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Heritage Gardens
Amended Final Development Plan

Submitted on April 15, 2026
Modified on May 5, 2026



SNYDER & ASSOCIATES

ACKNOWLEDGMENTS

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Follows From:
Amended Preliminary Development Plan (PDP)
Approved on July 19, 2022 (Village Board Ordinance 2022-018)

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DEVELOPMENT SUMMARY

Background: On September 23, 2004, the property was granted urban service area by the Regional Planning Commission. The Madison Metropolitan Sewerage District service area includes this development entirely.

A concept plan for a residential development of the property was initially discussed in the fall of 2002. In the following two years, the owner, Elaine Erickson, appeared several times before the Planning and Zoning Commission to discuss her neighborhood concept, her desire to develop Intermezzo Gardens gardens, and the need for the residential development to support the development of the Intermezzo Gardens. Ms. Erickson emphasized her desire to control the development to ensure high quality. In the fall of 2003, the Commission gave Ms. Erickson the direction that if a high quality development providing needed up-scale housing was proposed, development planning in 2004-2005 could be consistent with the master plan phasing. The Commission emphasized that the development should incorporate the type of housing currently lacking in the community, which is “move-up” homes that current residents can purchase instead of leaving the community. The use of PUD zoning was also stressed to allow for flexibility of the development, provide a plan for the entire 170 acres, and allow additional Village control on deed restriction enforcement as the desire for a high quality development was accentuated.

Ms. Erickson and her consultants met with staff several times beginning in early 2004 to review the concept plan and incorporated many of the recommended changes into the PUD Preliminary Development Plan (PDP) document. Changes included elimination of cul-de-sacs, removal of lots around the community park, lots to accommodate higher-value homes, and increased road connections to the east and south.

In November 2004, the Village Board approved the original PDP. In May 2005, the Village Board approved the original Final Development Plan (FDP), with such FDP amended in July 2013 (1st Amendment) and again in October 2016 (2nd Amendment). In July 2022, the Board approved an amended PDP.

Development Density and Types: Heritage Gardens at Erickson Farms is a 507-unit development on 170-acres for an overall density of approximately 2.9 units per acre. The development is proposed to have an approximately 60% single-family – 40% multi-family breakdown.

Consistency with Surrounding Development: The proposal is complementary to the existing Antique Acres and Holland Fields subdivisions, providing parks, green spaces and trails connecting the neighborhoods. The development provides the north-south extension of Yorktown Road, important for traffic circulation, community parkland adjacent to the Holland Fields subdivision, and continuation of the bike trail from Antique Acres to Holland Fields.

Park/Open Space Plan: Greenways and active parkland, excluding the future development in the northwest area of the site are proposed throughout the neighborhood, comprising approximately 28 percent of the total land area.



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DEVELOPMENT SUMMARY CONT.

Intermezzo Gardens will be a private garden that incorporates labyrinths, perennial, and interpretive gardens. They are to be privately developed and maintained. As such, the Village shall provide no credit against parkland dedication, parkland impact fee, or park improvement impact fees associated with the Intermezzo Gardens. No use of the Intermezzo Gardens beyond personal and farming use may occur until driveway access is provided from Tanglewood/Southbound Drive and all required permits are secured.

Community Park (Iver Munson Park) – The 4.25-acre park site at the south edge of the development will be combined with parkland in Holland Fields to create a park able to support active recreational activities.

Pocket Park (Star Gazer Park) – Provides additional neighborhood open space and place to assemble. Park space totals 0.50 acres of parkland.

Environmental Corridors: There are approximately 13.4 acres of wetlands adjacent to the proposed Intermezzo Gardens and stormwater detention facilities. The environmental corridors were mapped as part of the urban service area application process. Environmental corridors were subsequently adjusted to correspond with wetlands and other natural and recreational features, generally within areas designated as outlots on the plat.

Street/Trail Network: The development connects to established and future developments. A permanent trail will be located within Outlot 20 of the plat. As it is constructed, Royal Artis Road and its sidewalks will replace the temporary trail in that corridor.

