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**MOSAIC RIDGE**  
**ARCHITECTURE & LANDSCAPE GUIDELINES**

These Architectural and Landscape Guidelines (“Regulations”) are made with respect to the “Property” and “Lots” as those terms are described in that certain Declaration of Conditions, Covenants, and Restrictions for Mosaic Ridge in the City of Madison, Dane County, Wisconsin recorded in the office of the Dane County of Deeds (the “Declaration”). The terms and conditions of the Declaration shall govern and take precedence over any contradictory provision contained in these Regulations. Any capitalized term not otherwise defined in these Regulations shall have the definition provided in the Declaration for such term.

**Prospective Owner Acknowledgement of Receipt.**

The undersigned prospective Lot Owner(s), by signing below, acknowledges receipt of these Regulations.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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- Exhibit A – Examples of Home Elevations
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# ARCHITECTURAL GUIDELINES

## 1. PURPOSE.

- i. In order to form a harmonious residential community, these Architectural & Landscape Guidelines (“Regulations”) recognize characteristics within the broad range of classical and modern styles of home design. They seek to influence the construction of homes which share the characteristics of environmental sustainability, progressive energy solutions, and architectural design while creating a neighborhood that builds on broad neighborhood planning and community design principals. These Regulations are provided for the mutual benefit of Lot Owners to assist in implementing and maintaining this vision and a high quality of construction for Mosaic Ridge.

## 2. INTRODUCTION & TERMINOLOGY.

- i. These Architectural Guidelines are to be applied in conjunction with the Landscape Guidelines.
- ii. Variances from these Regulations may be granted by the Architectural Review Committee (“ARC”) at its sole discretion on the basis of, among other things, architectural merit or environmental impact.
- iii. Prior to beginning the design process, it is recommended that Lot Owners contact the ARC to verify their interpretation of these design guidelines and regulations. The ARC has the review power to approve or deny elements of the Lot Owners Design included in these guidelines.
- iv. Every home shall be made up of at least one each of the three basic components (see examples of home elevations attached as Exhibit A):
  1. A **roof** element.
  2. A middle element, **elevation**, composed of a band extending from the roof to the foundation.
  3. A base element, **foundation**.
- v. Terminology
  1. Architectural Precedent: Any example of architecture that serves as a guide or justification for subsequent situations.
  2. Build-to Line: The location on the site that a minimum of 2/3's of the front edge of the building must be aligned.
  3. Certified Sustainable: A certification established by a 3<sup>rd</sup> party that recognizes a material or practice as beneficial to indoor air quality and/or the environment and minimizes and efficiently uses energy and water.
  4. Deck: A platform that is elevated above the grade of the land
  5. Encroachment: To advance beyond established limits of the setback. Elements allowed to encroach chimney, window extension, patio/deck and as ARC determines. See 7ii for further details of dimensions. Chimneys and window extensions are not allowed to be cantilevered due to the lower energy efficiency of that type of construction.
  6. Façade: Any side of a building facing a street, exterior wall.
  7. Façade Fenestration: The amount and size of openings in the exterior wall, examples; doors and windows.
  8. Natural Landscape: The use of predominately native plant materials and elimination of non-native species that may be present on the site; Minimizing lawn areas and using low mow type vegetation to reduce the amount of energy and resources needed to maintain an attractive landscape.
  9. Patio: A hard surfaced space level with the ground, used for lounging and dining
  10. Proportion: Symmetry, harmony, or balance as it is related to size and shape.

11. Regional in Origin: Utilizing construction materials that are extracted and manufactured within a 500 mile radius of the project site. Priority should be given to materials that are found within a 250 mile radius or sourced and manufactured in Wisconsin.
  12. Ribbon Driveway: A concrete or paver driveway with a central ribbon of vegetation.
  13. Solid Mass: A full plane or group of material, corner to corner. This relates to both architecture and landscape.
  14. Stoop: A small porch, platform, or staircase leading to the entrance of a house
  15. Universally Accessible Design (ADA): Residential design to accommodate individuals with limited mobility and or wheelchairs.
- vi. All exterior colors and materials must be approved by the ARC. (See Exhibit B, Form #3).
  - vii. The architectural and landscape elements of the site design are considered to be integral to the overall Lot design. Regulations defining certain architectural elements of green space are described in the "Yards" section of the Architectural Guidelines and more generally in the Landscape Guidelines.

