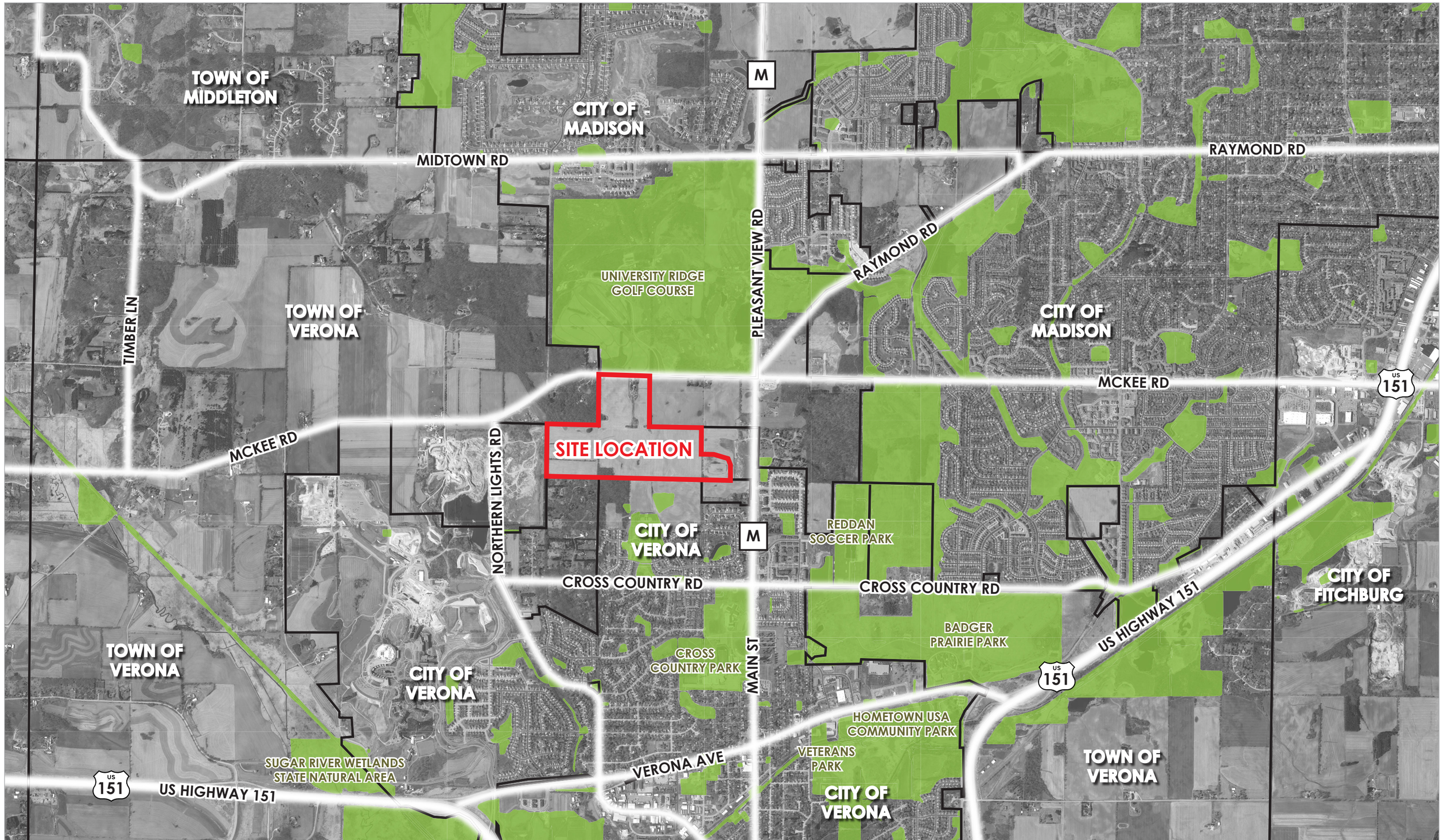

WHISPERING COVES • GDP SUBMITTAL

VERONA, WI **DATE 11.04.2019 Plan Commission**

VICINITY MAP

NORTH

0 200 400 800

MIDTHUN property group

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FDG

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CITY OF MADISON

UNIVERSITY RIDGE GOLF COURSE

PD

MCKEE ROAD

PD

TOWN OF VERONA

WINDSWEPT WAY

RH-1 ZONING

RH-1 ZONING

A-3 ZONING

GDP BOUNDARY

DREGER PROPERTY

TOWN OF VERONA

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

MAIN STREET

TOWN OF VERONA

EXISTING SINGLE FAMILY LOTS

FUTURE CITY PARK

A-3 ZONING

A-3 ZONING

CITY OF VERONA

A-3 ZONING

A-3 ZONING

STONY RIDGE CIRCLE

M

CITY OF VERONA

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

TOWN OF VERONA

BACKUS PROPERTY

TOWN OF VERONA

INEICHEN DRIVE

MAIN STREET

KETTLE CREEK NORTH NEIGHBORHOOD

WHISPERING COVES • GDP SUBMITTAL

EXISTING CONDITIONS

VERONA, WI

DATE 11.04.2019 Plan Commission

NORTH

0 200 400 800

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	LANDUSE	ACRES	%	UNITS
	SCHOOL	11.5	6.7	-
NR	CONDO/SMALL LOT	10.5	6.2	50
NR	SF/TRADITIONAL	76.7	45.0	209
	PARKLAND DEDICATION	19.9	11.7	-
	PRIVATE OPEN SPACE	0.34	0.2	-
	STORMWATER FACILITY	26.3	15.4	-
	PUBLIC RIGHT OF WAY	25.3	14.8	-
	MULTI-USE PATH	-	-	-
	TOTAL	170.5	100	259

UNIVERSITY RIDGE GOLF COURSE

MCKEE ROAD

PD

FUTURE MULTI-USE PATH CONNECTION TO CTH PD

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

DREGER PROPERTY

MAIN STREET

EXISTING SINGLE FAMILY LOTS

SCHOOL SITE

GDP BOUNDARY

HIGHLAND VIEW PASS

HUNTERS COVE WAY

MORNINGSIDE BOULEVARD

EVENING SUN WAY

(UR) URBAN RESIDENTIAL

GRASSLAND TERRACE

FUTURE MULTI-USE PATH CONNECTION TO CTH M

(SC) SUBURBAN COMMERCIAL

M

LOST COVE COURT

INNER WOOD WAY

HARVEST MOON TRAIL

MOSSY WOODS WAY

MYSTIC COVE COURT

FOX COVE COURT

TAMARACK WAY

HEMLOCK DRIVE

MORNING COVE CIRCLE

NATURAL CONSERVANCY PARK

GRASSLAND TERRACE

CITY OF VERONA

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

INEICHEN DRIVE

BACKUS PROPERTY

EXISTING SINGLE FAMILY LOTS

KETTLE CREEK NORTH NEIGHBORHOOD

MAIN STREET

WHISPERING COVES • GDP SUBMITTAL

LAND USE PLAN

VERONA, WI

DATE 11.04.2019 Plan Commission

NORTH

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UNIVERSITY RIDGE GOLF COURSE

