Project Overview

The proposed Final Development Plan consists of the development of a continuum-of-care senior living community located at the northwest corner of Innovation Drive and River Road in the Village of DeForest. The development has been designed to provide a comprehensive range of senior housing and care services through an integrated campus containing Independent Living, Assisted Living, and Memory Care residences.

The community will include approximately 56 Independent Living units, 58 Assisted Living units, and 24 Memory Care units, for a total of approximately 138 residential units. The project is intended to allow residents to age in place by providing multiple levels of housing and care within a single community while maintaining independence, quality of life, and access to supportive services.

The building has been thoughtfully designed to provide a residential character while serving as a prominent gateway development within the northern growth area of the Village. The architecture incorporates high-quality exterior materials including brick, vertical siding, and horizontal siding. Building massing, roof forms, material transitions, and architectural detailing have been used to create visual interest and reduce the perceived scale of the structure.

Resident amenities include dining facilities, a café, fitness room, theater, salon, activity spaces, lounges, gathering areas, and outdoor recreation opportunities. Independent Living residents will have private balconies or patios, while Assisted Living and Memory Care residents will have access to dedicated secure interior courtyards designed to promote wellness, recreation, and social interaction.

Parking is provided through a combination of underground parking serving Independent Living residents and surface parking located around the building. The site design includes landscaping, pedestrian circulation, emergency access, service access, and stormwater management facilities integrated into the overall development plan.

Project Design Themes

The Final Development Plan has been guided by several key design objectives:

Continuum of Care and Aging in Place

The project is designed to provide a seamless continuum of care, allowing residents to remain within the same community as their housing and care needs evolve over time.

Residential Character

Although the development is larger than traditional residential buildings, the architectural design emphasizes residential materials, building articulation, varied rooflines, and human-scaled design elements intended to create an attractive and welcoming environment.

Quality of Life

The development incorporates extensive indoor and outdoor amenities intended to support resident health, wellness, social engagement, and independence.

Compatibility with Surrounding Development

The site layout, building design, landscaping, parking arrangement, and circulation systems have been designed to create compatibility with adjacent residential development, nearby recreational uses, and future development areas.

Safety and Accessibility

The building and site have been designed to accommodate resident accessibility needs while providing safe pedestrian circulation, emergency access, resident security, and efficient operational functionality.

Relationship to the Previously Approved Preliminary Development Plan

The Final Development Plan is generally consistent with the previously approved Preliminary Development Plan and advances the overall development vision presented during the preliminary approval process. The proposed use, building program, housing mix, site organization, and overall development concept remain substantially consistent with the approved Preliminary Development Plan. Here are a few areas we looked at.

Architectural Enhancements

In response to comments regarding building appearance and architectural character, the Final Development Plan incorporates additional architectural articulation, enhanced material transitions, varied façade treatments, and high-quality exterior materials intended to improve visual interest and reduce the perceived scale of the building. These refinements strengthen the residential character of the development and improve its compatibility with surrounding land uses.

Parking Refinements

The Final Development Plan further evaluates and refines parking accommodations through a combination of underground and surface parking facilities. Parking has been designed to meet anticipated resident, employee, and visitor demand while minimizing the visual impact of surface parking areas and maintaining efficient site circulation.

Emergency Access and Egress Improvements

Site circulation, emergency access routes, building access points, and operational considerations have been reviewed and refined to address emergency response needs and improve overall life-safety performance.

Site Design Refinements

Since approval of the Preliminary Development Plan, the development team has acquired additional land located north of the original project area. The acquisition of this additional property has provided greater flexibility in the overall site design and has allowed the Final Development Plan to incorporate several significant improvements.

The expanded site area has improved internal circulation throughout the development by providing additional space for vehicular movement, resident and visitor access, and operational activities. The revised layout allows for enhanced entrance configurations, improved access to the underground parking facilities, and more efficient resident, visitor, service, and emergency vehicle circulation throughout the site.

In addition, the expanded site area has allowed for increased green space, enhanced landscaping opportunities, and additional outdoor resident amenities. The revised site plan provides greater separation between development components, improved open space relationships, and expanded opportunities for outdoor recreation, gathering, and wellness activities. These enhancements improve the overall resident experience while contributing positively to the appearance and character of the development.

