

RIVER’S BEND TOWNHOMES*
PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAN
VILLAGE OF DEFOREST, WI

**Name subject to change, likely to
Terrapin Run Townhomes*

A. Overview

The River’s Bend Townhomes Planned Unit Development (PUD) is located between River Road and I-39/90/94. This PUD Final Development Plan (FDP) outlines the proposed development and purpose of the River’s Bend Townhomes PUD, includes the full area covered within the approved PUD Preliminary Development Plan (PDP). The development will be constructed in two phases and is tentatively scheduled to begin in May 2025—see schedule attached (Exhibit A).

B. Developer, Owner, Manager, and Consultants

The PUD will be developed by Fiduciary Real Estate Development. The project architect is Joseph Lee & Associates (JLA), and the project civil engineer is Pinnacle Engineering Group. Fiduciary anticipates retaining ownership of this rental housing community upon completion and professionally managing the project in-house. With Fiduciary ownership, the project will be staffed with a professional management team with an on-site presence, offices in Dane County, and 24/7 accessibility from tenants. The maintenance plan is outlined further in Exhibit H. All obligations assigned to Fiduciary in this FDP will be assigned to whomever is the owner.

C. River’s Bend Townhomes PUD Area and Development Plan

The River’s Bend Townhomes PUD encompasses current Dane County tax parcels 118/0909-244-9651-1 and 118/0909-244-9343-1 (“subject site”), though the subject site will be redivided, and new parcels assigned to accommodate the PUD as depicted in Exhibit F. The entire 47.25-acre subject site is currently predominantly in agricultural use, though it does contain portions of the Yahara River and Daley Road near its southeast corner and some mature trees in its southcentral portion. Per adopted Village Comprehensive Plan amendments adopted in 2024, the Village’s recommended future land use for the entire subject site is “Moderate Density Residential,” and the zoning is PUD.

The Fiduciary PUD includes 298 homes across 42 two-story residential buildings, resulting in a density of 12.75 units per net acre used for residential buildings. The plan consists of three distinct building types ranging from 6 to 10 housing units per building, represented in Exhibit B. The buildings are designed in townhome-style, with private entries and each unit having its own attached garage. Two of the building types (labeled SF-A# and SF-B# on Exhibit B), will have separate units on each story, while the units labeled TH-# on Exhibit B will have two-story units. All lower units will be ADA and FHA compliant. Each of the following land use types as defined by the Village zoning ordinance are permitted uses in the PUD area: Multiple-Family

Approved by Village Planning & Zoning Commission: 2/25/2025 (Res. 2025-904)
Residential, accessory support facilities (e.g., clubhouse), Home Occupations (subject to zoning ordinance rules). There are no other permitted uses or conditional uses within this PUD.

Residences will include one-bedroom, two-bedroom, and three-bedroom options to provide an appropriate unit mix appealing to a diverse set of residents. Exhibit B includes the unit mix, which includes one-, two- and three-bedroom units. Unit sizes will be a minimum of 1,000 square feet for one-bedroom, 1,200 square feet for two-bedroom, and 1,600 square feet for three-bedroom units.

Building materials will be high quality, comparable to Fiduciary projects across Wisconsin and specifically in the Madison area, and generally meeting Village material requirements as if this site was zoned RM-4. The building quality and finishes will match or exceed many current single-family homes in the area. Multiple different exterior color and material palettes are planned. Planned building materials and color palettes are detailed in Exhibit B.

As reflected in Exhibit B, the PUD will include a luxury clubhouse that includes a leasing office, pool, club room with kitchen, and fitness center. Other amenities include grilling stations, multi-use paved trails, enhanced landscaping, and enclosed dog run. The high-quality amenities provided will be unique to this area and are key in attracting and retaining residents.

The FDP includes a 3-acre public park located on the east side of the subject site, which provides a DeForest community amenity while helping buffer most buildings in the PUD from River Road and single-family housing to the east. An 8.05-acre open space area on the west side of the subject site will satisfy the Village's highway noise mitigation requirement associated with housing units and also dedicated to the Village as public parkland and for stormwater management. This area adds to the ample green space in the development and further buffers River's Bend Townhomes PUD from the interstate. These land dedications are outlined in the CSMs shown in Exhibit F. A private courtyard area is proposed in the west-central part of the site and multi-use paths and walkways are shown throughout. In total, almost 60% of the subject site will remain green space. A 4-foot-tall fence will separate the PUD from the neighboring Norway Grove Cemetery to the north. This fence will also serve as a fall barrier to the planned retaining wall near the northern border of the PUD. Planned landscaping and the difference in elevation provided by the retaining wall will provide additional buffering between properties.