Traffic Generation: Using DOT guidelines, it is anticipated that, at full build-out, the development will generate approximately 5,000 automobile trips each day. The development is designed with generally good access throughout the subdivision, including connections to future developments south and east. The access points to Vinburn Road line up with existing streets to the north; Tanglewood and Yorktown and the roads to the south will be required to line up with the replat of Holland Fields. The extension of Yorktown will be a north-south collector road planned to extend south to Windsor Road.

Roadway Design: The development proposes street cross-sections for the arterial, collector, and neighborhood streets.

Trails: The development will incorporate an extension of the trail through Antique Acres, connecting to Holland Fields to the south.

The development provides right-of-way for the future Vinburn Road improvements. Acceleration and deceleration lanes will be required to be put in at the time of development of the new Vinburn Road cross streets. The neighborhood will be required to have landscaped berms along Vinburn Road and the railway corridor to buffer the neighborhood.

Utilities and Public Facilities: The development is a logical extension of existing Village water and sewer facilities. As previously mentioned, the development will provide active parkland, privately maintained gardens, and continuation of the Village trail system. At build-out, the development may add approximately 292 students to the school district.

SUPPLEMENTAL COMMENTS

Elaine Erickson's family farmed the land called Heritage Gardens since her great grandfather, Iver Munsen, moved to the area in the late 1800s. Iver Munsen was active in the community as well as being a successful farmer. He served as the Town of Windsor Board Chairman and was instrumental in establishing the first high school in the Village of DeForest along with his contemporary Ole Holum. Iver Munsen also served in a Wisconsin regiment in the Civil War.

Elaine's father, Millard Erickson, was also a successful farmer and land developer. Millard served on the Dane County Board and was Windsor Town Chairman for many years. Millard Erickson developed the land known as Oak Springs located on the south side of DeForest. Oak Springs is an upscale development with a spring fed lake called Oak Springs Fish Hatchery.

Elaine has fond memories of growing up on the farm and of her family that helped shape the community. She wishes to honor her family with the development of Heritage Gardens at Erickson Farms.

The Village of DeForest has grown beyond the boundary of the farm, and utilities such as sanitary sewer, water mains, and gas/electric/telephone are all available to serve the property.

Elaine Erickson wishes to go far beyond the standards for residential subdivisions which have been developed in the past. Elaine has rejected many offers from developers that would continue the status quo, and instead collaborated with builders with similar standards as her own to develop the single-family lots. Beyond that commitment, Elaine has insisted on deed restrictions and protective covenants which will ensure a high quality project in which the Village can take pride.

DEVELOPMENT SUMMARY CONT.

Among the amenities which will be included in the subdivision is a 29.83-acre parcel with a private garden containing a prairie labyrinth as the main theme and wetland areas. The garden will be designed by a well-known landscape architect and developed by a high quality local landscaper. The gardens will feature a user-friendly walking trail system, possible water features, viewing areas, rest areas, and flower gardens. The garden construction will be financed by an initial grant from Elaine Erickson. Initial Gardens maintenance could be provided by a yearly homeowner association fee. Maintenance funding in the future could be provided through a trust fund created by Elaine Erickson to take effect upon her death, which could be in the form of a future bequest.

Development west of the railroad tracks at Intermezzo Gardens (outside the PUD area) includes the potential to restore several buildings. All proposed building improvements in the Intermezzo Gardens area on either side of the tracks will be subject to all fire code, agricultural building conversion, and other legal requirements associated with the proposed occupancy. Design and construction of the buildings can be done through private donation, fundraising, garden trust donation or possible public grant.

One small neighborhood park (Star Gazer Park) is included in the single-family area. The park is public and maintained by the Village of DeForest.

A large public park (Iver Munsen Park) located in the south central part of the subdivision will be an active recreation park and will complement the Holland Fields Park. Landscaping and park equipment may be furnished by the Village of DeForest or the Developer. General landscaping, such as grading and seeding, will be done by the Developer.

A north/south multiuse trail will be constructed by the Developer on the west side of the single-family development along the east side of the wetland. The trail will connect an existing trail in Antique Acres to the Holland Fields subdivision in the Town of Windsor. The developer intends to make this trail connection in conjunction with an appropriate development phase, and through use of or credit to park improvement fees, as specified by subsequent development agreement. The trail will be connected to Erickson Parkway via a public outlot extension, per the plat and detailed engineering plans approved by the Village.

