the boundary between the private lot and the golf course property. The landscaping palette shall complement the species and colors of the existing golf course landscape.

- ***Foundation Landscaping.***

- ☐ Front Yard: Install landscaping that covers 70% of the front foundation, exclusive of door openings.
- ☐ Side Yard: Install landscaping to cover a minimum of 40% of the foundation, exclusive of door openings. For lots with a side yard facing

### ***Golf Estate Lot Landscaping***



a public street, a minimum of 60% foundation landscaping shall be provided.

- ***Lot Landscaping.***

- ☐ Front Yard: Two canopy trees and one understory tree
- ☐ Side Yard: One canopy tree and two understory trees
- ☐ Rear Yard: Three canopy trees and two evergreen trees
- ☐ The ground plane shall be planted with groundcovers from the list in the appendix.

### ***5. Terraced Residential Lot Landscaping.***

- ***Foundation Landscaping.***

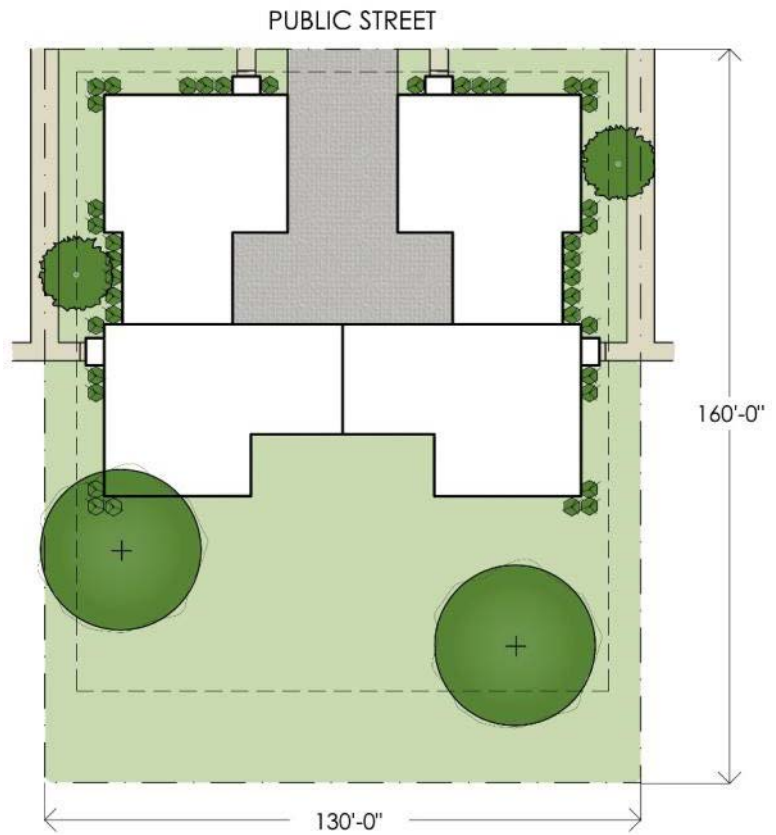
- ☐ Front Yard: Install landscaping that covers 50% of the front of units, exclusive of door openings.
- ☐ Side Yard: Install landscaping that covers 50% of the foundation, exclusive of door openings. For lots with central parking/garage access, as shown in Terraced Lot Landscaping diagram, no side yard landscaping is required along the side facing the parking access area.

- ***Lot.***

- ☐ Front Yard: Canopy and evergreen trees are not allowed, due to a lack of space.
- ☐ Side Yard: One understory tree. Side yards facing a public street or access way are required to plant the understory tree on the street side of the home.
- ☐ Rear Yard: Two canopy trees (per lot).



### ***Terraced Lot Landscaping***



- ☐ Ground covers shall be planted from the list in the appendix.
- ☐ Exceptions, particularly for alley-loaded lots, are allowed based on review and approval by the Design Review Committee.



## Back Nine Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Hedge Maple	Acer campestre		1.5" cal.	35' x 30'
Amur Maple	Acer ginnala		5' ht.	18' x 18'
Paperbark Maple	Acer griseum		5' ht.	25' x 18'
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Miyabe Maple	Acer miyabei		1.5" cal.	35' x 25'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Japanese Maple	Acer palmatum		1.5" cal.	20' x 20'
Striped Maple	Acer pensylvanicum		1.5" cal.	20' x 18'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Three-flower Maple	Acer triflorum		5' ht.	25' x 25'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Common/Black/European Alder	Alnus glutinosa		1.5" cal.	50' x 30'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Northern Catalpa	Catalpa speciosa		1.5" cal.	50' x 35'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Eastern Redbud	Cercis canadensis		1.5" cal./5' ht.	15' x 10'
Fringetree	Chionanthus virginicus		1.5" cal.	16' x 16'
American Yellowwood	Cladrastis kentuckea		2" cal.	50' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
American Beech	Fagus grandifolia	Y	2.5" cal.	65' x 60'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
American Larch	Larix laricina	Y	5' B&B	40' x 15'
Magnolia	Magnolia sp.		1.5" cal.	20' x 20'
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Black Gum	Nyssa sylvatica	Y	2" cal.	40' x 25'
Hophornbeam; Ironwood	Ostrya virginiana	Y	1.5" cal.	25' x 15'

Deciduous Trees, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Sycamore; American Planetree	Platanus occidentalis	Y	1.5" cal.	75' x 50'
Black Cherry	Prunus serotina	Y	2" cal.	60' x 30'
Chokecherry	Prunus virginiana	Y	1.5" cal.	25' x 20'
Hoptree/Waferash	Ptelia trifoliata	Y	1" cal.	15' x 15'
White Oak	Quercus alba	Y	2" cal.	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
Amercian Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal	60' x 50'

Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Norway Spruce	Picea abies		5' ht.	50' x 30'
White Spruce	Picea glauca	Y	3' ht.	10-30' x 4-15'
Serbian Spruce	Picea omorika		5' ht.	55' x 20'
Blue Spruce	Picea pungens		5' ht.	40' x 12'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Baldcypress	Taxodium distichum		5' ht.	60' x 25'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
Barberry	Berberis thunbergii		#2 cont.	2-5' x 2-5'
Purple Beautyberry	Callicarpa dichotoma		#3 cont.	5' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'

Deciduous Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Smokebush	Cotinus coggygia		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht.
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Honeysuckle	Lonicera species	some	#2 cont.	6-20' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	

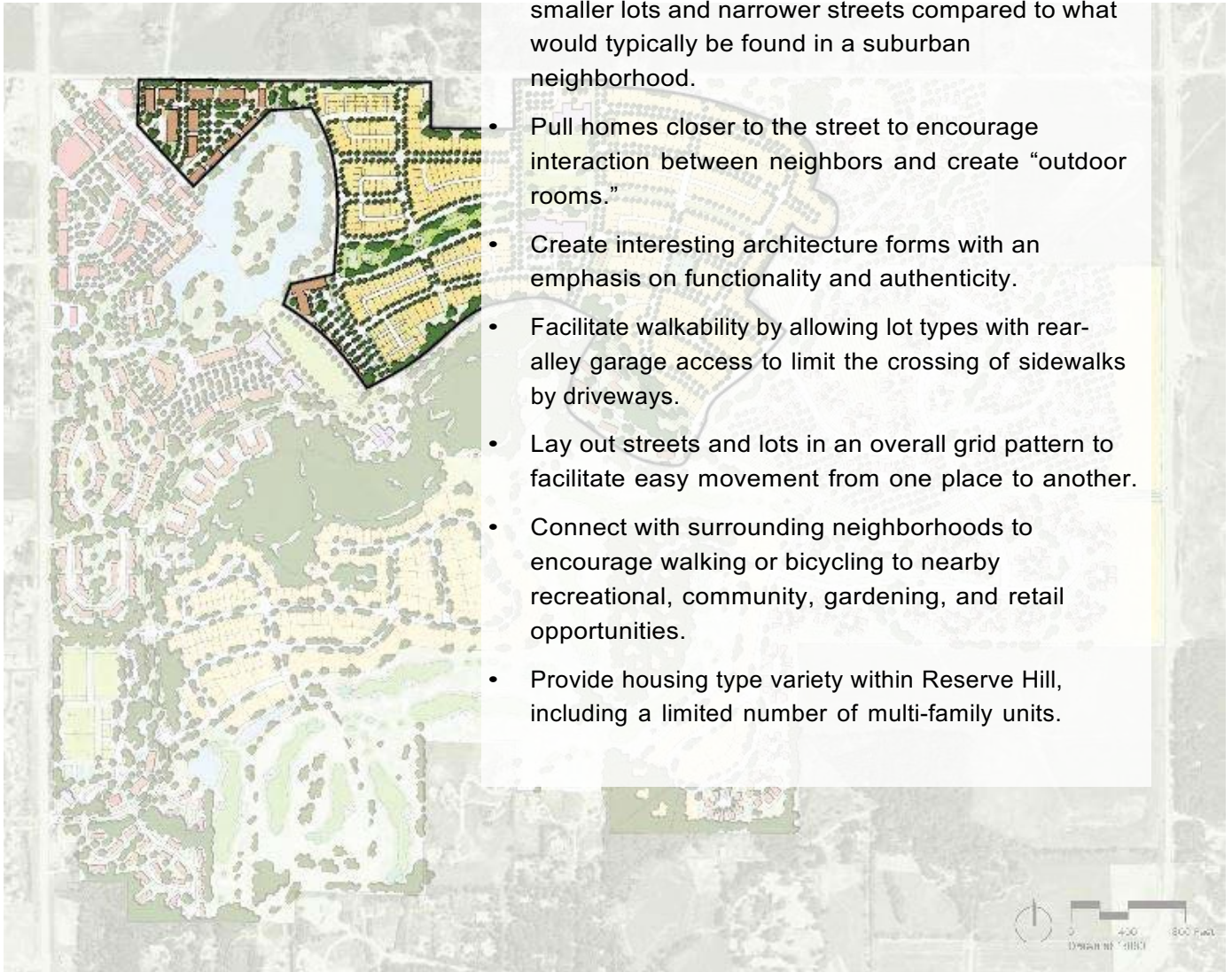
## Section 4:

# RESERVE HILL

## At Bishops Bay

Reserve Hill will be a lively, vibrant, walkable and compact urban residential neighborhood that contains a variety of home designs, many with alley-loaded garages. Interaction is promoted by requiring design that emphasizes the public realm. Reserve Hill will:

- Create a walkable residential neighborhood with smaller lots and narrower streets compared to what would typically be found in a suburban neighborhood.
- Pull homes closer to the street to encourage interaction between neighbors and create “outdoor rooms.”
- Create interesting architecture forms with an emphasis on functionality and authenticity.
- Facilitate walkability by allowing lot types with rear-alley garage access to limit the crossing of sidewalks by driveways.
- Lay out streets and lots in an overall grid pattern to facilitate easy movement from one place to another.
- Connect with surrounding neighborhoods to encourage walking or bicycling to nearby recreational, community, gardening, and retail opportunities.
- Provide housing type variety within Reserve Hill, including a limited number of multi-family units.







*Building placement, aesthetics and interaction between public and private spaces create a comfortable environment and pedestrian-friendly neighborhood.*



*A raised first level creates simple access to the front door from the public realm while maintaining separation between public and private space.*



*A pedestrian-friendly environment is maintained with sidewalks and small setbacks, as well as alley-loaded garages.*

Note: These Design Standards do not apply to sites identified for public uses or civic uses, including a school or any associated uses. Such projects will be reviewed on a case-by case basis.

## Historical References

A variety of home designs are encouraged, including contemporary designs and historic derivations. The neighborhood is intended to be eclectic in nature with interpretations of various styles blending together.

## Lot Layout & Building Placement

### 1. *Building Location and Elevation.*

- The first floor elevation shall be a minimum of two (2) feet and maximum of seven (7) feet above the average fronting street elevation. The neighborhood should create a defining edge and street-friendly appearance, with an open porch that is raised to enhance privacy.
- The top of the foundation wall for single-family homes shall not vary more than two (2) feet from a neighboring lot.
- Variations to these requirements shall be granted on a case-by-case basis when individual site conditions make it impossible to reasonably implement the requirements.

### 2. *Corner Lots.* Corner lots shall address both streets; home designs shall be customized to corner locations. Corner lots will be considered to have two front facades.

### 3. *Setbacks.* Lots with street-accessed garages and minimum and maximum setbacks (see the Master Development Plan for lot type setbacks) must have at least 40% of the home's façade between the minimum and maximum setback and set at least two feet forward of the garage. Home façade that is set back further than the garage entrance does not count in the 40% calculation. Side street sides or fronts of homes on lots with minimum and maximum setbacks that do not have a street-accessed garage shall have at least 60% of the home between the minimum and maximum setback.

### 4. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of the Code for lot layout and building placement requirements.

## Building & Roof

### 1. Architectural Styles.

- All buildings shall be designed in a consistent and coherent architectural manner.
- Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
- Split level/raised ranch designs are discouraged, but may be allowed in difficult terrain.
- The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures.

### 2. Repeated house designs.

House designs with the same or similar exteriors are discouraged, but can be used if the design does not occur on the same section of street (i.e., homes that face each other across a street, or are on the same side of a street, between cross-streets). Designs may not be repeated more than once every eight houses, and the color scheme (brick, siding color, windows, doors, etc.) shall be substantially different from other similar designs. Mirrored house plans shall be considered repeated designs. Homes with the same or similar floor plans may be repeated, so long as the exterior elevations are different.

### 3. Home Size.

Detached single-family homes must have at least 1,000 square feet of finished indoor living space.

### 4. Building Design.

- *Roof Form.*
  - ☐ Eaves shall be at least 12 inches.
  - ☐ Roofs shall be pitched at a slope of 6/12 or greater, or shall be flat in accordance with prairie or contemporary designs.
  - ☐ Mansard roof forms are prohibited.
  - ☐ Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights may be reviewed and approved or denied on a case-by-case basis.
  - ☐ Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be



*Location of homes on the site provide a pleasing street façade and enhance the appeal for neighborhood walkability. However, home designs may not be repeated in such close proximity.*



*Corner lots provide an opportunity for creative treatments that address each frontage. In the above picture, a wrap-around porch creates two front facades and lends to the pedestrian-oriented character of the neighborhood.*





*Window wraps are preferred over shutters. A variety of rich colors are also encouraged.*



*Window grilles and entry-ways should be detailed in a manner consistent with the overall architectural style of the home. Wood or wood and glass entrance doors are encouraged.*



*Garages shall be set behind the primary façade of the structure. Garage doors facing the street shall incorporate additional detail, as appropriate to the architectural style of the house.*

of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed.

- Gutters and downspouts shall be copper or pre-painted and factory-finished metal, and shall not visually interrupt the design of the façade.

- **Columns.** The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports. Porch columns are encouraged to be prominent and appropriately detailed, creating visual interest and character on the façade and lending to the pedestrian-oriented character of the neighborhood. Purely decorative “hollow” columns are prohibited.

## Porches & Decks

### 1. *Porches.*

- All structures with front lot lines facing a public street shall have porches of at least 48 square feet.
- Front porches shall be open to allow for interaction with the street. Front porches that are enclosed with screens and windows are not permitted.
- Homes on corner lots are encouraged to have wrap-around porches to address each street frontage.
- The primary entrance of each home shall be from the porch along the front façade.
- Porch railings may be open or closed; closed railings shall be constructed of the same materials as the adjacent façade.
- Railings shall be integrated with the color scheme and style of the façade.
- Front porch foundations and stoops shall be made of brick, concrete, or stone.
- Spaces below porches shall be closed.
- Flower boxes and planters shall fit in with façade materials and colors.

### 2. *Decks.* Decks shall be governed by the Master Development Plan.

## Windows & Doors

### 1. *Windows & Doors, Generally.*

- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open into.