Exhibit C includes final engineering plans, final street profiles, and a final mature tree mitigation and landscape plan. The PUD will be served by public roads and private driveways. Roads labeled as Bluestone Pass, Terrapin Lane, and Willowbank Road on Exhibit C will be public roads built to normal Village standards. They will have sidewalk or path on both sides and street trees and lights meeting Village standards. Angler Trail will be private, with public access via a public access easement to be recorded in conjunction with the associated CSM. Private driveways will intersect with and be distinguishable from all four roads.

Off-street parking will be provided in the manner indicated in Exhibit B, at ratios of 2.67 total off-street parking spaces per housing unit (not including clubhouse or public park parking) and 1.34 indoor attached garage parking spaces per unit. Attached unit garages also allow additional area for storage, providing residents a space to keep recreational outdoor equipment. Outdoor

vehicular parking will only be allowed to the extent that a vehicle profile fits within the driveway footprint and does not encroach on the sidewalk or public right-of-way. 12 private off-street surface parking spaces are planned at the clubhouse. Any off-street parking for either public park will be decided by the Village at a later date.

Fiduciary completed a fire truck turning study, included as Exhibit D. That study indicates that the Fire Department's ladder truck will be capable of accessing all roads and driveways within the development, subject to the following road/driveway sides being marked for "no parking":

(a) southeast side of Terrapin Lane, (b) north side of Bluestone Pass, (c) east side of Willowbank Road, and (d) both sides of Angler Trail and all private driveways intended for vehicle circulation. Exhibit E illustrates planned Hydrant and Fire Department Connections. A permanent monument sign identifying the property is planned for the entrance of the property. Exhibit B includes precedent imagery depicting the planned appearance of that sign, and Exhibit C includes the planned location for the monument sign. Exhibit C also includes the regulatory signage plan. Fiduciary will collaborate with the Village on final placement of any required regulatory signage. Prior to the installation of any exterior signage, developer is required to submit an application. Zoning Administrator approval of a sign permit is required, with the signage consistent with that indicated in Exhibit B.

The Site Signage Precedent, Site Amenities Precedent, and Interior Finishes Precedent Images in Exhibit B are indicative of the general level of signage, site and indoor finishes planned, with actual finishes allowed to vary within the range of quality and character provided in Exhibit B examples.

D. Consistency with PUD Zoning and Standards for Approval

Finally, this FDP is consistent with the purpose and objectives laid out in the PDP, as well as the standards for approval for a PUD district in the Village's zoning ordinance, including the following objectives:

(a) That the proposed site will be provided with adequate drainage facilities for surface and storm waters.

Stormwater will be effectively managed in basins near the southeast corner of the site and along its western edge and northeast corner, as depicted in the stormwater management plan included as a separate document. The project engineer has verified that the proposed project layout and stormwater plan support one another.

(b) That the proposed site is accessible from public roads that are adequate to carry the traffic that will be generated from the proposed development.

The PUD will be accessible via the recently improved River Road. Further, Terrapin Lane, Bluestone Pass, and Willowbank Road shown in Exhibit B will be dedicated as public roadways, and per the regional transportation plan, Willowbank Road is planned to connect north and south to connect commercial uses and provide relief to traffic on River Road. As part of the River Road improvement project, a traffic study was completed and accounted for 2,350 total weekday trips for the subject site. In comparison, the PUD is expected to generate only 2,178 total weekday trips. Truck volume is limited to Amazon/UPS deliveries as semi-trucks are not anticipated with this development.

(c) That the proposed development can be adequately, safely, and efficiently provided with, and will not place an undue burden on, public utility services and facilities.