Several stormwater detention basins and stormwater greenways or swales will be constructed within the subdivision. Stormwater conveyance or control structures will generally be dedicated to the public and maintained by the public, but constructed by the Developer. Landscaping for these areas will be designed and constructed by the Developer and will be seeded with natural prairie seed with an emphasis on blooming plants.

Landscape requirements for single-family and two family lots will be based on a point system and will require flowering trees and shrubs for each lot.

A small creek runs through the western part of the property. This creek has wetlands associated with it and has been determined navigable in the southern half. A 100’ public drainage easement, 50’ on each side from the centerline of the creek, is included for the creek within the entirety of the PUD and will be maintained by the Developer. All modifications within the 100’ public drainage easement would require approval through the Village.

Street terrace landscaping will be similar to other subdivisions that reflect the Village of DeForest standards of one tree every 50 feet.



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LOCATION

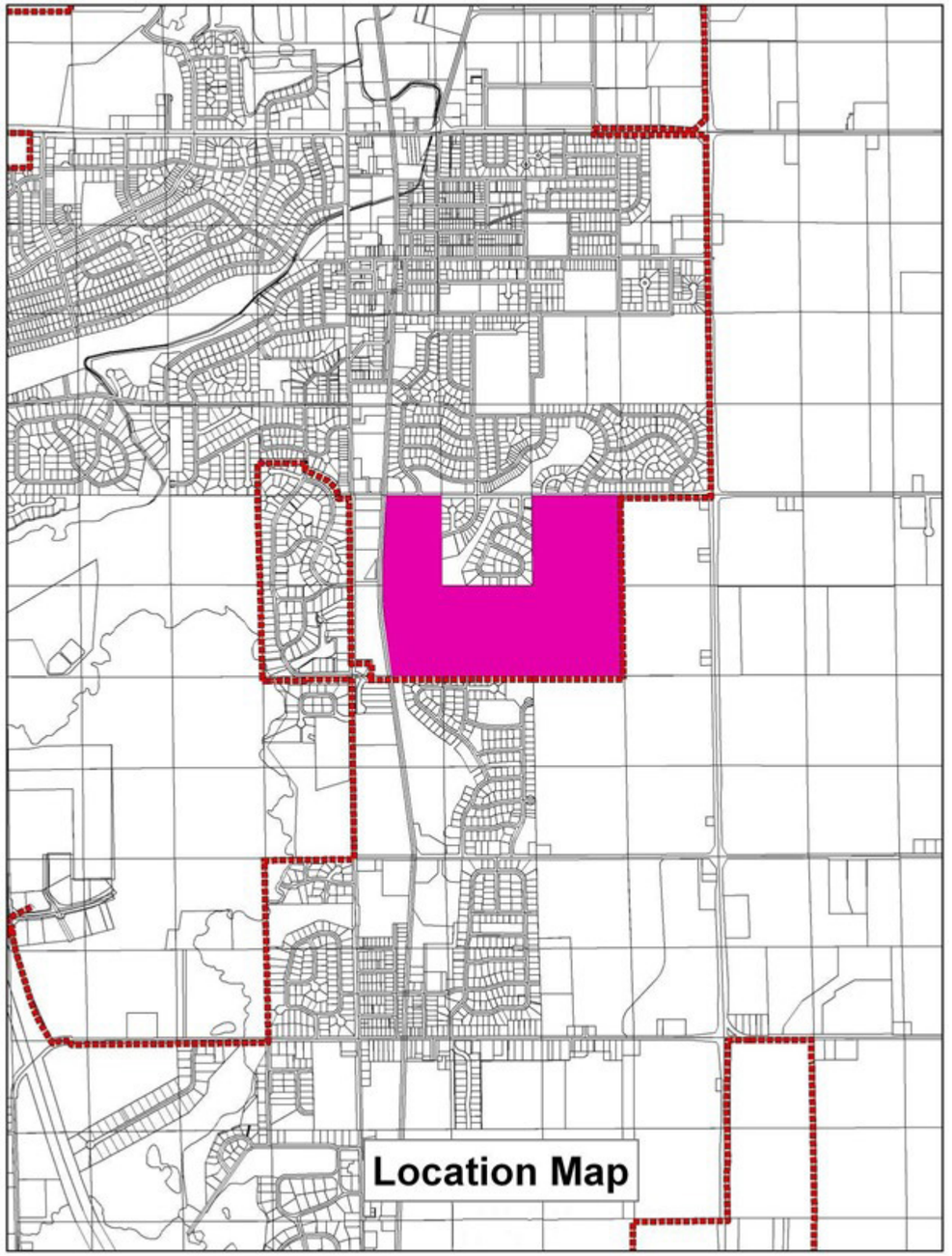
Heritage Gardens at Erickson Farms is a 170-acre development located in the Village of DeForest, Wisconsin. Its location in the community fits in well with the surrounding land uses. The site is surrounded by agricultural, commercial, and residential properties.