MCKEE ROAD

PD

WINDSWEPT WAY

HUNTERS COVE WAY

HIGHLAND VIEW PASS

PHASE III
2021

SCHOOL SITE

EXISTING SINGLE FAMILY LOTS

DREGER PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

MAIN STREET

MORNINGSIDE BOULEVARD

GRASSLAND TERRACE

EVENING SUN WAY

LOST COVE COURT

INNER WOOD WAY

HARVEST MOON TRAIL

PHASE IV
2022

PHASE II
2020

PHASE I
2019

CITY OF VERONA

MOSS WOODS WAY

MYSTIC COVE COURT

FOX COVE COURT

TAMARACK WAY

HEMLOCK DRIVE

MORNING COVE CIRCLE

NATURAL CONSERVANCY PARK

GRASSLAND TERRACE

M

BLUE ICE PASS

BLUE ICE PASS

INEICHEN DRIVE

EXISTING SINGLE FAMILY LOTS

KETTLE CREEK NORTH NEIGHBORHOOD

BACKUS PROPERTY

MAIN STREET

WHISPERING COVES • GDP SUBMITTAL

VERONA, WI **DATE 11.04.2019 Plan Commission**

PHASING PLAN

NORTH

0 200 400 800

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INTERMITTENT STREAM (DAYLIGHT AREAS)

MEDIANS TYP.
• GRASS

DEDICATED PARKLAND TYP.
• MIX OF DECIDUOUS & EVERGREEN TREES AND SHRUBS
• TURF GRASS & MIXED PRAIRIE

MCKEE ROAD

PD

WINDSWEPT WAY

LANDSCAPE BUFFER
• DECIDUOUS & EVERGREEN TREES

PRAIRIE GRASS TYP.
• INFILTRATION BASINS & AROUND WET PONDS

HUNTERS COVE WAY

HIGHLAND VIEW PASS

SCHOOL SITE

GDP BOUNDARY

PRAIRIE GRASS TYP.
• INFILTRATION BASINS & AROUND WET PONDS

STREET TREES TYP.
• DECIDUOUS
• APPROXIMATELY 1 PER LOT

MEDIANS TYP.
• GRASS

LANDSCAPE BUFFER
• DECIDUOUS & EVERGREEN TREES

MORNINGSIDE BOULEVARD

EVENING SUN WAY

MAIN STREET

GRASSLAND TERRACE

M

HOARFROST COURT

INNER WOODS WAY

HARVEST MOON TRAIL

MOSSY WOODS WAY

MYSTIC COVE COURT

FOX COVE COURT

LARCH WAY

HEMLOCK DRIVE

MORNING COVE CIRCLE

NATURAL CONSERVANCY PARK

GRASSLAND TERRACE

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

INEICHEN DRIVE

MAIN STREET

STREET TREES TYP.
• DECIDUOUS
• APPROXIMATELY 1 PER LOT

DEDICATED PARKLAND TYP.
• MIX OF DECIDUOUS & EVERGREEN TREES AND SHRUBS
• TURF GRASS & MIXED PRAIRIE

PRAIRIE GRASS TYP.
• INFILTRATION BASINS & AROUND WET PONDS

WHISPERING COVES • GDP SUBMITTAL

VERONA, WI

DATE 11.04.2019 Plan Commission

CONCEPTUAL LANDSCAPE PLAN

NORTH

0 200 400 800

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PUBLIC MULTI-USE PATH (12 FT WIDTH)
PUBLIC SIDEWALK (5 FT WIDTH)
PUBLIC SIDEWALK (6 FT WIDTH)
PUBLIC GRASS PATH (10 FT WIDTH)

UNIVERSITY RIDGE GOLF COURSE

PD

MCKEE ROAD

PD

FUTURE MULTI-USE PATH CONNECTION TO CTH PD

WINDSWEPT WAY

HUNTERS COVE WAY

HIGHLAND VIEW PASS

EXISTING SINGLE FAMILY LOTS

SCHOOL SITE

GDP BOUNDARY

DREGER PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

MAIN STREET

MORNINGSIDE BOULEVARD

EVENING SUN WAY

(UR) URBAN RESIDENTIAL

GRASSLAND TERRACE

FUTURE MULTI-USE PATH CONNECTION TO CTH M

CITY OF VERONA

(SC) SUBURBAN COMMERCIAL

M

LOST COVE COURT

INNER WOOD WAY

HARVEST MOON TRAIL

MOSSY WOODS WAY

MYSTIC COVE COURT

FOX COVE COURT

TAMARACK WAY

HEMLOCK DRIVE

HARVEST MOON TRAIL

MORNING COVE CIRCLE

NATURAL CONSERVANCY PARK

GRASSLAND TERRACE

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

INEICHEN DRIVE

BACKUS PROPERTY

EXISTING SINGLE FAMILY LOTS

KETTLE CREEK NORTH NEIGHBORHOOD

MAIN STREET

WHISPERING COVES • GDP SUBMITTAL

VERONA, WI

DATE 11.04.2019 Plan Commission

TRAIL SYSTEM PLAN

NORTH

0 200 400 800

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- SUBDIVISION IDENTIFICATION SIGN
- STREET LIGHT POLE
- PEDESTRIAN LIGHTING (~50 FT OC)
- CLUSTER MAILBOX