### 2. *Doors.*

- The primary entrance shall face the street and be accessed via the front porch. For cottage lots, the primary entrance shall face the courtyard. Front doors that are recessed more than eight (8) feet from the main front façade are discouraged.
- Front doors shall be distinctive, appropriate to the architectural style of the home, and fit in with the general façade appearance and colors of the home. Doors shall be constructed of solid wood or materials that have the appearance of wood, such as stainable fiberglass. Glass windows on doors are permitted.
- Ground-level/first floor sliding doors facing a public or private street are prohibited (alleys do not count as streets).

### 3. *Windows.*

- Homes shall have a series of windows facing the street.
- Window trim of four inches in width is encouraged. Shutters are discouraged but shall be historically accurate if used.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- Operable windows shall be square or vertical in proportion.
- Window grilles or divided windows are encouraged. Grilles should complement the architectural style of the home.
- Window frame shall be made of pre-painted or stained, and factory-finished wood, vinyl, metal, or fiberglass.



*Garages shall not be placed in front of the home or used as primary frontage along the street. Doing so detracts from the aesthetics of the neighborhood and does not lend itself to a pedestrian-friendly environment.*



*A masonry base may be used as an accent, but the majority of the façade should be comprised with siding or stucco in a rich, vibrant color.*



*The trim around a garage door should be a different color than the door and façade color. Garage door colors do not need to match the color of the home but should be complimentary.*



*A balanced composition of three colors provides a aesthetically pleasing façade and encourages attention to detail.*



*Contemporary architecture, forms, materials and colors may be used.*

- No reflective materials shall be installed on any windows or used for sunscreens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.

## Garages

1. **Garage Setback.** Street-facing and side-loaded garages shall be set back at least 2 feet from the façade of the home, per the Master Development Plan.
2. **Side-Loaded Garages.** Side-loaded garages shall have windows facing the street and architectural detailing shall be the same as the rest of the home's front façade. Side-loaded garages are only allowed on lots wider than 60 feet, unless located behind the primary structure. The side of the garage facing the street shall comprise less than 50 percent of the width of the façade. Side-loaded garages shall exit toward the nearest side lot line, rather than the interior of the lot.
3. **Street-Facing Garages.** Street-facing garages shall comprise less than 50 percent of the width of the façade. Corner lots with street-accessed garages shall have garages located towards an interior side lot line, unless terrain reasonably prohibits.
4. **Garage Doors.**
  - Garage doors accessed from alleys may be constructed of simple panels; street-facing garages shall contain more detailing/insets or embellishments consistent with the architectural style of the home.
  - Individual garage doors are preferred for street-facing garages; double-width doors will be considered based on style and quality.
  - Garage doors shall be made of wood, pre-painted and factory-finished metal, or fiberglass.
5. **Design.**
  - Attached garages are encouraged to incorporate living space above the garage.
  - Carports are prohibited.
  - All lots that are served by an alley shall have garages accessed off of the alley.



- Attached and detached garage facades shall match the primary structure's architectural style, detailing, and materials.
- Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.

#### 6. Garage Size.

- Co-R, G-R, V-R, M-R, GE-R, CI-R, and T-R lots shall have a minimum of a two-car garage.
- Three-car garages are allowed, if:
  - ☐ The garage is alley-loaded or does not otherwise face a public street; or
  - ☐ If the garage door is only two cars wide (i.e., one of the two bays is a tandem garage); or
  - ☐ The garage faces an interior side lot line (and meets other requirements of side-facing garages).

## Building Materials

1. **Building Materials.** Cement fiber, wood composite board siding, or similar siding types shall be the primary façade material; stucco and masonry may be used as accent materials. Vinyl or aluminum siding is prohibited. Masonry may not exceed 30 percent of the total surface area of a façade; if used, masonry shall be applied to the base of the structure only. Excessive ornamentation is discouraged. Use of contemporary materials (including those otherwise prohibited above) may be considered by the Design Review Committee based on their quality and integration into the home's architectural style.

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.



*Traditional forms, paired with contemporary materials and colors, help to create an eclectic environment for the neighborhood.*



*Substantial street plantings with structure close to the sidewalk create a comfortable and inviting environment for pedestrians. Planting of terrace trees will be coordinated by the developer or City, and are not included as part of private landscaping plan.*



*Innovative landscaping is not only aesthetically appealing, but provides important stormwater management control for the neighborhood.*



*A variety of shrubs and perennials adds landscape character to the front of the above home without the maintenance of turf grass.*



*The larger setback along the above block allows for a continuous strip of turf grass.*



*A perennial border along the street adds color and texture to the streetscape while still allowing a small mowed turf area.*

- All exterior wood shall be pre-painted or stained and factory-finished. Pressure-treated wood is prohibited in front and side yards.

2. **Roof Materials.** Roof materials should be appropriate to architectural style.

3. **Chimneys.** Chimneys shall be clad in façade materials or masonry.

## Building Colors

1. Facades shall use a maximum of three colors. Color scheme shall be complementary, and use deep hues and rich color for at least one of the colors. Masonry may count as a color, but may not comprise more than 30 percent of a façade. The primary color of a home should not repeat more than once every four homes on a single block.

2. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.

3. Trim, frames, doors, roofing, and windows shall be in an accent color that is compatible with the rest of the façade. Trim color shall not closely resemble the primary siding color of the home. Trim around garage doors shall not be the same color as the door itself.

4. Color shall be appropriate to the overall architectural character of the structure. Color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.

## Landscaping & Yards

1. **General.**

- Although variety is encouraged to achieve visual and seasonal interest, a minimum of two plants of each species used must be planted to provide unity and balance. Understory trees or tall shrubs may be planted singly as accents or specimens in key areas such as entrances or corners.
- Plants must be selected from the approved list at the end of the section, and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee.
- Landscaping should further frame and define private and public open spaces.

2. **Cottage Residential Lot Landscaping.** Landscaping for cottage residential lots will be master planned by



### ***Cottage Lot Landscaping Focus Areas***



the developer and reviewed and approved by the Design Review Committee. Landscaping shall focus on creating outdoor “rooms” between buildings . Each “room” does not need to be identical, but each should have a consistent theme and palette. Landscaping should also address the exterior of the development.

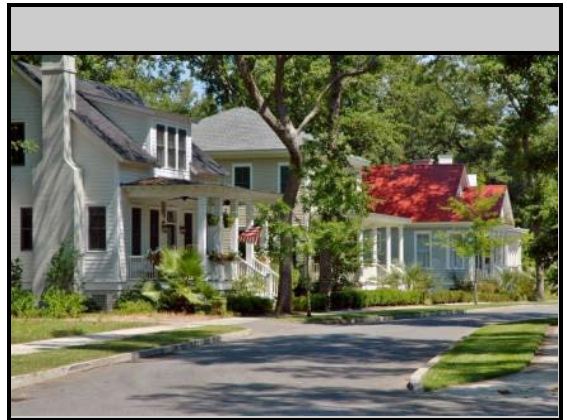
#### ***3. Garden and Village Residential Lot Landscaping.***

- ***Foundation Landscaping.***

- ☐ Front Yard: Install landscaping that covers 80% of the front of units, exclusive of door openings.
- ☐ Side Yard: Install landscaping that covers 40% of the foundation, exclusive of door openings. For lots with a side yard facing a public street, a minimum of 60% foundation landscaping shall be provided.

- ***Lot.***

- ☐ Front Yard: Canopy and evergreen trees are not allowed, due to a lack of space.
- ☐ Side Yard: One understory tree. Side yards facing a public street are required to plant the understory tree on the street side of the home.
- ☐ Rear Yard: One canopy tree.



*Canopy trees within the street terrace provide plenty of shade and enclosure for lots where the front yard setback does not accommodate additional tree planting.*



*Homeowners should use caution when planting canopy trees within a shallow front yard setback. Although the trees in the above photo look ok now, overcrowding will likely cause problems as trees mature.*



*Raising the first floor elevation above street level can allow for additional landscaping through the use of terraces.*



*Terraced lots can be set up to provide a garden-like shared pedestrian access between units, and even through blocks.*



## Garden & Village Lot Landscaping



- ☐ Ground covers shall be planted from the list in the appendix.
- ☐ Exceptions, particularly for alley-loaded lots, are allowed based on review and approval by the Design Review Committee.

4. *Terraced Residential Lot Landscaping.* Landscaping for this lot type shall follow the regulations for Terraced Residential lots found in Section 3.



## Reserve Hill Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Hedge Maple	Acer campestre		1.5" cal.	35' x 30'
Amur Maple	Acer ginnala		5' ht.	18' x 18'
Paperbark Maple	Acer griseum		5' ht.	25' x 18'
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Miyabe Maple	Acer miyabei		1.5" cal.	35' x 25'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Japanese Maple	Acer palmatum		1.5" cal.	20' x 20'
Striped Maple	Acer pensylvanicum		1.5" cal.	20' x 18'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Silver Maple	Acer saccharinum	Y	1.5" cal.	60' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Three-flower Maple	Acer triflorum		5' ht.	25' x 25'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Common/Black/European Alder	Alnus glutinosa		1.5" cal.	50' x 30'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Northern Catalpa	Catalpa speciosa		1.5" cal.	50' x 35'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Katsuratree	Cercidiphyllum japonicum		2" cal.	50' x 30'
Eastern Redbud	Cercis canadensis		1.5" cal./5' ht.	15' x 10'
Fringetree	Chionanthus virginicus		1.5" cal.	16' x 16'
American Yellowwood	Cladrastis kentuckea		2" cal.	50' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
American Beech	Fagus grandifolia	Y	2.5" cal.	65' x 60'
European Beech	Fagus sylvatica		2.5" cal.	60' x 40'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
European Larch	Larix decidua		6' B&B	60' x 25'
Japanese Larch	Larix kaempferi		6' B&B	60' x 30'
American Larch	Larix laricina	Y	5' B&B	40' x 15'

Deciduous Trees, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Tuliptree	Liriodendron tulipifera		2" cal.	80' x 45'
Amur Maackia	Maackia amurensis		2" cal.	25' x 25'
Magnolia	Magnolia sp.		1.5" cal.	20' x 20'
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Black Gum	Nyssa sylvatica	Y	2" cal.	40' x 25'
Hophornbeam; Ironwood	Ostrya virginiana	Y	1.5" cal.	25' x 15'
Amur Corktree	Phellodendron amurense		2" cal.	40' x 40'
Lavalle Corktree	Phellodendron lavellei		2" cal.	45' x 50'
Sycamore; American Planetree	Platanus occidentalis	Y	1.5" cal.	75' x 50'
Amur Chokecherry	Prunus maackii		1.5" cal.	30' x 25'
Black Cherry	Prunus serotina	Y	2" cal.	60' x 30'
Chokecherry	Prunus virginiana	Y	1.5" cal.	25' x 20'
Hoptree/Waferash	Ptelia trifoliata	Y	1" cal.	15' x 15'
Ornamental Pear	Pyrus calleryana		1.5" cal.	35' x 20'
White Oak	Quercus alba	Y	2" cal.	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
Japanese Tree Lilac	Syringa reticulata		1.5" cal.	20' x 18'
Amercian Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal.	60' x 50'

Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Norway Spruce	Picea abies		5' ht.	50' x 30'
White Spruce	Picea glauca	Y	3' ht.	10-30' x 4-15'
Serbian Spruce	Picea omorika		5' ht.	55' x 20'
Blue Spruce	Picea pungens		5' ht.	40' x 12'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Scots Pine	Scots Pine		5' ht.	45' x 35'
Baldcypress	Taxodium distichum		5' ht.	60' x 25'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
Barberry	Berberis thunbergii		#2 cont.	2-5' x 2-5'
Purple Beautyberry	Callicarpa dichotoma		#3 cont.	5' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Smokebush	Cotinus coggygia		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
Spirea	Spiraea sp.		#2 cont.	2-5' x 2-5'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'

Deciduous Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'
Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'
Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Honeysuckle	Lonicera species	some	#2 cont.	6-20' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Sedge	Carex species	some	#1 cont	6-24" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	

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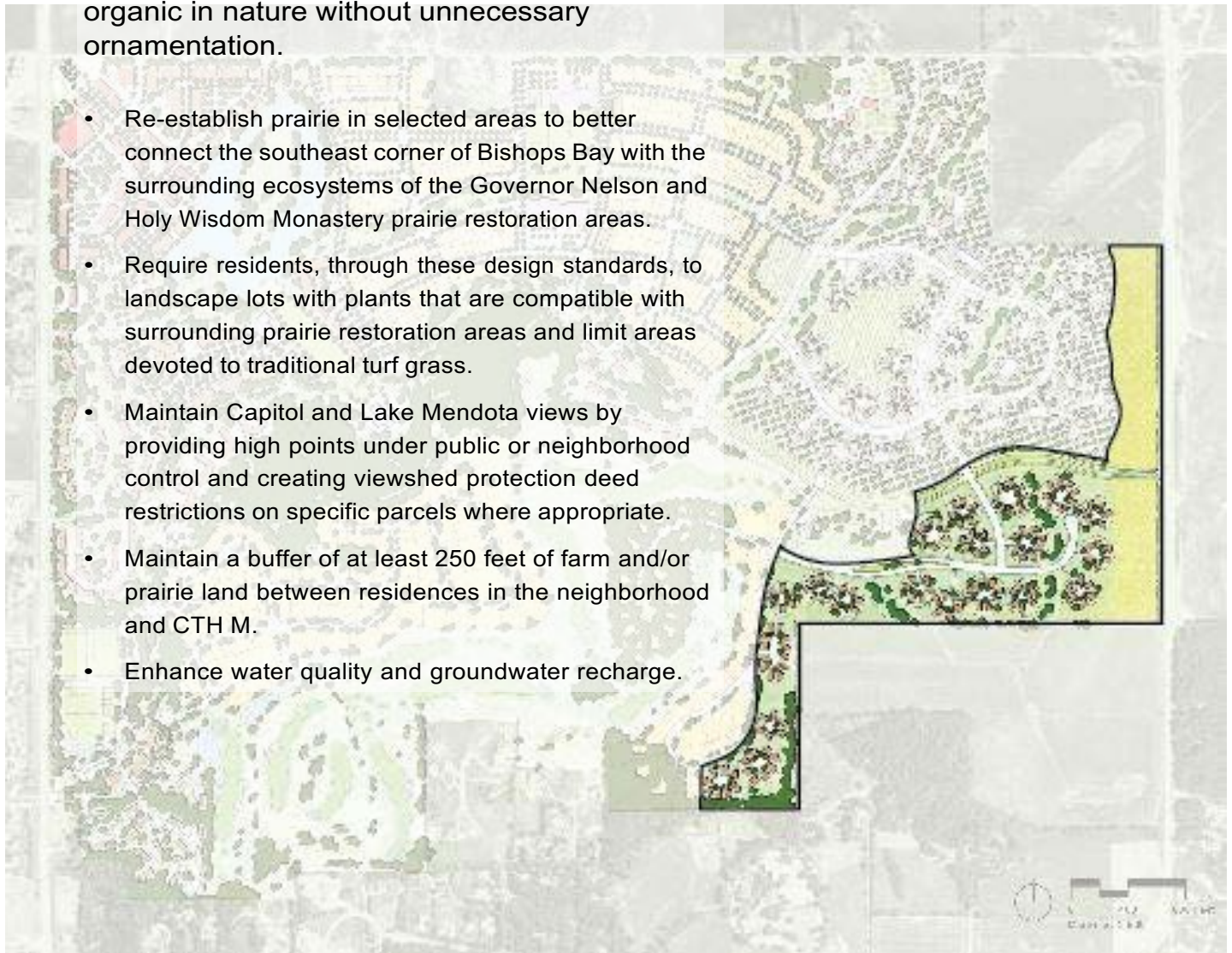
## Section 5: the

# PRAIRIE

### At Bishops Bay

The Prairie allows homes to take a secondary position to the surrounding landscape and views while still providing architectural character. Horizontal architectural styles/elements are utilized, and natural materials and colors are emphasized. Homes in The Prairie are integrated with the land and in harmony with the natural setting. They are organic in nature without unnecessary ornamentation.