### 3. WALLS, ROOFS AND FACADES.

- i. Façade and window Proportions must meet one of the following:
  1. The dimension (width) from the outside corner of the building to the window may not be less than the width of the window
  2. Corner Windows may be placed into the corner of the façade. The corner dimension, or trim board width, may not be more than 8".
- ii. Each facade of the house shall be made of the same materials and similarly detailed.
- iii. Front Facades on Corner Lots – Homes on Corner lots will have two 'fronts'. Each façade that addresses a street will be considered a front.
- iv. Façade Fenestration. The front façade must have a minimum percentage of window and door openings for architectural design, with a maximum for energy efficiency. The ARC will evaluate each design based on these guidelines.
  1. Traditional Style Homes – 20 % Minimum – Maximum 35%(does not include gable area)
  2. Modern Style Homes – 14% Minimum – Maximum 30% (does not include gable area)
- v. All window and door openings to have a distinct finish trim with a minimum 3" dimension. Exceptions may be given for 'modern' style homes.
- vi. All Band boards and material changes shall occur at inside corners.
- vii. Facades may change their primary material only at a band change. The intent of the code is that facades appear to have heavier materials on the bottom and lighter materials above (i.e., concrete and masonry shall be below wood or stucco). Consideration will be given related to architectural style.
- viii. Facades shall be clad in fiber, cement shingles, wood or fiber cement clapboard, wood or fiber cement board and batten, metal textured panels, architectural concrete finish, stucco, brick, stone or combination of the above. Vinyl siding shall not be allowed. All materials are to be approved by the ARC.
  1. The Submission must specify quality of the materials to be used.
  2. .
  3. Exterior Materials – The ARC shall have the right to require brick, stone, corner boards, windows, and/ or combination of similar materials which it deems desirable for a particular submission.
- ix. All homes to have a 3 color scheme minimum (e.g., door color, body color, trim color). Desired color schemes shall be submitted to the ARC for approval. Color to be Compatible with architectural style. The commonly seen subdivision beige and putty body colors are not allowed.. The ARC encourages

integrating compatible colors into the design.

- x. Brick surfaces shall be predominately a horizontal running bond pattern unless architectural precedent is shown.
- xi. Stone shall be set in an un-coursed pattern with a horizontal orientation unless architectural precedent is shown.
- xii. No diagonals (sloping lines) other than roof slopes shall be visible on any façade unless architectural precedent is shown.
- xiii. Chimney and Fireplace Venting
  - 1. Thru wall fireplace venting is not allowed on the front elevation or within 5 ft of the front corners of the building.
  - 2. Chimney enclosures may be constructed of a material that coordinates with the style of the home. Fireplaces/chimneys located on exterior walls shall not be cantilevered and must have a full foundation below for energy efficiency.
  - 3. The minimum width of the chimney shall be 48" and may taper to a smaller dimension if architectural precedent is shown and ARC approves. For example a prairie style house would require that the 48" width be maintained.
  - 4. The minimum depth of the chimney shall be 24" and must reflect the architectural style.
- xiv. Roofing may be slate, tile, metal, cedar shakes, recycled content tiles, lightweight concrete tile or asphalt shingles and shall consist of a product that comes with a minimum 25 year warranty. No 3-tab style shingles are allowed. Roof material selection and color shall be reviewed by the ARC as part of the exterior color and material review process.
- xv. Roof design – Roof pitch and design shall be approved through the ARC exterior approval process. Roof pitches and materials must complement the overall architectural design of the house and detached garage if present. Well constructed homes utilize roof pitches and designs to effectively protect and shed water away from the structure below. The energy heel defined as the space from the top of the exterior wall plate to the roof sheathing should equal to the depth of the attic insulation should equal the depth of the insulation to ensure consistent attic R-value over entire attic square footage. The roof pitch of a detached garage is not required to match.
- xvi. Soffit material selected shall be of a high quality, durable, low maintenance variety. The appearance of the soffit shall complement the design of the home,
- xvii. No exterior stairs are allowed to an upper level. Stairs to upper levels must be interior to the home.
- xviii. House Numbers – All homes need house numbers posted clearly on the front façade and on alley garages. House numbers must be a minimum of 3" tall. House numbers may not exceed 6" tall.

#### 4. GARAGES.

- i. Detached garages are encouraged
- ii. Two garage doors maximum. Two Singles or One Double.
- iii. Person doors are encouraged, however not visible from street.
- iv. It is encouraged that the garage doors not be visible from the street.
- v. No toilet facilities allowed. Water/hose bib allowed.
- vi. No exterior stairs are allowed to upper level. Stairs to upper levels (second floor) must be interior to the garage.
- vii. Window units at garages are encouraged and should be located off of the street facing facades. Garages on corner lots must have a minimum of 4% window openings on the façade facing the street.
- viii. Refer to (7)ii for Building Set-backs and height.
- ix. Driveways must be as wide as the garage for a minimum of 25 ft, from the garage, or to alley. ARC will approve the depth of the driveway to accommodate the parking of one automobile in front of the

garage or a parking area adjacent to the garage.