UNIVERSITY RIDGE GOLF COURSE

MCKEE ROAD

PD

WINDSWEPT WAY

HUNTERS COVE WAY

HIGHLAND VIEW PASS

EXISTING SINGLE FAMILY LOTS

SCHOOL SITE

GDP BOUNDARY

DREGER PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

MAIN STREET

MORNINGSIDE BOULEVARD

GRASSLAND TERRACE

EVENING SUN WAY

LOST COVE COURT

INNER WOOD WAY

HARVEST MOON TRAIL

CITY OF VERONA

MOSSY WOODS WAY

MYSTIC COVE COURT

FOX COVE COURT

TAMARACK WAY

HEMLOCK DRIVE

HARVEST MOON TRAIL

MORNING COVE CIRCLE

M

NATURAL CONSERVANCY PARK

GRASSLAND TERRACE

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

INEICHEN DRIVE

EXISTING SINGLE FAMILY LOTS

BACKUS PROPERTY

KETTLE CREEK NORTH NEIGHBORHOOD

MAIN STREET

WHISPERING COVES • GDP SUBMITTAL

VERONA, WI DATE 11.04.2019 Plan Commission

CONCEPTUAL SIGNAGE, LIGHTING & MAILBOX PLAN

NORTH

0 200 400 800

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- NEIGHBORHOOD SIGN
- MULTI-USE PATH
- DIRECTIONAL SIGNAGE/ MILE MARKERS
- PAVILION
- PLAYGROUND
- BENCH SEATING NODE
- EDUCATIONAL SIGNAGE
- LITTER RECEPTACLE

- IMAGE BOARD REFERENCE NUMBERS
- SWITCHBACK AREA
- POCKET PARK
- GATHERING SPACE
- OVERALL SITE AMENITIES
- CONSERVANCY PARK

UNIVERSITY RIDGE GOLF COURSE

MCKEE ROAD

PD

WINDSWEPT WAY

HUNTERS COVE WAY

HIGHLAND VIEW PASS

GDP BOUNDARY

SCHOOL SITE

DREGER PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

ENDRES PROPERTY

MAIN STREET

EXISTING SINGLE FAMILY LOTS

MORNINGSIDE BOULEVARD

EVENING SUN WAY

GRASSLAND TERRACE

INNER WOOD WAY

HARVEST MOON TRAIL

CITY OF VERONA

MOSSY WOODS WAY

MYSTIC COVE COURT

TAMARACK WAY

HEMLOCK DRIVE

GDP BOUNDARY

BLUE ICE PASS

BLUE ICE PASS

EXISTING SINGLE FAMILY LOTS

KETTLE CREEK NORTH NEIGHBORHOOD

BACKUS PROPERTY

INEICHEN DRIVE

MAIN STREET

M

WHISPERING COVES • GDP SUBMITTAL

AMENITIES PLAN

VERONA, WI

DATE 11.04.2019 Plan Commission

NORTH

0 200 400 800

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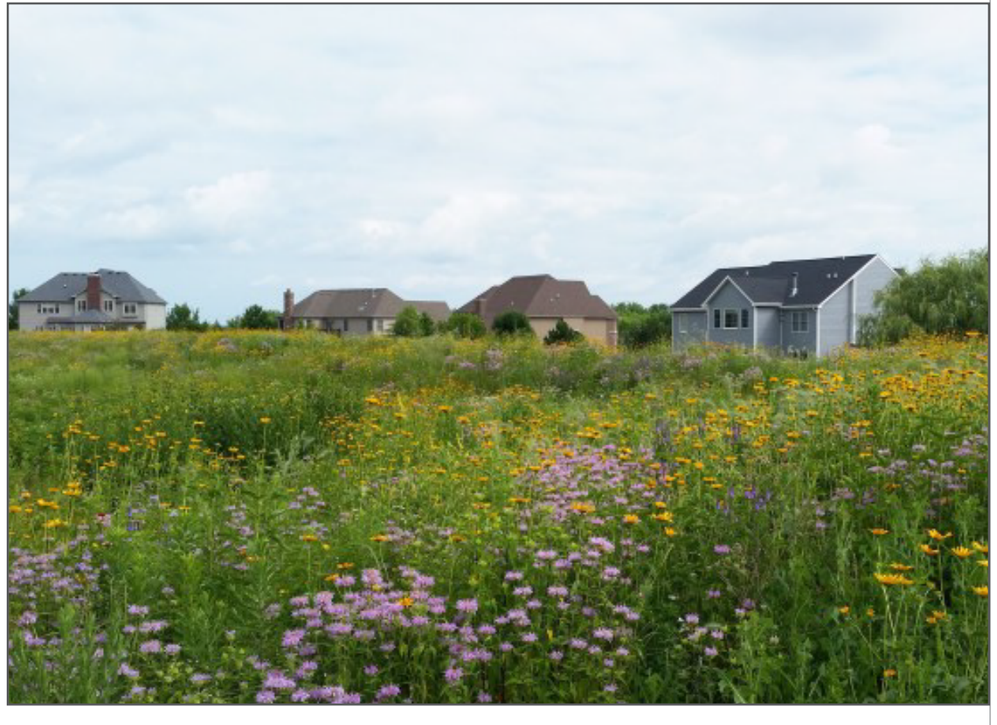

WHISPERING COVES

REPRESENTATIVE IMAGERY - 06 CONSERVANCY PARK

VERONA, WISCONSIN

DATE 11.04.2019 Plan Commission

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B5:L13

HARVEST MOON TRAIL

EVENING SUN WAY

DECIDUOUS TREE (TYP.)

LITTER RECEPTACLE

BENCH

PARK SHELTER (40'X80')

SPLASH PAD

5–12 CREATIVE PLAY AREA

2–5 CREATIVE PLAY AREA

OPEN PLAY

B5:L27

B5:L28

B5:L2

L21

B5:OL2

SHADE SAIL

BENCH

STAGE

LANDSCAPE PLANTINGS

MULTI–USE TRAIL

AMPHITHEATER SEATING

B5:L12

B7:L22

File: I:\2017\17777\PLANNING\Plans and Concepts\Concept Plans 2019\2019-09-05_Whispering Coves_GDP Submittal\DWG\Whispering Coves Sketches_2019-08-21.dwg Layout: 04 - Gathering Space User: sdreier Plotted: Aug 30, 2019 - 4:21pm Xref's:

WHISPERING COVES

04 - GATHERING SPACE

VERONA, WISCONSIN

DATE 11.04.2019 Plan Commission

NORTH

0 40'

19-9087

JSD Professional Services, Inc.