Approximately 477 residents are expected to live at the PUD. The project engineer has determined the existing utility infrastructure is adequate to serve the PUD. About 35 of the PUD residents are expected to be in the age range of K-12 students. Village staff indicated that the DeForest Area School District's latest enrollment projections anticipate student contributions from the subject site, and the district has the capacity to accommodate the additional students.

Exhibit D shows that the standard fire truck for the Village has ample space to turn around on the PUD site in the case of emergency. Exhibit E shows that the fire hydrants and connection points provide adequate coverage should their use be needed by the fire department.

The Fire Inspection Assistant Chief and Police Chief were consulted on the Safety and Security Plan, included in Exhibit I. Fiduciary is required to pay a public safety facility impact fee to offset potential strain on public services from additional development. Fiduciary is committed to continued collaboration with emergency personnel to ensure the safety of residents.

(d) That the streets and driveways on the site of the proposed development will be adequate to serve the residents of the development and will meet the minimum construction standards and specifications of all applicable ordinances of the Village, except to the extent such standards and specifications are modified as part of the approved Preliminary or Final Development Plans.

The site roadway network was planned according to the Village's Comprehensive Plan. Bluestone Pass, Terrapin Lane, and Willowbank Road as depicted on Exhibit B are planned to be public, and Angler Trail will be private with a public access easement. The streets meet the standards and requirements of the Village, with specifications and road profiles detailed on Exhibit C. Each residential unit will have its own designated driveway for additional vehicle parking, which means each residence will have at least two designated vehicle parking spaces between the attached garage spaces and the driveway spaces. Only standard automobiles are permitted to park in private driveways. Recreational vehicles, boats, portable outdoor storage units, firewood, trailers, farm equipment, road machinery, or any other outdoor storage is prohibited.

On-street parking will only be allowed on one side of Bluestone Pass, Terrapin Lane, and Willowbank Road (neither side along Angler Trail) and away from intersections, per the regulatory signage plan in Exhibit C as approved by the Village. On-street parking enforcement mechanisms are detailed in Exhibit I, and include regulatory signage, detailed in Exhibit C.

(e) That the character or uses of the proposed development will not adversely affect real estate values in, or the character of, the neighborhood adjacent to the proposed development or the development of such areas as permitted by the zoning code.

This development fits within the character and context of the surrounding area. Like nearby single-family homes, no building exceeds two stories in height, and all units have an attached garage and private entry. In addition, the construction and interior finish quality will match or exceed that of most nearby single-family homes. Finally, with a site density of just over 6 units

per acre and total site green space of 60%, the PUD will have the feel of a suburban single-family neighborhood rather than a dense urban development. This combination of factors will add value to the community and surrounding neighborhoods.

(f) That adequate provision has been made for the maintenance of any common grounds, parks, open spaces, recreational areas, community buildings, or other common facilities included in the proposed development.

Both public and private open space is distributed equitably throughout the development. The Village will be responsible for maintaining the lands dedicated to the public via the CSMs in Exhibit F. This arrangement will be detailed further separately in the public infrastructure development agreement between the Village of DeForest and Fiduciary. Fiduciary will maintain the private areas of the site—Angler Trail, private site paving, private green space, dog park, clubhouse, and maintenance building. Plans for those areas are detailed further on Exhibit B. Maintenance of these private areas will be managed by on-site staff. The maintenance plan is further detailed in Exhibit H.

(g) That adequate safeguards have been provided to prevent the subsequent development of, and construction of, buildings and structures upon, any common grounds, parks, open spaces, or recreational areas included in the proposed development.

Public parkland will be dedicated to the Village of DeForest per the CSMs in Exhibit F. In doing so, Fiduciary forfeits the right to any future development of that land, and improvements made to those dedicated public lands will be at the control of the Village. The costs for park facility capital improvements will be financed by park facilities impact fees paid by the developer.

A private courtyard area near the center of the site and a private fenced dog park near the south end will serve as additional common open spaces leveraged for functional and beneficial purposes. The plans for these spaces are detailed further in Exhibits B and C, with final plans proposed to be subject to Zoning Administrator approval prior to installation. The planned common areas will not be able to be developed in the future, as doing so would cause myriad issues with approved plans, including but not limited to grading, utility and vehicular access, stormwater management, and building density. Temporary or permanent accessory buildings on private property more than what is contained within this FDP are strictly prohibited.

