



CONSERVANCY PLACE

Building Community, Respecting Nature

5th Amendment to the PRELIMINARY DEVELOPMENT PLAN

Adopted by Village Board: March 20, 2018



PROJECT NAME: CONSERVANCY PLACE

PROJECT DEVELOPER

Park Towne Development Corp.

APPLICANT

Bullish Investments, LLC
402 Gammon Place, Ste. 300
Madison, WI 53719
Contact: Jim Ring
T: 608.833.9044
F: 608.833. 1792
JimR@ParkTowne.com

PREPARED BY:

Ayres Associates Inc
5201 E Terrace Drive, Suite 200
Madison, WI 53718
Contact: Bruce Morrow
T: 608.443.1200
MorrowB@AyresAssociates.com

INTENT

This document is a plan for Conservancy Place, a Planned Unit Development (PUD) in the Village of DeForest, WI. This document's intent is to update and replace the 2003 Conservancy Place Preliminary Development Plan (PDP), which itself is the first amendment to the original Windsor Center PDP, and combine it with all of its subsequent amendments to form a single document. This PDP divides Conservancy Place into districts and identifies multiple appropriate land uses for each district. The specific type and arrangement of uses will be determined through individual Final Development Plans (FDPs) that fall within the PDP framework. This approach will allow the developer and Village flexibility in responding to future market trends.

TABLE OF CONTENTS

SUBJECT PROPERTY	.....	I
EXISTING CONDITIONS	.....	I
GENERAL PROVISIONS	.....	3
DEFOREST ORDINANCE WAIVERS AND MODIFICATIONS	.....	4
RESIDENTIAL DISTRICTS	.....	8
NON-RESIDENTIAL DISTRICTS	.....	12
STREET NETWORK	.....	16
OPEN SPACE	.....	17
LAND USE DESCRIPTIONS	.....	18
PHASING	.....	19
APPENDICES	.....	A-0



SUBJECT PROPERTY

The Conservancy Place PUD area (subject property) is located in the Village of DeForest at the northeast quadrant of River and Windsor Roads and comprises approximately 510 acres. Ownership of lands within the subject property fall within three categories: Bullish Investments, LLC and its affiliates holding land for sale or future development; private individuals and companies that either reside in Conservancy Place or are undertaking their own development activities; and, municipally held land for such purposes as streets, parks, and storm water features.

Previous PDP amendments included the 142 acre Upper Yahara River Corridor as part of the open space network with the total acreage of the development being 652. This corridor has subsequently been transferred to the Village and zoned C-1 Conservancy. As a result, the corridor is no longer part of the Conservancy Place PUD or governed by this PDP although it remains an integral part of the Conservancy Place community and may be referenced within this PDP.

Adjacent land uses include: Sunnybrook and Hanks Hollow subdivisions in the Village of DeForest to the north; Oak Springs, Hidden Springs and Bull Run subdivisions in the Village of Windsor to the east; Lake Windsor Country Club, single family homes, Windsor V subdivision and farmland in the Village of Windsor to the south; IH 90/94/39, the former Illinois Foundation Seeds property (used as a daycare center at time of writing) and agricultural lands in the Town of Vienna to the west.

EXISTING CONDITIONS

Topography

The subject property is comprised of the nearly level Yahara River floodplain along with adjacent gently rolling uplands. Several prominent hills with areas of steep slopes exceeding 12% are located in a north-south line from the northern edge to the south-central portion of the subject property. There are significant vistas from these hilltops.

Surface Hydrology, Vegetation and Habitats

The Yahara River bisects the subject property, flowing in from the west and traveling south until it exits beneath Windsor Road. The river is generally 12 to 20 feet wide. The river's floodplain varies with areas of riverine wetlands occurring sporadically along its course and is now a public amenity within the Upper Yahara River Corridor. A small pond created by ABS Global, Inc. is located just west of the river north of Windsor Road (Sunfish Pond). Other stormwater features have been created as on-site development has occurred.

Most of the remaining undeveloped portions of the subject property outside of the floodplain are maintained in agricultural cultivation and pasture. Wetlands, grasslands, and riverine woodlands in the floodplain are largely undisturbed. A substantial herd of deer ranges in the natural areas. Additionally, there are several other woodlands on the property, including a 15 acre site in the south central portion of the site and a five acre site along River Road north of the ABS Global Corporate Campus.

Utilities

The Madison Metropolitan Sewage District North Interceptor is located along the Yahara River, traversing the subject property and currently serving Conservancy Place, the ABS Corporate Campus, and other development along River Road. ABS Global controls a well and a private 100,000 gallon elevated water tank designed to serve its facilities for non-potable uses. Electric and natural gas are supplied by Alliant Energy and Madison Gas & Electric, respectively.

Access

An arterial and collector roadway network, including CTH V to the north, CTH CV to the east, Windsor Road on the south border and River Road on the west border, provides access to the subject property. Regional access is provided by Interstate 39-90-94 interchanges to the north at CTH V and to the south at STH 19, both approximately 1.5 miles away. Windsor Road intersects with USH 51 approximately one mile east of the subject property. At the time of writing, the developer and Village were actively collaborating to obtain necessary government approvals to enable an Innovation Drive crossing through the Upper Yahara River Corridor, which will connect Conservancy Place to CTH CV via Innovation Drive. The Village and developer have agreed on a crossing design and location, and are working to obtain state and federal environmental approvals. Pending such approvals, crossing construction is anticipated to proceed in accordance with development agreements.

Existing Development

There are developed residential subdivisions to the northern, eastern and southern peripheries of the subject property. On-site existing residential development is predominantly located north and south of Innovation Drive in the Rivers Turn and Hawthorn Point neighborhoods as well as in the far northwest corner of the subject property in Woods Glen. Most development to date is single family, although multifamily housing has been developed bordering Conservancy Commons Park and a memory care facility was completed in 2017 within Innovation Springs.

Conservancy Commons Park is located on the south side of Innovation Drive between Redspire and Yellowwood Lanes. Rivers Turn Park is also along the south side of Innovation Drive near the Yahara River. A multiuse trail (Upper Yahara River Trail) winds along the western bank of the Yahara River through the Upper Yahara River Corridor. The corridor was formerly privately owned by the developer but has now been transferred to the Village.

Agricultural uses and farms are located to the west and southwest. ABS Global structures are significant and are located in three general clusters. Clusters 1 and 2 below are not part of or governed by this PDP.

1. The rearing barn complex along River Road near the north end of the subject property;
2. The corporate headquarters and main facility campus located in the west central portion of the subject property;
3. The maintenance facility located along Windsor Road near the south end of the subject property. The building in this location will ultimately be re-purposed, redeveloped, and replaced by new development.

GENERAL PROVISIONS

Per Section 15.15(4)(f) of the Village of DeForest Municipal Ordinances, lands within Conservancy Place are assigned PUD District zoning only upon approval of an FDP for the affected area.

Prior to the approval of an FDP and establishment of PUD zoning for any particular area within Conservancy Place, buildings and lands may be used in a manner that is consistent with their then-current standard zoning district. Existing non-conforming uses may continue as legal non-conforming uses or structures. In most cases, the pre-PUD zoning district is A-1 Agricultural. All permits and processes required by the Ordinance would still apply. See also the allowance in the “15.13” paragraph of the “DeForest Ordinance Modifications and Waivers” section of this PDP.

This PDP contemplates several different zoning districts within the confines of this PUD, such as “Innovation Springs Business Park” and “Manor Homes.” In its approval of individual FDPs, the Village Planning and Zoning Commission may approve adjustments to the “Lot Requirements” of each individual district, if consistent with the intent of the district and the development area on Map 2.

The Village will not issue a building permit for any structure also requiring Architectural Control Committee approval under this PDP, an associated FDP, or covenant, without the building permit applicant first obtaining consent of the associated Architectural Control Committee (ACC). The purpose of this provision is to ensure that the design of structures meets the covenants and overall design intent of the development. The owner of any lot shall obtain architectural approval from the ACC before requesting a building permit from the Village, the ACC shall place a stamp of approval on the approved architectural plans so approved, and the owner of any lot shall provide such stamped-approved plans to the Village in order to get a building permit. Any subsequent plan revisions shall comply with the foregoing procedures.

The Village’s Municipal Code of Ordinances will apply within the Conservancy Place PUD, except as follows:

1. As limited by the “DeForest Ordinance Waivers and Modifications” on the following pages.
2. The Zoning Administrator may approve a sign permit for a Unified Business Center Sign throughout the entire area covered by this PDP, including those areas that have not yet been assigned PUD zoning, per Unified Business Center Sign rules normally applicable to the Village’s O-R zoning district.
3. To the extent that this PDP or an FDP within Conservancy Place includes a requirement that overlaps in content with a similar requirement in the Municipal Code, the version included in this PDP or an FDP shall control.
4. The Village may grant variances to requirements in this PDP and an FDP per Section 15.03(6) of the Municipal Code (Variances) and Wisconsin law, but no such variance shall relieve the property owner of any related covenant requirement. FDP’s may establish additional or substitute variance procedures.
5. The Village will not, in its review of FDPs or site plans under this PDP, utilize a provision that is applicable only to any closely-related standard Village zoning district in Chapter 15, except to the extent that this PDP or an FDP expressly allows for it.

Nothing in this PDP, an FDP, or applicable provisions in or variances under the Village’s Municipal Code shall prohibit the developer or board of the Conservancy Place Community Association from enacting and enforcing covenants and restrictions that are more restrictive. Such covenants and restrictions are not enforceable by the Village.

Nothing in this PDP invalidates or replaces anything in any previously approved FDP. Those FDP’s continue to control until and unless they too are amended.

DEFOREST ORDINANCE WAIVERS AND MODIFICATIONS

Per Section 15.15 (4) (f) and the request of Bullish Investments, the Board approves waivers and modifications to the following sections of the DeForest Municipal Code in the manner indicated:

7.071 – Underground Utilities: The requirement for the developer to install underground utilities for the electrical lines along River and Windsor Road is modified per the updated master development agreement.

7.09 (4)(a) & (d) – Driveway Width and Number of Approaches: Waived.

13.035 – Highway traffic noise: Waived as follows: the planned community park in the “IS SW Quad” is exempt from this section.

13.07(3)(b) - Covenants: Modified. The restriction against modifying covenants and restrictions without Village Board approval shall be limited to only those sections of the covenants and restrictions that pertain to 13.07(3)(a)(1)-(4), that involve the requirements of Chapter 13 or Conservancy Place PDP or FDPs that are required by the Village to be addressed through covenants.

13.08(2)(b) : Modified. No Traffic Impact Analysis (TIA) shall be required for any plat or CSM. The Village reserves the right to require a TIA prior to the establishment of any conditional use within the PUD, where the criteria for requiring a TIA in Section 13.08(2)(b) is met in the determination of the Village Engineer.

13.21(5) – Tree Protection and Preservation Plan (CSMs): Waived. The developer’s prior transfer of the largely wooded Upper Yahara River Corridor to the Village, plus privately-administered tree preservation standards in the covenants, addressed these requirements.

13.31(5) – Tree Protection and Preservation Plan (plats): Waived. The developer’s prior transfer of the largely wooded Upper Yahara River Corridor to the Village, plus privately-administered tree preservation standards in the covenants, addressed these requirements.

13.40(2)(a) – Planting Strip : Waived

13.40(3)(b) – Street Design Standards; Cul-de-sacs: Modified. Future cul-de-sac streets longer than 500 feet shall be allowed in the “North River” development area provided that the layout of the “North River” area is in general accordance with the Street Network Plan from the 2003 Amended PDP.

13.42(5) – Corner Lots: Waived. Corner lot widths will instead be set in this PDP.