- Re-establish prairie in selected areas to better connect the southeast corner of Bishops Bay with the surrounding ecosystems of the Governor Nelson and Holy Wisdom Monastery prairie restoration areas.
- Require residents, through these design standards, to landscape lots with plants that are compatible with surrounding prairie restoration areas and limit areas devoted to traditional turf grass.
- Maintain Capitol and Lake Mendota views by providing high points under public or neighborhood control and creating viewshed protection deed restrictions on specific parcels where appropriate.
- Maintain a buffer of at least 250 feet of farm and/or prairie land between residences in the neighborhood and CTH M.
- Enhance water quality and groundwater recharge.





*The contrast of mid-range colors and textures, along with the window and column proportions and deep eaves, provides an ideal example of desirable aesthetics.*



*The architectural design should transition with the landscape, just as the home steps down the hill and changes with the elevation.*



*A horizontal roofline profile and series of windows help promote architecture that blends into the landscape.*

## Historical References

Design should be derived from natural, regional, indigenous, and functional features instead of historical precedents. Regulations include specific elements that are similar to Prairie architectural style but design does not necessarily have to strictly follow the Prairie architectural style and philosophy—a variety of architectural styles is allowed.

## Lot Layout & Building Placement

1. **Building Placement.** Existing topography should be maintained as much as possible – the design of the home should fit in to the contours of the land. Substantial grading and changing of elevations of the site is not permitted.
2. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

## Building & Roof

1. **Architectural Styles.**
  - All buildings shall be designed in a consistent and coherent architectural manner.
  - Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
  - Split level/raised ranch designs are discouraged but may be allowed in difficult terrain.
  - The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that would violate any standard or intent of these Design Covenants.
2. **Repeated House Designs.** Repeated house designs are not permitted within the same home cluster.
3. **Home Size.** All homes shall have more than 1,200 square feet of finished indoor living space.
4. **Height Limit.** Maintaining view sheds to the south is a priority and height limits may be established for individual lots based on their location in relation to the



highest elevation. The height limit will be based on maintaining the view from the top elevation.

5. **Building Form.** Homes shall have clean and simple geometric forms with a horizontal emphasis, periodic vertical interruptions, and a strong base. Asymmetrical forms are acceptable.
6. **Roof Form.** Preferred roof pitch 5/12 or less. Flat roofs are acceptable. Mono-pitch roofs are acceptable.
7. **Eaves.** Preferred eave depth 24 inches min. Deeper eaves of greater than 30 inches are encouraged.
8. **Columns.** The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports. Columns and supports shall appear substantial and in proportion to the overall building mass. Full use of masonry on support columns or other vertical details on the home is encouraged.
9. **Roofs**
  - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged but may be reviewed and approved or denied on a case-by-case basis.
  - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed. Due to the views and height restrictions of homes, roofs should be designed with minimal protrusions and mechanicals.
  - Gutters and downspouts shall be copper or pre-painted and factory-finished metal and designed to complement the architectural style. Visual disruption of the façade with these components should be kept to a minimum.



*A heavy masonry base and deep eaves help a home blend in with the landscape. Masonry landscaping ties the site and building together.*



*Complimentary materials, colors and textures are used to create transitions and distinguish the base of the home from the second floor. Series of windows and deep eaves lend to the architectural character.*



*The location, proportion and balance of window and door openings lend to overall character.*



*The front entry should be emphasized by a porch or stoop and clad with masonry.*



*Large expanses of windows are encouraged.*

## Porches & Decks

### 1. Porches.

- Front porches are required and shall provide cover over the primary entrance to the home. Porches should be unobtrusive and low in profile with a depth and roof pitch that matches the primary structure. Enclosed or screened front porches are prohibited. Porches shall not have living space above.
- Porch railings may be open or closed; closed railings shall be constructed of the same materials as the adjacent façade.
- Railings shall have a color scheme and style that is complementary to the façade.
- Front porches and stoops shall be made of brick, concrete, or stone.
- Spaces below porches shall be closed.
- Flower boxes and planters shall have materials and colors that fit in with façade materials and colors.
- Homes must display a street address plaque with street number and street name on front façade of house, preferably integrated into masonry elements.

### 2. Decks.

- Decks may be located only in rear yards. Deck railings shall be constructed of the same materials and compliment the architectural character. Support columns on raised decks shall be substantial.
- Decks shall are also governed by the Master Development Plan.

## Windows & Doors

### 1. Windows and Doors, Generally.

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms

they open onto.

2. **Doors.** Doors shall be distinctive and appropriate to the building's architectural style. Doors shall be constructed of solid wood or materials that have the appearance of wood, such as stainable fiberglass. Glass windows on doors are permitted. Ground level/ first floor sliding doors are acceptable on a secondary façade for lots that face two streets. French doors are allowed.

3. **Windows.**

- Large expanses of windows and glass are encouraged. Horizontal series of windows should be incorporated as appropriate to promote horizontal emphasis of the structure. Proportion of windows should be complimentary to architectural style and overall design.
- Casement windows are encouraged.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- No reflective materials shall be installed on any windows or used for sunscreens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.
- Shutters are prohibited.



*Horizontal series of windows should be incorporated into the façade.*

## Garages

1. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street or courtyard and architectural detailing shall be the same as the rest of the home's front façade.
2. *Garage Doors.*
  - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors are discouraged but may be considered based on style and quality.
  - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
  - Garage doors shall be made of wood, pre-painted metal, or fiberglass to look like wood, all of which are factory-finished materials.
3. *Design.*
  - Detached garages are prohibited, however, garages may be connected to the residence via an enclosed breeze-way or transition space. The garage façade shall match the home's architectural style, detailing, and materials.
  - Carports are prohibited.
  - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
  - Garage access shall be placed along the lot line adjacent to the internal common area.
  - Garage access/driveway culvert is required to allow storm water to flow under the drive. Minimum culvert size 15" diameter.



# Building Materials

## 1. *Materials, Generally.*

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Two or more materials are recommended on one façade, with lighter weight materials over more substantial materials.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.
- All exterior wood shall be pre-painted or stained, and factory-finished. Pressure-treated wood is prohibited in front yards, side yards, and any yard facing a public street.

## 2. *Façades.*

- Facades facing a street (public or private) shall be composed of at least twenty (20) percent masonry, located at the base of the home. Faux stone may be acceptable depending on quality, but only if approved in advance of installation by the Design Review Committee. Stucco or siding may be used as a complementary material. Transition between materials and textures shall be emphasized.
- All facades of a building shall be made of the same materials and similarly detailed.
- Facades should present the appearance of heavier materials at the base and lighter materials above (i.e., concrete and masonry below, with wood or cement board above).
- Vinyl siding and unfaced concrete block are prohibited. Limited use of aluminum siding, prefabricated metal, and plywood facades may be allowed at the discretion of the Design Review Committee.
- No unfinished (raw or galvanized) metal is allowed.



*The contrasting colors, materials and textures create a distinct base, middle and cap with transition details between each layer.*



*Masonry is carried up the vertical, heavy columns to emphasize their size and provide an accent on the façade. The color of the bricks provides a range of tones, which creates depth and texture on the façade.*



*Variations of earth-tone colors provide variety while maintaining the overall feel of the neighborhood.*

### 3. *Building Material Orientation.*

- Siding, brick and stone shall run in a horizontal pattern. Stone shall be set in a coursed pattern with a horizontal orientation.
- No diagonals (sloping lines) other than roof slopes shall be visible on any façade.

### 4. *Chimneys.* Chimney style and materials shall match architectural character. Exposed metal flues are prohibited. Chimney clad materials shall coordinate and complement the primary façade.

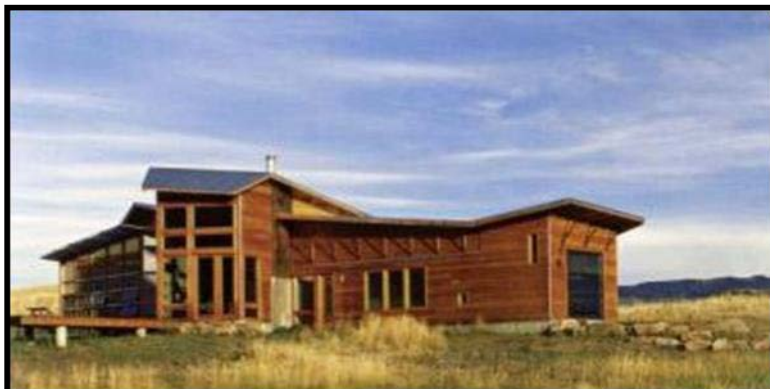
### 5. *Roof Materials.* Roof materials should be architectural-grade asphalt shingles, tile, or metal, and be used in a manner that is appropriate to the architectural style. Soffits shall be wood, pre-painted aluminum or composite materials that are factory-finished.

## Building Colors

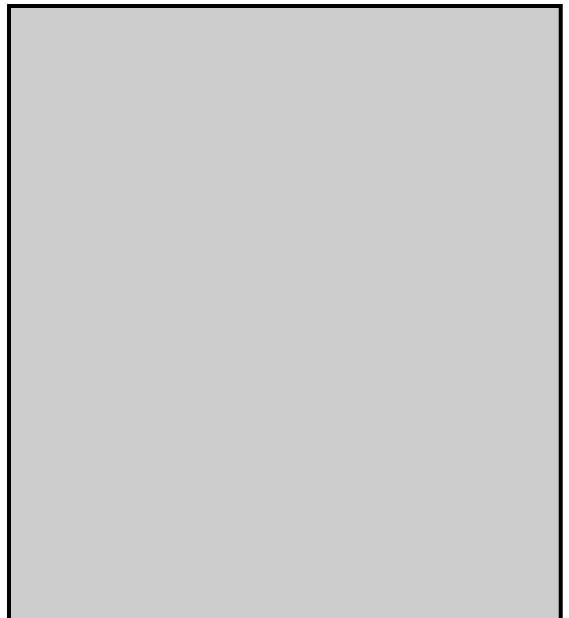
1. Building colors shall be natural earth tones. Rich hues are acceptable.
2. Masonry shall not be monotone in color. Masonry shall provide a mid-range of color tones within the overall application.
3. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.
4. Trim, frames, doors, roofing, and windows shall be in an accent color that is compatible with the rest of the façade. Trim around garage doors shall not be the same color as the door itself.
5. Color shall be appropriate to the overall architectural character of the structure. Overall color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.

## Modern Interpretations

Modern interpretations of these standards are acceptable, as demonstrated by the character images below. Such proposals should focus on quality of materials and emphasize design that fits into the landscape.



*The Prairie at Bishops Bay*





## Landscaping & Yards

The prairie landscape will be a defining feature of the neighborhood. Homeowner landscaping should fit in with native Wisconsin prairie plantings; ornamental, highly decorative landscaping is prohibited.

### 1. *General.*

- A prairie restoration will be completed prior to home construction. Prairie vegetation should be preserved outside of a 20' wide area around the foundation. Prairie vegetation may only be disturbed further than 20' from the exterior foundation of the home as required for construction access.
- In order to maintain the prairie aesthetic, foundation and lot plantings shall be kept to a minimum and shall be native prairie species. Screening of private areas and views into homes will be allowed as needed, but additional "understory" planting is discouraged.
- Homeowners may maintain a traditional mowed turf grass yard within 20' of the foundation of the home and 5' along sidewalks and driveways. The remainder of the yard shall be maintained with what is known as the Bishops Bay Prairie Seed Mix available at the Bruce Company or exactly the

same mix from other sources. Optionally, homeowners may request additional area for mowed turf grass and will be considered for the purposes of gardens, play sets, exceptional landscaping, etc. at the discretion of the Design Review Committee. Permission of additional mowed turf grass (exceeding the 20' wide area around the foundation) will be granted by the Design Review Committee in the form of a written variance prior to installation of landscaping. (Landscaping must be exceptional and will be held to a higher standard for the Design Review Committee to grant a variance.)

*The prairie landscape will be the defining feature of the prairie neighborhood, providing a visual and physical link between the Holy Wisdom Prairie to the south and the prairie restoration at Governor Nelson State Park to the east. Additional "ornamental" landscaping is discouraged within the prairie, in order to not interfere with the aesthetic.*



*The Prairie at Bishops Bay*

- The Front yard foundation planting requirement applies to the portion of the building facing the common access area. Front yard foundation landscaping within The Prairie may include use of low or medium deciduous shrubs or grasses to highlight the entrance, but no more than three species total may be used.
- Plants must be selected from the approved list located in the appendix and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee.
- Landscaping should further frame and define private and public open spaces.

## 2. Prairie Lot Landscaping

- *Lot Landscaping.*
  - Trees shall be allowed so long as they are consistent with prairie type trees. Oak species are preferred; coniferous plantings are discouraged. See tree planting diagram below.
  - The ground plane shall be planted with prairie species from the list at the end of this section. General lot areas to be seeded with Bishops Bay Prairie (Short Mesic) Seed Mix unless a variance has been granted, for any given lot, by the Design Review Committee. Storm water easements & swales to be seeded with Bishops Bay Prairie (Wet) Seed Mix. See seed mix information and seeding diagram at end of chapter.

## 3. Common Area Landscaping

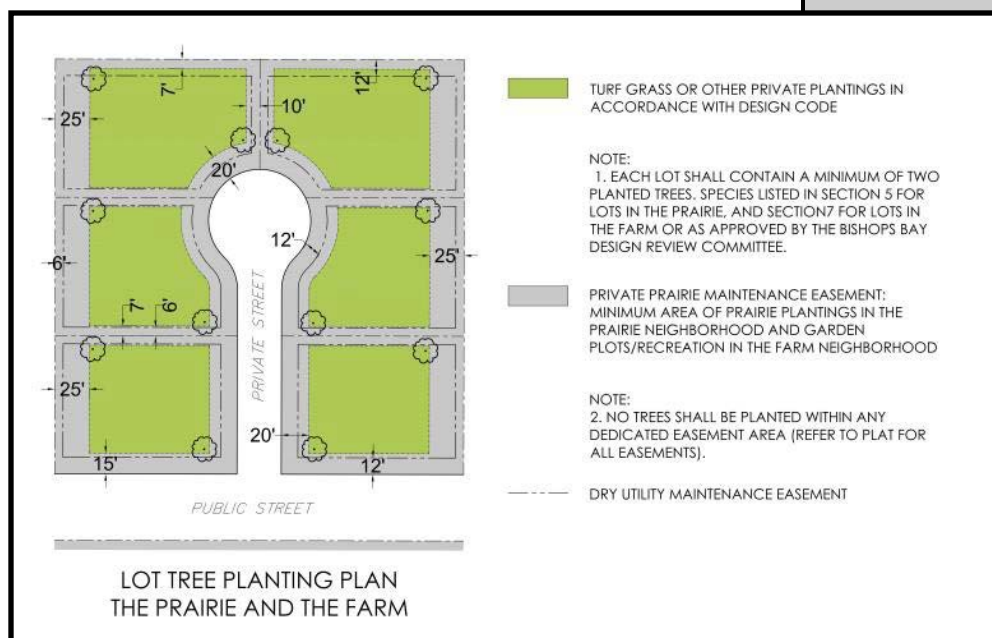
- All common area landscaping to be installed and maintained by the Community of Bishops Bay or a representative or Homeowners Association representative.