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WHISPERING COVES REPRESENTATIVE IMAGERY - 04 GATHERING SPACE

VERONA, WISCONSIN DATE 11.04.2019 Plan Commission

FDG JSD Professional Services, Inc.
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WHISPERING COVES

02 - SWITCHBACK AREA

VERONA, WISCONSIN

DATE: 11.04.2019 Plan Commission

NORTH

0 20' 40'

19-9087

JSD Professional Services, Inc.
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File: I:\2017\17777\PLANNING\Plans and Concepts\Concept Plans 2019\2019-09-05_Whispering Coves_GDP Submittal\DWG\Whispering Coves Sketches_2019-08-21.dwg Layout: 02 - Switchback Area User: sdreier Plotted: Aug 23, 2019 - 11:21am XrefS:

WHISPERING COVES

VERONA, WISCONSIN

DATE 11.04.2019 Plan Commission

REPRESENTATIVE IMAGERY - 02 SWITCHBACK AREA
05 OVERALL SITE AMENITIES

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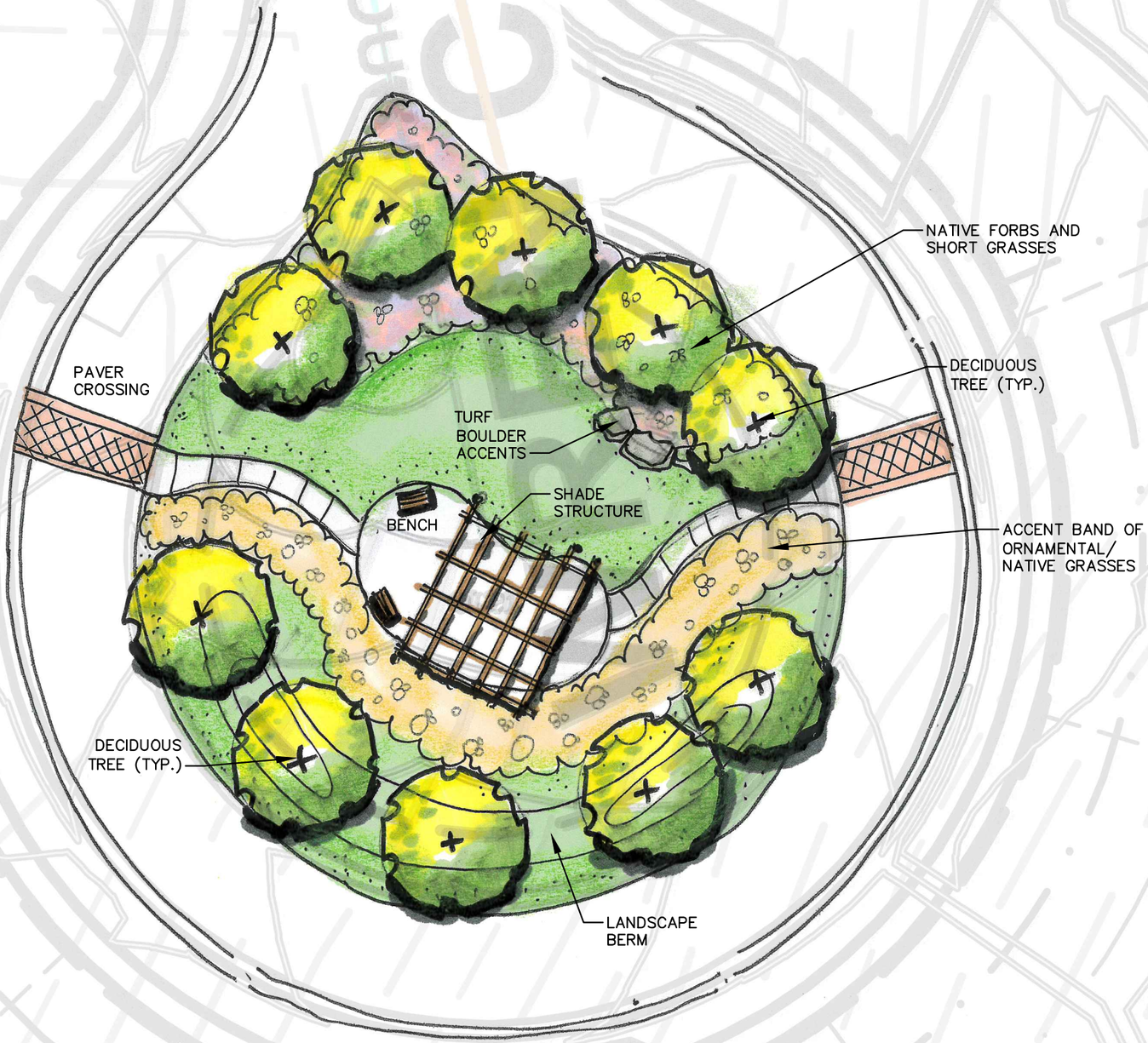

WHISPERING COVES

03 - POCKET PARK A

VERONA, WISCONSIN

DATE: 11.04.2019 Plan Commission

NORTH

0 10' 20'

19-9087

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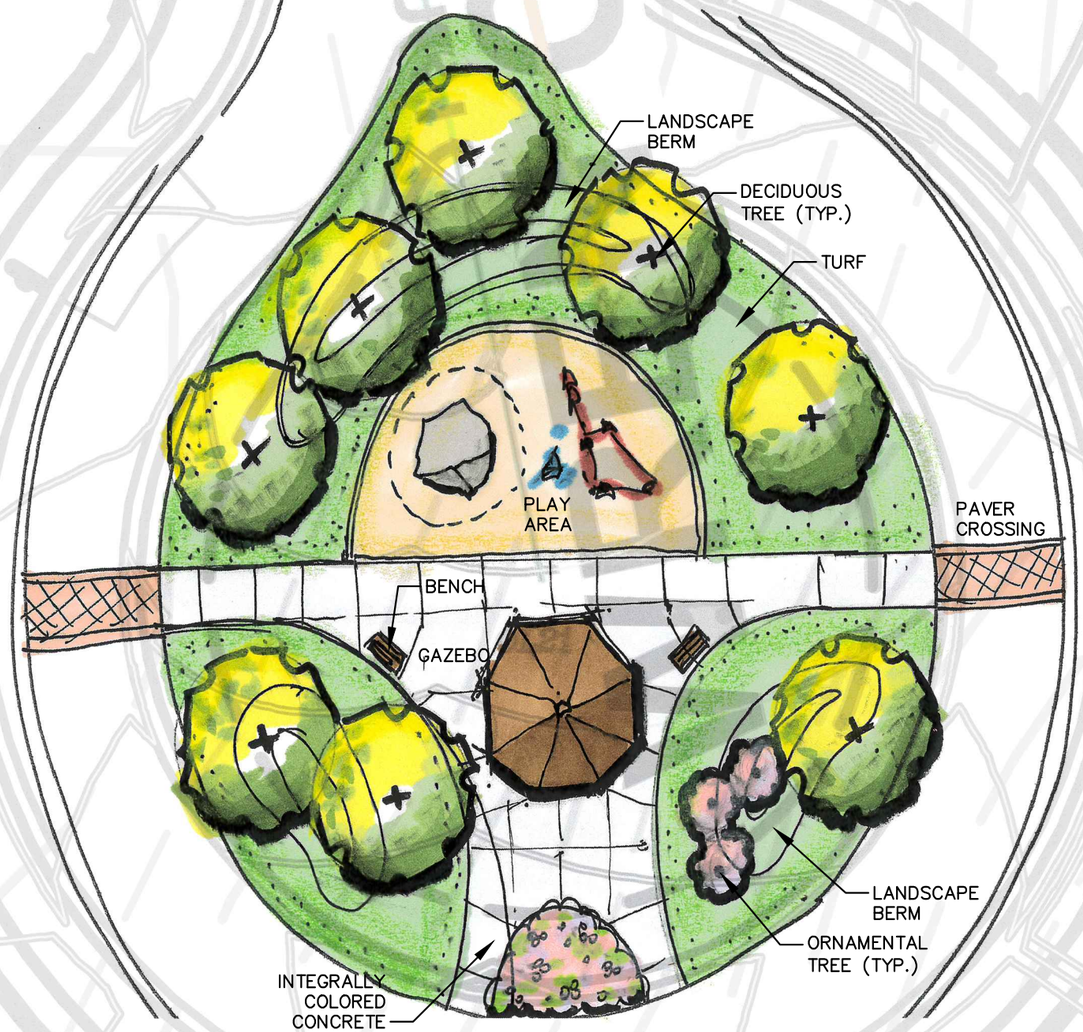
File: I:\2017\17777\PLANNING\Plans and Concepts\Concept Plans 2019\2019-09-05_Whispering Coves_GDP Submittal\DWG\Whispering Coves Sketches_2019-09-21.dwg Layout: 03 - Pocket Park A User: sdreier Plotted: Aug 23, 2019 - 11:53am Xref's:



