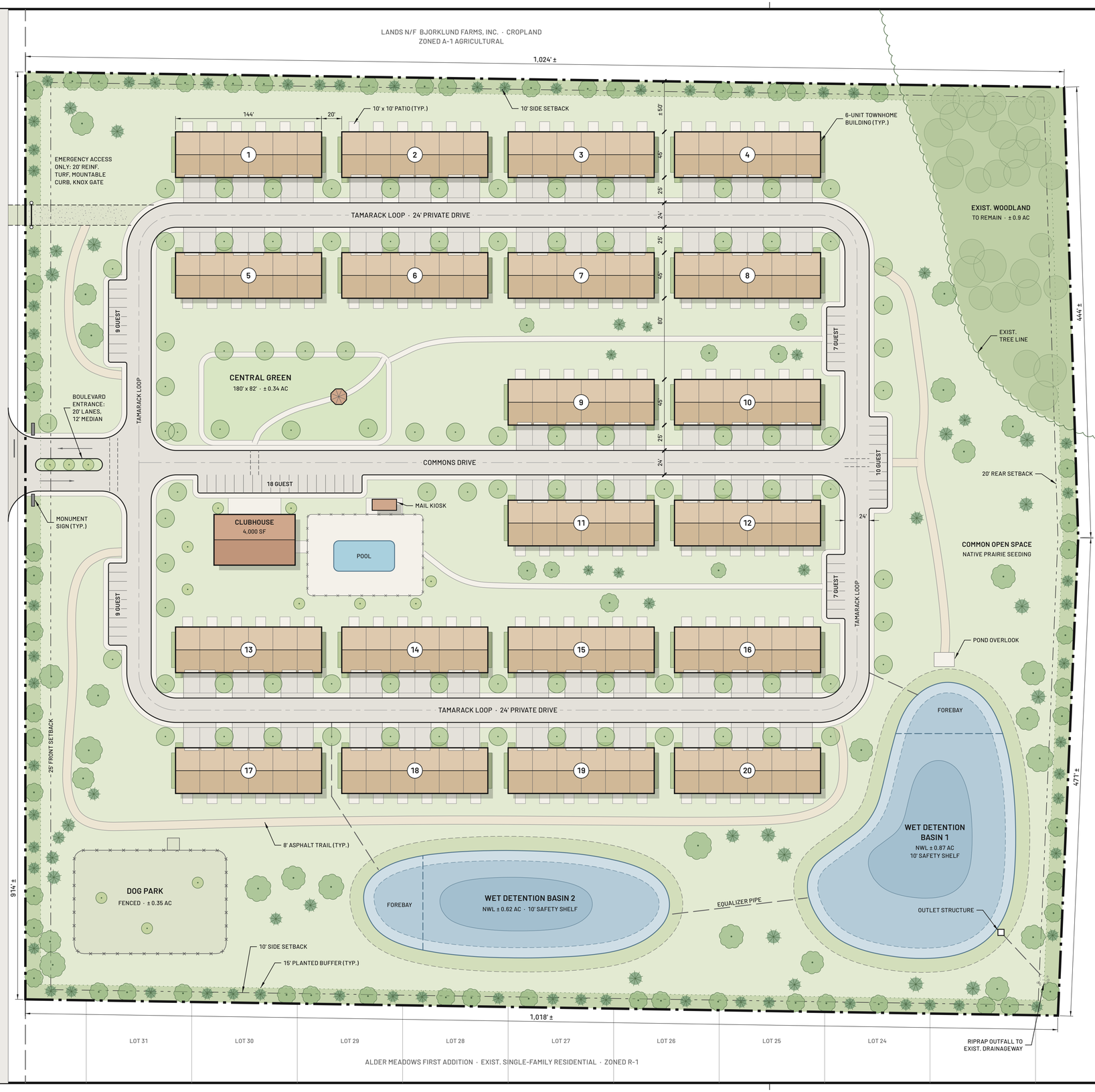
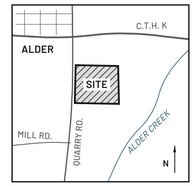