To the north of the property are residential uses, which include Antique Acres, a newer single and multi- family residential subdivision; Highfield Terraces (a mix of single-family and multi-family); and Liberty Land subdivision, a single-family residential subdivision, along with agricultural fields. To the east of the property is additional agricultural land, with a single-family subdivision called Holland Fields to the south of the property in the Village of Windsor. To the west of the property is the Canadian Pacific Railroad, with agricultural and commercial uses further west.

The majority of Heritage Gardens is composed of single-family residences of two different types (Greenway and Prairie styles). An area west of Iver Munsen Park will include duplexes. The western part of the site is proposed primarily as open space and multi-family development. Erickson Parkway and Yorktown Road are the major thoroughfares within the neighborhood. The southwestern portion of the neighborhood is comprised of significant open space, including Intermezzo Gardens and existing wetlands. Additional park and open space areas are provided throughout the neighborhood.



Photo from Snyder & Associates



DEVELOPMENT SCHEDULE

The entire subdivision is expected to develop in phases. Phasing shall be in general accordance with the phasing schedules below and with utility service availability. The developer and Village will execute a development agreement prior to construction in each phase.

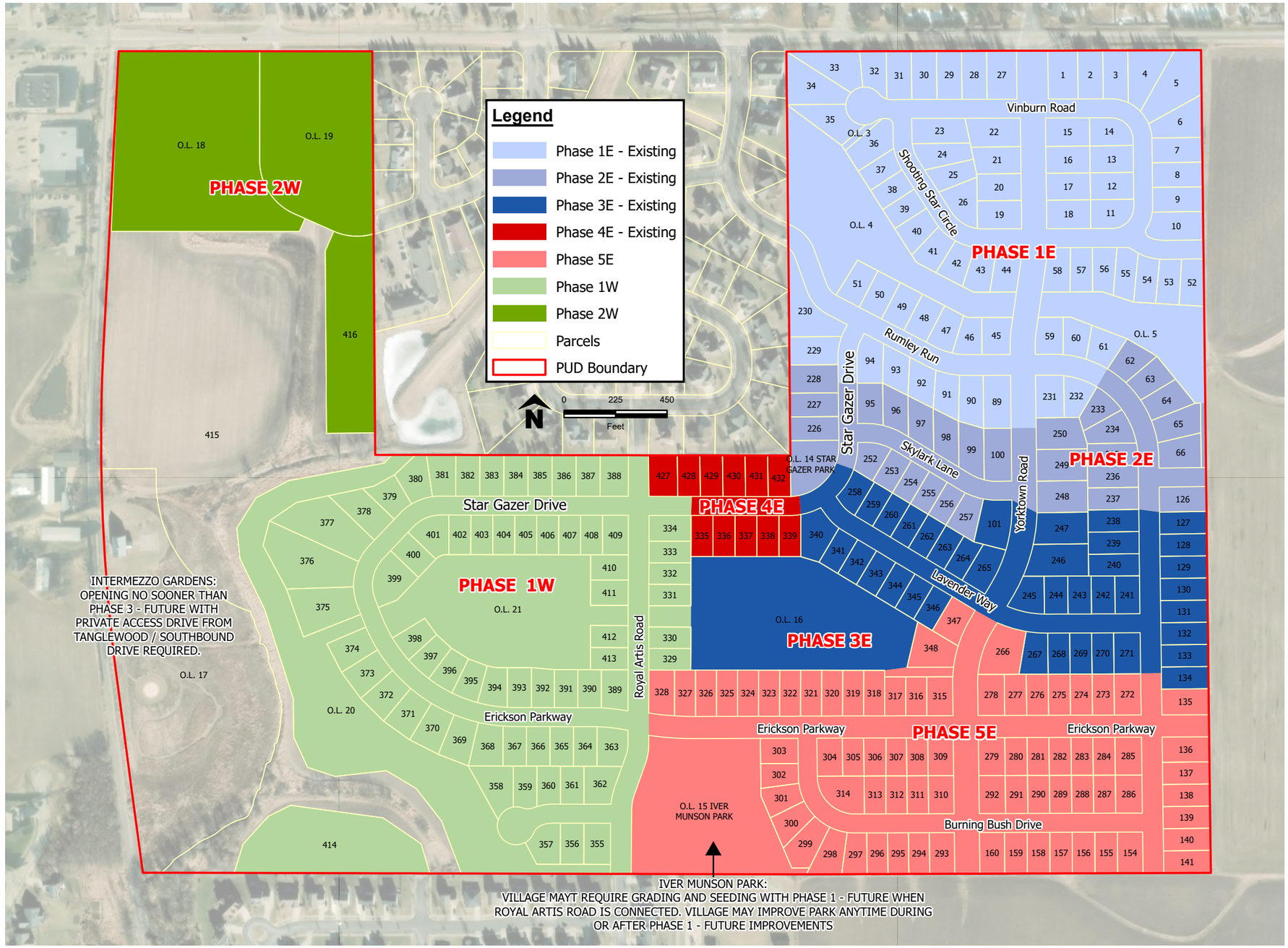
The tables and map on this page illustrate the anticipated phasing schedule and number of housing units by phase. Stormwater management, utility, and recreational improvements serving each phase may occur beyond the phase boundary that is indicated on this map. The multi-family total housing units is a maximum.

Phasing Schedule

	Single Family	Multi-Family
	Total Units by Phase	Total Units by Phase
Phase 1E	71	0