*Use of natural stone landscaping paired with native grasses provides a scenic landscape.*



*Wildflowers and other natural prairie plantings are appropriate for private areas.*



## Prairie Approved Landscape Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Pagoda Dogwood	<i>Cornus alternifolia</i>	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	<i>Crataegus coccinea</i>	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	<i>Crataegus crus-galli</i> (var. <i>inermis</i> )	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	<i>Crataegus mollis</i>	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	<i>Crataegus viridis</i>		1.5" cal.	25' x 30'
Common Honeylocust	<i>Gleditsia triacanthos</i> (var. <i>inermis</i> )	Y (cultivar)	2" cal.	50' x 30'
Apple	<i>Malus species</i>		1.5" cal.	12-20' x 12-20'
White Oak	<i>Quercus alba</i>	Y	2" cal.	65' x 65'
Swamp White Oak	<i>Quercus bicolor</i>	Y	2" cal.	65' x 65'
Bur Oak	<i>Quercus macrocarpa</i>	Y	2" cal.	65' x 65'
Pin Oak	<i>Quercus palustris</i>		2" cal.	65' x 45'
English Oak	<i>Quercus robur</i>		2" cal.	50' x 20'
Red Oak	<i>Quercus rubra</i>	Y	2" cal.	65' x 60'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Running Serviceberry	<i>Amelanchier stolonifera</i>	Y	12" ht.	5' x 10'
Red Chokeberry	<i>Aronia arbutifolia</i>		#5 cont.	8' x 4'
Glossy Black Chokeberry	<i>Aronia melanocarpa</i>	Y	#5 cont.	6' x 5'
New Jersey Tea	<i>Ceanothus americanus</i>	Y	#2 cont.	3' x 3'
Summersweet/Clethra	<i>Clethra alnifolia</i>		#3 cont.	6' x 5'
Sweet Fern	<i>Comptonia peregrina</i>	Y	#2 cont.	3' x 6'
Yellow Dogwood	<i>Cornus alba</i>		#3 cont.	8' x 10'
Silky Dogwood	<i>Cornus amomum</i>	Y	#3 cont.	8' x 8'
Gray Dogwood	<i>Cornus racemosa</i>	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	<i>Cornus sericea</i>	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	<i>Corylus americana</i>	Y	#5 cont.	8' x 8'
Contorted Filbert	<i>Corylus avellana</i> 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	<i>Corylus cornuta</i>	Y	#3 cont.	6' x 6'
Deutzia	<i>Duetzia gracilis</i>		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	<i>Diervilla lonicera</i>	Y	#2 cont.	4' x 5'
Forsythia	<i>Forsythia</i> sp.		#2 cont.	3-10' x 5-10'
Vernal Witchhazel	<i>Hamamelis vernalis</i>		#5 cont.	8' x 12'
Common Witchhazel	<i>Hamamelis virginiana</i>	Y	#5 cont.	16' x 12'
St. John's Wort	<i>Hypericum kalmianum</i>	Y	#2 cont.	3' x 3'
Common Ninebark	<i>Physocarpus opulifolius</i>	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	<i>Rhus aromatica</i>	Y	#2 cont.	3-6' x 6-10'
American Bladdernut	<i>Staphylea trifolia</i>	Y	#5 cont.	12' x 10'
Stephanandra	<i>Stephanandra incisa</i>		#2 cont.	3' x 5'
Snowberry	<i>Symphoricarpos albus</i>	Y	#3 cont.	5' x 5'
Coralberry	<i>Symphoricarpos orbiculatus</i>		#3 cont.	3' x 5'



## Prairie Approved Landscape Plants List Cont'd

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

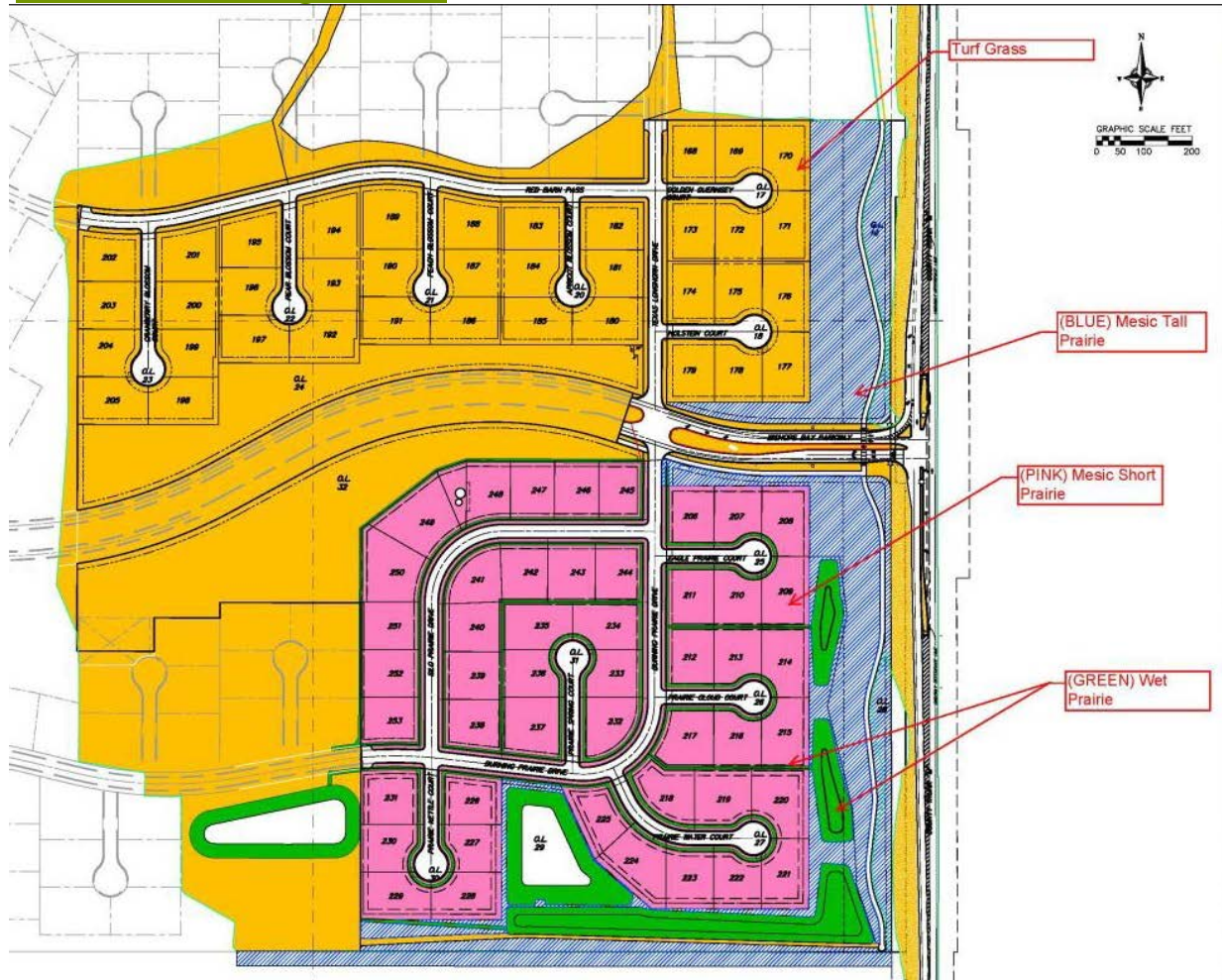
Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Sedge	Carex species	some	#1 cont	6-24" x 18"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Turf grass seed mix/sod			seed	
Native Prairie Grasses/Wildflowers		Y	seed	

Bishops Bay Prairie (Short Mesic) Seed Mix				
Scientific Name	Common Name	Total (oz)	Mix %	Seeds/oz
Grasses				
Andropogon scoparius	Little Bluestem	66.07	35.00	15000
Bouteloua curtipendula	Side-oats Grama	117.98	25.00	6000
Elymus canadensis	Canada Wild Rye	81.68	15.00	5200
Koeleria cristata	June Grass	2.83	20.00	200000
Sporobolus heterolepis	Northern Dropseed	8.85	5.00	16000
Sedges				
Carex blanda	Common Wood Sedge	1.74	50.00	12500
Carex sprengei	Long-beaked Sedge	2.18	50.00	10000
Forbs				
Agastache foeniculum	Anise Hyssop	0.77	4.69	90000
Allium cernuum	Nodding Onion	3.04	1.56	7600
Amorpha canescens	Lead Plant	1.45	1.56	16000
Asclepias tuberosa	Butterfly Weed	2.15	0.63	4300
Aster azureus	Sky Blue Aster	0.72	3.91	80000
Aster ericoides	Heath Aster	0.12	1.56	200000
Aster laevis	Smooth Blue Aster	1.05	3.91	55000
Astragalus canadensis	Canadian Milk Vetch	2.72	3.13	17000
Cassia fasciculata	Partridge Pea	17.14	3.13	2700
Coreopsis lanceolata	Sand Coreopsis	3.47	4.69	20000
Coreopsis palmata	Prairie Coreopsis	1.16	0.78	10000
Desmanthus illinoensis	Illinois Bundle Flower	11.02	3.13	4200
Echinacea pallida	Pale Purple Coneflower	8.90	3.13	5200
Echinacea purpurea	Purple Coneflower	15.78	7.03	6600
Helianthus occidentalis	Western Sunflower	0.83	0.78	14000
Heliopsis helianthoides	Early Sunflower	7.35	3.13	6300
Kuhnia eupatorioides	False Boneset	1.45	3.13	32000
Liatris aspera	Button Blazing Star	0.72	0.78	16000
Lupinus perennis	Wild Lupine	4.21	0.31	1100
Monarda punctata	Spotted Bee Balm	0.72	4.38	90000
Penstemon digitalis	Foxglove Beardtongue	0.53	4.69	130000
Petalostemum candidum	White Prairie Clover	4.87	6.25	19000
Petalostemum purpureum	Purple Prairie Clover	5.14	6.25	18000
Potentilla arguta	Prairie Cinquefoil	0.20	3.13	230000
Rudbeckia hirta	Black-eyed Susan	1.01	6.25	92000
Rudbeckia triloba	Brown-eyed Susan	2.72	6.25	34000
Solidago speciosa	Showy Goldenrod	0.49	3.13	95000
Tephrosia virginiana	Goat's Rue	1.85	0.31	2500
Tradescantia ohiensis	Ohio Spiderwort	2.89	1.56	8000

Bishops Bay Prairie (Short Mesic) Seed Mix Cont'd				
Scientific Name	Common Name	Total (oz)	Mix %	Seeds/oz
Forbs Cont'd				
Verbena stricta	Hoary Vervain	1.98	3.75	28000
Zizia aptera	Heart-leaf Golden Alexanders	1.93	1.56	12000
Zizia aurea	Golden Alexanders	2.10	1.56	11000
Created By:				
Field & Stream Restorations	Cottage Grove Wisconsin			
Steven J. Banovetz - Senior Ecologist				

Bishops Bay Prairie (Wet) Seed Mix				
Scientific Name	Common Name	Total (oz)	Mix %	Seeds/oz
Grasses				
Calamagrostis canadensis	Blue Joint Grass	0.89	14.29	280000
Elymus riparius	Riverbank Wild Rye	21.46	3.57	2900
Elymus virginicus	Virginia Wild Rye	88.90	21.43	4200
Glyceria grandis	Reed Manna Grass	5.45	25.00	80000
Glyceria striata	Fowl Manna Grass	2.72	25.00	160000
Leersia oryzoides	Rice Cut Grass	3.66	7.14	34000
Spartina pectinata	Cord Grass	9.43	3.57	6600
Sedges				
Carex comosa	Bristly Sedge	4.67	10.71	30000
Carex crinita	Fringed Sedge	2.03	3.57	23000
Carex hystericina	Porcupine Sedge	4.67	10.71	30000
Carex squarrosa	Narrow-leaved Cattail Sedge	7.00	10.71	20000
Carex stipata	Common Fox Sedge	4.12	10.71	34000
Scirpus atrovirens	Dark-green Bulrush	1.01	35.71	460000
Scirpus cyperinus	Wool Grass	0.14	17.86	1700000
Forbs				
Asclepias incarnata	Swamp Milkweed	4.76	1.75	4800
Aster novae-angliae	New England Aster	0.99	5.00	66000
Aster puniceus	Swamp Aster	0.82	5.00	80000
Aster umbellatus	Upland White Aster	0.98	5.00	67000
Cacalia suaveolens	Sweet Indian Plantain	2.33	2.50	14000
Cassia hebecarpa	Wild Senna	4.67	0.50	1400
Eupatorium maculatum	Joe Pye Weed	0.69	5.00	95000
Eupatorium perfoliatum	Boneset	0.61	7.50	160000
Helenium autumnale	Sneezeweed	0.70	7.00	130000
Liatris spicata	Marsh Blazing Star	2.97	2.50	11000
Lobelia siphilitica	Great Blue Lobelia	0.20	7.50	500000
Lycopus americanus	Water Horehound	0.25	2.50	130000
Mimulus ringens	Monkey Flower	0.06	10.00	2300000
Penthorum sedoides	Ditch Stonecrop	0.08	7.50	1300000
Pycnanthemum virginianum	Mountain Mint	0.30	5.00	220000
Sagittaria latifolia	Common Arrowhead	1.07	5.00	61000
Solidago graminifolia	Grass-leaved Goldenrod	0.19	5.00	350000
Solidago ohioensis	Ohio Goldenrod	0.59	5.00	110000
Verbena hastata	Blue Vervain	1.33	9.50	93000
Vernonia fasciculata	Common Ironweed	0.68	1.25	24000
Created By:				
Field & Stream Restorations	Cottage Grove Wisconsin	Steven J. Banovetz - Senior Ecologist		