WHISPERING COVES | **03 - POCKET PARK B**

VERONA, WISCONSIN | DATE 11.04.2019 Plan Commission

NORTH 0 10' 20'

19-9087

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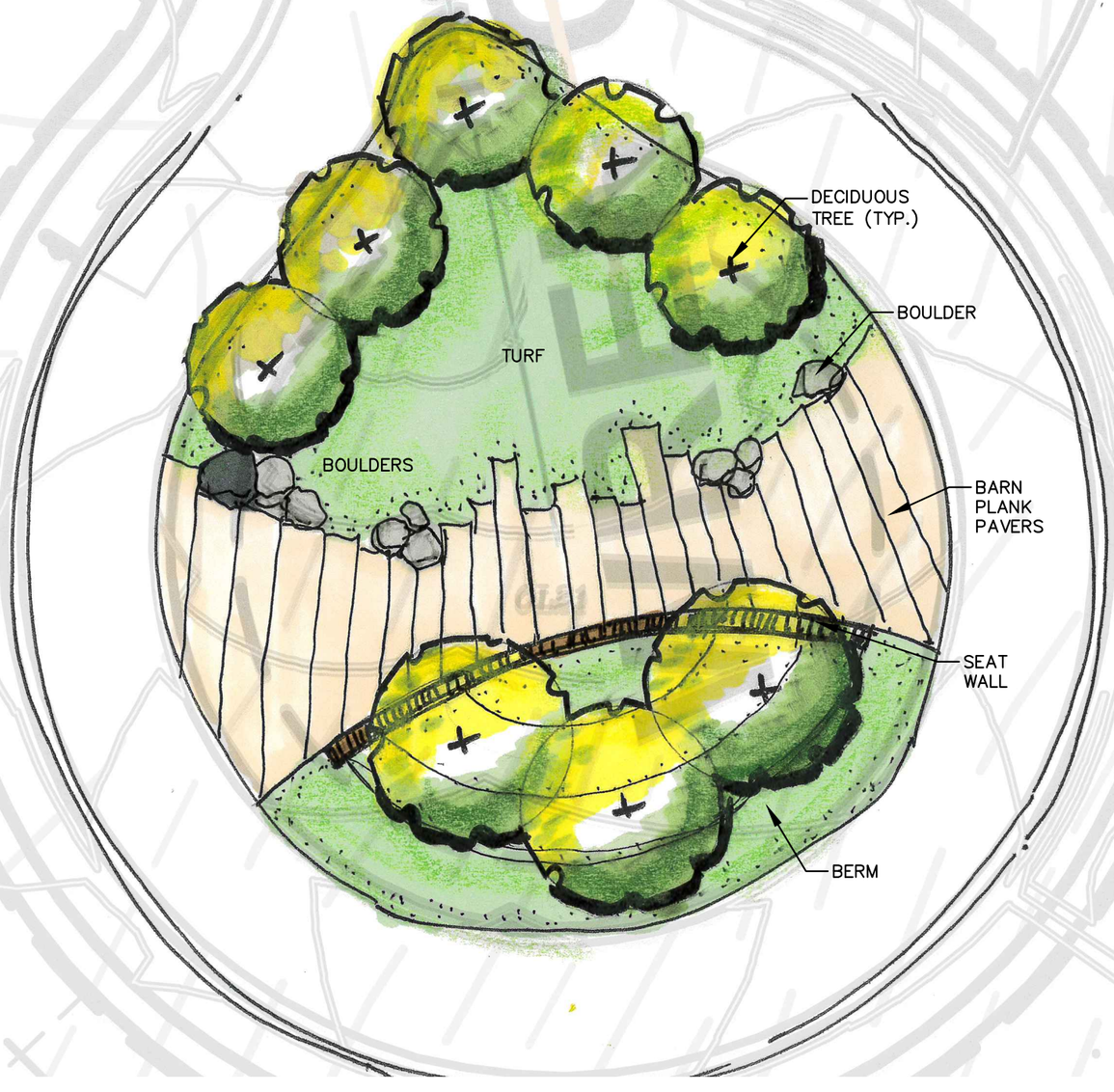
File: I:\2017\17777\PLANNING\Plans and Concepts\Concept Plans 2019\2019-09-05_Whispering Coves_GDP Submittal\DWG\Whispering Coves Sketches_2019-08-21.dwg Layout: 03 - Pocket Park B User: sdreier Plotted: Aug 23, 2019 - 11:58am Xref's:



WHISPERING COVES

03 - POCKET PARK C

VERONA, WISCONSIN

DATE 11.04.2019 Plan Commission

NORTH

0 10' 20'

19-9087

JSD Professional Services, Inc.