## 5. PORCHES, STOOPS, PATIOS & DECKS.

- i. Porches and exterior spaces are encouraged along with other outdoor spaces to be utilized by the homeowners.
- ii. Front porches are intended to be open and to allow interaction with the street. Glazing is not permitted. Screening is permitted with approval from the ARC
- iii. Front stoops, porches and patios shall be made of low maintenance materials. Material and style shall be complimentary to the home's design. Skirting at all of these elements must be constructed to form an apparently solid mass. Preference shall be given to patios built with pervious materials. Front porches and decks if constructed of wood, are required to be opaquely stained or painted, no exposed treated lumber.
- iv. The use of asphalt for stoops, porches, patios or decks is prohibited.
- v.
- vi.
- vii. Porch railings are encouraged to be open and transparent. Material and style to be complimentary to the house.
- viii. Front porches and decks must be a minimum of 6 ft deep.
- ix. Front porches are to be a minimum of 24" above sidewalk grade. The ARC will consider exceptions if the main level of the home follows Universal Design Guidelines for Accessibility.
- x. Each Home is allowed no more than 400sf of covered porches, decks and screen porches. No single porch/deck/patio area may exceed 200sf other than corner decks/porches.
- xi. Decks may be located only in rear yards. Cascading design encouraged keeping elevation low to the natural grade of the land.
- xii. Porches, patios or decks within encroachment areas may never be enclosed with glazing or walls to create a three season porch or year-long living space.

## 6. YARDS.

- i. Fence design and location must be approved by the ARC (Exhibit B, Form #4). Fence material shall consist of a low maintenance material. If wood is selected as the material it shall be of a species with outdoor durability characteristics or be made from recycled material or harvested from sustainable sources. Fence designs should integrate with the architecture of the home and the natural landscape. No chain link fence allowed
  1. Front Yard fencing to be a minimum of 60% transparent with a maximum height of 42"
  2. Rear Yard and Side Yard fencing is shall be partially transparent with a maximum height of 8 ft.
- ii. Usable Open Space – All lots to provide a minimum of 400sf useable open space.
- iii. Mailboxes – Mailboxes will be provided with the purchase of the lot. The design will be standardized for the neighborhood. The mailbox may not be altered or replaced with another style.
- iv. Utilities – Gas/electric meters shall not be located on the front elevation (or both elevations on corner lots) or within 10ft of the front corners of the house. A/C condensers may only be located at the back of the home.
- v. Rain barrels located on the front elevation (or both elevations on corner lots or within 10ft of the from corners of the house shall be designed and located in a manner that is complementary to the design of the house.
- vi. Driveways – Driveways must be concrete, pavers, permeable or a similar material. Asphalt will be allowed only at alley drives.

1. Concrete Ribbon Driveways are permitted.
- vii. The integration of rain barrels, prairie planting, bioswales and rain gardens are encouraged. No direct run-off is allowed onto any adjacent property. Home owner must comply with City approved drainage plan and shall not change the grades at lot lines.
- viii. Refer to Landscape Guidelines for additional information.

## 7. BUILDABLE AREA.

### i. Buildable Footprint of Home

1. The structure footprint may not exceed 1800sf or 45% of the site, whichever is greater. This includes the garage. This does not include Porches, patios or decks.
  - a. 200 sf bonus for Detached Garage or Outbuilding
2. 200 sf bonus for Universal Design (ADA)
3. There is no minimum footprint required.
4. 200 s.f. bonus for living space over the garage.

### ii. Setbacks

1. Front Yard (corner lots to follow front yard setbacks for both streets)
  - a. Main House = 15ft build-to line w/ an 8ft encroachment.
  - b. Encroachments are allowed for porches, patios, chimneys, 2 ft maximum floor extensions and window extensions..
  - c. Non-Alley Attached Garage Structures = 10ft additional set-back from the primary façade of the house (Build-to Line)
2. Side Yard
  - a. Main House = 6ft setback with 2 ft. encroachment and exit window wells allowed unless in drainage easement. An encroachment is allowed only if it does not enter the drainage easement.
  - b. Attached Garage = 6ft setback. An encroachment is allowed only if it does not enter the drainage easement.
  - c. Detached Garage = 2ft or 6ft setback. Refer to Drainage easement for set-back location. All drainage and utility easements must be followed, refer to site plan.

3. Rear Yard

- a. Main House with Alley Attached Garage – 15ft setback
- b. Alley Detached Garage – 3ft setback only with dedicated 20 ft x 10 ft parking area adjacent to the garage.
- c. Main House with Non-Alley Attached Garage – 10ft setback
- d. Non-Alley Detached Garage – 6ft setback or at edge of utility drainage easement. Refer to drainage easement for set-back location. All drainage and utility easements must be followed, refer to site plan.
- e. Main House (w/ Detached Garage) – 20ft setback

iii. Garage.

1. Detached garages may not be more than 1 ½ stories.
2. Detached garage height shall not exceed 14ft to the center of the gable.

iv. Outbuilding.