## Prairie Seeding Areas





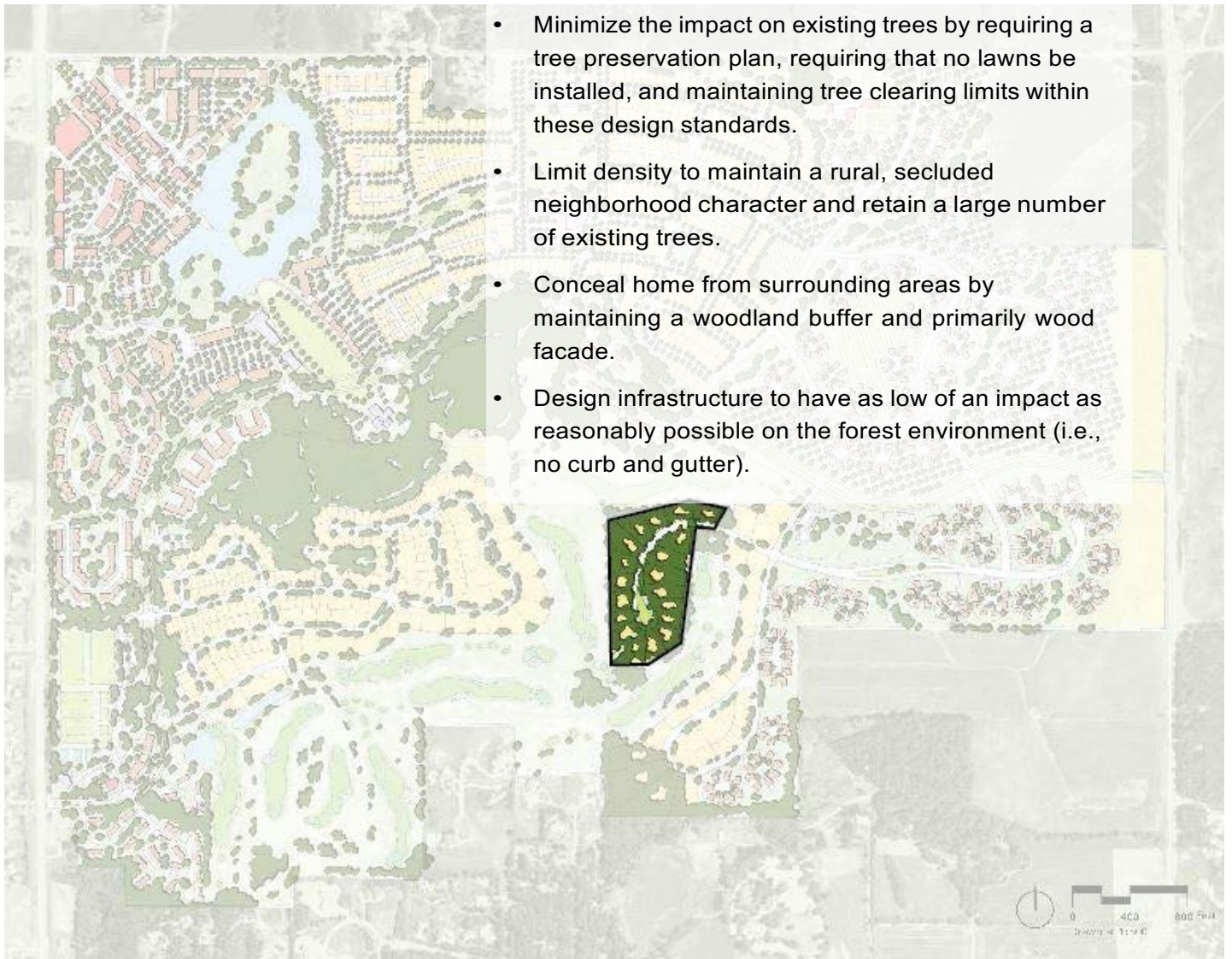


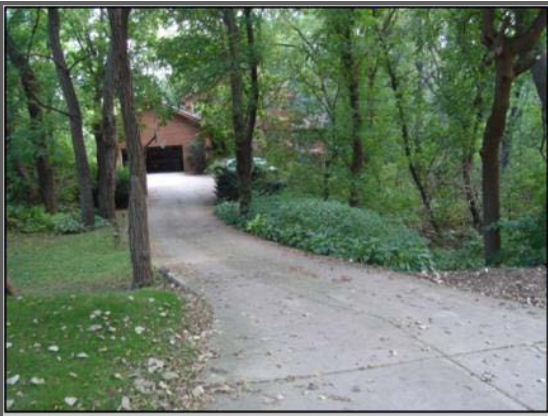
## Section 6: the

# WOODS

## At Bishops Bay

The purpose of The Woods is to preserve tree cover to the greatest extent possible by providing a limited number of lots and requiring maintenance of existing canopy trees and ground cover. Building forms are secondary to size and placement of the home on the lot and its ability to blend into the wooded context.

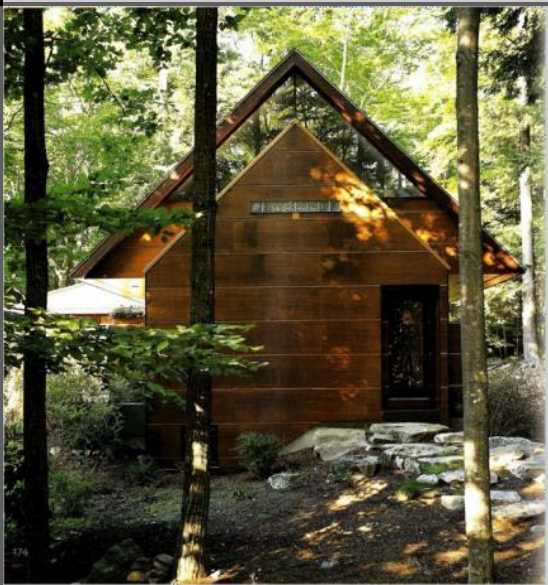




*A tree inventory is required. Placement of a home on the site is dependent on the location of existing trees.*



*Houses shall be set back within the lot to provide screening from the street and maintain existing vegetation.*



*Structure placement and design should blend with the existing landscape and vegetation.*

## Historical References

References to historical housing types are acceptable, though contemporary design or modern interpretations with simple roof forms are preferred and encouraged.

## Lot Layout & Building Placement

1. *Trees.* A detailed tree inventory, acquired by the property owner and approved by the Design Review Committee, is required prior to placing a home on the lot to ensure that lot disturbance is minimized and tree survivability is maximized. The survey shall be used to design the site, place the home on the lot, and will be used as the basis for all future alterations on the lot by the Design Review Committee.
2. *Siting of Structures.* Buildings shall be designed to blend with the wooded context in placement (as well as form and color). Exceptions to centering homes on lots will be granted to satisfy the requirement or to preserve substantial trees.
3. Property owners shall note that specific provisions exist for the maintenance of trees on the parcels which help preserve buffer strips. Please see landscaping regulations for details.
4. Porches, decks or accessory structures shall be located so as to minimize impact on existing trees and landscape.
5. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

## Building & Roof

1. *Architectural Styles.*
  - All buildings shall be designed in a consistent and coherent architectural manner.
  - Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
  - Split level/raised ranch designs are discouraged but may be allowed in difficult terrain.
  - The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that

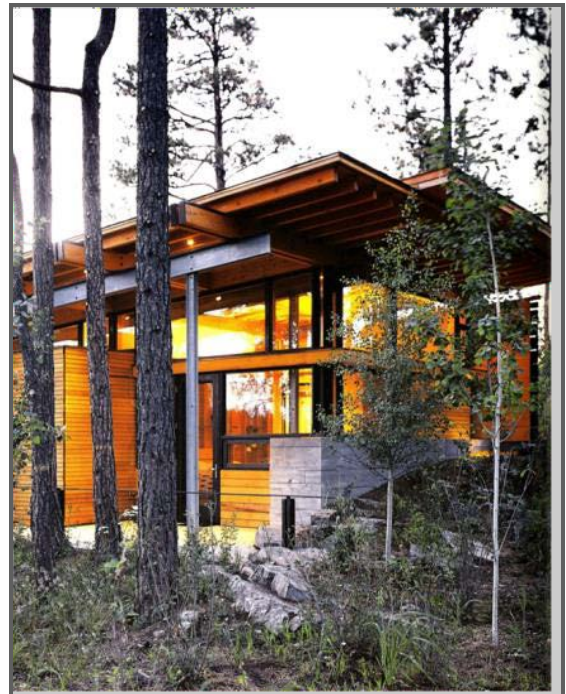


would violate any standard or intent of these Design Covenants.

2. *Repeated House Designs.* Due to the small size of this neighborhood, home designs shall not be repeated in the Woods.
3. *Building Form.* Building forms shall be simple and fit in the wooded surroundings.
4. *Columns.* The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports.
5. *Roofs.*
  - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged, but may be reviewed and approved or denied on a case-by-case basis.
  - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed.
  - Gutters shall be copper or pre-painted and factory-finished metal, and shall be half-round or rectangular.
  - Eaves shall be at least 24 inches deep.
  - Roof pitch shall complement architectural style. All roof pitches and forms are acceptable, including flat roofs.
6. *Facades.*
  - Facades should generally be screened from golf course view; facades visible from the Golf Course shall provide architectural detail and quality equivalent to that used on the primary façade.

## Porches & Decks

1. *Porches.*
  - Railings shall be integrated with the color scheme and style of the façade.
  - Front porch foundations and stoops shall be made of brick, concrete, or stone.
  - Spaces below porches shall be closed.



*Contemporary design is preferred over traditional or historic style.*



*Shade tolerant ground cover should be used; grassy lawns should be limited or avoided altogether.*



*Homes should be screened from the street.*



*Contemporary design with a mix of colors, materials and textures is encouraged. The home should be designed to blend into the existing landscape. However, unfaced concrete block shall not be used.*

- Flower boxes and planters shall fit in with façade materials and colors.

2. *Decks.* Decks shall be governed by the Master Development Plan.

## Windows & Doors

1. *Windows and Doors, Generally.*

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.
- Ground-level/first floor sliding doors facing a public or private street are prohibited.

2. *Windows.*

- Windows shall generally be of substantial size. Casement windows are preferred.
- Window grilles, if present, should be kept to a minimum.
- Window frames shall be made of pre-painted or stained, and factory-finished wood, vinyl, metal, or fiberglass.
- No reflective materials shall be installed on any windows or used for sunscreens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.
- Shutters may be used if appropriate to the architectural style. If used, shutters shall be appropriately sized for the window.



3. *Front Entrances.* Front doors shall be distinctive, appropriate to the architectural style of the home, and fit in with the general façade appearance and colors of the home. Solid wood or wood and glass are encouraged.

## Garages

1. *Garage Setback.* Street-facing and side-loaded garages shall be set back at least 2 feet from the façade of the home, per the Master Development Plan.
2. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street and architectural detailing shall be the same as the rest of the home's front façade. The side of the garage facing the street shall comprise less than 50 percent of the width of the façade. Side-loaded garages shall exit toward the nearest side lot line, rather than the interior of the lot.
3. *Street-Facing Garages.* Street-facing garages shall comprise less than 50 percent of the width of the façade.
4. *Garage Doors.*
  - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors will be considered based on style and quality.
  - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
  - Garage doors shall be made of wood, pre-painted metal, or fiberglass, all of which are factory-finished materials.
5. *Design.*
  - Carports are prohibited.
  - Attached and detached garage facades shall match the primary structure's architectural style, detailing, and materials.
  - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
  - Garage style shall complement the home's

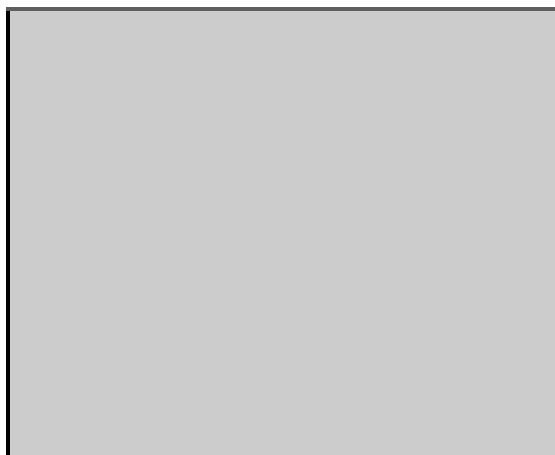


*Homes must be sited to preserve existing trees to the extent possible.*



*A mix of natural and manicured landscaping.*

architecture.







*Ground cover vegetation may be alternatives to traditional turf grass or sod. Other species are more compatible with the tree canopy.*



*When sited properly, homes should be screened from the public right-of-way.*



*Naturalized landscaping that fits in the context of the area is preferred.*

## Building Materials

### 1. *Materials, Generally.*

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.
- All exterior wood shall be pre-painted or stained, and factory-finished. Pressure-treated wood is prohibited in front and side yards.

### 2. *Façade Materials.* Only natural materials shall be used, such as brick, wood, or stone, with the exception of composite siding, which is also allowed. Wood shall be the primary façade material. Vinyl siding, aluminum siding, un-faced concrete block, prefabricated metal, and plywood facades of any type are prohibited.

### 3. *Roof Materials.* Roof materials should be architectural shingles, slate, tile, shakes, copper, or steel, and be used in a manner that is appropriate to the architectural style. Soffits shall be wood, aluminum or composite materials. If steel, the finish shall be non-reflective. The use of earth tone colors is encouraged.

### 4. *Chimneys.* Chimney style and cladding shall match the architectural character of the home. Exposed metal flues are prohibited.

## Building Colors


1. Colors shall be earth tones only and shall blend in with the landscape; no bright colors are allowed.
2. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.
3. Color shall be appropriate to the overall architectural character of the structure. Overall color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.

## Landscaping & Yards

1. General. The goal of the landscaping requirements for The Woods neighborhood is to maintain the existing tree canopy and wooded character of the ground cover. A tree survey will be completed to identify large trees for preservation in the neighborhood.
  - Property owners will also be required to complete a detailed vegetation inventory of their parcel prior to siting the home. The inventory will locate and identify all trees larger than 2" in diameter, as well as existing shrubs. Removal of any existing forest cover, including invasive species, must be approved by the Design Review Committee, and replacement vegetation may be required as part of the landscape plan.
  - Trees identified for protection in the initial survey, and other trees designated for preservation by the property owner or others, must be protected during construction. Protection methods should include fencing around the tree at least to the drip line of the canopy, restriction of material storage and vehicle traffic within the fenced area, and a bark mulch and watering program to minimize stress to the tree. A tree protection plan will be required as part of the landscape plan package.
  - Homes must be located at least 25' from trees identified for preservation and clearing of any other vegetation must not extend further than 15' from the exterior of the home in any direction.
  - Clearing for driveways shall not extend beyond three feet to either side of the driveway, except that clearing where the driveway meets the street may be extended so that an adequate vision triangle is maintained for safety.
  - Clearing is not allowed within any setback. Tree and groundcover will be maintained in setbacks to screen homes from the street, the golf course, and adjoining homes.
  - Homeowners will be responsible for maintaining the wooded character of the neighborhood, which includes replacement of existing and new vegetation as needed. Cutting of invasive species requires Neighborhood Association approval and possibly replacement of vegetation with non-invasive species.



*Example of how homes should be placed on a site to maintain existing vegetation and preserve tree buffers.*

- 
- Front yard foundation landscaping within The Woods may include a variety of low or medium shrubs, but at least two of each species must be planted in series to provide a consistent, uniform hedge. Because of the low street visibility and the architectural integrity of the homes, foundation plantings should be clustered to highlight key areas like entrances, rather than placed uniformly across the façade.
  - Plants must be selected from the approved list at the end of the section and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee.
  - Landscaping should further frame and define private and public open spaces.

## 2. *Woods Lot Landscaping.*

- *Foundation Landscaping - Front Yard.* Install landscaping to cover 30% of the foundation, exclusive of door openings.
- *Lot Landscaping.*
  - ☐ Two canopy or understory trees.
  - ☐ The ground plane shall be planted with ground covers from the list in the at the end of this section. Ground plane planting shall not extend beyond the cleared area.