13.43(1)(a) – Drainage Easements: Modified. The 75’ buffer requirement shall not apply to any approved storm water conveyance system created by the Developer, a builder or by the Village itself.

13.45(5) - Sidewalks: Waived. Sidewalks shall instead be provided as noted in this PDP, subject to any

modifications in an approved FDP or engineering plans.

13.45(14) – Utilities: Waived along River Road and Windsor Road per the description in 7.071 above.

13.50 – Park Dedication: Waived, except for access and usable land standards in 13.50 and as otherwise specified in the updated master development agreement.

13.51 – Park Impact Fees: Modified, per the updated master development agreement.

13.60(4) -- Protecting Existing Flora/Tree Preservation: Modified to not require implementation of any Tree Protection and Preservation Plan.

14.05(17): Modified. Building permits shall be valid for the lesser of two years from the date of issuance or the term as prescribed by state law.

15.04(3) – Number of Buildings: Modified. All districts within the PUD may have more than one principal building per lot except for the single family residential districts.

15.05(1) – Applicability: Modified. Section 15.05 – Site Plan Review applies to Attached Residential (TCH, YRH, PVH) and all non residential land districts (UO, TCMP, ISBP) in the PDP.

15.05(7)(a) – Pedestrian Walkways: Modified to read as follows: Construction of pedestrian walkways for use by occupants and patrons to walk from each occupancy unit to any other within the site. Pedestrian walkways shall not be less than six (6) feet in width wherever adjacent vehicular parking may allow for encroachment by parked vehicles over or upon any portion of the sidewalk.

15.05(8)(e) – Tree Preservation: Waived

15.05(8)(f) – Natural Features: Modified to read as follows: Disruption of existing natural features will be avoided to the extent reasonably practicable and such features will be incorporated into the design to the extent feasible.

15.05(8)(g) – Access Points: Modified to the extent that other provisions of the PDP affect applicability of S. 15.07(7).

15.05(8)(n) – Aesthetics: Modified. For the Village to deny approval under this subsection, the Village shall cite the specific element or elements that do not comply with this section and the reason for non-compliance.

15.05(8)(q) and (v) – Wall Treatment: Modified as follows: All structures in the UO, TCMP and ISBP districts shall have at least 35% of the combined area of their exterior walls covered decorative material such as brick, native stone, tinted or textured concrete masonry units, windows, metal panels or other decorative material as may be approved by the approval authority. Corrugated metal panels typical of industrial buildings may not be considered a decorative material. The decorative material requirement for Attached Residential shall be 25%. The area of “exterior walls” shall be calculated as the total amount of wall area below the roof



CONSERVANCY PLACE

Building Community, Respecting Nature

line that is visible from grade level views on each side of the structure, excluding openings for doors and windows, and such calculations shall be included in the application materials. If the amount of decorative material on the exterior walls of principal building fronting on adjacent streets is in excess of 35% or 25% as it may apply, then the approval authority may credit the excess amount against the requirement otherwise applicable to the exterior walls not fronting on adjacent streets.

15.05(8)(r) – Frontage: Waived

15.05(8)(s) – Parking Impact: Modified. Nothing in this subsection shall be construed to require parking lots or structures to be located behind buildings or to be screened to the extent that the parking lots or structures are substantially not visible from the adjacent street.

15.05(9) – Large Retail Establishments: Modified to apply to buildings in excess of 50,000 SF gross floor area, provided that the use of that building is primarily for retail sales.

15.05(9)(b) – Building Materials: Modified: Exterior building materials shall be of comparable aesthetic quality on all sides.

15.05(9)(c) – Building Design: Modified to read as follows:

In addition to the standards of Section 15.05(8)(a), the more restrictive of the following shall apply:

1. The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.
2. The structure's façades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least two (2) feet. No uninterrupted façade shall extend more than 50 feet.
3. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being four (4) feet or more as measured eave to eave or parapet to parapet.
4. Ground floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is required. Both visual and spandrel glass may be used for this requirement.
5. Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: (i) color change, (ii) texture change, (iii) material modular change, (iv) expression of architectural or structural bay through a change in plane no less than twenty four (24) inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

15.05(9)(e) – Building Color: Modified to read as follows:

Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors

or fluorescent colors on facades is prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.

15.05(9)(f) – Screening: Modified to read as follows:

1. All refuse containers and any permitted outdoor storage shall be screened from on-site and off-site ground level views, with fencing or materials similar or complementary to the building.
2. All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent to the subject property.
3. Loading docks shall be screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls that match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.
4. Gates and fencing may be used for security and access and they shall be of high aesthetic quality. Decorative metal picket fencing and screening is acceptable. Decorative, heavy-duty wood gates may be used. Chain link or wire mesh fencing shall not be used.

15.05(9)(g) – Traffic Impact: Modified so that a Traffic Impact Analysis shall only be required for developments over 80,000 SF, subject to Section 13.08(2)(b) as modified by this PDP.

15.05(9)(h) – Parking: Modified. Approval shall only be required if the number of parking stalls is 40% greater than the minimum required. Parking islands may be designed without curb if they are part of the site storm water features.

15.05(9)(n) – Landscaping: Waiver; Section 15.06 covers adequately.

15.05(9)(o)(3) – Lighting Height: Waived

15.05(9)(p) – Signage: Modified, removing 3-6.

15.06 – Landscape Plans: Modified/clarified. The following district regulations will be used to calculate minimum landscaping points for the land uses or districts proposed at Conservancy Place:

Conservancy Place Land Use/ District	Equivalent Village of DeForest Zoning (for calculating minimum landscape point values only)
Single Family Residential	Landscaping standards set in Conservancy Place Deed Restrictions
Attached Residential	RM-4 Residential Mix Multi-Family Housing District
Town Center Marketplace*	RM-B Residential Mix-Business District
Urban Office*	RM-B Residential Mix-Business District
Innovation Springs Business Park	O-R Office and Research District

*Minimum landscape points for development sites which utilize a 0 ft front setback will instead be calculated using the landscape point requirements for the Village's B-1 Zoning District.

15.07(3)(a) Loading Facilities: Modified. Loading docks shall be in the rear of buildings or in side yards if appropriately screened. Loading spaces for delivery trucks other than semi trucks may be located within the general parking area in the front of side of the building.

15.07(4)(a) Parking Spaces Required: Modified. The minimum parking spaces required are set as follows:

- PDP Single Family Districts shall follow Village standard Single Family requirements in Ordinance 15.07(4)(a)
- PDP Attached Residential District requirements are set in PDP Table 3: Attached Residential District Lot Requirements
- For single tenant buildings parking shall be set by mapping the proposed use within the PDP building to the closest Village standard use per Ordinance 15.07(4)(a).
- For each multitenant building, parking requirements shall be calculated by summing the requirements for each individual proposed or anticipated use within the building, per 15.07(4)(a):
- The village may approve a lower parking requirement for light industrial buildings where it is shown that space configuration will include less than 100% office.
- In the event parking standards within the covenants and restrictions are more restrictive than zoning standards, the covenants and restrictions shall apply subject to any waivers granted by the ACC. The Village will not enforce any private covenants and restrictions.
- Loading spaces required shall be set per Ordinance 15.07(4)(a) mapped to the closest use within the PDP.

15.07(7)(d) – Driveways, Access Control: Modified so that there shall be not less than 75 feet between vehicular access points on the same side of the street for Innovation Drive.

15.07(7)(e) – Access Points: Modified. No new direct vehicular access shall be permitted from private land

directly to an arterial or collector street within 150 feet of the intersection of the right-of-way lines between such street and another arterial or collector street.

15.07(7)(f) Access Points Across the Street From One Another: Modified. New local streets and private access points along both sides of Innovation Drive shall be aligned directly across the street from one another, or placed no less than 75 feet apart from one another (center line to center line) if an alignment directly across the street is not practical in the determination of the Zoning Administrator.

15.08(6)(b) Nonresidential Signage. Signage for nonresidential land uses within the PDP shall comply with the following standards:

Within the ISBP district buildings may have the following signs:

1. Buildings that have a common entrance for all tenants:
 - a. Wall signs located on any level of the building subject to the following limitations:
 - i. A maximum of 50% of the length of the side of the building may be covered by signs.
 - ii. A maximum of two signs per building elevation.
 - iii. Maximum letter size of 60 inches.
 - iv. If a sign is located on a lot adjacent to residential uses and faces the adjoining residential lot, the wall sign must be on a timer so that the sign is off from midnight to 6:00 AM daily.
 - b. Monument sign subject to the following limitations:
 - i. A maximum of one monument sign per driveway access to the lot.
 - ii. A monument sign may not be taller than 6 feet as measured from the ground level immediately adjacent to the sign.
 - iii. Monument signs must be internally lit.
 - iv. Maximum sign area is 32 square feet for a sign that is set facing the road or 64 square feet (32 square feet per side) if a sign is double sided and set perpendicular to the road.
 - c. Directional signs for parking lots subject to the following limits:
 - i. A maximum of one directional sign per driveway entrance. Maximum height of 4 feet as measured from the ground level immediately adjacent to the sign.
 - ii. Maximum sign area of 4 square feet.
2. Buildings that have individual entrances for tenants:
 - a. Wall signs may be located above each tenant entrance to the building subject to the following limitations:

- i. The signable area above the entrance shall have a maximum of 60 square feet.
- ii. Maximum letter size shall be 24 inches.
- b. All other signs as allowed in 1(b) & (c) above.

Within the UO and TCMP districts, buildings may have the following signs:

1. Buildings that have a common entrance for all tenants:
 - a. Wall signs located on any level of a building subject to the following limitations:
 - i. A maximum of 50% of the length of the side of the building may be covered by signs.
 - ii. A maximum of two signs per building elevation.
 - iii. Maximum letter size of 36 inches.
 - iv. If a sign is located on a lot adjacent to residential uses and faces the adjoining residential lot, the wall sign must be on a timer so that the sign is off from midnight to 6:00 AM daily.
 - b. Monument sign subject to the following limitations:
 - i. A maximum of one monument sign per driveway access to the lot.
 - ii. A monument sign may not be taller than 6 feet as measured from the ground level immediately adjacent to the sign.
 - iii. Monument signs must be internally lit.
 - iv. Maximum sign area is 32 square feet for a sign that is set facing the road or 64 square feet (32 square feet per side) if a sign is double sided and set perpendicular to the road.
 - c. Directional signs for parking lots subject to the following limits:
 - i. A maximum of one directional sign per driveway entrance.
 - ii. Maximum height of 4 feet as measured from the ground level immediately adjacent to the sign.
 - iii. Maximum sign area of 4 square feet.
2. Buildings that have individual entrances for tenants:
 - a. Wall signs may be located above each tenant entrance to the building subject to the following limitations:
 - i. The signable area above the entrance shall have a maximum of 60 square feet.
 - ii. Maximum letter size shall be 24 inches.
 - b. All other signs as allowed in 1(b) and (c) above.

Signs are also regulated by the covenants and restrictions. Signs that may not require Village permits, such as temporary signs, or signs that are permissible under Village Ordinances may be prohibited or need specific approval of the ACC 15.15(4)(f) – Board Action: Modified. Exempt from the requirement to submit a Final Development Plan within one year of approval of the PDP .

15.15(4)(j) – PUD Lapse: Exempt

15.15(9) – Open Space Requirements: Waived, as open spaces will instead be covered in the master development agreement and per the requirements of Chapter 24 (for stormwater areas).

At the time of approval of this amended PDP, the Village was beginning a process that was expected to result in a complete update to the Village's zoning ordinance (Chapter 15). Where there is a provision in that updated ordinance that is substantially similar to a section of the current Chapter 15 listed for waiver or modification on the following pages, such waiver or modification shall continue to apply even if Chapter 15 section numbers change. Otherwise, as limited by the waivers and modifications on the following pages and the exceptions on this page, all provisions of any update to Chapter 15 shall apply within the Conservancy Place PDP unless and until the PDP is amended further.