1. Outbuildings are allowed only if the total footprint of all structures, including the outbuilding, is less than or equal to 50% of the site or 2200 sf, whichever is greater. This number does not reflect the footprint bonus for Universally Accessible Design and detached garages.
2. Shall not exceed 80 square feet.
3. Single story, shall not exceed 8 ft eave heights and/or 10 feet in height to center of gable.
4. Materials - Roofing, Paint and/or stain to coordinate with main house. No exposed treated lumber or pre-fabricated structures
5. Quality of construction to meet local building codes.

- v. Regulating plans - See individual lot plans for each lot's buildable area attached as Exhibit C.

8. CERTIFICATIONS.

- i. One of the following certifications for each project is required:
- ii. Wisconsin Green Built Home Program
- iii. Focus on Energy New Homes Program
- iv. Leed for Homes
- v.

9. ALTERNATIVE ENERGY APPROACH.

- i. The Property Owner is encouraged to integrate Passive Solar System approaches for energy production and/or conservation.
- ii. Heating Ventilation and Air Conditioning
  1. All HVAC systems shall have a minimum efficiency of 96%. Air Conditioning systems shall have a minimum efficiency of 14 SEER Homes encouraged to be designed with multiple zones HVAC, Energy Recovery Ventilator, etc.
  2. All HVAC systems must use only a non-HCFC refrigerant (e.g. R-410a)
  3. Geo-thermal systems shall be an efficiency of minimum COP of 3.1.
  4. Homes shall meet ASHRAE 62.2 ventilation standards. One acceptable method is installing properly sized bath fans with automatic timers.

iii. Electrical



1. Energy Star Qualified light fixtures and LED lighting is encouraged
2. Solar or LED landscape lighting encouraged (photo-cell required if installed)
3. All exterior lighting to meet current City of Madison “Dark Sky” guidelines.

## 10. SUSTAINABLE CONSTRUCTION

- i. Construction waste that is recyclable must be recycled.
- ii. Alternative Construction Techniques – Straw, Insulated Concrete Forms, Super-Insulated Structures and other alternative energy efficient techniques are permitted.
- iii. Green Roof systems – Preference shall be given to durable roofing materials that lasts longer than typical roofs and that contain recycled products.
- iv. Active Solar energy mechanisms allowed such as: Solar Hot Water System or Photovoltaics
- v. Window Performance Requirements
  1. Minimum glazing - dual pane with Low-E glass with Argon
  2. Minimum U value =.350 or less except on West and East facing glazing; those windows shall have a maximum U-value of .32 and a maximum SHGC of .4
  3. Windows shall also have a maximum infiltration rate of .3 cfm/sf
- vi. Material Selections –Priority shall be given to 3<sup>rd</sup> party verified construction materials and finishes that are sourced from renewable sources, harvested in a sustainable manor, exceed standards for indoor air quality related to VOC and other harmful compound content, and contain recycled content.
- vii. Water Conservation – All water fixtures shall achieve water conservation levels that are better than code. Water Sense labeled fixtures are encouraged to achieve a guaranteed performance level that is better than code. When installed irrigation systems shall meet WaterSense requirements.
- viii. Homes encouraged to meet Universal Accessibility Design Guidelines.

# LANDSCAPE GUIDELINES

## 1. GENERAL PHILOSOPHY.

- i. The goal of the guidelines is to make Mosaic Ridge as sustainable, “green” and attractive as possible. Since the Lots are all contiguous with a natural green space, Owners are required to maintain a landscape that is healthy. Native plants are to be balanced with manicured lawn areas and, where practical, on site storm water management is encouraged by using rain gardens, rain barrels, cisterns, and other natural methods. Initial planting plans, that meet the minimum requirements, are to be reviewed and approved by the ARC. Conceptual landscape planting plans shall be submitted along with the building plans for review and approval by the ARC. All plantings are to be maintained. Home owners are encouraged to provide additional tree, shrubs and groundcover plantings in the future as the property matures and to provide perennial and annual seasonal plantings.

## 2. PLANTINGS.

- i. TREES: Deciduous and evergreen trees should be planted in front, side and rear yards for shade, seasonal interest and wildlife food and shelter. Tree species should be chosen with ultimate or full-grown plant size in mind, thus avoiding severe pruning. Existing trees are to be saved to the greatest extent possible and properly maintained. Large deciduous trees should be planted a minimum of 6 feet from the eaves of the house. Evergreen trees should be planted a minimum of 8 feet from the eaves.

### Minimum Tree planting requirements

1. Interior Lots = (1) front yard and (1) rear yard.
2. Corner Lots = (2) front yard/street yard trees and (1) rear yard.
3. The *minimum* caliper size for deciduous trees shall be 2”. Larger caliper trees are encouraged. Evergreen trees shall be a *minimum* of 6’ height. Taller evergreen trees are encouraged.

