

APPENDIX A: DESIGN STANDARDS FOR NESBITT ROAD

1. Buildings shall be designed for the general area and recognize the unique nature of the ridge, the wetland areas, and the historic buildings that exist in the area. In that sense buildings shall utilize materials, such as stone, brick, EIFS, and wood siding in a highly significant manner where such materials comprise over 65% of the construction material (not counting window areas).
2. Windows shall be good quality and relate to design of the structure.
3. Buildings shall not be of metal panel construction, except for high level architectural metal such as used on the BTCI, or the horizontal line of metal used on the MG&E facility. Any metal used shall relate to the buildings fenestration and architectural style. Further, any use of metal shall be minimized in favor of materials as described in point 1.
4. Buildings are encouraged to be two story. This will not be a standard but is a recommendation. Two story buildings can provide enhanced design opportunities and can work with sloped sites much better than single story options.
5. Buildings and site improvements shall be designed and constructed in such a manner to work with the site topography, by building into the slope and providing exposure for a lower level.
6. If overhead doors are to be used, they shall be limited to no more than one per 8,000 sq ft of building area, they shall be so located so as to not be very visible for the public using Nesbitt Road or Verona Road. Visible shall mean that no more than 20% of the door can be seen from the public.
7. Roofs are encouraged to be of shingle or standing seam metal and have pitched roofs of 3:12 or greater covering at least 50% of the roof area of the building. Pitched roofs should be on all sides of the structure. While this is not a hard and fast standard, but rather a recommendation, it should be recognized that low pitch (lower than 3:12) or flat roofs may be approved only where such roof lines relates well to the overall design of the structure and is promotive of the architectural style that is utilized.
8. Building mass shall be consistent with the natural area, and properly broken up so as to not provide a structure too large for the neighborhood or site. Building lines shall have sufficient offsets and such offsets shall relate to the architectural style of the structure and its fenestration.
9. In recognition of current zoning, warehouse, production, and/or assembly areas of any structure shall not exceed more than 30% of the total floor space of the structure.
10. In keeping with the existing covenants, no outside storage shall be allowed.
11. Wildflower plantings and prairie grasses shall be used to enhance the landscape architecture and the natural environment. Site drainage shall encourage infiltration

by use of prairie grass swales or engineered infiltration measures in parking lots and for roof drainage.

12. The site impervious surface ratio (ISR) shall not exceed 65%.

13. Decorative fencing in keeping with the natural elements of the area may provide enhancements to the site.

14. Existing trees that are of a good hardwood variety (not box elder or other such scrub trees) shall be given strong consideration for preservation. Certain deed restrictions already refer to preservation of trees in and near the right of way, and others on lot 10. However, the large trees form part of the inviting natural landscape for the area and need to be respected.

15. Additional street trees should be planted with such tree preference being suitable species native to the Midwest.

16. The first 20 to 25 feet of front yards shall be reserved for landscaping for the width of the lot, excluding driveway and sidewalk.

17. Sidewalks should be provided on the public street, and provide pedestrian access from such sidewalk to the building(s).