RESIDENTIAL DISTRICTS

Planned or potential residential zoning district locations within this PUD are identified on the Development Plan Map (Appendix 1, Map 2). For undeveloped land and certain platted lots that have been developed with street infrastructure but no buildings, the actual future mix of housing types is flexible so that development at Conservancy Place can respond to unforeseen changes in the marketplace. The residential districts available within Conservancy Place provide a variety of housing choices within two categories of districts: Single Family (SF) and Attached Residential (AR). The predominant land uses in the SF districts will be single family detached residences on individual lots. The predominant land uses in the AR districts will be attached condominiums and rental apartments. Select additional uses are allowed in both SF and AR districts as identified in Table 4: Residential District Uses.

The maximum number of residential units in Conservancy Place will be 1,097. This maximum is based on the number of units developed as of the date of preparation of this PDP as well as maximum potential units for remaining lands derived from the 2003 PDP (prior to amendment). The number of Attached Residential (Multi-Family Rental and Condo) units will not exceed 711 units. The exact number, mix, and design of dwelling units within each site identified as Attached Residential will be set in FDP submittals.

Table 1: Maximum Project Unit Count

Development Status	Single Family	Multi-Family Rental	Condo	Total
Developed lots, set uses^	231	8	93	332
Developed lots, assuming land use occurs as described in the 2003 PDP (other uses are permitted per later PDP amendments)~		263	41	334
Future development, assuming land use occurs as described in the 2003 PDP.	155	70	236	431
Projected Unit Count	386*	341†	370†	1097†

^ Lots where street infrastructure has been installed and vertical improvements have commenced to the point where only the indicated use would be feasible.

~ Lots where street infrastructure has been installed but vertical improvements have not commenced or have not commenced to the point where only one type of use is possible for that lot or a remainder thereof.

* The actual unit count for single family homes may increase above the projected unit count if fewer rental apartment or condominium developments are built than projected; however, the total number of residential units will not exceed 1,097.

† The projected combined unit count for multi-family rental and condominium homes is also the maximum combined unit count for those uses.

SINGLE FAMILY (SF) RESIDENTIAL DISTRICTS

Single family residential districts include Garden Homes (GH), Manor Homes (MH), and Hillside Homes (HH) districts. Lot requirements for these districts are located in Table 2 and allowable uses are in Table 4. These districts are generally intended for single family detached residences. Some low impact in home business uses may be allowed as noted in Table 4.

ATTACHED RESIDENTIAL (AR) DISTRICTS

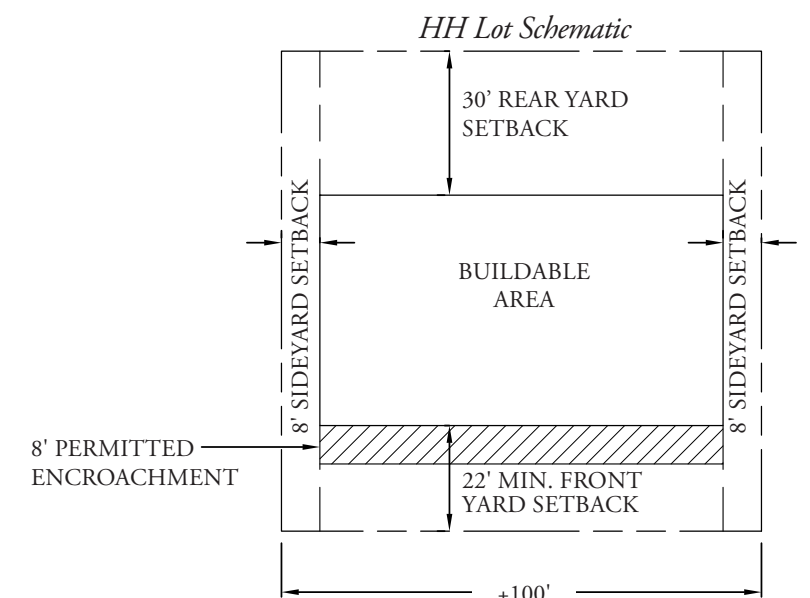
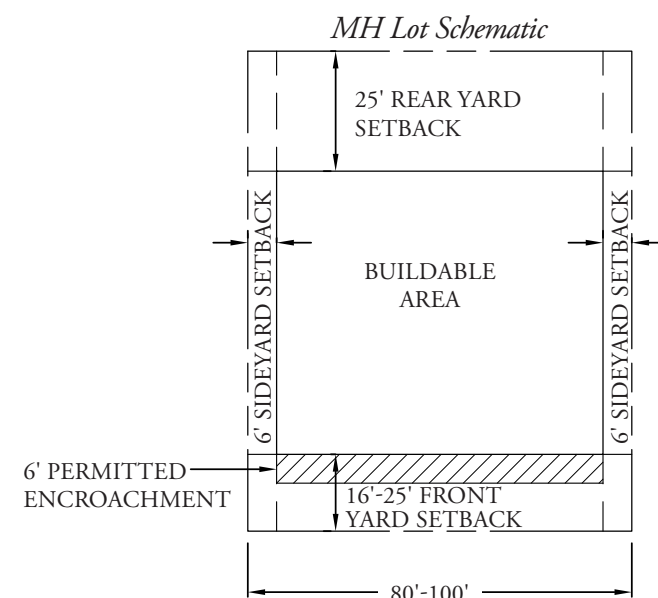
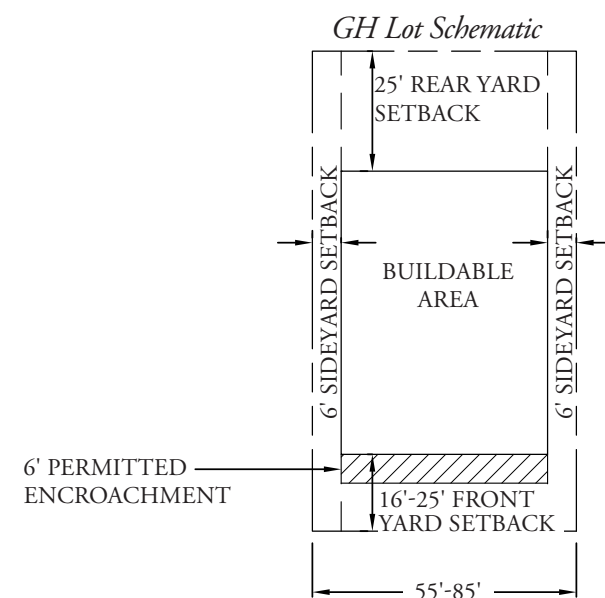
Attached Residential Districts include:

Town Center Homes (TCH) and Yahara River Homes (YRH): The TCH and YRH districts are primarily intended for attached residential units in condominium ownership format with varying densities. These could range from detached, single-unit condominiums to higher density townhome-style units. TCH and YRH districts typically are or will be located along higher traffic thoroughfares. As a result, other uses that are compatible in higher-density residential areas may be suitable for the TCH and YRH districts as noted in Table 4. Such uses could include senior care facilities, day cares, churches, and schools. The YRH district permits a lower density than the TCH district.

Park View Homes (PVH): The PVH district is primarily intended for multi-family rental housing. To date, development in the PVH district has been limited to smaller, town home style buildings, but the maximum density under this PDP also allows for multi-story apartment buildings. As with the TCH and YRH districts, PVH districts typically are or will be located along higher traffic thoroughfares and compatible uses are also possible in PVH districts.

TABLE 2: SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS

	Garden Homes (GH)	Manor Homes (MH)	Hillside Homes (HH)
Minimum Lot Area (Square Feet)	6,400	10,500	12,000
Minimum Lot Width at Minimum Front Setback Line (Feet)	55	80	100
Minimum Corner Lot Width (Feet)	60	85	100
Minimum Front Yard Setback (Feet)	16	16	22
Maximum Front Yard Setback (Feet)	25	25	N/A
Minimum Interior Side Yard Setback (Feet)	6	6	8
Minimum Street Side Yard Setback (Feet)	15	15	20
Minimum Rear Yard Setback (Feet)	25	25	30
Maximum Building Height (Feet)	35	35	35
Minimum Paved Surface Side Setback (Feet)	2	2	5
Maximum Impervious Surface Ratio	50%	45%	40%
Maximum Floor Area Ratio	50%	50%	45%
Required Off-Street Parking and Loading	Two off-street Parking stalls/lot		
Permitted Encroachments:			
Maximum permitted encroachment of front porches, balconies, stoops, open porches and covered walkways into the front yard setback (Feet)	6	6	8
Corner lot porches and bay windows	Corner lot porches and bay windows may not encroach into the vision corner as defined in Section 15.04 of the Village of DeForest Zoning Ordinance.		
Roof Eaves	Roof eaves may not extend over a property line or a utility easement.		





CONSERVANCY PLACE

Building Community, Respecting Nature

TABLE 3: ATTACHED RESIDENTIAL DISTRICT LOT REQUIREMENTS

	Yahara River Homes(YRH)	Town Center Homes (TCH)	Park View Homes (PVH)
Maximum Gross Density	8 dwelling units/acre	10 dwelling units/acre	19 dwelling units/acre
Minimum Lot Area (Square Feet)	12,000	12,000	12,000
Minimum Front and Street Side Yard Setback (Feet)	16	16	16
Minimum Interior Side Yard Setback (Feet)	8	8	10
Minimum Building Separation (Feet)	10	10	10
Minimum Rear Yard Setback (Feet)	25	25	25
Minimum Paved Surface Setback (Feet)	Varies (set in FDP)	Varies (set in FDP)	Varies (set in FDP)
Maximum Floor Area Ratio	1.0	1.0	1.5
Maximum Building Height (Feet)	35	40	45
Required Off-Street Parking and Loading	As required by section 15.07 of the Village of DeForest Zoning Ordinance. Smaller duplex-style condominiums may have front facing garages if rear or side facing garages are infeasible, provided that the garage comprises less than 45% of the building facade.	As required by section 15.07 of the Village of DeForest Zoning Ordinance.	As required by section 15.07 of the Village of DeForest Zoning Ordinance.
Permitted Encroachments:			
Maximum permitted encroachment of front porches, balconies, stoops, open porches and covered walkways into the front yard setback (Feet)	6	6	6
Corner lot porches and bay windows may not encroach the vision corner as defined in section 15.04 of the Village of DeForest Zoning Ordinance. Bay Windows may encroach side yard setbacks and will require approval by the Architectural Control Committee	●	●	●
Roof eaves may not extend over a property line or a utility easement.	●	●	●

● *Applies to this Attached Residential District*

TABLE 4: RESIDENTIAL DISTRICT USES

Key: P=Permitted C=Conditional Use NP=Not Permitted

Type of Use	Garden Home	Manor Home	Hillside Home	Yahara River Homes(YRH)	Town Center Homes (TCH)	Park View Homes (PVH)
Single-Family Detached Residence	P	P	P	NP	NP	NP
Two-Family Residence	NP	NP	NP	C	C	C
Multi-Family Condominium	NP	NP	NP	P	P	P
Multi-Family Rental	NP	NP	NP	NP	C	P
Community Living/ CBRF	NP	NP	NP	C	C	P
Day Care (1-3 non-family members)	P	P	P	P	P	P
Day Care (4-8 non-family members)	C	C	C	P	P	P
Day Care (9+ non-family members)	NP	NP	NP	NP	C	C
Institutional Residential	NP	NP	NP	C	C	C
Home Occupation (per 15.04(6) DeForest Zoning Ordinance)	P	P	P	P	P	P
Indoor Institutional - General	NP	NP	NP	C	C	C
Indoor or Outdoor Park or Recreation without stadium lights	P	P	P	C	C	C
Outdoor Park or Recreation with stadium lights	NP	NP	NP	NP	NP	C
Small Solar or Wind Energy System (per 15.04(24) DeForest Zoning Ordinance)	C	C	C	P	P	P
Bed and Breakfast	C	C	C	C	C	C

NON-RESIDENTIAL DISTRICTS

Non-Residential districts within Conservancy Place allow a wide variety of services from accommodating the daily needs of residents and employees to providing an employment center offering opportunities for residents to live and work in their neighborhood. These commercial uses are best suited for locations in close proximity to the Interstate, Innovation Drive, River Road, and Windsor Road frontages as they provide not only good visibility, but easy access from surrounding neighborhoods.