Phase 2E	29	0
Phase 3E	39	0
Phase 4E	11	0
Total Units - Already Constructed	**150**	**0**
*Phase 1W***	73	0
*Phase 5E***	74	0
*Phase 2W***	8	202
Total - Future Construction	**155**	**202**

**Lot 414 (Previously known as lot 421 in the approved 2022 submission) may include a maximum of 8 single-family and/or duplex units total, at the discretion of the developer.*

***For future construction, Phase 1W includes areas previously referred to as Phases 2W, 3W, and 4W. Phase 5E includes areas previously referred to as Phases 5E and 6E. Phase 2W includes the area previously referred to as Phase 1W.*



GENERAL SITE PLAN DESCRIPTION

The following districts are included in the Final Development Plan map (as shown on page 7):

- Prairie Homes
- Greenway Homes
- Duplex*
- Multi-Family*

(*District requirements to be determined at a later date in a new or amended FDP for each Multi-Family designated area and Duplex Lot 414 on the Final Development Plan map. Aside from improvements serving other sites, no building shall occur in such designated areas until such subsequent new or amended FDP is approved. Requirements will not be less than those required in the Village's RM-4 Residential Mix Multi-Family zoning district - RM-3 for Lot 414, unless otherwise approved by the Planning and Zoning Commission as part of the FDP approval. Development of Lot 414 must also incorporate thoughtful transitions of building type, designs, use, and density from adjacent lands in the Holland Fields subdivision, as determined by the Commission.)

PEDESTRIAN / BICYCLE ACCESS

The developer shall construct a permanent, paved, 10-foot wide section of the DeForest - Windsor trail between the end of the Antique Acres trail and Royal Artis Road just north of Holland Fields, plus two mid-block connections from Stargazer Drive and Erickson Parkway to that trail with the schedule and park improvement fee credit to be determined by development agreement(s).