Collectively, these site design refinements represent an improvement over the Preliminary Development Plan and demonstrate the project's continued evolution in response to Village feedback, operational considerations, and long-term resident needs.

Conclusion

The proposed Final Development Plan fulfills the vision established through the Preliminary Development Plan approval process while incorporating refinements developed through ongoing review and coordination with Village staff and consultants. The result is a high-quality senior living community that provides needed housing and care services, enhances housing opportunities within the Village, and contributes positively to the long-term development of the DeForest community.



Project: Deforest Senior Living – Corner of River Road and Innovation Way

Site Summary Data

The proposed Final Development Plan encompasses approximately **6.533 acres (284,577 square feet)** located at the northwest corner of Innovation Drive and River Road in the Village of DeForest.
The development consists of a single integrated senior living campus containing Independent Living (IL), Assisted Living (AL), and Memory Care (MC) residences, together with associated parking, circulation, landscaping, stormwater management facilities, resident amenities, and open space areas.

Site Area and Development Summary

Site Data Category	Proposed Development
Gross Site Area	6.533 acres (284,577 SF)
Total Residential Units	138 units
Total Building Area	141,263 SF
Total Building Sites	1 Principal Building Site
Proposed Density	21.12 units per acre
Surface Parking	86 stalls
Underground Parking	37 stalls
Total Parking Provided	123 stalls
Paved Concrete/Asphalt Areas	Approximately 80,000 SF
Principal Land Use	Senior Living Community (IL, AL, MC)

Rights-of-Way and Circulation

The site is served by public streets including Innovation Drive and River Road. Internal circulation is provided through a network of private drive aisles, parking areas, drop-off zones, emergency access routes, and service access areas designed to accommodate resident, visitor, employee, service, and emergency vehicle traffic. Approximately 80,000 square feet of the site is devoted to paved concrete and asphalt surfaces including drive aisles, parking areas, drop-off zones, loading and service areas, and other circulation improvements.

Open Space and Site Amenities

The development incorporates a variety of common open space and resident amenity areas intended to support resident wellness, recreation, and social interaction. These areas include:

- Private patios and balconies serving IL units

- Dedicated AL courtyard
- Dedicated MC courtyard
- Landscaped green space areas
- Walking and gathering areas
- Resident outdoor amenity spaces
- Landscape buffers and screening areas

Since approval of the Preliminary Development Plan, additional land located north of the original development area has been incorporated into the project. This additional area has allowed for expanded green space, improved site circulation, enhanced drop-off and pick-up areas, improved access to underground parking, and additional outdoor resident amenity opportunities.

Land Use Allocation

The site is devoted primarily to senior residential uses consisting of IL, AL, and MC housing. Additional land area is allocated to parking, internal circulation, landscaping, stormwater management facilities, open space, outdoor resident amenities, and supporting operational functions.
The Final Development Plan has been designed to create a coordinated and efficient site layout that balances building area, parking, circulation, landscaping, open space, and resident amenities while maintaining compatibility with adjacent development and accommodating future operational needs.

Project: Deforest Senior Living – Corner of River Road and Innovation Way

Proposed PUD Density, Intensity, and Bulk Regulations

Regulation	Proposed PUD Standard
Principal Use	Senior Living Community, including Independent Living, Assisted Living, and Memory Care
Site Area	6.533 acres
Maximum Residential Units	138 total units
Independent Living Units	56 units
Assisted Living Units	58 units
Memory Care Units	24 units
Proposed Density	21.12 units per acre
Maximum Building Height - Independent Living	3 stories / 43 feet
Maximum Building Height - Assisted Living	2 stories / 34 feet
Maximum Building Height - Memory Care	1 story / 23 feet
Minimum Street Setback - Building	25 feet
Minimum Street Setback - Parking	10 feet
Minimum Side Yard Setback - Building	25 feet
Minimum Side Yard Setback - Parking	10 feet
Minimum Rear Yard Setback - Building	20 feet
Minimum Rear Yard Setback - Parking	10 feet
Surface Parking Provided	80 stalls
Underground Parking Provided	35 stalls
ADA Parking Provided	8 stalls
Total Parking Provided	115 stalls, plus 8 ADA stalls if counted separately