Consultants have been engaged to do a review of the property with respect to Archaeological, Historical and Endangered Species concerns. Results indicate there are no endangered species on the subject site according to both state and federal databases. Additionally, state databases show no historical structures are located within the subject site. Archaeological concerns are limited to the Yahara River to the south and Norway Grove Cemetery land to the North. This plan does not have disturbances to either the Yahara River area or Norway Grove Cemetery land. To be proactive and satisfy Wisconsin Statutes 44.40 & 157.70 clearance letters have been obtained, will be provided to the DNR to aid their review of the WRAPP-NOI, and are included as Exhibit G in this FDP. A tree inventory has been completed on the project site to assess existing foliage and to aid the development team with potential preservation. The tree preservation and mitigation plan is outlined in Exhibit C.

(h) That the proposed development offers a cohesive design which is compatible with the

physical nature of the site and surrounding area.

The PUD design includes three distinct residential building types, tied together via their cohesive design. Color palettes will be tasteful and varied using design cues that mimic often used colors and materials seen of high-end single-family homes, as detailed in Exhibit B. The clubhouse, maintenance building, permanent signage plan, and mail pavilion will follow the same design pattern, using similar materials (detailed in Exhibit B). By complementing the residential buildings, the PUD will have a cohesive yet minimalist design serving to distinguish the property while not drawing unnecessary attention. This timeless, minimalist approach also allows the natural features of the site and immediate area, such as the Yahara River, to shine.

(i) That the proposed development will produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the intent of the Village Master Plan or applicable comprehensive plan.

The DeForest Comprehensive Plan establishes several objectives for the Village's housing mix and neighborhoods. The River's Bend Townhomes PUD helps meet those objectives, including:

- *Promote a housing mix that generally maintains the Village's prevailing housing mix and quality*
- *Promote a housing mix that includes sizes and types to reflect evolving lifestyles and demographics*
- *Promote a housing mix that provides options for DeForest's workforce, elderly, and young adults*
- *Promote neighborhoods that provide an attractive living environment for all residents*
- *Promote neighborhoods that incorporate a mixture of housing types, sizes, and costs*
- *Promote neighborhoods that are built around, preserve, and celebrate natural assets like the Yahara River*

River's Bend Townhomes PUD accomplishes these objectives. All buildings are two-story with direct entry and attached garages, like single most family homes and condominiums in the surrounding area. While this design maintains the character and feel of the neighborhood, the ability to rent this type of home is unique to the area. Empty-nesters or singles who do not want the burden of homeownership but want to live in DeForest have a new option. Conversely, young professionals and families who can't afford to buy a home in the area can enjoy many of the benefits of living in a house.

The PUD site includes frontage on the Yahara River, which will be dedicated to the Village for public use as detailed in Exhibit F. Combined with the ample parkland and greenspace onsite, the PUD will have the feeling of a serene neighborhood that serves as an attractive living environment for residents of all types.

- (j) That, to the extent the plan provides for lot dimensions, setbacks, building heights, landscape treatments or other design features which do not conform to the general district regulations, modifications or those regulations in the context of the overall development plan will not adversely affect the public health, safety or welfare.***

The PUD conforms to general district regulations.

- (k) That the proposed design satisfies all of the requirements of this section and all applicable subdivision regulations.***

Fiduciary and its consultants have worked to ensure the design satisfies the requirements for the PUD zoning, while closely mimicking the requirements of RM-4 zoning. The site is being subdivided via a series of CSMs, contained in Exhibit F.

- (l) That the schedule for development and submission of final development plans as set forth in a preliminary development plan is reasonable considering the scope of the development and its proposed phases, the impact of the schedule on Village planning, and the ability of the Village and other governmental entities to accommodate the needs created by the development as development occurs.***

The development scope and schedule have remained mostly unchanged between the PDP and now. An open dialogue has been maintained between Fiduciary and the Village of DeForest throughout the pre-development process. Village staff has expressed support for the project plan, schedule, or phasing plan detailed in Exhibit A.