Owners shall choose from the following list of species:

<b>EVERGREEN TREES:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Arborvitae or White Cedar	Thuja occidentalis	Partial shade
Black Hills Spruce	Picea glauca ‘Densata’	Full sun
Canada Hemlock	Tsuga Canadensis	Shade
Eastern Red Cedar	Juniperus virginiana	Full sun
Fraser Fir	Abies fraseri	Full sun
White Fir	Abies concolor	Full sun
White Pine	Pinus strobus	Full sun
White Spruce	Picea glauca (no blue var.)	Full sun

<b>DECIDUOUS TREES:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
American Elm ‘Pioneer’, ‘Regal’, ‘New Horizon’	Ulmus americana var.	Adaptable
Eastern Larch or Tamarack	Larix laricina	Full sun
Ginkgo or Maidenhair Tree	Ginkgo biloba	Full sun
Thornless Honey Locust	Gleditsia triacanthos ‘Inermis’	Full sun
Katsura Tree	Cercidiphyllum japonicum	Full sun

<b>DECIDUOUS TREES:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Kentucky Coffee Tree	Gymnocladus dioica	Full sun
Littleleaf Linden	Tilia cordata	Full sun
Northern Red Oak	Quercus rubra	Full sun
Pin Oak	Quercus palustris	Full sun, Requires acid soil
Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	Adaptable
Redmond Linden	Tilia americana	Full sun
Heritage River Birch	Betula nigra 'Heritage'	Adaptable
Shagbark Hickory	Carya ovata	Full sun
Sugar Maple	Acer saccharum	Full sun
White Oak	Quercus alba	Full sun

<b>MEDIUM TO SMALL TREES:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
American Hornbeam	Carpinus caroliniana	Partial shade
Blackhaw Viburnum	Viburnum prunifolium	Adaptable
Cockspur Hawthorn (thornless)	Crataegus crus-galli 'Inermis'	Full sun
Cornelian Cherry Dogwood	Cornus mas 'Golden Glory'	Partial shade
Eastern Redbud	Cercis canadensis	Adaptable
Flowering Crabapple	Malus species (Choose cultivars that are disease resistant.)	Full sun
Hop Hornbeam	Ostrya virginiana	Partial shade
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	Full sun
Pagoda Dogwood	Cornus alternifolia	Adaptable
Serviceberry	Amelanchier canadensis	Adaptable
Star Magnolia	Magnolia stellata	Full sun

- ii. SHRUBS: Deciduous and evergreen shrubs with planting beds are required to be planted in the front as horizontal masses along building foundations and walls. Shrubs can be used as accent plants to other planting beds and to complement the architectural lines of the house or garage. Houses with the sides located along perimeter streets shall incorporate plantings that are placed along structures to soften the view from the street and enhance the streetscape. Choose shrub species that will fit the designated space when mature, so severe pruning will be avoided. Soft hedges may be planted for screening and for attracting birds and other wildlife.

Minimum shrub planting requirements

1. Interior Lots = it is required to extend the massing a minimum of 2/3 of the front of the house and along side walls for a minimum of 6ft
2. Corner Lots = it is required to extend the massing a minimum of 2/3 of the front of the house, 2/3 of the street facade and along the interior side wall for a minimum of 6ft

Owners may choose from the following list of shrubs:

<b>EVERGREEN SHRUBS:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Japanese Garden Juniper	Juniperus procumbens 'Nana'	Full sun
Blue Star Juniper	Juniperus squamata 'Blue Star'	Full sun

<b>EVERGREEN SHRUBS:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	Full sun
Buffalo Savin Juniper	Juniperus sabina 'Buffalo'	Full sun
Common Creeping Juniper	Juniperus communis 'Repanda'	Full sun
Compact Pfitzer Juniper	Juniperus 'Pfitzeriana Compacta'	Full sun
Siberian Cypress	Microbiota decussata	Adaptable
Taunton Yew	Taxus x media 'Tauntonii'	Shade
Dwarf Japanese Yew	Taxus cuspidata 'Nana'	Shade
Emerald Arborvitae	Thuja occidentalis 'Emerald'	Adaptable
Ware Arborvitae	Thuja occidentalis 'Wareana'	Adaptable

<b>DECIDUOUS SHRUBS:</b> <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Green Velvet Boxwood	Buxus x 'Green Velvet'	Adaptable
Gray Dogwood	Cornus racemosa	Adaptable
Kelsey Redtwig Dogwood	Cornus sericea 'Kelseyi'	Adaptable
New Jersey Tea	Ceanothus americanus	Adaptable
Hedge Cotoneaster	Cotoneaster lucidus	Adaptable
Dwarf Bush Honeysuckle	Diervilla lonicera	Adaptable
Kalm's St. Johnswort	Hypericum kalmianum	Full sun
Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	Adaptable
Rugosa Rose cultivars	Rosa rugosa cvs.	Full sun
Dwarf Arctic Willow	Salix purpurea 'Gracilis'	Full sun
Syringa patula 'Miss Kim'	Syringa patula 'Miss Kim'	Full sun
Arrowwood Viburnum	Viburnum dentatum	Shade
Korean Spice Viburnum	Viburnum carlesii	Shade
American Cranberry-bush Viburnum	Viburnum trilobum	Shade