CONCEPTUAL SITE PLAN

OPTION A · 120-UNIT TOWNHOME COMMUNITY

TAMARACK COMMONS · QUARRY ROAD
TOWN OF ALDER, KESTREL COUNTY, WISCONSIN

VICINITY SKETCH — NOT TO SCALE



APPLICANT
STONEFERRY LAND COMPANY, LLC

PARCEL
014-0722-3410-000 (PART)

LOCATION
NW 1/4, SEC. 22, T12N, R8E

JURISDICTION
TOWN OF ALDER, KESTREL CO.

EXISTING USE
CROPLAND AND WOODLOT

SITE DATA	
GROSS SITE AREA	21.61 AC (941,488 SF)
EXISTING ZONING	A-1 AGRICULTURAL
PROPOSED ZONING	R-3 MULTI-FAMILY RESIDENTIAL, PUD
PROPOSED USE	ATTACHED TOWNHOMES, 2-STORY
DWELLING UNITS	120
BUILDINGS	20 SIX-UNIT BUILDINGS + CLUBHOUSE
GROSS DENSITY	5.6 DU/AC
BUILDING COVERAGE	3.07 AC (14.2%)
OPEN SPACE	13.9 AC (64%)
BASIN SURFACE AT NWL	1.49 AC (2 BASINS)
PARKING REQUIRED	300 (2.0 / DU + 0.5 / DU GUEST)
PARKING PROVIDED	300 (240 GARAGE + 60 GUEST)
DRIVEWAY SPACES	240 ADDITIONAL, NOT COUNTED
BUILDING SETBACKS	25' FRONT / 20' REAR / 10' SIDE
PERIMETER BUFFER	15' PLANTED
PRIVATE DRIVES	24' B-B, ± 3,150 LF, LOOPED

LAND USE SUMMARY	ACRES	% OF SITE
BUILDINGS (FOOTPRINT)	3.07	14.2
PRIVATE DRIVES AND GUEST PARKING	2.00	9.3
DRIVEWAYS	0.88	4.1
WALKS, PATIOS, POOL DECK AND TRAIL	1.74	8.1
WET DETENTION BASINS AT NWL	1.49	6.9
EXIST. WOODLAND TO REMAIN	0.86	4.0
LAWN, BUFFER AND NATIVE PLANTING	11.57	53.4
TOTAL SITE	21.61	100.0

UNIT / BUILDING SUMMARY			
BLDGS	FRONTING	BUILDING TYPE	UNITS
1 - 8	TAMARACK LOOP, NORTH	6-UNIT, 144' x 45'	48
9 - 12	COMMONS DRIVE	6-UNIT, 144' x 45'	24
13 - 20	TAMARACK LOOP, SOUTH	6-UNIT, 144' x 45'	48
20 BLDGS	TOTAL	129,600 SF FOOTPRINT	120

TYPICAL UNIT 24' x 45', 2-STORY, 2-CAR FRONT-LOADED GARAGE AND 20' DRIVEWAY. EACH BUILDING HAS 2 END UNITS AND 4 INTERIOR UNITS.