E. Dimensional and Other Regulatory Standards

Development standards in the PUD—including but not limited to all dimensional, bulk, parking, landscaping, and building design and material standards—are the same as those applicable under the Zoning Ordinance for developments within the Village’s RM-4 Residential Mix Multi-Family Housing District, and in addition:

- Amenities like a clubhouse, pool, dog park, grill station areas, other River Road and Interstate adjacent open spaces are planned as detailed in Exhibit B—resulting in an overall green space percentage of 60% and recreational amenities that far exceed RM-4 requirements.
- Vision clearance triangles to be provided and maintained in the PUD at private driveways to all public streets per S. 15.04(13)(d) of Zoning Ordinance.
- Protective services personnel (fire and police) were included in discussions leading to this FDP and the Safety and Security Plan, included as Exhibit I.
- In addition to meeting ordinance requirements, this FDP submittal also includes:
 - A proposed palette of both exterior and interior building materials, including multiple color options for each of the three residential building types, within Exhibit B.
 - Detailed engineering plans included in Exhibit C, which show compliance with all Village public roads and infrastructure specifications as well as detailed grading to show compliance with stormwater design that will meet and exceed

all DNR and Village regulations

- Detailed landscape plans, included in Exhibit C.
- Mature tree inventory and mitigation plan if required by Village ordinance and extent of mature tree removal proposed, also included in Exhibit C, and other environmental analysis documentation, included in Exhibit G.
- Explanation in Section F that Village highway noise requirement in its Subdivision Ordinance (§ 13.035) will be met by the establishment of a minimum 300' setback to outdoor living space.
- Details of all proposed development features and tenant amenities, including clubhouse, pool, parking lots, grill station, dog park, and private identification signs (Exhibit B).
- A long-term project maintenance plan and funding mechanism for carrying out that plan; details for on-site management, maintenance, and security (Exhibit H); and a plan for coordination with public police and fire departments in event of incident or emergency (Exhibit I).

The Zoning Administrator can approve limited adjustments from the approved FDP without an FDP amendment, as described in Section 15.15(5) of the Village's zoning ordinance. Any other exceptions to the FDP requirements must be made by either amendment to this FDP or by a zoning variance. The Village maintains other ordinances as part of its Municipal Code, covering such matters as traffic control, building regulations, and minimum housing and property maintenance, which will be applied to this PUD.

F. Noise Mitigation

Village ordinance requires "outdoor living areas" adjacent to highways like the Interstate to have sound levels below 67 decibels. This can be accomplished in essentially two ways. Screening can be installed such as sound walls. The other option is to set all the areas that encompass "outdoor living areas" back from the affecting highway. The PUD generally proposes the latter approach, with no outdoor living area closer than a minimum of 340'+ from the edge of the Interstate pavement. The proposed plan also includes landscape berms and planting in that space.

A sound consultant was retained and met with the Fiduciary team and Village staff. The consultant was quick to point out that a physical south barrier along the west property line would be ineffective due to the way sound travels; the walls would need to be extended well beyond the subject site, especially to the south. This is why Fiduciary chose its alternative approach with support from Village staff.

EXHIBIT A

DEVELOPMENT SCHEDULE & PHASING PLAN

Expected Groundbreaking: July 2025
Expected Phase One Completion: June 2027
Expected Phase Two Commencement: Summer 2027
Expected Total Project Completion: Fall 2028

**The clubhouse will be the first building completed, and the residential buildings will be delivered sequentially at the rate of 1-2 per month until the first phase is completed. The second phase will commence thereafter, with 1-2 residential buildings delivered per month until the entire project is completed.*

EXHIBIT B

ARCHITECTURAL, SIGNAGE, and LIGHTING PLANS & DATA

Exhibit consists of a series of separate sheets/files available
from the Village Planning and Development Department

EXHIBIT C

FINAL ENGINEERING AND LANDSCAPE PLANS

Exhibit consists of a series of separate sheets available
from the Village Planning and Development Department

EXHIBIT D

FIRE TRUCK TURNING EXHIBIT

Exhibit consists of a separate sheet/file available
from the Village Planning and Development Department

EXHIBIT E

HYDRANT & FDC EXHIBIT

Exhibit consists of a separate sheet/file available
from the Village Planning and Development Department

EXHIBIT F

CSMs

Exhibit consists of a series of separate sheets/files available
from the Village Planning and Development Department