### iii. RAIN GARDENS.

1. Storm water runoff from roofs and other impermeable surfaces, as well as lawns, may be directed to rain gardens and or rain barrels that are sized to handle the runoff. Size depends on several factors: size of the drainage area, soil type, distance from the home, slope of the area, and depth of the rain garden. Most rain gardens are between 100 and 300 square feet. They should be at least 10' away from a dwelling on a slope of less than 12%.
2. Rain gardens are to be planted with native grasses and forbs. Native prairie plants have deep and extensive root systems that allow the water to infiltrate relatively quickly into the ground. The intent is that all runoff during a normal rainfall will infiltrate into the ground very close to where it falls and not run-off quickly causing flooding, erosion and water pollution. Refer to the University of Wisconsin website for rain garden planning and planting details. It is:
3. <http://clean-water.uwex.edu/pubs/pdf/home.rgmanual.pdf> (effective as of February, 2009). Or contact UW Extension to request a hard copy.

- iv. **LAWNS:** Lawns should be seeded or sodded, attractive and well maintained. Choose low maintenance fescues and bluegrass varieties to eliminate the need for irrigation, chemical fertilizers, and frequent mowing. No turf grass may be used in any area having a slope greater than 25% (i.e., a slope of 4:1). No synthetic lawns shall be allowed.

- Recommended seed mixes:
- Dry soil, deep shade, difficult to manage areas
    - Sold as Care-Free lawn seed blend
    - 20% Blue Fescue, 35% Creeping Red Fescue, 25% Chewings Fescue, 20% Hard Fescue
  - General lawn areas
    - Sold as Madison Parks lawn seed blend
    - 50% Kentucky Bluegrass, 25% Creeping Red Fescue, 25% Perennial Ryegrass
  - General lawn areas with a mix of sun and shade
    - Sold as Sun and Shade lawn seed blend
    - 30% Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Chewings Fescue

- v. GROUND COVERS: Groundcovers may be used in place of lawns around trees, planting beds, etc. Native species are recommended. Owners who desire to plant ground cover shall choose from the following list of ground cover:

<b>GROUND COVERS</b>		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Bugleweed	Ajuga reptans	Shade
Barren Strawberry	Waldsteinia ternata	Adaptable
Dwarf crested Iris	Iris cristata	Shade
Hosta	Hosta species	Shade
Wild Ginger	Asarum canadense	Shade
Wild Sweet William	Phlox divaricata	Adaptable
Bishop's Hat	Epimedium sp.	Shade
Sweet Woodruff	Galium oderatum	Shade
Daylily	Hemerocallis sp.	Adaptable
Japanese Pachysandra	Pachysandra terminalis	Shade
Sedum species	Sedum sp.	Full sun
Periwinkle	Vinca minor	Adaptable

- vi. INVASIVE PLANTS: See the Wisconsin Department of Resources Invasive Plant Species list for plants not allowed. Find it online at: <http://dnr.wi.gov/invasives/> (effective as of February, 2009).
- vii. Common invasive species such as Amur maple, Purple loosestrife, Tree-of-heaven, Common and Glossy buckthorn, Russian or Autumn olive, Morrow's, Bell's, Japanese or Tartarian honeysuckle, Multiflora rose are some common invasive plants, available commercially, should be avoided.

## REVIEW Process

- viii. Function. To encourage the architectural harmony of the community, the CDA, architect, contractor and all property Lot Owners are bound by regulations defined in the Declaration and these Regulations. To that end, no structure shall be erected or altered until both Municipal and ARC approvals have been obtained.
- ix. Scope of Authority. The ARC has the authority as provided in the Declaration and these Regulations to ensure that all construction located within MOSAIC RIDGE are in accord with the Declaration and these Regulations. The ARC will also review all homeowners' alterations and modifications to exterior of the existing structures (including but not limited to walls, painting, windows, doors, decks, patios, landscaping, etc.).
- x. Limitation and Release. The purpose of the ARC is to review the Submission in order to determine compliance with the Declaration and Regulations. The Lot Owner and its agents and employees, and not the ARC, shall have the sole authority and obligation to comply with all applicable codes and laws, to select, review and provide or have provided all appropriate design, engineering and construction services, and to select, review and provide all appropriate materials and methods with respect to the home and Lot (collectively, the "Construction Methods and Materials"). Lot Owner releases and holds the ARC harmless from any and all claims, causes of action, liability, or damages to the extent caused by the Lot Owner's or its employees or agents negligence or intentional acts or omissions in the performance of the Construction Methods and Materials.
- xi. Submit two copies to the ARC of the required documents for Sketch Design Review as well as Construction Design Review as described below. Contact the ARC to schedule an appointment for each review. Construction may not begin until Construction Design Review is approved.
- xii. Upon ARC review, the Lot Owner will be notified in accordance with the Declaration. The reasons for approval with stipulation or disapproval will be clarified for the Lot Owner in writing and/or with drawings. The ARC will contact the Lot Owner to meet at the next regularly scheduled ARC meeting. At that meeting, the submittal will be deemed "approved" or "disapproved".
- xiii. An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing to the ARC.
- xiv. All variance requests pertaining to the ARC approvals must be made in writing to the ARC. Any variance granted or refused shall be considered unique and will not set any precedent for the future decisions.
- xv. If an application has been denied, or the approval is subject to conditions which the Lot Owner feels are unacceptable, the Lot Owner may request a hearing before the ARC to justify his/her position. The ARC will consider the arguments and facts presented by the Lot Owner and notify the Lot Owner of its final decision within ten (10) business days of the hearing.