Interim Uses:

The IS SE Quad and Windsor Road development areas (Discussed on page 18 and shown on the Development Plan Map) contain pre-existing buildings and uses that are not compatible with the future vision of that district. However, the developer wishes to retain and lease those buildings for uses that are compatible with their surroundings in advance of development of the area. The land is zoned A-1 Agricultural until an FDP is approved for that area. Therefore, all permitted and conditional uses in the A-1 district under the DeForest Zoning Ordinance may occupy those buildings and land with appropriate Village permits, as well as those uses that occupied the spaces as of the date of adoption of this PDP.

The developer may also, on an interim basis, wish to maintain and site businesses in this area beyond those uses permitted in the A-1 district or in the buildings at time of writing, or make or allow expansions to such buildings. Notwithstanding other use restrictions on this page, this PDP enables such uses and expansions upon Village approval of an interim FDP listing the range of allowable uses and creation of a legal lot over the FDP area. Upon such approvals and recording, the associated land will become zoned PUD. This interim FDP will become null and void once a subsequent FDP is adopted for an area that includes this lot.

Non-Residential Districts include:

Urban Office (UO) District

The UO district is intended to accommodate neighborhood-compatible business uses. Smaller office buildings, single use properties such as clinics or day care centers, mixed use (commercial/residential or office/retail), some type of food service, and light retail uses would all be suitable within the UO district per Table 7.

Town Center Market Place (TCMP) District

The TCMP district is similar to the UO district with its mix of uses but will trend towards neighborhood retail first. Retail shops, pharmacies, grocery stores, drive-through food service, single use properties and mixed use (commercial/residential or office/retail) would be suitable within TCMP.

Innovation Springs Business Park (ISBP) District

The ISBP district is intended for the most intense and widest range of non-residential uses in Conservancy Place. The uses will in large part be determined by market forces guided by a particular lot's features. Interstate frontage may attract businesses looking for signage and visibility to high daily traffic. Corner lots along Innovation Drive may attract retail such as a convenience store, pharmacy or senior care facilities looking for visibility and easy access. Parcels near the planned community park may attract businesses hoping to draw customers from the park users. Table 7 will guide uses.

Park/Recreation District

The Park/Recreation district is designed for public recreation areas, ranging from a small trailhead park to neighborhood parks to the planned large community active recreation park in the southwest corner of Conservancy Place. Parks are discussed in more detail on page 17.

TABLE 5: NON-RESIDENTIAL DISTRICT DESIGN CHARACTERISTICS

	Town Center Market Place (TCMP)	Urban Office (UO)	Innovation Springs Business Park (ISBP)
On-street parking may be utilized and counted as part of the overall parking requirements	●	●	–
Shared parking arrangements may be utilized and counted as part of the overall parking requirements	●	●	●
Parking areas on adjacent lots with common ownership shall be connected wherever practical	●	●	●
Front and/or side yards may include squares or spatially defined plazas within building setback areas to serve as gathering places for pedestrians.	●	●	●
Employee courtyards permitted	–	●	●
Mirrored or reflective glass is not permitted in any location.	●	–	–

● *Applies* – *Does not Apply*

TABLE 6: NON-RESIDENTIAL LOT REQUIREMENTS

	Town Center Market Place (TCMP)	Urban Office (UO)	Innovation Springs Business Park (ISBP)
Minimum Lot Area	Set in FDP	Set in FDP	1 acre
Minimum Lot Frontage (Feet)	Set in FDP	Set in FDP	150
Minimum Corner Lot Width (Feet)	Set in FDP	Set in FDP	Set in FDP
Minimum Front Yard Setback (Feet)	15	15	25
Minimum Interior Side Yard Setback (Feet)	10	10	20
Minimum Corner Lot Side Yard Setback (Feet)	Set in FDP	Set in FDP	Set in FDP
Minimum Building Separation	Set in FDP	Set in FDP	Set in FDP
Minimum Rear Yard Setback (Feet)	Set in FDP	Set in FDP	20
Minimum Paved Surface Setback (Feet)	10	10	10
Maximum Impervious Surface Ratio	0.85	0.85	0.75
Maximum Floor Area Ratio	Set in FDP	Set in FDP	2.0
Maximum Building Height	Set in FDP	60 feet or 3 stories, whichever is greater	80 feet or 6 stories, whichever is greater
Minimum Landscape Surface Ratio	0.15	0.15	0.25
Required Off-Street Parking and Loading (minimums)	Per 15.07(4)(a) as modified by this PDP	Per 15.07(4)(a) as modified by this PDP	Per 15.07(4)(a) as modified by this PDP

TABLE 7: PERMITTED AND CONDITIONAL USES IN NON-RESIDENTIAL DISTRICTS*

	Town Center Market Place (TCMP)	Urban Office (UO)	Innovation Springs Business Park (ISBP)
Permitted Uses	<ul style="list-style-type: none"> Mixed Use Dwelling Unit Personal or Professional Service Indoor Sales or Service Drive-Through and Drive-In Sales or Service Indoor Institutional - General Indoor Commercial Entertainment Artisan Studio Permitted Service Retail and Professional Services Uses in the B-1 Business District from the Village of DeForest Zoning Ordinance. 	<ul style="list-style-type: none"> Mixed Use Dwelling Unit Personal or Professional Service Indoor Institutional - General Indoor Commercial Entertainment Artisan Studio Permitted Professional Services Uses in the B-1 Business District from the Village of DeForest Zoning Ordinance. 	<ul style="list-style-type: none"> Laboratories & research facilities Personal or professional services Indoor Institutional – General Indoor Institutional – Intensive Light Industrial - IS North, IS NW Quad, IS NE Quad, IS West Central, and IS SW Quad Indoor Repairs and Maintenance Indoor Commercial Entertainment Commercial Indoor Lodging Artisan Studio Microbeverage Production Facility Any other Permitted Use in the O-R Office and Research zoning district within the DeForest Zoning Ordinance, except where such use is listed among the “Conditional Uses” or “Prohibited Uses” on this page
Permitted Accessory Uses	<ul style="list-style-type: none"> Outdoor Eating Area 	<ul style="list-style-type: none"> Outdoor Eating Area 	<ul style="list-style-type: none"> Indoor sales incidental to storage or light industrial land use Greenhouses and similar Agri-Science Facility Company Provided On-Site Recreation Parking Structure
Conditional Uses	<ul style="list-style-type: none"> Outdoor Public Recreation Indoor Institutional – Intensive Public Service or Utility Institutional Residential Indoor Repair and Maintenance Commercial Indoor Lodging Microbeverage Production Facility The following uses in the B-1 Business District from the Village of DeForest Zoning Code except where such use is listed among the “Permitted Uses,” “Permitted Accessory Uses,” or “Prohibited Uses” on this page: <ul style="list-style-type: none"> - Conditional Service Retail and Professional Services Uses - Permitted or Conditional Service Retail-Heavy or Agricultural Uses Outdoor Alcohol Area Parking Structure Donation Drop-Off Box or Vending Machine 	<ul style="list-style-type: none"> Indoor Sales or Service Drive-Through and Drive-In Sales or Service Outdoor Public Recreation Indoor Institutional – Intensive Public Service or Utility Institutional Residential Commercial Indoor Lodging Microbeverage Production Facility The following uses in the B-1 Business District from the Village of DeForest Zoning Ordinance except where such use is listed among the “Permitted Uses,” “Permitted Accessory Uses,” or “Prohibited Uses” on this page: <ul style="list-style-type: none"> - Conditional Professional Services Uses - Permitted or Conditional Service Retail Uses - Permitted or Conditional Service Retail-Heavy or Agricultural Uses Outdoor Alcohol Area Parking Structure Donation Drop-Off Box or Vending Machine 	<ul style="list-style-type: none"> Public Service or Utility Institutional Residential Indoor Sales or Service Outdoor and Vehicle Repair and Maintenance Light Industrial – IS East Central, IS SE Quad, and Windsor Road Drive-Through and Drive-In Sales or Service Outdoor Commercial Entertainment Indoor Storage or Wholesaling (not including motor freight operations) Personal Storage Facility Outdoor Alcohol Area Outdoor Eating Area Donation Drop-Off Box or Vending Machine Any other Conditional Use in the O-R Office and Research zoning district within the DeForest Zoning Ordinance except where such use is listed among the “Permitted Uses,” “Permitted Accessory Uses,” or “Prohibited Uses” on this page
Prohibited Uses	<ul style="list-style-type: none"> Any use not specifically listed within the Permitted, Accessory and Conditional Uses above 	<ul style="list-style-type: none"> Any use not specifically listed within the Permitted, Accessory and Conditional Uses above 	<ul style="list-style-type: none"> Motor Freight Operation (including truck terminal) High ceiling bulk Indoor Storage or Wholesaling Heavy Industrial Any use not specifically listed within the Permitted, Accessory and Conditional Uses above

*See Appendix 2 for a list of definitions for many of these uses.

STREET NETWORK

Conservancy Place features an interconnected street pattern modified as necessary to accommodate the winding river corridor. A variety of street types are designed to serve adjacent land uses, accommodate anticipated traffic at modest speeds, serve multiple transportation modes including walking and cycling, provide for on-street parking where appropriate, and contribute to stormwater management and aesthetics.

Table 8 describes each of the four main street types within Conservancy Place, the purpose of each, and examples of where the type is and may be used. Table 8 also includes design standards for each street type. Some of these standards differ from those typically found within the Village and/or provided under the Village’s subdivision regulations. Their inclusion here constitutes a waiver or modification of any conflicting Village subdivision regulation standard to the extent provided in Table 8.

The standards in Table 8 will guide detailed engineering design plans to be provided with future FDPs, plats, and TID and other projects within Conservancy Place.

The Village may approve street types and designs that differ than those indicated in Table 8, provided that any associated Village subdivision regulation standards are waived or modified per Chapter 13.

Any conceptual road and trail connections shown on Maps 1 & 2 on pages A-1 and A-3 are meant only to represent that a connection will be made through these development areas and are not meant to show the exact location of any future road or trail. Future road and trail locations will be set in the FDPs for the respective areas.

Maps 1 and 2 identify a potential secondary emergency access route into the North River development area. The updated master development agreement includes additional provisions regarding access to this area. The final location and design of the emergency access route will be included in the FDP for this area and be subject to Village approval.

Other street types have been used in already-developed portions of Conservancy Place. Those streets are in no way invalidated by their exclusion from or modification in Table 8, and may be maintained and reconstructed to their original design.