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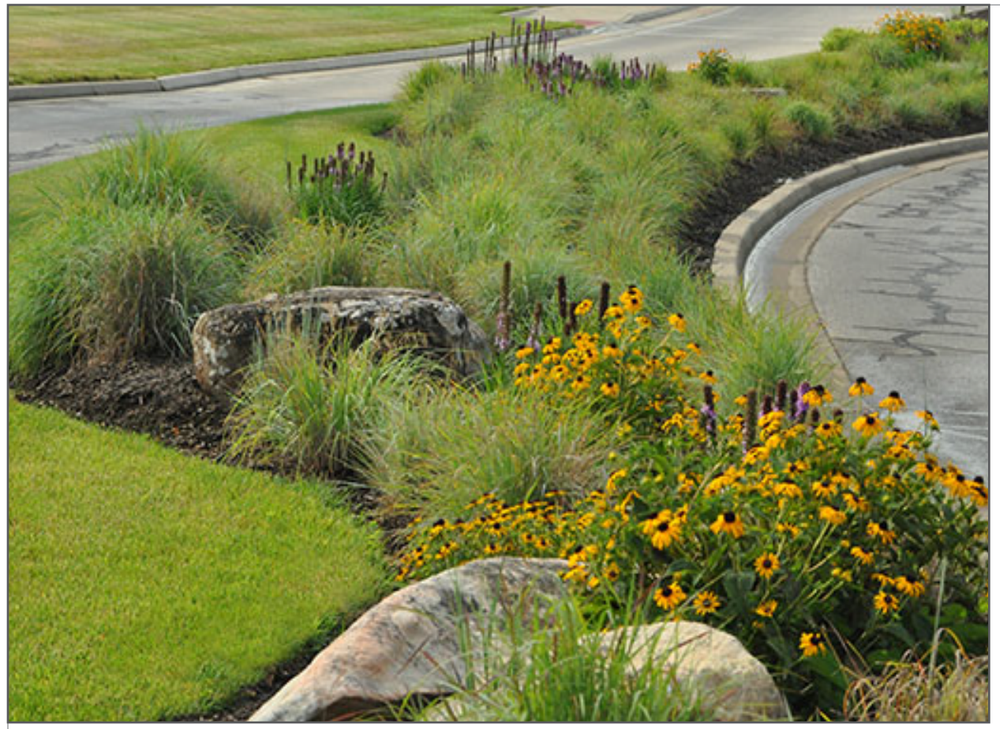
File: I:\2017\17777\PLANNING\Plans and Concepts\Concept Plans 2019\2019-09-05_Whispering Coves_GDP Submittal\DWG\Whispering Coves Sketches_2019-09-21.dwg Layout: 03 - Pocket Park C User: sdreier Plotted: Aug 23, 2019 - 12:00pm Xref's:



WHISPERING COVES

REPRESENTATIVE IMAGERY - 03 POCKET PARK

VERONA, WISCONSIN

DATE 11.04.2019 Plan Commission

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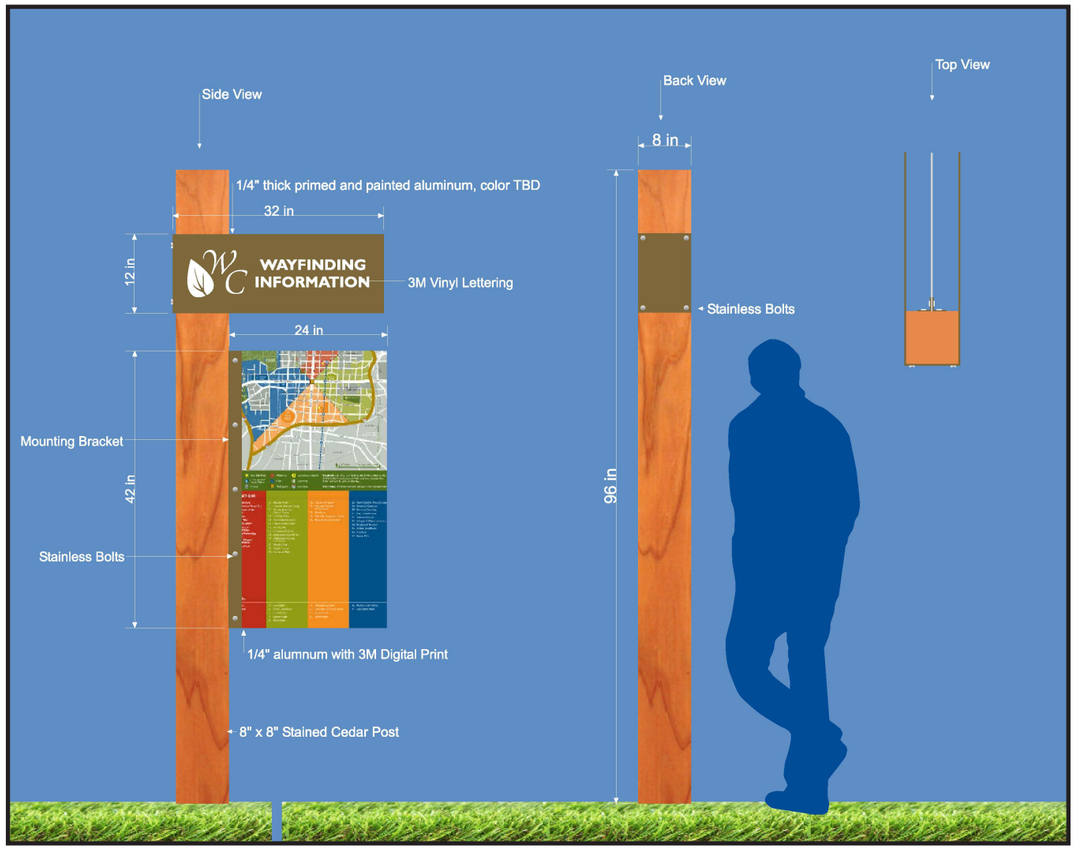