The Village may stripe on-street bicycle lanes on Yorktown Road.

The developer shall construct five-foot wide concrete sidewalks along both sides of all internal public streets within Heritage Gardens, except where sidewalk is not indicated on the Sidewalk and Trail map on page 24.

ILLUMINATED AREAS

Street lighting shall meet Village and utility standards, per engineering plans and development agreements associated with each development phase. All lighting on private property shall comply with exterior lighting requirements in the Village's zoning ordinance.

BUFFERING AND SCREENING

Landscaped buffer strips are intended to provide separation between this development and the surrounding land uses. These buffers are planned at widths of either 20 or 30 feet, and are located along the Canadian Pacific Railroad tracks and Vinburn Road. Several of the proposed open spaces are located adjacent to the perimeter of the development, providing additional buffering from future surrounding uses.

In the case of Vinburn Road, the buffer will be 30 feet, except where waived or modified by the Village Planning and Zoning Commission as part of subsequent FDP approvals where the proposed use would instead benefit from exposure to Vinburn Road.

	Greenway Homes	Prairie Homes	Duplex	Multifamily
Approximate Acreage (excluding streets and open space)	10.78	59.05	2.33	8.47
Number of Dwelling Units	41	256	8	202
Approximate Density (units/acre)	3.80	4.34	3.43	23.84
Permitted Uses (generally)	Single Family Residential	Single Family Residential	Duplex Residential	Per RM-4 District

PUBLIC AREAS

Open space is one amenity that will assist in creating the unique character of Heritage Gardens at Erickson Farms. 28% percent of the gross area of the site will be utilized as open space or parkland. These open spaces will be provided throughout the development, and are intended to be located within walking distance of all residences. The 4.25-acre public park is located such that it may become a future joint community park with a dedicated Windsor Park.

STREETS

All streets within the development are intended to be dedicated to the public. Street right-of-way widths are primarily 60 or 66 feet, with pavement widths of 32 to 38 feet. The two main thoroughfares will be wider. East of Royal Artis Road, Erickson Parkway is shown as a 70-foot right-of-way. Yorktown Road is proposed as an 80-foot right-of-way.

The section of Yorktown Road closest to Vinburn Road serves as an entry boulevard, with a 100-foot right-of-way, with two paved driving lanes (22-24 feet) separated by a landscaped boulevard.

UTILITIES

All storm, sewer, sanitary sewer and water mains will be either in public streets or on easements dedicated to the Village and its assigns.

Final Development Plan Map

DISCLAIMER:
No area planned for Private Open Space, Duplex and Multifamily on this map may be developed as such until the Village approves a subsequent Final Development Plan for such areas. Each such Final Development Plan shall be guided by this map and the rest of this document.

POTENTIAL ACCESS ROAD ALIGNMENT (PRIVATE ACCESS ROAD WILL BE REQUIRED IN CONJUNCTION WITH INTERMEZZO GARDENS. EXACT ALIGNMENT TO BE DETERMINED UPON DEVELOPMENT OF INTERMEZZO GARDENS OR OUTLOT 18, WHICHEVER COMES FIRST.)

POTENTIAL FUTURE DEVELOPMENT OUTSIDE OF PUD

Legend

- AccessRoad
- MultiusePath
- Perennial Stream
- Intermittent Stream
- Constructed Drainage
- Non-Exempt Jurisdictional Wetlands
- Intermezzo Gardens Building
- Prairie Homes
- Greenway Homes
- Multi Family
- Duplex
- Public Dedicated Open Space
- Private Open Space
- PUD Boundary

N

0 225 450
Feet

O.L. 18
O.L. 19
O.L. 3
O.L. 4
O.L. 5
O.L. 14 STAR GAZER PARK
O.L. 15 IVER MUNSON PARK
O.L. 16
O.L. 17
O.L. 20
O.L. 21
415
416
414

Vinburn Road
Shooting Star Circle
Rumley Run
Star Gazer Drive
Skylark Lane
Yorktown Road
Lavender Way
Royal Artis Road
Erickson Parkway
Burning Bush Drive