TABLE 8: STREET NETWORK DESIGN CHARACTERISTICS

Street Type	Minor Arterial ¹	Minor Arterial B ¹	Collector ²	Internal Connector	Minor
Purpose	Facilitate through traffic, with greatest access control	Facilitate through traffic, with greatest access control	Accommodate cross-town and local traffic, with access control	Connect minor streets in PUD to arterials/collectors	Provide access to adjacent lots, with low traffic speeds
Streets within PUD	River Road only	Windsor Road only	Innovation Drive only	Conservancy Plaza; Autumn Blaze west of Conservancy Plaza; main street through North River	Most remaining streets within PUD
Access control	Per Section 15.07 of zoning ordinance, plus no access for SF and TF dwellings ⁴	Per Section 15.07 of zoning ordinance, plus no access for SF and TF dwellings ⁴	Per Section 15.07 of zoning ordinance ⁴	Per Section 15.07 of zoning ordinance ⁴	Per Section 15.07 of zoning ordinance ⁴
Right-of-way width (feet)	80 + possible east side path easement	70, maybe wider with Windsor agreement	80	66, or 70 if one side has shared use path	60
Street width (feet, back of curb to back of curb)	45 south of Innovation Drive; 41 north of Innovation	41	37-41, but less across bridge	37-41	32, possibly less if parking is restricted to one side ³
Street side swales?	No, except where part of a Village approved SWM plan	No, except where part of a Village approved SWM plan	No, except where part of a Village approved SWM plan	No, except where part of a Village approved SWM plan	No, except where part of a Village approved SWM plan
Sidewalk/Shared use path	Path on east side, sidewalk on west side	Path on north side; south path or sidewalk per Windsor	Path on north side; sidewalk on south side (except on bridge)	Both sides, generally sidewalks	Sidewalk on both sides

Notes: ¹ Arterial street design and right-of-way width may vary, particularly in existing sections of roadway to be reconstructed and along park.

² Design and right-of-way width may vary for bridge and approaches across Yahara River.

³ Parking restrictions, if any, shall be as determined by the Village Board under applicable Village ordinance.

⁴ Except as modified per the “DeForest Ordinance Waivers and Modifications” section of this PDP.

SWM = stormwater management; SF = single family; TF = two family

OPEN SPACE

Open Space within Conservancy Place will be a combination of environmental preserve, parks and open space, which is integrated into the neighborhoods of Conservancy Place creating unique views, wildlife habitats and opportunities for interaction with nature.

Ownership of the Open Space system will be both private and public. Publicly dedicated lands include Community and Neighborhood Parks, including the existing Conservancy Commons and Rivers Turn Parks and any open space dedicated to stormwater management. Privately owned Open Spaces may include certain wetland buffers on properties adjacent to the corridor. Easements for trail access may also be granted through private development.

A network of recreational trails will run along some of the major streets throughout Conservancy Place and connect to trails within the Upper Yahara River Corridor. Trails and sidewalks are incorporated into the street network.

Upper Yahara River Corridor

The Upper Yahara River Corridor, while not governed by this PDP, is an integral part of Conservancy Place Open Space areas. It offers unique recreational, viewing and educational opportunities for residents. Potential activities within the corridor could include habitat restoration and protection projects. This system of wetlands, floodplains, and woodlands, along with its geological features and wildlife habitats, provides abundant recreational opportunities for residents. Through preserving habitats and minimizing disturbances, a natural environmental presence is integrated into the overall Conservancy Place community.

Parks

A number of parks currently exist within Conservancy Place and more are planned with future development. Existing parks include Conservancy Commons within the Hawthorn Point neighborhood and the Rivers Turn neighborhood park within Rivers Turn.

Conservancy Commons Park is bordered on three sides by multi-family housing with a planned residential area on its southern boundary. This community hub features a splashpad, playground, park shelter with restrooms and picnic tables, walking trails, and expansive lawns. The Rivers Turn neighborhood park is located along Innovation Drive adjacent to the Upper Yahara River Corridor. It features exercise-themed equipment and easy access to the corridor trail system.

A small trailhead facility is currently located on private, undeveloped land along Windsor Road. This will ultimately increase in size and be dedicated to the public. Other planned future parks include a large community park within the IS SW Quad area on Map 2 and two neighborhood parks in the Rivers Turn and the North River land use areas.

The previous PDP included a joint site within Rivers Turn for a smaller community park and an elementary school. The school district is no longer interested in the site and as a result, it is planned to convert the former site to residential uses and create a new, larger community park at the northwest corner of Windsor and River Roads. This park will contain ball diamonds, football/lacrosse fields and tennis courts as the main amenities unless otherwise determined by the Village.

Zoning standards for the 'Park/Recreation' district are identical to the Village's C-1 Conservancy District, except that all outdoor recreational uses and their accessory structures are permitted by right and there is no minimum required yard adjacent to the River Road/Interstate right-of-way.

LAND USE DESCRIPTIONS

Except where an FDP has been approved, the zoning classifications described in previous sections are not assigned to specific parcels of land within Conservancy Place in order to allow the development to be responsive to changes in market forces and community needs. Instead, development areas identified on Map 2 (Development Plan Map) have been assigned multiple potential options for zoning. The following is a summary of the development character intended for each of these areas and the rationale for the zoning options selected for each area.

IS NW Quad AND IS NE Quad

Zoning District Options: ISBP, TCMP

ISBP land uses in these two quadrants north of Innovation Drive will likely be small suburban office and/or light industrial uses. Examples of businesses that would be appropriate in a light industrial building would be a general contractor with office space in front and storage or light production in back; an auto service business, a light production business with a sales floor, and offices with storage and production space; and, a business supply store with a small sales floor, offices and storage. Appendix 2 provides a more detailed description of “light industrial” uses.

Depending on market conditions, traffic flow and residential density, some other possible uses may include larger format retail, commercial services, hospitality, and auto sales and service. The impact of these types of uses on neighboring properties and local infrastructure would need to be carefully reviewed.

In general, transitions to residential areas will be an important factor in the uses allowed on a particular lot. Lots near existing and potential residential areas are intended for low external impact uses. Uses with greater impacts may be suitable for lots further away from residential uses and along the Interstate.

The IS NW Quad and IS NE Quad areas are not suitable for high ceiling warehouse, heavy industrial uses, and businesses generating large daily volumes of semi-truck traffic.

IS West Central

Zoning District Options: ISBP, TCMP

This area is located between the planned community park and Cuba Valley Road, west of the to-be-realigned River Road. Land use and development recommendations are similar to the IS NE Quad and IS NW Quad areas above, although uses related to the park and expanded retail opportunities may be more common in the IS West Central Area.

IS East Central

Zoning District Options: ISBP, TCMP, AR

This area includes existing platted and improved lots, including a memory care facility that opened in 2017. The IS East Central area is intended to provide a transition from the previously-described areas to residential areas to the east. This area will focus on low exterior impact commercial or retail uses, institutional uses, and/or multiple-family residential uses as a transition to single family neighborhoods.

IS SW Quad

Zoning District Options: ISBP, Park/Recreation

This is the planned location for the new community park. In the event the park configuration changes or the park does not move forward, this area would alternatively allow for ISBP zoning. In that case, the desirable use and development pattern would be similar to the IS NW Quad.

IS SE Quad and Windsor Road

Zoning District Options: ISBP, TCMP, UO, AR, SE, Park/Recreation

These two areas are north of Windsor Road, east of the to-be-realigned segment of River Road, and south of Hawthorn Point. These areas have the most zoning district options as future market demand is most uncertain here.

With sufficient demand, non-residential and mixed uses may be possible along the future River Road and Windsor Road with neighborhood commercial and office uses acting as a transition to interior residential areas. The demand for non-residential use in the IS SE Quad and Windsor Road areas is uncertain and as development progresses into this area, it is possible the entire areas may be most suitable for residential use.

With the diverse possibility of land uses, careful planning will be required to create suitable transitions in and beyond these areas. This may be accomplished by the traditional method of transitioning from low density to higher density residential, then from lower intensity to higher intensity non-residential uses. Proper transitions could also be accomplished through the use of greenways and terrain or landscaping to provide separation of uses. The use of all of the zoning district options listed above may not be possible in order to achieve a compatible land use pattern.

HP 79

Zoning District Options: TCH, GH

Hawthorn Point Lot 79 has been re-subdivided via CSM and the southern portion was developed in 2016 as residential condominiums under the TCH district, with two remnant portions zoned GH. Aside from remnant single family lots, the remainder of HP 79 may also be developed with condominiums. In the alternative, other uses allowed under TCH and/or GH zoning may be permitted.

RT 9

Zoning District Options: AR, SF

Similar to HP 79, this existing lot has been subject to a CSM with a portion developed with multi-family rental housing under PVH zoning. The likely development pattern for this lot will be some combination of additional multiple family housing and single family, although alternative PVH uses are possible.

RT 10

Zoning District Options: SF, Park/Recreation

This lot was intended, under the 2003 PDP and Rivers Turn FDP, to be developed as a joint school and community park. With the school district no longer interested in a school at this site, the intent is to convert this area into additional single family lots consistent with what has been developed in Rivers Turn to date, including a small neighborhood park. The community park is intended to relocate to the IS SW Quad area.

HP 76

Zoning District Options: SF, AR

The 2003 Amended FDP included an area identified for “Future Development” previously known as the Bott Property. This property is likely to be developed with single-family detached residences.

North River

Future Zoning Options: SF, AR, Park/Recreation

Given its secluded setting between river corridors and existing neighborhoods and its lack of exposure on major traffic thoroughfares, this parcel is most suitable for residential use. It will likely be predominantly single family with a neighborhood park/trail corridor. It is possible that attached residential uses would also be supported.

IS North

Future Zoning Options: SF, AR, TCMP, UO, ISBP

This use area is between different parcels in ABS Global ownership and the Yahara River. Given its isolation from other Conservancy Place use areas, and its access via River Road, a variety of potential land uses appear possible. It could be a site for one or two larger office or light industrial users. In the alternative, it could develop with residential use not unlike Woods Glen to the north or as a larger apartment development.

The use of all of the zoning district options listed above may not be possible in order to achieve a compatible land use pattern.

Future

Future Zoning Options: None

This area is isolated between the river and the neighboring Bull Run Subdivision along Windsor Road. It is wholly in the Capital Area Regional Planning Commission environmental corridor but some areas may be suitable for limited development in the future. Before any future development can occur, an amended PDP and an FDP will be required.

PHASING

Conservancy Place has and will continue to develop under a flexible phasing program, responsive to market demand. Given the large size of the PUD area and the diversity of possibly uses, it is possible at times that multiple developments of different land use types in different geographic areas may occur at one time.

The developer anticipates residential development within Conservancy Place to progress generally in a north-to-south manner from Rivers Turn to Windsor Road. Development will likely utilize the remaining land within Rivers Turn and then be followed by phases extending from the southern edge of the Hawthorn Point plat into the Windsor Road and possibly the IS SE Quad land use areas. The North River area is currently planned as the final residential neighborhood, developing from west to east. Based on historical sales, an absorption rate of 15-20 single family lots per year is projected with a probable range of 0-40 sales.

A factor that may impact the timing and location of single family development would be market demand for other uses in the Windsor Road or IS SE Quadrant areas, such as attached residential or non-residential. If such uses developed prior to single family development progressing that far south, the developer could choose to bring some single family lots to market in the same area at the same time, while single family development is still occurring in Rivers Turn. Further, there may be sufficient market demand for the lot types expected within the North River area to allow for single family development in more than one area at the same time.

Non-residential development is expected to be concentrated within the IS land use areas, although some may also occur in the Windsor Road area. Placement and timing as well as the relocation of River Road will be subject to market demand. Factors that may accelerate the extension of River Road would be development of the planned community park or the need to accommodate a land use configuration desired by future space users.