Outdoor Amenity Areas	Private patios/balconies, Assisted Living courtyard, Memory Care courtyard, landscaped green space, and outdoor resident amenities
Building Materials	Brick, vertical siding, horizontal siding, glazing, trim, and other materials as shown on approved elevations
Access and Circulation	As shown on the approved Final Development Plan
Utilities	Public water and sanitary sewer
Stormwater Management	Per approved civil engineering and stormwater management plans
Landscaping and Lighting	Per approved Final Development Plan and Village requirements
Signage	Per approved Final Development Plan and applicable Village sign regulations

Project: Deforest Senior Living – Corner of River Road and Innovation Way

Residential Units, Non-Residential Uses, Population, Employment, and Traffic Characteristics
The proposed development consists of a continuum-of-care senior living community containing 138 residential units distributed among Independent Living (IL), Assisted Living (AL), and Memory Care (MC) housing options. The development is designed to provide a comprehensive range of housing and care services that allow residents to age in place within a single integrated community.

Residential Units
The residential component consists of the following unit types:

Unit Type	Number of Units	Unit Size (SF)
IL 1-Bedroom	33	592 SF
IL 2-Bedroom	23	857 SF
AL Studio	17	375 SF
AL 1-Bedroom	37	519 SF
AL 2-Bedroom	4	907 SF
MC Studio	24	370 SF
Total	**138 Units**	

The building contains approximately 141,263 square feet of gross floor area and is organized as follows:

Component	Gross Building Area
Independent Living (IL)	68,870 SF
Assisted Living (AL)	54,158 SF
Memory Care (MC)	18,235 SF
Total Building Area	**141,263 SF**

The IL component consists of three stories and contains 56 residential units. The AL component consists of two stories and contains 58 residential units. The MC component consists of one story and contains 24 residential units within a secure memory care environment.

Non-Residential Uses
The development includes approximately 67,500 square feet of common areas, resident amenities, circulation space, operational support areas, dining facilities, wellness areas, administrative offices, and building services. These non-residential areas are accessory to the principal residential use and are intended exclusively to serve residents, employees, and visitors of the community.
Accessory non-residential uses include:

- Main dining facilities
- Café/Bistro
- Fitness and wellness areas
- Theater
- Salon

- Bar and lounge
- Activity and gathering rooms
- Reading lounges and resident common spaces
- Administrative offices
- Staff support areas
- Building service and maintenance areas
- Interior circulation and support functions

These amenities are intended to enhance resident quality of life and support the operation of the senior living community and are not intended to function as independent commercial uses serving the general public.

Estimated Population
The development is anticipated to accommodate approximately 150 to 175 residents at full occupancy. Actual population will vary depending on resident occupancy patterns, particularly within the IL component where one- and two-bedroom units may accommodate one or two residents.

Employment
The facility is expected to employ management, administrative, caregiving, nursing, dining services, housekeeping, maintenance, life enrichment, and support personnel.
Based on comparable senior living communities, employment is anticipated to range between approximately 50 and 75 full-time and part-time employees across all shifts, with staffing levels varying according to occupancy and operational needs.

Traffic Characteristics
Traffic generated by the development will primarily consist of resident, employee, visitor, healthcare-provider, service-provider, and delivery vehicles.
Senior living communities generally generate substantially fewer vehicle trips than conventional multifamily residential, retail, office, or mixed-use developments of similar size. Vehicle activity is distributed throughout the day and is not typically concentrated during morning and evening commuter peak periods. Resident driving activity is generally lower than traditional residential developments due to the age and mobility characteristics of the resident population.
Truck traffic will be limited to normal facility operations and is expected to consist primarily of:

- Food and beverage deliveries
- Medical and pharmaceutical deliveries
- Maintenance and service contractors
- Refuse and recycling collection
- Package and parcel delivery services
- Resident moving services

Truck traffic is anticipated to consist primarily of light-duty and medium-duty commercial vehicles. Heavy trucking activity is not expected.
The development provides 86 surface parking stalls and 37 underground parking stalls, for a total of 123 parking spaces, together with required accessible parking accommodations. The site has been designed to safely accommodate resident, employee, visitor, service, and emergency vehicle traffic through organized circulation routes, designated drop-off areas, and dedicated access to the underground parking facility.

Project: Deforest Senior Living – Corner of River Road and Innovation Way

This Final Development Plan area does not have any accessory buildings, fences, RV and firewood storage, or other ancillary features.