NOTES

1. THIS PLAN IS CONCEPTUAL AND IS INTENDED FOR PLANNING AND DISCUSSION ONLY. IT IS NOT A SURVEY AND IS NOT FOR CONSTRUCTION.
2. BOUNDARY IS FROM COUNTY PARCEL MAPPING AND A BOUNDARY DESCRIPTION BY OTHERS. DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO A BOUNDARY AND TOPOGRAPHIC SURVEY.
3. LAYOUT, UNIT COUNT AND DENSITY ARE SUBJECT TO ENGINEERING DESIGN AND TO REVIEW AND APPROVAL BY THE TOWN OF ALDER AND KESTREL COUNTY.
4. STORMWATER BASIN LOCATIONS AND SIZES ARE PRELIMINARY. FINAL SIZING, OUTLET DESIGN AND DISCHARGE LOCATION PER THE STORMWATER MANAGEMENT PLAN.
5. NO WETLAND DELINEATION OR SOIL INVESTIGATION HAS BEEN COMPLETED. WOODLAND LIMITS ARE FROM AERIAL IMAGERY.
6. FIRE ACCESS: 24' LOOPED PRIVATE DRIVES WITH NO DEAD ENDS; CURB RADII 25' INSIDE, 49' OUTSIDE. EMERGENCY ACCESS LOCATION, SURFACE AND GATE TO BE CONFIRMED WITH THE FIRE DEPARTMENT.
7. ACCESS TO QUARRY ROAD IS SUBJECT TO A TOWN ACCESS PERMIT. SIGHT DISTANCE AND TURN LANE WARRANTS TO BE VERIFIED.
8. PRIVATE DRIVES, BASINS, OPEN SPACE AND AMENITIES TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
9. LANDSCAPING IS ILLUSTRATIVE. BUFFER AND STREET TREE PLANTING PER THE TOWN LANDSCAPE ORDINANCE.
10. GUEST PARKING, 60 SPACES: 18 AT THE CLUBHOUSE, 14 AT THE GREENWAYS, 10 AT THE TRAILHEAD AND 18 ALONG THE WEST LEG OF THE LOOP.
11. SEE SHEET CP-2 FOR OPTION B.

N

0 50 100 150 FEET
SCALE: 1" = 50'

DK DRAFTING
CAD DRAFTING SERVICES
DKDRAFTING.COM (608) 617-9074

PREPARED FOR
STONEFERRY LAND COMPANY, LLC
LAND ACQUISITION AND ENTITLEMENT

PROJECT
TAMARACK COMMONS TOWNHOMES
QUARRY ROAD
TOWN OF ALDER, KESTREL COUNTY, WI

LEGEND

- TOWNHOME BUILDING, 6 UNITS
- CLUBHOUSE / MAIL KIOSK
- PRIVATE DRIVE AND DRIVEWAY
- GUEST PARKING, 9' x 18' STALLS
- CONCRETE WALK / PATIO
- ASPHALT TRAIL, 8'
- LAWN / COMMON OPEN SPACE
- PLANTED BUFFER, 15'
- EXIST. WOODLAND TO REMAIN
- WET DETENTION BASIN (NWL, SHELF)
- PROPERTY LINE
- BUILDING SETBACK LINE
- PUBLIC RIGHT-OF-WAY LINE
- ROAD / DRIVE CENTERLINE
- EXIST. TREE LINE
- FENCE
- STORM SEWER (CONCEPTUAL)
- BASIN TOP OF BANK
- SHADE TREE, DECIDUOUS
- EVERGREEN TREE
- STREET TREE, ± 48' O.C.
- (7) BUILDING NUMBER

ABBREVIATIONS

AC	ACRES
B-B	BACK TO BACK OF CURB
DU	DWELLING UNIT
EXIST.	EXISTING
LF	LINEAR FEET
N/F	NOW OR FORMERLY
NWL	NORMAL WATER LEVEL
O.C.	ON CENTER
R.O.W.	RIGHT OF WAY
SF	SQUARE FEET
TYP.	TYPICAL

PROFESSIONAL SEAL

NOT SEALED.
CONCEPT PLAN ONLY;
NOT FOR CONSTRUCTION,
NOT A SURVEY.

SAMPLE
FICTITIOUS SITE · CONCEPT ONLY

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	10/28/26	CONCEPT FOR CLIENT REVIEW	DK
B	11/11/26	BASINS, GUEST PARKING REVISED	DK

DRAWN BY: DK DRAFTING	CHECKED BY: CLIENT
DATE: 11/11/2026	SCALE: 1" = 50'
PROJECT NO.: 26-0438	OPTION: A

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NO.
CP-1
OPTION A · SHEET 1 OF 2

DK DRAFTING - TAMARACK-CONCEPT.DWG - LAYOUT: CP-1 OPT A - PLOTTED 11/11/2026 16:40 - ANSI D (34.00 x 22.00 IN) - 1:1