APPENDICES

The following information is provided as a reference for information covered in the PDP:

APPENDIX 1: MAPS

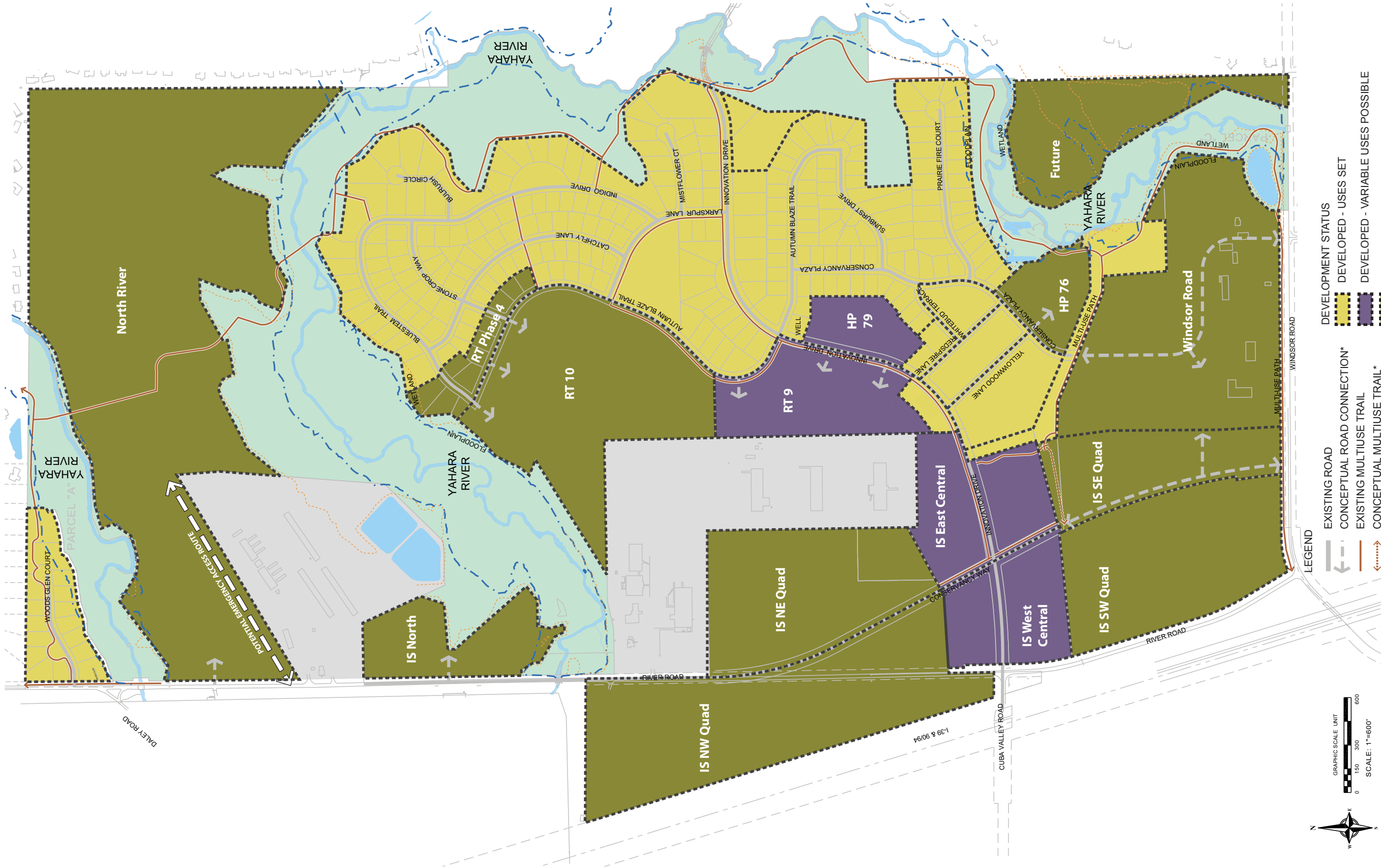
Map 1: Development Status Map

Map 2: Development Plan Map

Map 3: Existing Roads Map

APPENDIX 2: LAND USE CLASSIFICATIONS & DESCRIPTIONS

APPENDIX 3: LEGAL DESCRIPTION



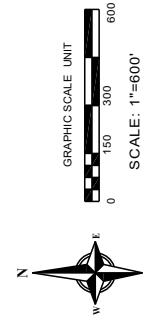
*The roads and conceptual multiuse trails represented by the Conceptual Road Connections on the map may change as part of subsequent FDPs, plats/CSMs, and engineering plans, provided that the connection between the general end points (e.g. Windsor Road) is made in some manner and location.
** The Upper Yahara River Corridor and lands owned by ABS shown on this map are not part of the Conservancy Place PUD or governed by this PDP, but instead are shown for context.

MAP 2: DEVELOPMENT PLAN MAP

CONSERVANCY PLACE



CONSERVANCY PLACE



APPENDIX 2: LAND USE CLASSIFICATIONS & DESCRIPTIONS

1. Artisan Studio

Preparation, display, and sale of individually crafted artwork, photography, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven sections, and related items, and occupied by no more than five artists or artisans. Uses occupied by more than five artists or artisans shall be considered a “Light Industrial” use. Studios that are accessory to a principal residential use of a property are not considered “Artisan Studio” uses, but are instead regulated as home occupations.

2. Commercial Indoor Lodging

Includes land uses that provide overnight housing in more than one individual room or suite of rooms, each room or suite having a private bathroom, including hotels and motels. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate principal land use.

3. Community Living Arrangement

Includes community living arrangements for adults, as defined in Wis. Stat. § 46.03(22); community living arrangements for children, as defined in Wis. Stat. § 48.743(1); foster homes, as defined in Wis. Stat. § 48.02(6); or adult family homes, as defined in Wis. Stat. § 50.01 (1) (a) or (b). Community Living Arrangement facilities are regulated depending upon their capacity, as provided for in Wis. Stats. § 61.35 and 62.23(7)(i), provided any such regulations and the performance standards below do not violate preemptive federal or state housing or anti-discrimination laws.

4. Donation Drop-Off Box or Vending Machine

A free-standing receptacle located outside of a building that is used either to (a) automatically dispense small consumer goods, such as beverages, candy, and DVDs, when money is inserted, or (b) collect clothing, shoes, or other contributions, generally collected from persons not occupying the premises on which the receptacle is located and with such contributions generally intended for reuse elsewhere. The term does not include a trash container or recycling bin designed to contain waste from a household, business, or other land use on the same premises

5. Drive-Through and Drive-In Sales or Service

Includes all land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (except “Outdoor and Vehicle Repair and Maintenance” land uses, which are separately listed and defined). Such uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples include drive-in, drive-up, and drive-through facilities in conjunction with another principal use (like a bank or restaurant), vehicular fuel stations, and car washes.

6. Indoor Commercial Entertainment

Includes all uses that provide entertainment services entirely within an enclosed building, or where outdoor entertainment facilities are present, the land area of such facilities is not greater than 15 percent of the gross floor area indoors. Indoor Commercial Entertainment uses often have operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, brewpubs, taverns, theaters, health or fitness centers, other indoor private recreation centers, training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, indoor shooting ranges, and pool halls. A brewpub is a use that is accessory to a restaurant or tavern use, produces less than 10,000 barrels of beer per year, is permitted under Wis. Stat. § 125.295, and where beer is primarily produced for on-site consumption. Indoor Commercial Entertainment uses do not include any “Microbeverage Production Facility,” which is instead are listed and defined separately, or any adult entertainment or sexually oriented business, which are not permitted in Conservancy Place.

7. Indoor Institutional—General

Indoor facilities that include 20,000 square feet of indoor gross floor area or less, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, funeral homes, nonprofit clubs, nonprofit fraternal organizations, convention centers, and similar land uses generally serving a community purpose and meeting this size requirement. Crematoriums are lawful accessory use to a funeral home, where serving only customers of the funeral home. Indoor Institutional—General uses do not include any arena, convention center, hospital, jail, prison, or similar use of a size and character that typically serve the needs of the whole community and region (regardless of whether over or under 20,000 square feet).

8. Indoor Institutional—Intensive

Indoor facilities that generally serve the community and (a) include over 20,000 square feet of indoor gross floor area, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, funeral homes, non-profit clubs, non-profit fraternal organizations that exceed this size threshold, and (b) all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region.

9. Indoor Repair and Maintenance

Includes all land uses, except as separately listed, that perform repair and maintenance services for consumer products and contain all operations (except loading) entirely within an enclosed building, including electronics, mechanical, and small engine repair service businesses. Because of outdoor vehicle storage requirements, all vehicle repair and maintenance uses shall instead be regulated as “Outdoor and Vehicle Repair and Maintenance” uses.

10. Indoor Sales or Service

Includes all land uses, except as otherwise separately listed and defined, that conduct or display sales or rental merchandise or equipment, or that conduct non-personal or non-professional services, entirely within an enclosed building. This includes a wide variety of retail stores and commercial service uses not otherwise listed, along with self-service facilities such as coin-operated laundromats. Includes uses like retail bakeries and delis where the consumption of products typically occurs off-site, but does not include restaurants, which are instead classified as “Indoor Commercial Entertainment” uses. Display of products outside of an enclosed building shall not exceed 15 percent of the total sales area of the building(s) on the property. Sales or service uses that are accessory to a principal residential use of a property are not considered “Indoor Sales or Service” uses, but are instead regulated as “Home Occupations” under the Village’s zoning ordinance.

11. Indoor Storage or Wholesaling

Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples include warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses, which are separately listed and regulated.

12. Institutional Residential

Includes senior housing, retirement homes, assisted living facilities, nursing homes, hospices, group homes, convents, monasteries, dormitories, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses not considered to be Community Living Arrangements under Wis. Stat. §62.23.

13. Laboratories & Research Facilities

Research, development and testing, including testing facilities and equipment, and manufacturing and fabrication of products in conjunction with such research or development.

14. Light Industrial

Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of parking, circulation, loading and unloading operations. A “Light Industrial” land use may conduct retail sales activity as an accessory use. Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered “Light Industrial” uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as “Heavy Industrial” land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the “Microbeverage Production Facility” land use are considered “Light Industrial” uses. Crematoriums shall be considered “Heavy Industrial” uses, except where accessory to a funeral home and where serving only customers of the funeral home.

15. Microbeverage Production Facility

A type of beer, wine, spirits, or coffee production facility that produces limited amounts of product per year, and often includes a tasting room and on-site purchase of beer and related products, including gifts and food. Includes microbreweries, microdistilleries, microwineries/small wineries, and microroasteries/small batch roasters that meet the following performance standards. In the event such a use exceeds one or more of the following performance standards, either at time of commencement or via growth, it shall instead be considered a “Light Industrial” land use. Brewpubs are also regulated separately as an “Indoor Commercial Entertainment” use. Microbeverage production facilities shall not exceed the following production quantities per year: microbrewery, 15,000 barrels or equivalent; microdistillery, 10,000 gallons or equivalent; microwinery, 15,000 gallons or equivalent; microroastery, 15,000 pounds or equivalent.

16. Mixed Use Dwelling Unit

A Mixed Use Dwelling Unit is a residential dwelling unit located within the same building as another land use type, generally above the ground floor of a building otherwise used for non-residential purposes. A Mixed Use Dwelling Unit located on the ground floor may not be located within the first 24 feet of the ground floor as measured from the front of the building.

17. Outdoor Alcohol Area

Outdoor Alcohol Areas are those that serve or allow for the consumption of alcohol outside of the principal structure, generally associated with an approved “Indoor Commercial Entertainment” use such as a restaurant, tavern, bar, and/or live music venue, but possibly also certain “Indoor Institutional” uses and other land uses. Examples of Outdoor Alcohol Areas include, but are not limited to beer gardens and outdoor dining and recreational areas (e.g., volleyball courts) that allow the consumption of alcohol.

18. Outdoor and Vehicle Repair and Maintenance

Includes all land uses, except those that are separately listed and defined, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use. Such enclosure shall be located a minimum of 50 feet from any residentially zoned or used property. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.