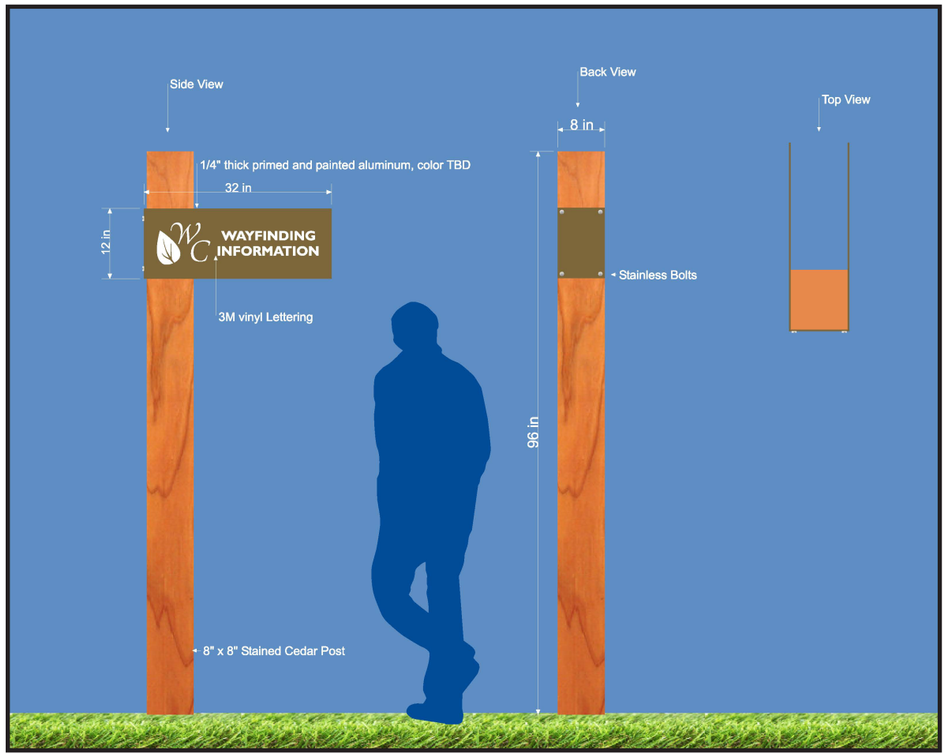

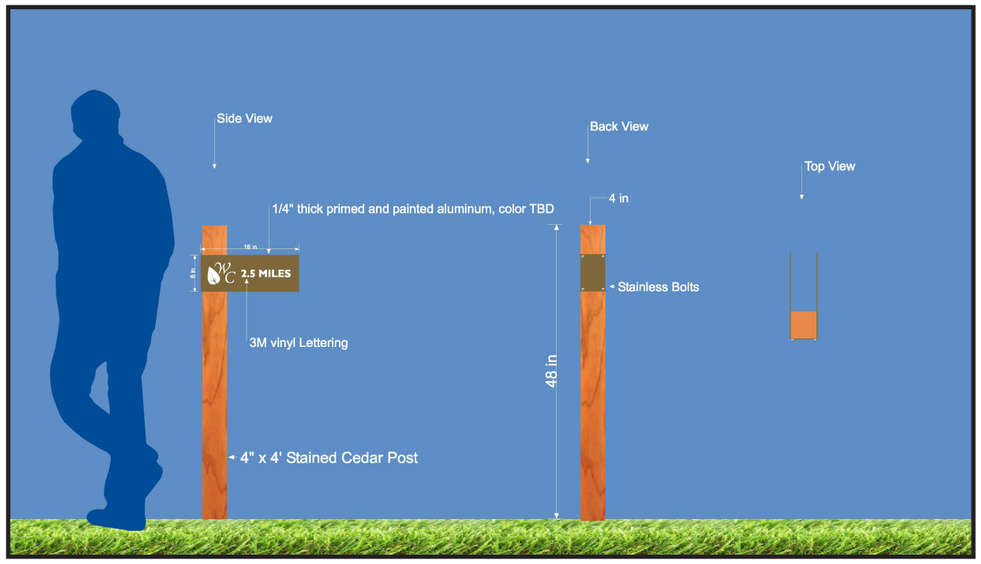

WHISPERING COVES

VERONA, WISCONSIN

REPRESENTATIVE IMAGERY - SIGNAGE

DATE 11.04.2019 Plan Commission

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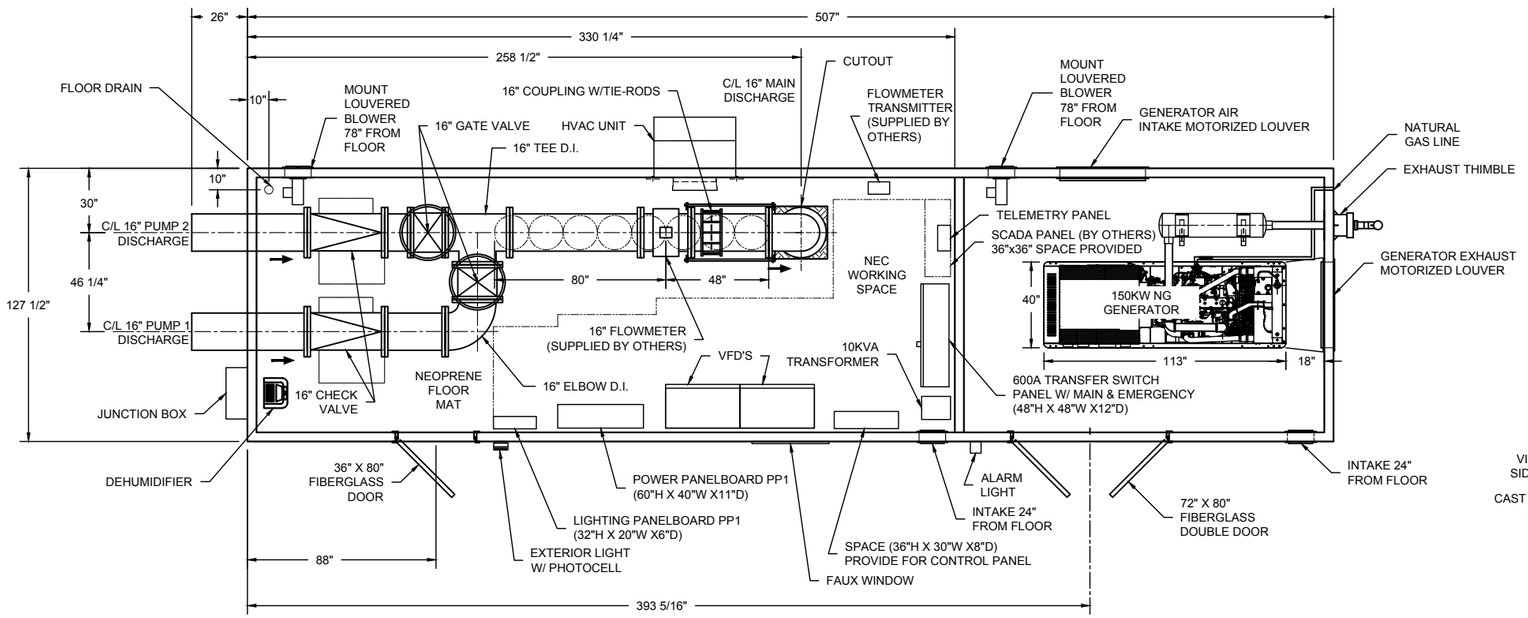
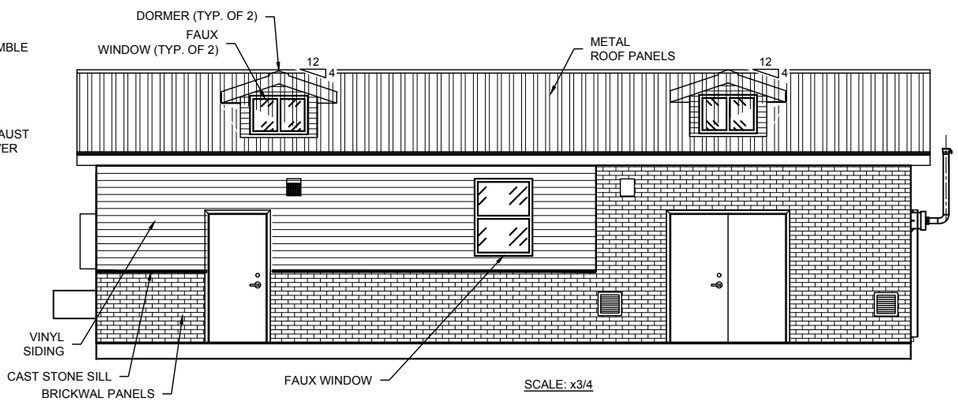