EXHIBIT G

ENVIRONMENTAL LETTERS

Exhibit consists of a series of separate sheets/file available from the Village Planning and Development Department

EXHIBIT H

MAINTENANCE PLAN

As the anticipated owner and manager, Fiduciary would be responsible for all interior and exterior maintenance. Fiduciary owns and manages over 3,000 units in Dane County, with a dedicated leadership team based in Madison. That team has the capacity to effectively oversee the on-site management and maintenance teams on a day-to-day basis at the River's Bend Townhomes PUD. Based on similarly sized communities in the market, the on-site management team would likely include approximately 7 full-time employees fully dedicated to the daily operations at this development. The on-site staff will include property management, maintenance, and leasing professionals. Tenants would be provided physical keys for access to their individual units, and a digital fob for access to the clubhouse and associated amenities during business hours.

Trash removal would be coordinated with Waste Management. Since all units have direct entries and attached garages, the plan would be for Fiduciary to supply each unit with Village-compliant refuse containers. Residents would be required to keep their refuse containers in their individual garages and be responsible for wheeling them out on the designated day(s) for pickup. The trash removal plan was approved by Waste Management and is subject to further refinement if needed with Waste Management.

The Village will be responsible for snow removal on public roadways. Snow on all private property including Angler Trail will be removed by Fiduciary or a third-party contractor, and not stored on any public land or rights-of-way. This will be a priority and will be plowed to the same standard as a public road. Given the robust amount of green space on site, there are several suitable areas for depositing excess snow. Those areas are generally depicted on Exhibit H.1 below.

Fiduciary consulted with the postmaster on building addressing and mail delivery plan requirements. Each building would have an address, and each residence within that building would identify numerically with a 3-digit unit number. Mail will be delivered to a common mail kiosk, tentatively planned to be located on the southern side of Bluestone Pass. The planned mail kiosk location is depicted on Exhibit C and uses both the pedestrian site paving and planned street parking for resident access. Precedent imagery for the mail pavilion structure can be found on Exhibit B. Building addressing and final mail kiosk location and design (including potential vehicular pull-off) will also be subject to the approval of the Village Zoning Administrator, and may vary from submitted plans.

EXHIBIT I

SAFETY & SECURITY PLAN

Fiduciary management staff held a meeting with DeForest Police Chief James Olsen and Fire Inspection Assistant Chief Kraig Knapp on February 6th, 2025, to discuss safety and security protocols at the PUD. Fiduciary staff is committed to continued collaboration with DeForest Police and Fire Departments to ensure a safe community for residents and emergency personnel alike.

Emergency Access:

The on-site property manager would serve as the primary contact for emergency personnel during business hours. Maintenance staff would be available 24/7 for emergency issues and would serve as a secondary contact for fire and police outside of regular business hours. A Knox Box will be located at the clubhouse with a master key for emergency personnel access and use. Prior to the occupancy of any residential unit, Fiduciary will provide to the Police and Fire Departments a Knox Box key for the clubhouse and contact information for the development, including the central office and community manager (to be updated when any changes occur), to ensure the Departments are able to reach development staff in case of emergency. Fire department connections and hydrant locations are detailed in Exhibit E of this FDP.

Emergency Vehicle Navigability:

Bluestone Pass, Terrapin Lane, and Willowbank Road will only allow one-sided parking to ensure the ability for emergency vehicles to navigate within the PUD. Parking will be prohibited on the opposite side of the street and near intersections. No-parking areas will be identified via the regulatory signage plan in Exhibit C. Parking enforcement will be conducted by DeForest Police on Bluestone Pass, Terrapin Lane, and Willowbank Road. Fiduciary will manage parking enforcement on Angler Trail. Fiduciary has a contract with towing companies in the Madison area should vehicle removal from private drives be necessary. Exhibit D of this FDP shows DeForest fire truck turning radiuses.

Site Lighting and Security Cameras:

Public street lighting is being designed by Alliant Energy, and the Village of DeForest will have the opportunity to provide input before plans are finalized. The photometric plan for private site lighting is included in Exhibit B of the FDP. During construction of the PUD, the site will be monitored 24/7 via a live feed camera on a lift. Once completed, the clubhouse will have indoor and outdoor security cameras.