## Woods Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Paperbark Maple	Acer griseum		5' ht.	25' x 18'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Japanese Maple	Acer palmatum		1.5" cal.	20' x 20'
Striped Maple	Acer pensylvanicum		1.5" cal.	20' x 18'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Three-flower Maple	Acer triflorum		5' ht.	25' x 25'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Common/Black/European Alder	Alnus glutinosa		1.5" cal.	50' x 30'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Allegheny Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Northern Catalpa	Catalpa speciosa		1.5" cal.	50' x 35'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Eastern Redbud	Cercis canadensis		1.5" cal./5' ht.	15' x 10'
Fringetree	Chionanthus virginicus		1.5" cal.	16' x 16'
American Yellowwood	Cladrastis kentuckea		2" cal.	50' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
American Beech	Fagus grandifolia	Y	2.5" cal.	65' x 60'
European Beech	Fagus sylvatica		2.5" cal.	60' x 40'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
Black Gum	Nyssa sylvatica	Y	2" cal.	40' x 25'
Hophornbeam; Ironwood	Ostrya virginiana	Y	1.5" cal.	25' x 15'
Black Cherry	Prunus serotina	Y	2" cal.	60' x 30'
Chokecherry	Prunus virginiana	Y	1.5" cal.	25' x 20'
Hoptree/Waferash	Ptelia trifoliata	Y	1" cal.	15' x 15'
White Oak	Quercus alba	Y	2" cal.	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'

Deciduous Trees, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
Amercian Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal	60' x 50'

Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Baldcypress	Taxodium distichum		5' ht.	60' x 25'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'



Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht.
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont.	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont.	8" x 18"
Sedge	Carex species	some	#1 cont.	6-24" x 18"
Sweet Woodruff	Galium odoratum		#1 cont.	8" x 24"
Coralbells	Heuchera sp.		#1 cont.	18" x 24"
Hosta	Hosta sp.		#1 cont.	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont.	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont.	2" x 10"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont.	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont.	6" x 24"
Creeping phlox	Phlox subulata		#1 cont.	5" x 24"
Irish Moss	Sagina subulata		#1 cont.	1" x 8"
Sedum	Sedum species		#1 cont.	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont.	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont.	1-3" x 6-24"
Turf grass seed mix/sod			seed	

# Section 7: the **FARM** At Bishops Bay

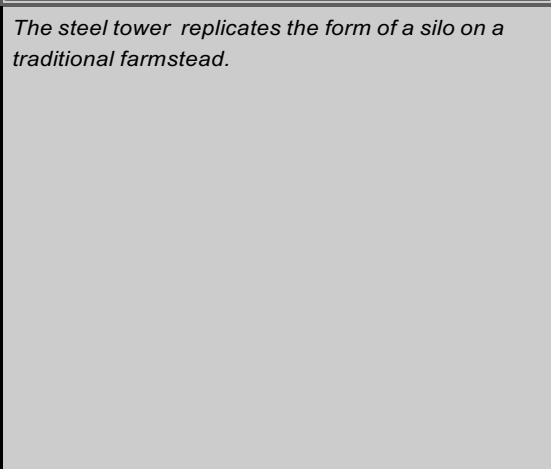
The Farm draws on traditional farmhouse elements to create a strong agricultural flavor for the neighborhood, while allowing room for modern interpretations and materials.

- Create individual gardens and a community garden area to serve residents of the entire Bishops Bay community.
- Provide working tracts of farmland to be operated by a farmer or CSA, with assistance from residents if they wish.
- Maximize interaction of working farm areas with surrounding home clusters and the entire Community of Bishops Bay by integrating features such as a children's learning plot (which may include animals) and providing agriculture-related classes for residents.
- Allow residents to keep garden plots on their own land, in addition to participating in neighborhood- and community-wide agricultural operations.
- Provide pedestrian and bicycle connections around the Farm to encourage other neighborhood residents to walk or bicycle to community garden plots and participate in agriculture-related activities.
- Encourage organic practices to promote healthy living and environmentally responsible agriculture.
- Maintain a buffer of at least 250 feet of farm and/or prairie land between residences in the neighborhood and CTH M.





*The steel tower replicates the form of a silo on a traditional farmstead.*



## Historical References

Strong references to simple rural Wisconsin farmhouse forms are encouraged. Classicism and excessively detailed ornamentation are prohibited.

## Lot Layout & Building Placement

Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

## Building & Roof

### *1. General Building Form.*

- Emphasis should be on the vertical, with elements such as vertical siding.
- Homes should have simple geometry and avoid complex forms and rooflines.
- 1.5-2 story height preferred.
- Incorporation of the attic into finished living space is encouraged to promote efficient use of space.

### *2. Architectural Styles.*

- Each building shall be designed in a consistent and coherent architectural manner.
- Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.



*Coordinated forms, masses, shapes and colors creates a strong neighborhood identity based on the rural Wisconsin landscape.*



- Split level/raised ranch designs are discouraged but may be allowed in difficult terrain.
3. *Repeated House Designs.* Repeated house designs are not permitted within the same home cluster.
  4. *Home Size.* All homes shall have more than 1,200 square feet of finished indoor living space and shall contain two or more bedrooms.
  5. *Roofs.*
    - Roofs must be of 8/12 pitch or greater.
    - The primary structure shall be a simple gable roof. Shed roofs are encouraged for first floor protrusions.
    - Eave depth shall be at least 12 inches.
    - Roof brackets are encouraged on facades with gable ends. Finish of brackets to be coordinated with the Design Review Committee.
    - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged but may be reviewed and approved or denied on a case-by-case basis.
    - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a common space or public right-of-way. All roof protrusions shall be of a color that matches with roof and façade colors. Unfinished (raw or galvanized) metal is allowed.
    - Gutters shall not be constructed of copper, but may be unfinished or factory-finished, painted metal, and shall be half-round or rectangular.
    - Downspouts shall be circular or rectangular.
  6. *Columns.* Columns should be simple with a thin composition made of wood or wood composite material. No masonry is allowed on any portion of the columns, including columns for porch roofs and deck supports.

## Porches & Decks

1. *Porches.* Porches or stoops are required on the side of the home that incorporates the primary entrance and shall provide a cover over such entrance. They shall be simple and functional. Front porches shall not be screened or otherwise enclosed. Railings, if present, shall be more than 50% transparent (i.e., no solid porch walls). Porches shall have a separate roofline



*The primary structure shall be a gable roof with shed roofs used for protrusions.*



*Vertical siding, metal roofs and simple porches are encouraged.*



*Window patterns and orientation are a primary key to the functionality and simplicity of the style.*





*Garage facades facing any common areas shall be designed with the same details and character as the rest of the home.*



*Garage connected to residence via a second-floor transition space.*



*Use of complementary colors, forms and materials provide visual interest while maintaining simplicity.*

from the primary structure and designed in the style of a shed roof. Wrap-around porches are encouraged.

2. *Decks.* Decks shall be governed by the Master Development Plan.

## Windows & Doors

### 1. *Windows.*

- Window styles shall be appropriate to the architectural style of the home.
- Square or rectangular windows with vertical emphasis are encouraged.
- Shutters are discouraged.
- Windows or faux windows are required on gable ends; attic windows are encouraged.
- Dormers are discouraged.
- Simple window grilles for larger windows are encouraged.
- Heavy window wraps are not allowed.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.

### 2. *Doors.*

- Simple, traditional panel doors or other simple door styles are encouraged.
- Front doors shall open directly into a living area, not a landing between levels.
- Front doors are encouraged to be even with the primary façade of the house, not set forward or behind.
- Front doors shall be appropriate to the architectural style of the home and fit in with the general façade appearance and colors of the home. Solid wood or wood and glass are encouraged.

## Garages & Accessory Structures

1. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street or courtyard and architectural detailing shall be the same as the rest of the home's front façade.
2. *Garage Doors.*
  - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors (wood or wood-like materials) are preferred; double-width doors will be considered based on style and quality.
  - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
  - Preferred garage door materials include wood, pre-painted metal, or fiberglass, all of which are factory-finished materials.
3. *Design.*
  - The garage façade shall match the home's architectural style, detailing, and materials.
  - Carports are prohibited.
  - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
  - Usable storage or living space is encouraged above garages.
  - Garage access shall be placed along the lot line adjacent to the internal common area.
  - Garage access/driveway culvert is required to allow storm water to flow under the drive. Minimum culvert size 15" diameter.
4. *Accessory Structures.* One detached accessory structure is allowed per unit for the purpose of purpose of confining chickens or other small farm animals, as outlined in the Master Development Plan. The structure must be limited in size to no larger than fifty (50) square feet.

## Building Materials



*Wrap-around porches, primary colors and simple rooflines make the style easily recognizable.*



*Individual sites should incorporate gardens and edible landscapes.*



*Site layouts keep homes close together to maintain viewsheds upon the open areas.*



*Use of solar panels and other sustainable features is encouraged.*

1. *Façade Material.* Cement board siding or a comparable product shall be the primary façade material. Masonry may be used for the foundation only and shall be limited to an minimal accent material. If used, masonry shall be stone; brick and unfaced concrete are not allowed.
2. *Roof Material.* Metal roofs are strongly encouraged but not required. Soffits shall be a non-reflective aluminum or composite material.
3. *Chimney Material.* Chimneys may be clad in the predominant façade material or be exposed metal. Masonry chimneys are not allowed.
4. *Alternation of Building Materials.* Facades should be limited to one primary building material and color on the majority of the home. Frequent alternation of building materials and/or colors is not permitted.

## Building Colors

1. *Roof Colors.* Roofs shall be a shade of medium– to dark-grey or similar.

## Landscaping & Yards

1. *General.*
  - In order to maintain the farm aesthetic, foundation and lot plantings shall be functional rather than purely ornamental whenever possible. Functional landscaping is that which is edible (produces food such as fruit, nut, or vegetable plantings or edible leaves like herbs), provides shade for a structure or outdoor patio area, provides a wind break, improves stormwater infiltration or screens views of a private area.
  - The Front yard foundation planting requirement applies to the side of the building facing the common access area. Front yard foundation landscaping within The Farm may include use of low or medium shrubs to highlight the entrance, but no more than three species total may be used.
  - Plants must be selected from the approved list at the end of the section, and installed at the required minimum size. Plant selections not listed may be planted with the approval of the Design Review Committee.
  - Landscaping should frame and define private and public open spaces.
2. *Farm Lot Landscaping* (for lots with single-family

homes).

- *Foundation Landscaping*

- ☐ Side Yard: Install landscaping to cover 20% of the foundation, exclusive of door openings, but architectural details will be considered.

- *Lot Landscaping*

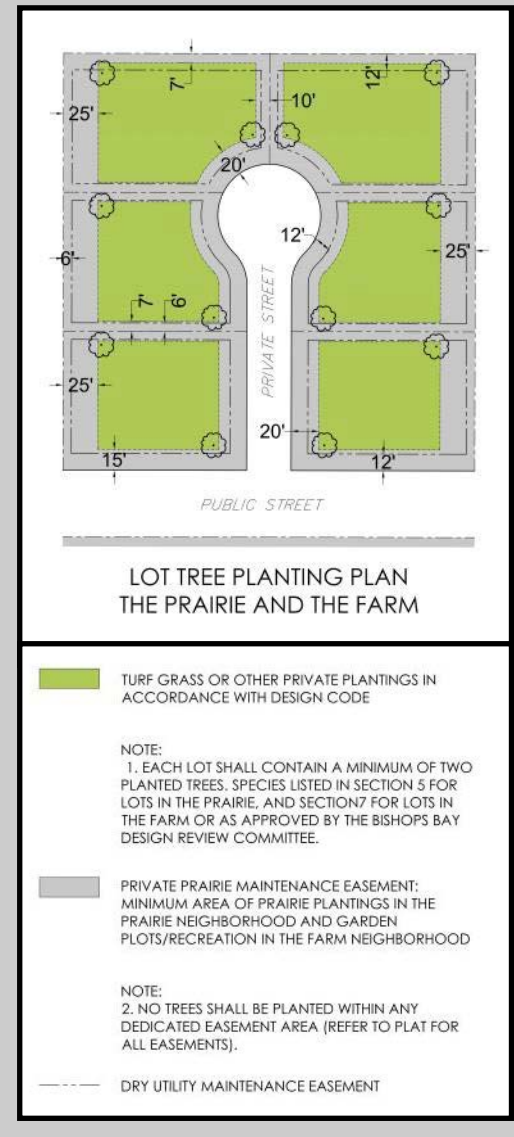
- ☐ Property owners shall plant a minimum of two canopy trees on the lot, preferably on the south or west side of the home to provide shade during the summer. See tree planting diagram below.
- ☐ The ground plane shall be planted with ground covers from the list at the end of the section.
- ☐ Farm property owners are encouraged to plant edible plants whenever possible.
- ☐ Placement of canopy trees should consider long-term sun access for locations of farm fields and orchards.

### 3. Common Area Landscaping

- All common area landscaping to be installed and maintained by the Community of Bishops Bay or a representative or Homeowners Association representative.
- Farm gardens, community garden plots, and/or private farm fields are encouraged.

## Fencing

To produce a cohesive neighborhood aesthetic, all decorative fences shall be constructed of white vinyl or of black metal. All fences shall be a 3-rail type with a decorative cap on the post ends.







## Farm Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Silver Maple	Acer saccharinum	Y	1.5" cal	60' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclemwood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
Apple	Malus species		2" cal.	varies
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Apricot, Plum, Cherry, Peach	Prunus species		1.5" cal.	varies
Pear	Pyrus species		1.5" cal.	varies
White Oak	Quercus alba	Y	2" cal,	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Hybrid Elm	Ulmus x.		2" cal	60' x 50'

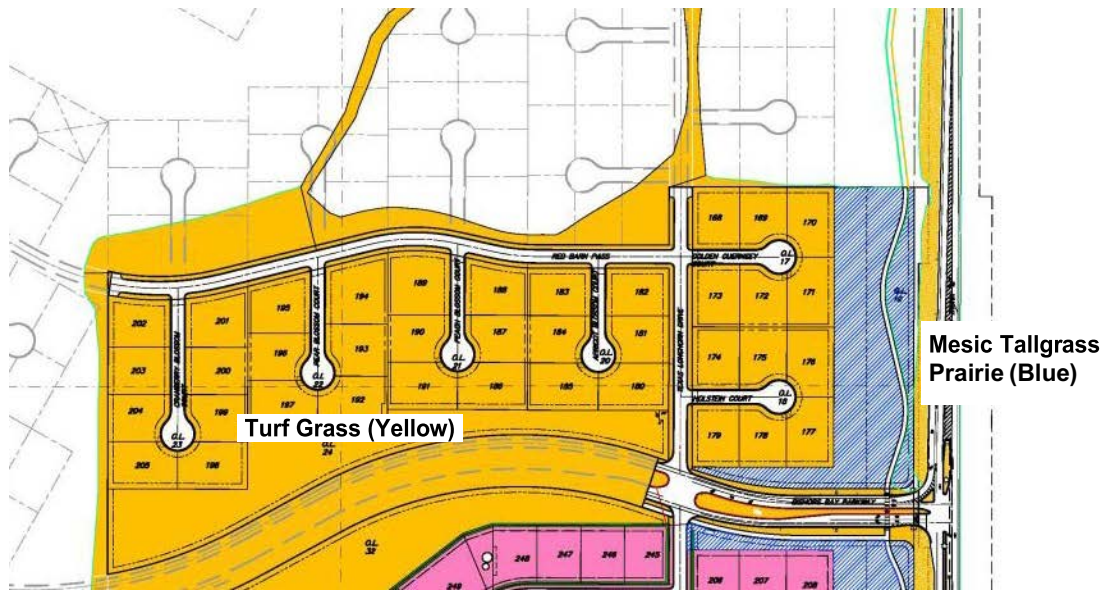
Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Norway Spruce	Picea abies		5' ht.	50' x 30'
White Spruce	Picea glauca	Y	3' ht.	10-30' x 4-15'
Serbian Spruce	Picea omorika		5' ht.	55' x 20'
Blue Spruce	Picea pungens		5' ht.	40' x 12'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Scots Pine	Scots Pine		5' ht.	45' x 35'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Smokebush	Cotinus coggygria		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'

Deciduous Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Currant	Ribes species		#2 cont.	4' x 4'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
Spiraea	Spiraea sp.		#2 cont.	2-5' x 2-5'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'
Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'
Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Raspberry	Rubus species		#2 cont.	4' x 4'
Grape	Vitis species		#2 cont.	6' x 8'

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Sedge	Carex species	some	#1 cont	6-24" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	
Native Prairie Grasses/Wildflowers			seed	