PAINT REQUIREMENTS
APPLY 6 MILS EPOXY PAINT



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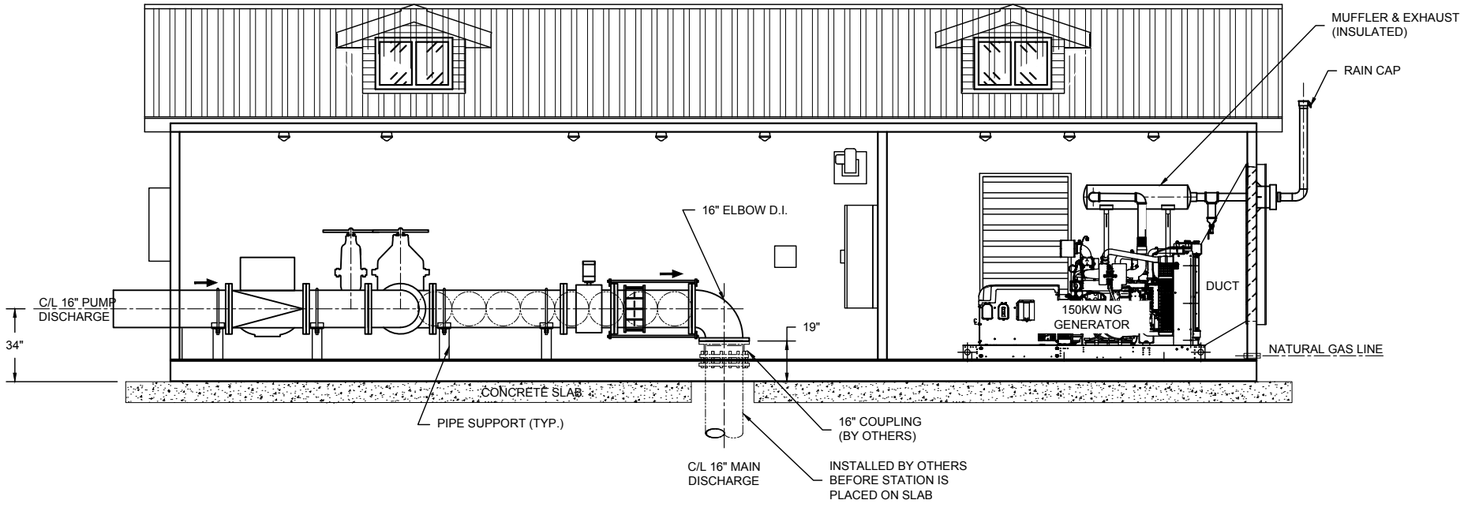

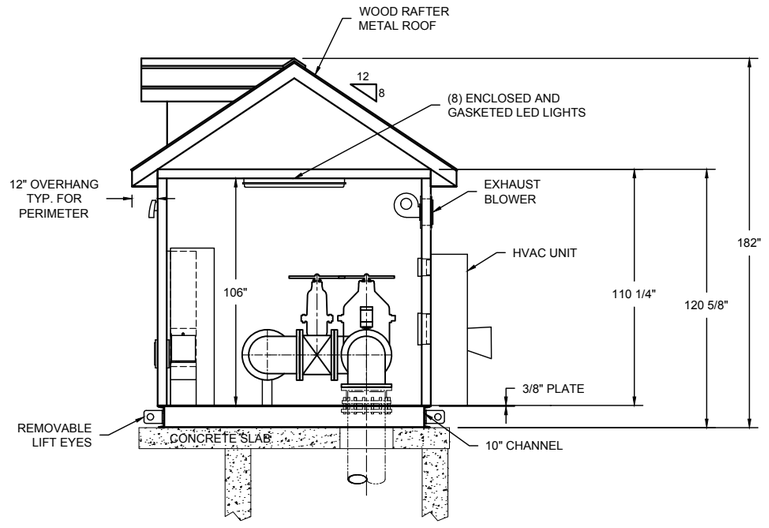

NOTE:
PIPE EXTERNAL TO STATION MUST BE INDEPENDENTLY SUPPORTED.

0" 12" 24" 36" 48" 60"

REV. NO.	REVISION	BY CHK'D	DATE
A	PIPING TO 16" LENGTHENED BUILDING CHANGED TRANSFER SWITCH	DS	7/10
		WK	19
B	GENSET TO ROOM ADDED ROOF, DORMERS, & PANELBOARD; CHANGED VFD	DS	10/15
		WK	19

DESIGNED BY:		DATE	
DRAWN BY:	JB	DATE	12/26
CHECKED BY:	WK	DATE	18
SCALE			

USEMCO
USEMCO INCORPORATED
P.O. BOX 550 (608) 372-5911 TOMAH WI. 54660

DESCRIPTION
VERONA, WI

DWG. NO. S4512
JOB NO.

WHISPERING COVES

VERONA, WISCONSIN

PUMP HOUSE

DATE 11.04.2019 Plan Commission