## STEP 1 – SKETCH DESIGN REVIEW.

- xvi. In addition to verifying the setbacks as indicated on the individual lot buildable area plans (Exhibit C), Sketch Design Review checks the designs for correct interpretation of the Regulations. Required Form: Sketch Review Application (Exhibit B, Form #1). Required Drawings (on 11" x17" sheets) are as follows:
  1. Site Plan (1/16" or 1/8" = 1') w/ north arrow showing:
    - a. Property lines and setback lines with dimensions
    - b. Home and garage footprints with entries, porches and balconies delineated,
    - c. Overhangs as dashed lines.
    - d. Dimensioned drives, walks, gardens, and pools
    - e. Existing tree trunks and canopies with diameter dimensioned
    - f. Elevation of its first floor
    - g. Site contours beginning at the street centerline
    - h. Landscape concept.

2. Floor Plans (1/8" = 1') showing:
  - a. Room use and dimensions
  - b. All windows and doors with swings shown
  - c. All overhangs of floors and roofs as dashed lines
  - d. Overall dimensions
  - e. Total enclosed square footage
3. Elevations (1/8" = 1') showing:
  - a. Porches, balconies, doors and windows
  - b. Principal materials rendered and specified
  - c. Height of each floor, eaves and roof peak dimensioned from the first floor
  - d. Overall height from the ground
  - e. Roof pitch
4. Roof Plan (1/8" = 1')

## STEP 2: CONSTRUCTION DESIGN REVIEW.

xvii. This review checks the construction documents for compliance with the Declaration and Regulations only. Form Required: Construction Design Review Application (Exhibit B, Form #2). Required Drawings are as follows:

1. Site Plan (1/16" or 1/8" = 1') with north arrow showing:
  - a. Property lines and setback lines with dimensions
  - b. Home and garage footprints with entries, porches, patios, stoops, decks and balconies delineated, show overhangs as dashed lines.
  - c. Garden walls, fence lines, location, height and material quality of retaining walls.
  - d. Water, electric and sewer service
  - e. Grading plan
  - f. Location, dimensions and materials for walks and drives
  - g. Limits of construction activity and tree protection (no construction, traffic or storage of materials will be permitted beyond these limits)
  - h. Exterior light locations and types
  - i. Location of external equipment (gas and electric meters, a/c compressors), location of recycling, trash and composting waste bins, etc
2. Floor Plans (1/8" = 1') showing:
  - a. Rooms showing amenities, bath fixtures, cabinets, stairs, etc.
  - b. Foundation plan dimensioned
  - c. Wall, window and door openings dimensioned
  - d. All overhangs of floors and roofs as dashed lines
  - e. Overall dimensions
  - f. Total enclosed square footage
3. Elevations & Section:
  - a. Each elevation at 1/4" = 1'-0" with a simple color rendering or colored diagram depicting material quality of fronting street elevation
  - b. Typical wall detail from ground to

ridge at  $\frac{3}{4}$ " = 1' or larger

4. Landscape Plan (Exhibit B, Form #4):

- a. A landscape plan including planting plan listing plants and their respective locations
- b. Planting plan is to be reviewed by the ARC.

5. Samples (1 set): Color samples of each key exterior building material, labeled as to specification and location (Exhibit B, Form #3):

3. STEP 3: CONSTRUCTION COMMENCEMENT.

- i. Construction may begin upon receipt of written ARC approval. The Owner is responsible for obtaining all appropriate permits prior to construction from agencies having jurisdiction. The ARC reserves the right to inspect the Lot and home for compliance with the Declaration and the Regulations during any stage of construction. The ARC is empowered to enforce its policy as set forth in the Declaration and these Regulations.