## The Farm Seeding Areas





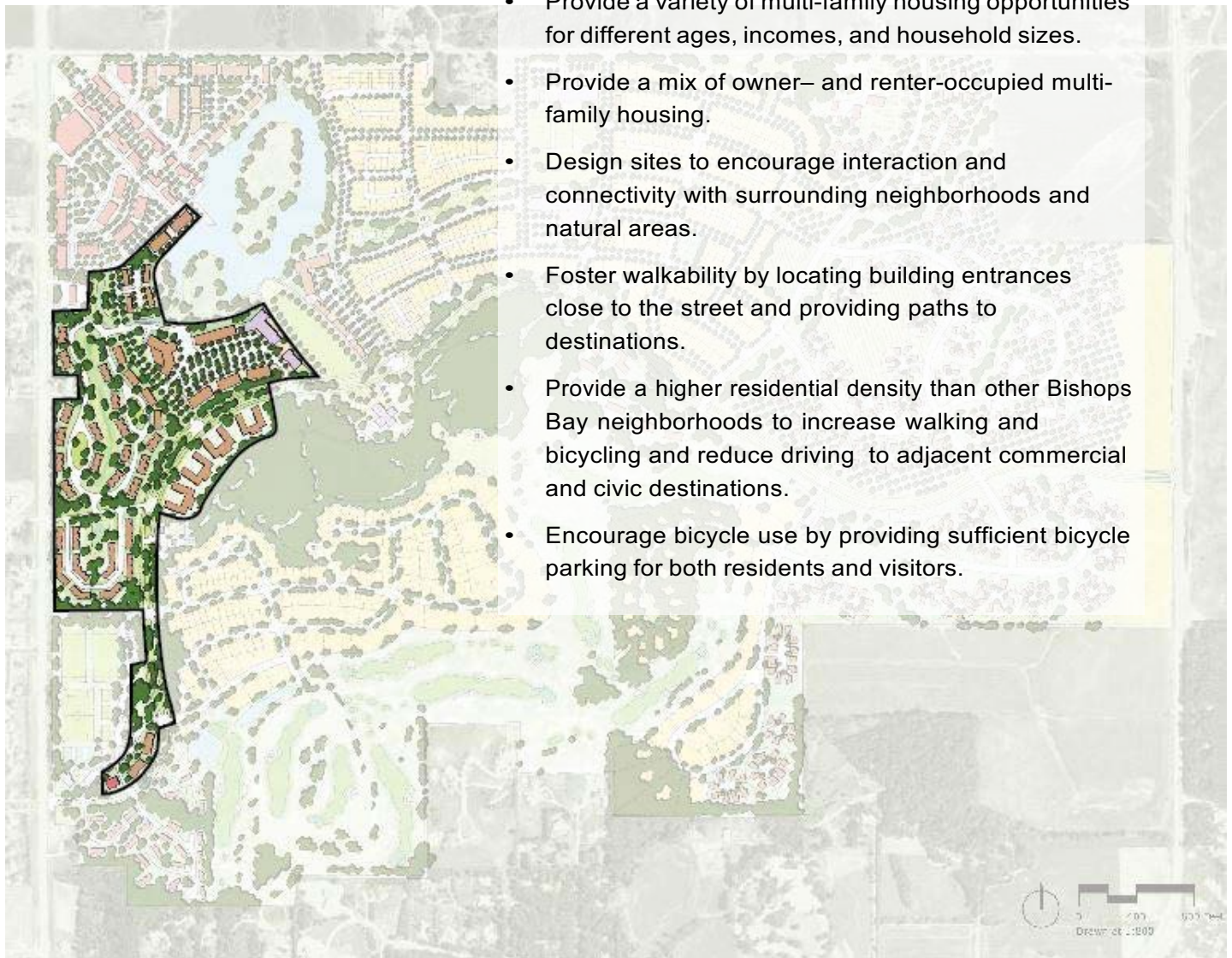
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## Section 8:

# WATERMARK

## At Bishops Bay

Watermark at Bishops Bay is an active neighborhood with urban density and character. Watermark allows a variety of styles to accommodate different types of multifamily development including condos, townhomes, and apartments as well as independent and assisted living senior facilities.



- Provide a variety of multi-family housing opportunities for different ages, incomes, and household sizes.
- Provide a mix of owner- and renter-occupied multi-family housing.
- Design sites to encourage interaction and connectivity with surrounding neighborhoods and natural areas.
- Foster walkability by locating building entrances close to the street and providing paths to destinations.
- Provide a higher residential density than other Bishops Bay neighborhoods to increase walking and bicycling and reduce driving to adjacent commercial and civic destinations.
- Encourage bicycle use by providing sufficient bicycle parking for both residents and visitors.



*Varied shapes, colors and textures help create a vibrant urban setting and places where people want to live and congregate.*



*Accent and corner elements are important for breaking up large facades and structures.*



*When possible, multi-family structures should have numerous entrances that access one or more units rather than the entire building. First floor separation from the street is important to defining public and private space.*

## Historical References

Historical references are discouraged. Contemporary architecture and modern interpretations of traditional styles are preferred.

## Site & Building Composition

### 1. *Multifamily residential minimum unit size.*

- All efficiency units shall be at least 500 square feet.
- All one-bedroom units shall be at least 700 square feet.
- All two-bedroom units shall be at least 850 square feet.
- All three-bedroom units shall be at least 1,100 square feet.
- Age-restricted housing or other residential care facilities are exempt from minimum multifamily unit sizes.

### 2. *Building Orientation.* Buildings shall activate the street or open space that they front onto. The main living spaces of dwelling units should be placed adjacent to the street or open space.

### 3. Buildings should be oriented to define public and private spaces. On corner lots, building should frame both streets they front on.

### 4. *Common Setbacks.* Complimentary setbacks should be used on adjacent buildings or sites. Front facades should have a setback difference of no more than four feet from the adjacent building, if that building is within 100 feet and on a public right-of-way.

### 5. Blank walls shall be avoided, particularly those facing public streets.

### 6. *Building Mechanicals.*

- Vent and grille placement should be integrated into the overall building design.
- The visibility of vents, grilles and mechanical equipment from the street or public open spaces shall be minimized.

### 7. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.



## Building & Roof

### 1. *Architectural Styles.*

- All buildings shall be designed in a consistent and coherent architectural manner. A mix of styles within a single building is discouraged.
- Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
- The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that would violate any standard or intent of these Design Covenants.

### 2. *Building Form.*

- A variety of architectural styles are encouraged within the neighborhood to promote a rich architectural fabric.
- Design logic should be consistently applied within individual projects. The architect and developer may choose to treat large projects as a series of smaller projects.
- Building massing and facades should be organized and designed with simple, harmonious proportions.
- Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged but may be reviewed and approved or denied on a case-by-case basis.

3. *Columns.* The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports.

4. *First Floor Elevation.* First floor residential units are encouraged to be elevated above the adjacent sidewalk to provide a sense of separation between public and private space. The setback area should be utilized as a landscaping buffer.

## Porches & Balconies

1. Porch railings may be open or closed; closed railings shall be constructed of the same materials as the adjacent façade.



*While the above building references a Prairie style of architecture with its deep eaves, heavy columns and horizontal emphasis, the building has been modernized to fit into the urban context.*



*Varying rooflines and colors can help distinguish individual units while consistent windows, doors and accents tie the development together.*



*Individual building and unit entrances may be separated from the public realm with a grade separation. The above building utilizes that separation for additional landscaping and green space for unit owners.*



*Above and below photos: Breaking up the massing and setbacks of a larger building creates visual interest. Common window style tie all components together but various colors, materials and textures imply separate buildings.*



*Modern colors and materials are encouraged to develop an eclectic aesthetic within the neighborhood.*

2. Upper-level balconies shall be integrated with the overall façade design.
3. Railings shall be integrated with the color scheme and style of the façade.
4. Front porches and stoops shall be made of brick, concrete, or stone.
5. Spaces below ground-level porches shall be closed.
6. Flower boxes and planters shall have materials and colors that fit in with façade materials and colors.

## Windows & Doors

### 1. *Windows and Doors, Generally.*

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.

### 2. *Front Entrances for Multifamily Residential Buildings.*

- A main building entry should be clearly defined as a prominent access point into a building. The entry should face the street wherever possible, or, alternatively, a well-defined courtyard that is visible and unobstructed from the street. All entries shall be connected with the site's or surrounding area's pedestrian network.
- Pedestrian entries to buildings shall have a more prominent design and placement than automobile (parking) oriented entries to buildings. Auto-oriented entries shall be placed and distributed so that they do not dominate the landscape.
- Entries should promote a strong connection between the interior of the building and the street or courtyard.
- Entry stoops, porches, structural awnings and direct access to first floor residential units should be provided wherever possible to promote a pedestrian scale, define private entries, and activate the street.



- Habitable rooms shall face the street and public open spaces wherever possible.

### 3. *Windows*

- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- Windows frames shall be made of pre-painted or stained, and factory-finished wood, vinyl, metal, or fiberglass.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.

## Parking

Underground parking is encouraged at a ratio of at least one stall per unit (except for senior housing developments that may require less parking). Surface parking shall be located to minimize the impact on pedestrians, streets and usable open space and appropriately landscaped to buffer adjacent spaces.

## Building Materials & Colors

### 1. *Materials, Generally.*

- Materials should be durable and age well.
  - Materials and color should be composed for a balanced design that is appropriate to the architectural style.
  - The use of contrasting materials and color is encouraged when appropriate for the architectural style.
  - All exterior wood shall be pre-painted or stained, and factory-finished. Pressure-treated wood is prohibited in front and side yards.
2. When appropriate for the style, the use of balanced color and contrasting materials is encouraged.
  3. Bright, coordinated colors are encouraged to establish an eclectic atmosphere.
  4. Authentic and modern materials are encouraged.



*Modern and traditional materials, forms and colors can compliment each other to create a balanced façade.*



*Bold design and colors may be used in Watermark.*



*Developments shall incorporate common green space as possible. Such spaces shall be organizing elements in the overall site design.*



*Above photos: Landscaping is important to separating public and private spaces. Individual green space is encouraged and should be incorporated where possible.*

5. Two or more materials may be combined on one façade with visually lighter weight materials over more substantial materials.
6. Vertical joints between materials should only occur at inside corners except where the style dictates otherwise.
7. Materials at the ground floor shall be detailed appropriately for pedestrian scale.
8. *Facades & Walls.*
  - All facades of a building shall be made of the same materials and similarly detailed.
  - No façade exhaust vents are allowed facing streets. All façade vents shall be of a color that matches with façade colors. No unfinished (raw or galvanized) metal is allowed.

## Landscaping & Yards

### 1. *General.*

- Landscaping should create a park-like setting for the residents of the condo and apartment buildings within the neighborhood. Although the architectural style of the buildings may vary, the landscape should serve as a unifying theme, providing passive recreation areas and framing pleasant views for residents. In order to achieve a unified landscape theme, the multifamily sites containing multiple buildings should be master planned to the greatest extent possible prior to construction of any buildings.
- Landscaping should further frame and define private and public open spaces.

### 2. *Open Space.* Open space landscaping should be focused on creating usable open green space for the residents. Plant selections should focus on canopy trees and limit use of understory trees to create a peaceful, park-like setting. Understory shrubs may be used in conjunction with groupings of canopy trees, but should be planted in a way that maintains visual access into open spaces from populated areas, like the windows of the buildings, parking areas or the street.

### 3. *Buffering/Screening.*

- Landscaping should buffer private open spaces and provide a sense of separation between public and private spaces.

- Buffer landscaping shall be provided along County Highway Q (such as berms, evergreens, and trees).
4. *Parking.* Surface parking lots should be heavily landscaped with canopy trees, to reach a canopy cover of 40% within 15 years of planting. Turf grass shall be prohibited within parking lot islands, and is discouraged along perimeters due to the maintenance the grass requires and the dense mat of roots grass forms, which limit infiltration potential. See Master Development Plan for required landscaping elements.
  5. *Foundation Landscaping.* Foundation landscaping around apartment and condo buildings should cover 75% of the foundation. Landscaping in the area should focus on shrubs and perennials, and should incorporate a variety of colors, textures, and seasonal features to create a visually appealing landscape year-round. However, there should also be continuity around and between buildings through repetition of similar forms, textures and colors.
  6. *Trees.* A tree canopy shall be provided within surface parking areas to minimize heat gain and provide a visual buffer.
  7. *Terraced Residential Lot Landscaping.* Landscaping for this lot type shall follow the regulations for Terraced Residential lots found in Section 3.

## Watermark Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Hedge Maple	Acer campestre		1.5" cal.	35' x 30'
Amur Maple	Acer ginnala		5' ht.	18' x 18'
Paperbark Maple	Acer griseum		5' ht.	25' x 18'
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Miyabe Maple	Acer miyabei		1.5" cal.	35' x 25'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Japanese Maple	Acer palmatum		1.5" cal.	20' x 20'
Striped Maple	Acer pensylvanicum		1.5" cal.	20' x 18'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Silver Maple	Acer saccharinum	Y	1.5" cal.	60' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Three-flower Maple	Acer triflorum		5' ht.	25' x 25'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Common/Black/European Alder	Alnus glutinosa		1.5" cal.	50' x 30'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Northern Catalpa	Catalpa speciosa		1.5" cal.	50' x 35'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Katsuratree	Cercidiphyllum japonicum		2" cal.	50' x 30'
Eastern Redbud	Cercis canadensis		1.5" cal./5' ht.	15' x 10'
Fringetree	Chionanthus virginicus		1.5" cal.	16' x 16'
American Yellowwood	Cladrastis kentuckea		2" cal.	50' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
American Beech	Fagus grandifolia	Y	2.5" cal.	65' x 60'
European Beech	Fagus Sylvatica		2.5" cal.	60' x 40'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
European Larch	Larix decidua		6' B&B	60' x 25'
Japanese Larch	Larix kaempferi		6' B&B	60' x 30'

Deciduous Trees, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
American Larch	Larix laricina	Y	5' B&B	40' x 15'
Tuliptree	Liriodendron tulipifera		2" cal.	80' x 45'
Amur Maackia	Maackia amurensis		2" cal.	25' x 25'
Magnolia	Magnolia sp.		1.5" cal.	20' x 20'
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Black Gum	Nyssa sylvatica	Y	2" cal.	40' x 25'
Hophornbeam; Ironwood	Ostrya virginiana	Y	1.5" cal.	25' x 15'
Amur Corktree	Phellodendron amurense		2" cal.	40' x 40'
Lavalle Corktree	Phellodendron lavellei		2" cal.	45' x 50'
Sycamore; American Planetree	Platanus occidentalis	Y	1.5" cal.	75' x 50'
Amur Chokecherry	Prunus maackii		1.5" cal.	30' x 25'
Black Cherry	Prunus serotina	Y	2" cal.	60' x 30'
Chokecherry	Prunus virginiana	Y	1.5" cal.	25' x 20'
Hoptree/Waferash	Ptelia trifoliata	Y	1" cal.	15' x 15'
Ornamental Pear	Pyrus calleryana		1.5" cal.	35' x 20'
White Oak	Quercus alba	Y	2" cal.	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
Japanese Tree Lilac	Syringa reticulata		1.5" cal.	20' x 18'
American Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal.	60' x 50'

Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Norway Spruce	Picea abies		5' ht.	50' x 30'
White Spruce	Picea glauca	Y	3' ht.	10-30' x 4-15'
Serbian Spruce	Picea omorika		5' ht.	55' x 20'
Blue Spruce	Picea pungens		5' ht.	40' x 12'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Scots Pine	Scots Pine		5' ht.	45' x 35'
Baldcypress	Taxodium distichum		5' ht.	60' x 25'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'



Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
Barberry	Berberis thunbergii		#2 cont.	2-5' x 2-5'
Purple Beautyberry	Callicarpa dichotoma		#3 cont.	5' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Smokebush	Cotinus coggygia		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
Spirea	Spiraea sp.		#2 cont.	2-5' x 2-5'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'

Deciduous Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht.
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Honeysuckle	Lonicera species	some	#2 cont.	6-20' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Sedge	Carex species	some	#1 cont	6-24" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	