19. Outdoor Commercial Entertainment

Includes all principal uses that provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Examples include outdoor commercial swimming pools, health or fitness centers where the area of outdoor facilities is greater than 15 percent of the gross floor area indoors, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks, racetracks, trap clubs, and shooting ranges.

20. Outdoor Display

Includes all land uses, except as otherwise separately listed and defined, that conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Examples include outdoor vehicle sales, outdoor vehicle rental, manufactured home sales, and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a salvage yard use. If an area less than 15 percent of the total sales area of the building(s) on the property is used for display of products outside of an enclosed building, such use shall instead be considered an “Indoor Sales or Service” use.

21. Outdoor Eating Area

Outdoor Eating Areas are those that serve or allow for the consumption of food and non-alcoholic beverages outside of the principal structure, generally associated with an approved “Indoor Commercial Entertainment” use such as a restaurant, tavern, bar, and/or live music venue, but possibly also certain “Indoor Institutional” uses and other land uses.

22. Outdoor Public Recreation

Includes all outdoor land uses located on public property or public easement that accommodates recreational activities. Such land uses include play courts (such as tennis courts and basketball courts), play fields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, fitness courses, golf courses open to the public, natural areas, trails, and similar land uses.

23. Parking Structure

A multi-level parking area, wherein one or more levels are supported above the lowest level, and is commonly called a parking garage or parking ramp.

24. Personal or Professional Service

Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples include professional services, banks, insurance or financial services, realty offices, medical offices and clinics, veterinary clinics, barber shops, and beauty shops. Service uses that are accessory to a principal residential use of a property are not considered “Personal or Professional Service” uses, but are instead regulated as “Home Occupations” under the Village’s zoning ordinance.

25. Personal Storage Facility

Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.

26. Public Service or Utility

Includes all municipal, county, state and federal facilities (except for Outdoor Recreational Facilities); emergency service facilities such as fire departments and rescue operations; wastewater treatment plants; public and/or private utility substations; water towers and reservoirs; wells and well houses; utility and public service related distribution facilities; and similar land uses.

APPENDIX 3: LEGAL DESCRIPTION OF PUD AREA

Land located in the Village of DeForest, Dane County, Wisconsin described as follows:

Bullish Investments, LLC

Part of Certified Survey Map 9469, and located in the NE 1/4 of the NE 1/4 (Town of Windsor), the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4, the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4 of Section 19 and the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4, the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, and the SE 1/4 of the NW 1/4 of Section 30, Town 9 North, Range 10 East, in the Village of DeForest, Dane County, Wisconsin.

Beginning at the Northeast corner of Section 25, Town 9 North, Range 9 East; thence S0°57'13"E (recorded as S00°58'00"E) along the West line of the NW 1/4 of Section 19, 842.36 feet; thence N59°02'22"E, 1546.54 feet; thence S04°25'44"E, 270.86 feet; thence S04°20'09"W, 1045.14 feet; thence S44°16'36"W, 517.05 feet; thence S88°05'16"W, 278.72 feet; thence N24°45'47"W, 569.23 feet; thence S89°02'47"W, 383.76 feet to the West line of the NW 1/4 of Section 19; thence S00°57'13"E (recorded as S00°58'00"E, and S00°56'00"E) along said West line of the NW 1/4 and the SW 1/4 of Section 19, 1402.03 feet to the East 1/4 corner of Section 25, Town 9 North, Range 9 East; thence continuing along said West line of the SW 1/4 of Section 19; S1°06'37"E (recorded as S1°02'29"E), 180.69 feet; thence N88°53'23"E, 325.82 feet; thence N77°12'42"E, 171.41 feet; thence N88°53'23"E, 1018.52 feet; thence S01°19'17"E, 1969.65 feet; thence S89°09'34"W, 594.66 feet; thence N00°50'07"W, 1332.20 feet; thence S88°53'23"W, 931.21 feet to the West line of the SW 1/4 of Section 19; thence S01°06'37"E (recorded as S1°02'29"E and S01°03'45"E) along said West line of the SW 1/4 of Section 19 and the West line of the NW 1/4 of Section 30, 1607.10 feet; thence N88°53'37"E (recorded as N88°56'15"E), 50.00 feet to the West right-of-way line of River Road; thence S01°05'58"E (recorded as S01°03'20"E) along said right-of-way line, 251.25 feet; thence continuing along said right-of-way line S01°45'18"E (recorded as S01°42'40"E), 122.16 feet to a point of curvature; thence continuing along said right-of-way line and the arc of said curve to the left with a central angle of 15°20'36", a radius of 1382.70 feet and a long chord of S09°25'37"E, (recorded as S9°23'10"E) 369.19 feet; thence continuing along said right-of-way line S17°06'16"E (recorded as S17°03'40"E), 769.10 feet to a point of curvature; thence continuing along said right-of-way line and the arc of said curve to the left with a central angle of 13°52'00", a radius of 1382.70 feet and a long chord of S24°02'16"E (recorded as S23°59'40"E), 333.82 feet; thence continuing along said right-of-way line along River Road S30°58'16"E (recorded as S30°55'40"E), 317.20 feet to a point on a curve along the North right-of-way line of Windsor Road; thence along said right-of-way line and the arc of said curve to the right with a central angle of 22°45'48" (recorded as 22°45'34"), a radius of 538.30 feet and a long chord of N78°10'50"E, 212.45 feet (recorded as N78°13'33"E, 212.42 feet); thence continuing along said right-of-way line N89°33'44"E (recorded as N89°36'20"E), 68.10 feet; thence S00°26'34"E, 60.00 feet (recorded as S00°23'58"E, 59.64 feet) to the East-West 1/4 line of Section 30, T9N, R10E; thence N89°33'44"E (recorded as N89°36'02"E) along said East-West 1/4 line, 2872.61 feet to the East line of the SW 1/4 of the NE 1/4 of Section 30; thence N01°15'09"W along said East line of the SW 1/4 of the NE 1/4 and the East line of the NW 1/4 of the NE 1/4 of said Section 30, 2648.11 feet (recorded as N1°13'08"W, 2648.71 feet) to the Northeast corner of said NW 1/4 of the NE 1/4; thence N89°43'49"E (recorded as N89°47'37"E) along the South line of the SE 1/4 of the SE 1/4 of Section 19, 450.22 feet to a meander line along the East water's edge of the Yahara River as established by the Preliminary Plat for the Fifth Addition to Oak Springs, said point being N89°43'49"E, 24 feet more or less from the water's edge of said

Yahara River; thence N02°14'40"W along said meander line, 287.15 feet; thence N02°09'32"E along said meander line, 770.98 feet; thence N37°10'08"W along said meander line, 712.29 feet; thence N32°11'28"E along said meander line, 546.22 feet; thence N02°19'22"W along said meander line, 364.92 feet; thence N41°39'19"W along said meander line 269.21 feet to the South line of the Fourth Addition to Oak Springs and the point of termination of said meander line, said point being N89°38'58"E, 33 feet more or less from the water's edge of the Yahara River; thence S89°38'58"W (recorded as S89°44'37"W) along said South line, 171.07 feet to the Southwest corner of said Fourth Addition to Oak Springs; thence N00°16'38"W along the West line of the Fourth Addition to Oak Springs, CSM No. 1038, Oak Springs, and the First and Second Addition to Oak Springs, 2647.16 feet (recorded as N00°15'24"W, 2647.66 feet) to North line of the NE 1/4 of Section 19; thence S89°51'19"W along said North line of said NE 1/4, 1327.20 feet (recorded as S89°51'40"W, 1327.26 feet) to the North 1/4 corner of said Section 19; thence N89°26'49"W (recorded as N89°24'44"W) along the North line of the NW 1/4 of said Section 19, 2451.34 feet to the East line of the SE 1/4 of Section 24, Town 9 North, Range 9 East; thence S00°06'34"E along the West East line of the NW 1/4 of Section 19, 909.52 feet to the point of beginning.

Excluding lands between the meander line and the East water's edge of the Yahara River.

Excluding lands commencing at the East 1/4 corner of Section 30; thence S89°33'44"W along the E-W 1/4 line of said Section 30, 1323.65 feet to the Southeast corner of the SW 1/4 of the NE 1/4; thence N01°15'09"W, 1324.06 feet to the Southeast corner of the NW 1/4 of the NE 1/4; thence S89°49'29"W, 516.61 feet (recorded as S89°23'09"W, 516.99 feet) to the point of beginning; thence S89°22'42"W, 977.62 feet (recorded as S89°23'09"W, 977.50 feet); thence N08°38'39"E, 331.17 feet (recorded as N08°38'45"E, 331.01 feet); thence N54°21'30"E, 425.34 feet along the occupation line as surveyed by Thousand, 12-15-65; thence N87°52'02"E (recorded as N87°51'45"E), 571.90 feet; thence S01°02'09"E (recorded as S01°01'43"E), 586.05 feet to the point of beginning.

Evans-Grand Canyon

Parcel A:

A parcel of land located in the NE ¼ of the NE ¼ of Section 36, T9N, R9E, Village of DeForest, Dane County, Wisconsin. To-Wit: Beginning at the northeast corner of said Section 36; thence S01° 27' 07"E, 239.38 feet; thence N89° 52' 32"W, 72.31 feet; thence N17° 03' 42"W, 250.49 feet; thence S89° 52'32"E, 140.16 feet to the point of beginning. Containing 25,423 Square Feet (0.584 acres) including River Road and Cuba Valley Road, and 14,139 Square Feet (0.325 acres) excluding River Road and Cuba Valley Road.

Parcel B:

A parcel of land located in the East ½ of the SE ¼ of Section 25, T9N, R9E, Village of DeForest, Dane County, Wisconsin. To-Wit: Commencing at the southeast corner of said Section 25; thence N01° 03' 45"W, 60.01 feet to the point of beginning; thence N89° 52' 32"W, 157.47 feet; thence N17° 03' 42"W, 2699.14 feet; thence S89° 48' 20"E, 900.17 feet; thence S01° 06' 28"E, 1801.33 feet; thence S01° 03' 45"E, 776.79 feet to the point of beginning. Containing 1,363,650 Square Feet (31.305 acres) including River Road and 1,278,566 Square Feet (29.352 acres) excluding River Road.



CONSERVANCY PLACE

Building Community, Respecting Nature

Bott

Parcel A:

A parcel of land located in the Northwest ¼ of the Northeast ¼ and the Northwest ¼ of the Northwest ¼ of Section 30, Township 9 North, Range 10 East, in the Town of Windsor, now in the Village of DeForest, Dane County, Wisconsin, to-wit: Commencing at the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 30; thence South 89° 23' 09" West, 516.99 feet to the point of beginning; thence continuing South 89° 23' 09" West, 977.50 feet; thence North 08° 38' 45" East, 331.01 feet; thence North 54° 21' 30" East, 425.34 feet; thence North 87° 51' 45" East, 571.90 feet; thence South 01° 01' 43" East, 586.05 feet to the point of beginning.

Parcel B:

Together with rights-of-way set forth in instrument recorded in Vol. 322 of Misc., page 41, as #961888, and in Vol. 349 of Misc., page 392, as #1003873; and in Vol. 710 of Deeds, page 377, as #1003883.