4. STEP 4: FINAL INSPECTION.

- i. A home may be occupied upon owner's receipt of a municipal occupancy permit and a Request for Final Inspection (Exhibit B, Form #5) by ARC. All construction must correspond with submitted, approved drawings.

5. STEP 5: MINOR CHANGES.

- i. It is anticipated that Owners may wish to make improvements or modifications to their home or Lot during the initial construction or at a future date. A change may be executed upon Owner's receipt of written ARC approval of the Application for Change(s) (Exhibit B, Form #6).

**END**



# EXHIBIT A: Examples of Basic Building Components



\* Horizontality of Prairie Style to Conform with the Natural Contour of the Environment. Native prairie grass landscaping.

PHOTO BY: Jon Jallings Photo



\* Modern Interpretation of Scandinavian Style with Simple Plinth Base.

PHOTO BY: Jon Jallings Photo



\* Traditional Bungalow with accentuated gable roof and strong base.

# **EXHIBIT B**

## **REVIEW FORMS**



011 Form #1

SKETCH DESIGN REVIEW APPLICATION

LOT NUMBER/ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

BUILDER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

ARCHITECT/DESIGNER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

LANDSCAPE ARCHITECT/DESIGNER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

Information

1. Are any variances from the Architecture and Landscape Requirements being requested under this application?  
Yes No

If yes, please describe the variance and the reason for it. \_\_\_\_\_

2. Submit 2 sets of the following drawings (please check)

Site Plan (must be at 1/8"=1'-0" scale)

Floor Plans

Roof Plan

Elevations

Sustainable Construction

Alternative Energy Approach

Landscape Concept Plan

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Submit to:	Date Received: _____	For Stamped Approval
??	Date Approved: _____	
Telephone:??		
Web:??		

011 Form #2

CONSTRUCTION DESIGN REVIEW APPLICATION



LOT NUMBER/ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

BUILDER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

ARCHITECT/DESIGNER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

LANDSCAPE ARCHITECT/DESIGNER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

Submit 2 sets of the following drawings (please check)

Site Plan (must be at 1/8"=1'-0" scale)

Floor Plans

Roof Plan

Elevations & Sections

Rendered Elevation

Landscape Concept Plan

Site Grading Plan/Erosion Control

Alternative Energy Approach

Sustainable Construction

Construction Waste/Recycling Plan

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Submit to:	Date Received: _____	For Stamped Approval
???	Date Approved: _____	
Telephone??		
Web??		



011Form #3

**COLORS/MATERIALS DESIGN REVIEW APPLICATION**

LOT NUMBER/ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

BUILDER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

ARCHITECT/DESIGNER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

Please Check:

Materials Submitted

Colored Elevation Submitted

Submit photographs or cut sheets of the following:

	Material	Color/Quantity	Model or Manufacturer
Exterior Doors	_____	_____	_____
Windows	_____	_____	_____
Garage Doors	_____	_____	_____
Roofing	_____	_____	_____
Exterior Siding Materials	_____	_____	_____

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Submit to:	Date Received: _____	For Stamped Approval
????	Date Approved: _____	
Telephone: ??		
Web??		



**Form #4**

**011 LANDSCAPE/OUTBUILDING/FENCE DESIGN REVIEW APPLICATION**

Lot Number/Address: \_\_\_\_\_

**OWNER:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

**BUILDER:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

**LANDSCAPE DESIGNER:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please check:

Landscape Plan submitted (2 sets of plans)

Fence Plan submit site plan, elevation or picture of fence, height of fence (2 sets of plans)

Outbuilding Plan submit site plan, elevation or picture building, height, materials and color (2 sets of plans)

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Submit to:	Date Received: _____	For Stamped Approval
???????	Date Approved: _____	
Telephone???		
Web??		

011 Form #5

APPLICATION FOR FINAL INSPECTION



Lot Number/Address: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

BUILDER: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

CERTIFICATION:

I do hereby certify in good faith that the contracted structure on said Lot conforms to the Codes and the Construction Documents as approved by the Architectural Review Committee (ARC). All site work, landscaping, cleaning, removal of temporary utilities, and repair of damage to the right-of-way and common areas has been implemented.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Builder: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVAL:

Architectural Review Committee date of Final inspection: \_\_\_\_\_

ARC Approval Signature: \_\_\_\_\_

Submit to: <b>???</b>	Date Received: _____	For Stamped Approval
Telephone <b>web</b>	Date Approved: _____	

011 **FORM #6**

**APPLICATION FOR CHANGE(S)**



LOT NUMBER/ADDRESS: \_\_\_\_\_

**OWNER:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

**ARCHITECT/DESIGNER:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

**BUILDER:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

Describe Change: (Attach sketch of proposed change):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Change:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Submit to: <b>???</b>  Telephone - ??? <b>Web</b>	Date Received: _____ Date Approved: _____	For Stamped Approval
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# **EXHIBIT C**

## **TYPICAL LOT PLANS**