## Section 9: the

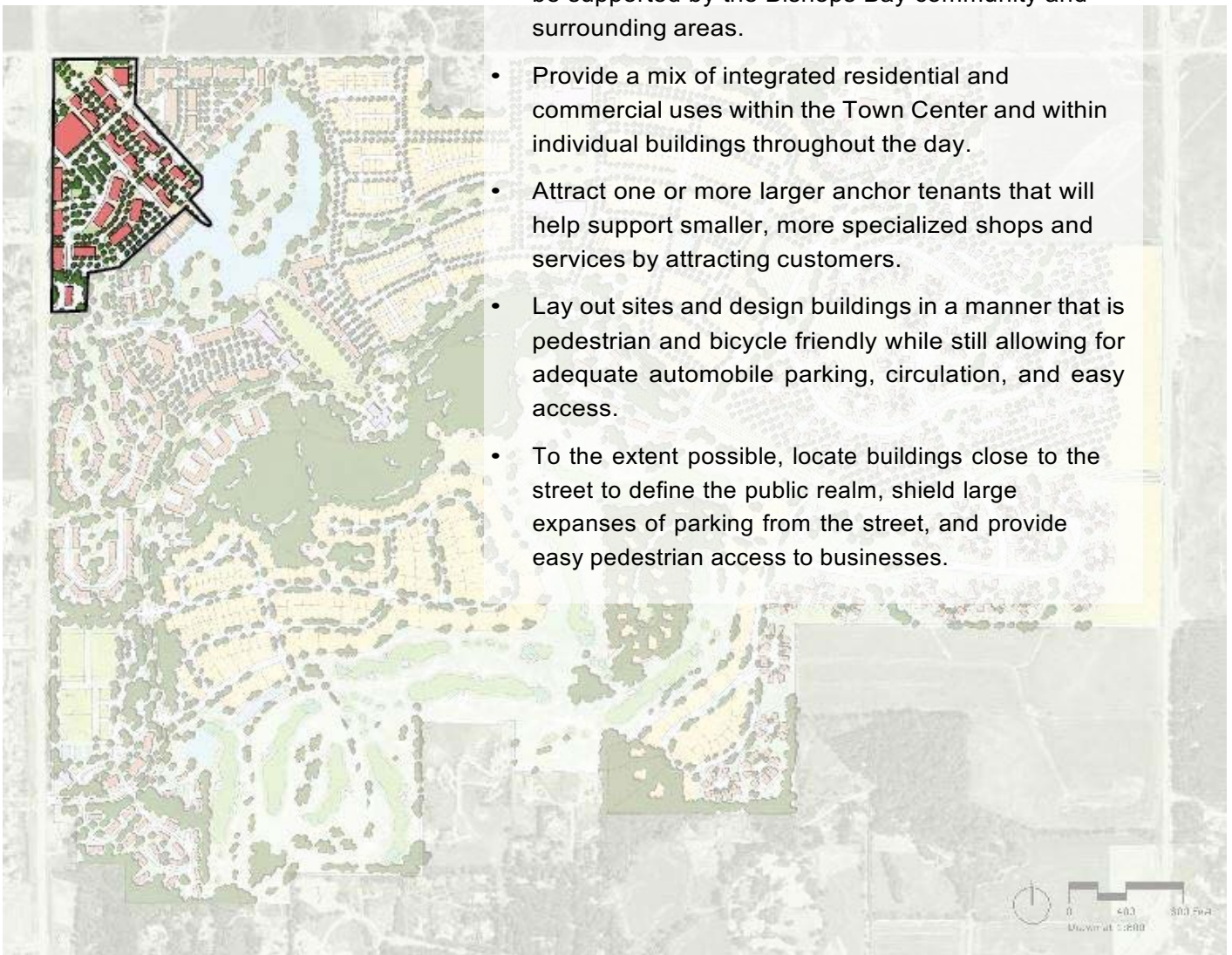
# TOWN CENTER

## At Bishops Bay

The Town Center will be welcoming to pedestrians, bicyclists, and vehicles. The Town Center will contain an eclectic mix of architectural styles and features to accommodate the many different uses that will be part of the neighborhood.

- Provide a center for retail, restaurants, and services to be supported by the Bishops Bay community and surrounding areas.

- Provide a mix of integrated residential and commercial uses within the Town Center and within individual buildings throughout the day.
- Attract one or more larger anchor tenants that will help support smaller, more specialized shops and services by attracting customers.
- Lay out sites and design buildings in a manner that is pedestrian and bicycle friendly while still allowing for adequate automobile parking, circulation, and easy access.
- To the extent possible, locate buildings close to the street to define the public realm, shield large expanses of parking from the street, and provide easy pedestrian access to businesses.



The Town Center at Bishops Bay



*Buildings within the Main Street area shall be small in scale with façade changes at intervals between 25 and 100 feet.*



*Large buildings can be designed to step back to create a more pedestrian-scaled environment at the street.*



*Commercial signage should be creative and customized to the business.*

## General Regulations

1. Additional regulations apply for lots within the “Main Street” area of the Town Center. The design intent for Main Street differs from other commercial areas and buildings within the Main Street area will be required to abide by Main Street requirements.
2. Refer to the end of this section for representative character images of Main Street and other commercial areas.
3. Commercial signage is encouraged to be interesting, creative and varied for individual users. Custom signage design is encouraged. All signage is subject to review by the Design Review Committee.

## Historical References

Modern materials, details, and interpretations are encouraged. Innovative building designs are encouraged.

## Lot Layout & Building Placement

Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

## Building & Roof

1. *Building Form, Generally.*
  - Hotel uses may not provide more than 150 rooms.
  - Roof pitches are not restricted.
  - Primary entrances shall be clearly distinguished with architectural detail, though multiple entrance points are allowed.
  - Corner buildings shall provide emphasis on massing and details to enhance the corner.
  - Larger buildings should be designed with materials, detailing, and offsets to break up facades and create visual interest.
  - Masonry or other durable materials shall be used as a base building material.
  - Buildings three stories and taller shall distinguish building levels through color and material variations for the base, middle, and top of the building.



- Adjacent buildings should be complementary, yet distinct. Avoid repeating colors, textures, and other design elements that give the impression that two separate buildings are actually one larger building.
- Building design shall consider multi-modal access when designing primary and secondary entrances. Buildings that face both a parking lot and a street shall have an entrance accessible from the street.
- Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged but may be reviewed and approved or denied on a case-by-case basis.

## 2. Architectural Styles.

- All buildings shall be designed to support a unified theme throughout the Town Center. Although variety and creativity are encouraged, buildings should still relate to each other and to their surroundings in a cohesive way.
- Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
- The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that would violate any standard or intent of these Design Covenants.

## 3. Main Street Building Form.

- Building height along the Main Street is encouraged to be two to four stories and should create an enclosed “outdoor room” feeling.
- A “build-to” line may be designated as part of the Specific Implementation Plan for the area; build-to line regulations contained within the Specific Implementation Plan shall be followed.
- Building entrances shall be located under an overhang (either an awning or a projection/recess in the façade).



*Retailers should utilize high amounts of fenestration with welcoming entrances.*



*A first-floor colonnade provides a transition space on the ground-level while creating a balcony on the upper level.*



*Storefronts shall utilize high amounts of glass for displays and to create an inviting pedestrian environment.*



*Individual buildings and storefronts are encouraged to provide contrasting, yet coordinating, facades.*



*Varied roof heights and reliefs in façade create the visual impact of individual buildings while also creating a harmonious design for the block frontage.*



*Pedestrian areas should be activated with storefronts and amenities.*

## Porches & Balconies

Porches and balconies for residential units and/or buildings in the Town Center shall comply with regulations for porches and balconies in the Watermark neighborhood.

## Windows & Doors

### 1. *Windows and Doors, Generally.*

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.

### 2. *Windows.*

- All commercial and mixed-use buildings shall provide a minimum of 60 percent transparency on any ground level façade facing a parking lot or a public right-of-way.
- Window shutters are allowed on upper floors on Main Street structures, provided they are consistent with the architectural style at fit the windows.
- Glass shall be clear and free of colors, tints, frost, or staining. Decorative glass with any of the above elements must be expressly approved by the Bishops Bay Design Review Committee.

## Parking

1. Shared parking between buildings/lots is encouraged. Multi-building developments should be master planned to incorporate appropriate parking.
2. Underground parking is encouraged at a ratio of at least one stall per unit for residential units in the Town Center (except for senior housing developments that may require less parking).
3. All surface parking shall be located to minimize the impact on pedestrians, streets and usable open space and appropriately landscaped to buffer adjacent spaces.



## Building Materials & Colors

1. A variety of materials in harmonious combinations shall be used. Colors should be vibrant and respect adjacent buildings' color schemes. Contrast of colors, materials and textures is encouraged between buildings.
2. *Materials, Generally.*
  - Materials shall be of high-quality; no vinyl siding is allowed.
  - Innovative use of materials and design is encouraged.
  - Materials should be durable and age well.
  - Materials and color should be composed for a balanced design that is appropriate to the architectural style.
  - All exterior wood shall be pre-painted or stained, and factory-finished. Pressure-treated wood is prohibited in front and side yards.
3. *Facades & Walls.*
  - A change in each storefront façade shall occur via change in relief, color, texture and material to create an interesting and varied pedestrian environment. Such a change in facade is encouraged at intervals of 25 feet but may occur at up to 100-foot intervals if approved by the Design Review Committee. Adjacent facades shall be complimentary and respectful of those on each side of them.
  - Custom designed storefronts and signage are encouraged (see accompanying images for examples).
  - Long expanses of wall should be broken up by use of materials, colors, fenestration and varying relief.
  - All facades of a building shall be made of the same materials and similarly detailed. Multiple-sided architecture is important; no expansive blank facades will be allowed.

## Landscaping & Yards

1. *General.*
  - Landscaping should serve to enhance the connections to water within the Town Center by framing views of the lake, pier, boardwalk, and splash park.



*Outdoor pedestrian spaces and amenities are important for activating the street.*



*Corner buildings should be designed to address both streets.*



*Pedestrian amenities such as benches and planters are an important component to the public realm.*



A landscaped bed in the terrace buffers a seating area.

- There should be no strong distinction made between commercial and public space (unless defining an outdoor seating area); such spaces should blend into one another to create the sense that both are larger.
- Plant material throughout the Town Center should be urban-tolerant, salt-tolerant, low maintenance, and provide seasonal interest.
- Planters or more elaborate landscaping should be used to highlight key areas, like entrances or performance areas. However, the design should remain flexible so the public areas may be reconfigured to accommodate groups of various sizes.
- Landscape design should be compatible with the architectural style of the building specifically and the urban feel of the Town Center in general.

2. *Lighting.* Use of modern technologies that promote energy efficiency is encouraged.

3. *Parking.*

- Landscaping islands/bioswales are required in surface parking lots to mitigate stormwater runoff.
- Parking areas shall be planted with canopy trees to achieve 40% canopy cover within 15 years of planting.
- Views of large parking lots (over 40 stalls) shall be partially (at least 30% screening at maturity) screened from the view of active public areas.

4. *Trees.* A tree canopy shall be provided within surface parking areas to minimize heat gain and provide a visual buffer.

## Pedestrian Amenities

1. All buildings in the Town Center should facilitate pedestrian interaction by providing amenities, such as awnings, outdoor seating, bicycle parking, varied signage, flower boxes/planters, etc. Flower boxes and planters shall have materials and colors that fit in with façade materials and colors.
2. Pedestrian connections and trails shall be incorporated into site plans to allow people to easily travel throughout the Town Center. Connections shall be coordinated between adjacent property owners and should consider access throughout individual developments as well as adjacent areas of the neighborhood.

## Town Center Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Hedge Maple	Acer campestre		1.5" cal.	35' x 30'
Amur Maple	Acer ginnala		5' ht.	18' x 18'
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Miyabe Maple	Acer miyabei		1.5" cal.	35' x 25'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Common/Black/European Alder	Alnus glutinosa		1.5" cal.	50' x 30'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Sweet Birch	Betula lenta		8' ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8' ht.	50' x 45'
River Birch	Betula nigra	Y	8' ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Katsuratree	Cercidiphyllum japonicum		2" cal.	50' x 30'
Eastern Redbud	Cercis canadensis		1.5" cal./5' ht.	15' x 10'
American Yellowwood	Cladrastis kentuckea		2" cal.	50' x 45'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Amur Maackia	Maackia amurensis		2" cal.	25' x 25'
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Hophornbeam; Ironwood	Ostrya virginiana	Y	1.5" cal.	25' x 15'
Amur Corktree	Phellodendron amurense		2" cal.	40' x 40'
Lavalle Corktree	Phellodendron lavellei		2" cal.	45' x 50'
Sycamore; American Planetree	Platanus occidentalis	Y	1.5" cal.	75' x 50'
Amur Chokecherry	Prunus maackii		1.5" cal.	30' x 25'
Black Cherry	Prunus serotina	Y	2" cal.	60' x 30'
Chokecherry	Prunus virginiana	Y	1.5" cal.	25' x 20'
Ornamental Pear	Pyrus calleryana		1.5" cal.	35' x 20'
White Oak	Quercus alba	Y	2" cal.	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
Japanese Tree Lilac	Syringa reticulata		1.5" cal.	20' x 18'
Amercian Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal.	60' x 50'



Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
Purple Beautyberry	Callicarpa dichotoma		#3 cont.	5' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
Smokebush	Cotinus coggygria		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
Spirea	Spiraea sp.		#2 cont.	2-5' x 2-5'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'

Evergreen Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Honeysuckle	Lonicera species	some	#2 cont.	6-20' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Sedge	Carex species	some	#1 cont	6-24" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	

# the TOWN CENTER Images Character



*The scale and location of buildings define public spaces, such as plazas and courtyards, which become areas of activity. Photo courtesy of Savannah City Market.*



*Larger scale commercial development is appropriate in the Town Center areas around the main street.*



*Storefronts should be welcoming. Street furniture and accents, such as flower planters, are encouraged.*



*Small-scale retailers with large windows are inviting and create a comfortable pedestrian environment.*



*Uses in the Town Center should lend themselves to public gathering and promote activity within the neighborhood.*



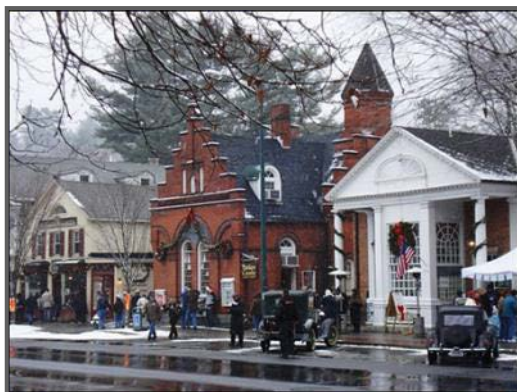
*Playful, eclectic architecture is encouraged, although expanses of nontransparent walls are discouraged along important pedestrian routes.*



*Small-scale, inviting buildings should be located along Main Street with abundant windows and individual entryways. Storefronts should provide displays and pedestrian amenities along the sidewalk. Facades should be distinct and create distinction between individual retailers. Buildings should be located to define the public space and coordinated with thoughtful landscaping.*



*Buildings shall use a variety of materials, forms, colors, textures and setbacks to create a varied neighborhood façade.*





*Commercial structures should focus on creating interaction between the structure and public places. Entrances should be easily recognizable and access for pedestrians, bicycles and vehicles should be considered.*



*Attention should be paid to how buildings address the street corner, with architectural emphasis on these areas. Breaking up facades with colors, materials and textures is important to breaking down large facades.*



*Lightings, awnings, colors, and scale all lend to a sense of character and place. Architectural details, such as the clock tower to the left, helps to create an outdoor room that is distinguishable.*



*Developments should incorporate high-quality public spaces and amenities. The above structure provides a good example of diverse materials and façade relief to help make the structure appear as smaller individual buildings rather than one large one.*