EXCLUDING the Environmental Corridor Described as follows:

Parcel A:

Part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4; Section 19, T9N, R10E, in the Village of DeForest, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 25, T9N, R9E; thence N 00°29'40" W along the west line of said NW 1/4 33.56 feet; thence N 89°30'20" E, 38.00 feet to the intersection with the east right-of-way of River Road and the Point of Beginning; thence N 00°29'40" W along said east right-of-way, 95.94 feet; thence continuing along said east right-of-way, N 89°30'20" E, 20.00 feet; thence N 00°29'40" W, 100.00 feet; thence S 89°30'20" W, 18.00 feet; thence N 00°29'40" W, 127.14 feet to the southwest corner of Lot 15, Woods Glen at Conservancy Place; thence N 71°13'19" E along the southerly plat boundary of Woods Glen at Conservancy Place, 141.05 feet; thence continuing along said southerly plat boundary, N 52°23'59" E, 52.28 feet; thence N 56°54'25" E, 154.87 feet; thence N 88°45'43" E, 82.85 feet; thence N 70°25'26" E, 108.85 feet; thence N 81°38'03" E, 101.23 feet; thence N 82°34'06" E, 111.08 feet; thence N 62°37'26" E, 114.87 feet; thence N 26°01'03" E, 29.71 feet; thence N 88°31'24" E, 71.81 feet; thence N 79°04'37" E, 114.16 feet; thence N 68°52'20" E, 90.97 feet to the southeast corner of Outlot 1, Woods Glen at Conservancy Place; thence N 21°17'52" W along the easterly line of said Outlot 1, 43.99 feet; thence continuing along the easterly line of said Outlot 1, N 58°39'01" E, 30.31 feet; thence N 00°24'38" W, 119.42 feet to the intersection with the north line of said NW 1/4; thence S 89°25'42" E along the north line of said NW 1/4 1166.96 feet; thence S 38°34'00" W, 124.57 feet; thence S 57°25'46" W, 130.82 feet; thence S 74°21'23" W, 258.39 feet; thence S 79°16'00" W, 258.46 feet; thence S 58°47'08" W, 216.71 feet; thence S 85°29'58" W, 278.96 feet; thence S 75°37'44" W, 147.51 feet; thence S 20°34'59" E, 81.64 feet; thence S 33°29'58" W, 135.00 feet; thence S 72°38'55" W, 151.00 feet; thence S 89°56'42" W, 93.16 feet; thence N 53°09'55" W, 208.07 feet; thence S 52°52'46" W, 519.83 feet; thence N 74°40'10" W, 101.83 feet to the point of beginning.

Parcel B:

Part of the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4 the SE 1/4 of the SE 1/4 of Section 19 and part of the NW 1/4 of the NE 1/4 of Section 30, all in T9N, R10E, in the Village of DeForest, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 30; thence S 89°44'49" W along the south line of the SE 1/4 of the SE 1/4 of said Section 19, 953.70 feet to the point of beginning, said point of beginning lies S 89°44'49" W, 46 feet more or less from the east water's edge of the Yahara River; thence S 89°44'49" W along the south line of said SE 1/4 of the SE 1/4, 369.16 feet to the southwest corner of said SE 1/4 of the SE 1/4; thence S 01°14'20" E along the east line of the NW 1/4 of the NE 1/4 of said section 30, 166.50 feet to the northeast corner of Lot 59, Hawthorn Point; thence S 88°20'14" W along the Hawthorn Point plat boundary, 153.11 feet; thence continuing along said plat boundary, S 62°35'08" W, 156.07 feet; thence S 85°02'40" W, 366.23 feet to the southeast corner of Lot 40, Hawthorn Point; thence N 02°49'44" W, 288.36 feet to the southwest corner of Lot 39, Hawthorn Point; thence N 89°44'51" E, 421.69 feet to the southeast corner of Lot 36, Hawthorn Point; thence N 10°33'02" E, 317.68 feet to the southeast corner of Outlot 2, Rivers Turn; thence N 00°35'28" W along the Rivers Turn plat boundary, 317.10 feet; thence continuing along the Rivers Turn plat boundary, N 23°35'32" E, 680.53 feet; thence N 41°28'44" W, 371.61 feet; thence S 84°22'46" W, 213.97 feet; thence S 46°19'46" W, 111.51 feet; thence S 63°52'25" W, 89.45 feet; thence S 84°04'06" W, 84.60 feet; thence N 41°58'43" W, 60.82 feet; thence N 34°47'20" E, 563.82 feet; thence N 03°25'03" W, 433.21 feet; thence N 73°42'13" W, 338.10 feet; thence N 02°29'53" E, 80.99 feet; thence N 47°04'08" E, 141.95 feet; thence N 78°21'48" E, 147.93 feet; thence N 43°08'05" E, 253.95 feet; thence N 17°24'31" W, 249.91 feet; thence N 49°28'30" W, 187.94 feet; thence N 27°40'21" W, 116.29 feet; thence N 88°59'43" W, 166.18 feet; thence N 82°14'22" W, 254.35 feet; thence N 00°23'53" E, 114.05 feet; thence N 62°33'31" W, 89.38 feet; thence S 62°14'46" W, 339.48 feet; thence N 88°33'24" W, 134.84 feet; thence S 41°18'48" W, 305.55 feet; thence S 22°58'54" W, 158.48 feet; thence S 80°38'57" W, 268.47 feet; thence S 55°04'44" W, 144.45 feet; thence S 04°59'28" E, 194.21 feet; thence S 40°22'31" W, 236.84 feet; thence S 47°21'48" W, 155.08 feet; thence S 25°26'34" W, 174.01 feet; thence S 41°17'57" W, 70.52 feet; thence S 68°18'59" E, 105.76 feet; thence S 58°09'58" W, 854.03 feet to the most westerly corner of Lot 10, Rivers Turn; thence S 88°54'08" W, 169.55 feet; thence S 77°13'29" W, 171.38 feet; thence S 88°54'32" W, 323.76 feet to the Intersection with the west line of said NW 1/4 of the SW 1/4; thence N 01°02'20" W along said west line, 179.93 feet to the East quarter corner of Section 25, T9N, R9E; thence N 00°59'38" W along said west line, 405.46 feet; thence N 89°00'22" E, 65.83 feet; thence S 32°53'18" E, 89.54 feet; thence S 01°45'09" E, 44.62 feet; thence S 60°42'09" E, 186.54 feet; thence S 26°49'24" E, 68.43 feet; thence N 88°04'30" E, 46.36 feet; thence N 15°07'23" W, 90.97 feet; thence N 10°15'00" E, 82.41 feet; thence N 89°06'25" E, 164.32 feet; thence N 51°45'02" E, 109.81 feet; thence N 41°29'12" W, 600.01 feet; thence N 00°59'38" W, 46.31 feet; thence N 85°07'38" E, 288.84 feet; thence N 17°45'05" E, 155.03 feet; thence S 24°44'20" E, 166.75 feet; thence N 88°06'33" E, 278.76 feet; thence N 44°17'30" E, 517.15 feet; thence N 04°21'11" E, 658.31 feet; thence N 39°13'31" E, 269.09 feet; thence N 62°57'03" E, 372.48 feet; thence N 74°24'00" E, 54.32 feet; thence S 64°15'56" E, 63.25 feet; thence S 25°31'36" E, 76.81 feet; thence N 79°55'48" E, 218.28 feet; thence



CONSERVANCY PLACE

Building Community, Respecting Nature

N 10°41'24"W, 28.59 feet; thence N 60°42'14" E, 295.76 feet; thence N 88°12'51" E, 130.39 feet; thence S 21°05'20" W, 210.32 feet; thence S 09°52'30" E, 58.31 feet; thence S 21°05'20" W, 93.83 feet; thence S 52°03'09" W, 58.31 feet; thence S 21°05'20" W, 136.45 feet; thence S 74°31'00" E, 189.03 feet; thence N 60°10'50" E, 213.69 feet; thence N 84°53'16" E, 252.79 feet; thence S 71°20'01" E, 51.64 feet; thence N 57°40'03" E, 55.93 feet; thence N 18°06'49" E, 184.50 feet; thence N 27°09'31" E, 175.20 feet; thence S 26°57'57" E, 136.93 feet; thence S 02°41'40" W, 317.01 feet; thence S 66°32'11" E, 116.60 feet; thence S 49°25'01" E, 526.24 feet to the intersection with the west line of Oak Springs plat; thence S 00°15'36" E along the west line of Oak Springs plat, Lot 1, Certified Survey Map 1038 and the Fourth Addition to Oak Springs plat, 658.16 feet to the southwest corner of the Fourth Addition to Oak Springs; thence N 89°40'16" E along the south line of the Fourth Addition to Oak Springs, 67.97 feet to a point which lies S 89°40'16" W, 65 feet more or less from the East water's edge of the Yahara River, said point being the beginning of a meander line; thence S 27°05'49" E along the meander line, 514.43 feet; thence S 41°35'17" W along the meander line, 519.29 feet; thence S 05°25'36" W along the meander line, 285.21 feet; thence S 41°22'39" E along the meander line, 739.73 feet; thence S 72°31'51" W along the meander line, 236.12 feet; thence S 36°17'08" W along the meander line, 296.27 feet; thence S 40°32'49" E along the meander line, 407.70 feet; thence S 61°43'50" E along the meander line, 127.73 feet; thence S 26°22'56" W along the meander line, 239.53 feet; thence S 57°26'58" E along the meander line, 135.59 feet to the end of the meander line and the point of beginning.

Includes Lot 2, Certified Survey Map 12914, recorded in Vol. 82 of Certified Survey Maps, page 101, as #4659592.

INCLUDING all lands lying between said meander lines herein described and the East water's edge of the Yahara River between, the extension lines described herein.

Parcel C:

All of Outlot 2, Hawthorn Point and part of the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, Section 30, T9N, R10E, in the Village of DeForest, Dane County, Wisconsin, described as follows:

Commencing at the East quarter corner of said Section 30; thence S 89°34'51" W along the east-west quarter line of said Section 30, 1541.41 feet to the point of beginning; thence S 89°34'51" W along said east-west quarter line, 652.45 feet; thence N 00°25'09" W, 118.52 feet; thence N 42°06'06" E, 144.48 feet; thence N 66°10'49" E, 125.33 feet; thence N 80°58'31" E, 69.45 feet; thence S 75°32'48" E, 41.50 feet; thence N 06°27'22" E, 414.13 feet; thence N 60°52'49" W, 350.62 feet; thence N 66°07'12" W, 144.84 feet to the Intersection with the east line of Outlot 3, Hawthorn Point; thence N 03°53'43" W along the East line of said Outlot 3, 154.28 feet to a point which lies S 03°53'43" E, 36 feet more or less from the ordinary high water mark of the Yahara River, said point being the beginning of a meander line; thence N 25°08'22" W along the meander line, 401.99 feet; thence N 28°31'02" E along the meander line, 439.11 feet to the intersection with the westerly line of Outlot 2, Hawthorn Point and a point which lies N 33°46'11" W, 40 feet more or less from the ordinary high water mark of the Yahara River, said point being the end of this meander line; thence N 33°46'11" W along the westerly line of said Outlot 2, 127.52 feet to the northwest corner of said Outlot 2; thence N 57°59'47" E along the northerly line of said Outlot 2, 67.73 feet; thence N 82°24'32" E along said northerly line, 292.68 feet; thence N 87°54'06" E along said northerly line, 594.66 feet to the northeast corner of said Outlot 2; thence S 01°14'20" E along the East line of said Outlot 2 and the east line of the NW 1/4 of the NE 1/4 of said Section 30, 295.59 feet; thence S 88°52'01" W, 145.25 feet; thence N 70°13'23" W, 190.06 feet; thence S 78°45'20" W, 397.04 feet; thence S 39°23'12" W, 124.82 feet; thence S 13°04'34" W, 132.51 feet; thence S 25°05'42" E, 215.14 feet; thence S 45°58'57" E, 140.03 feet; thence S 73°40'00" E, 143.93 feet; thence S 31°55'37" E, 368.00 feet; thence S 25°40'26" E, 196.00 feet; thence S 29°15'24" E, 293.34 feet; thence S 15°19'36" W, 419.21 feet to the point of beginning.

EXCLUDING all lands lying between said meander lines herein described and the ordinary high water mark on the westerly side of the Yahara River between the extension lines described herein.