NAVIGABLE STREAM

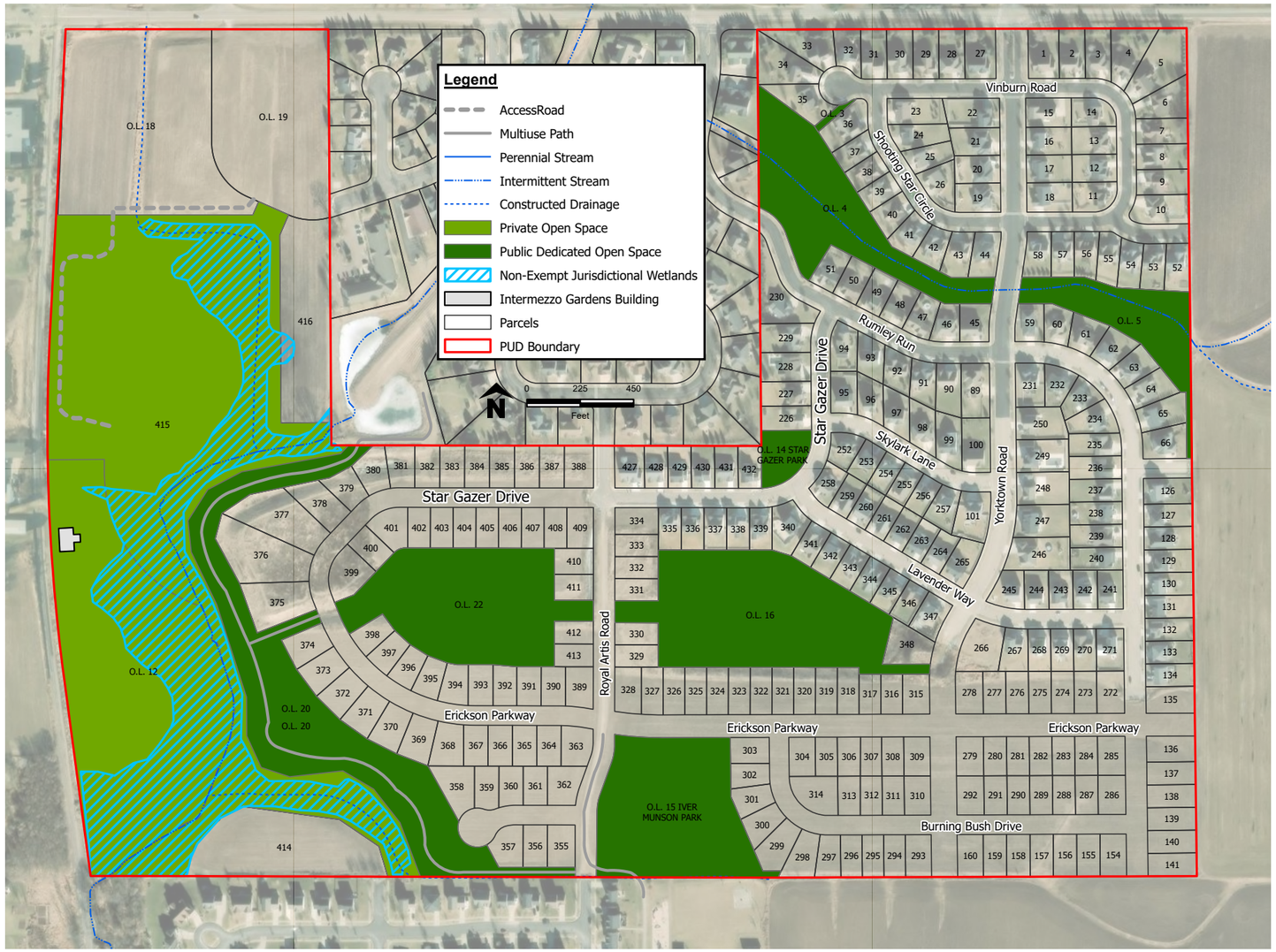
PUBLIC ACCESS EASEMENT AND WALKWAY BETWEEN LOTS 298 AND 299 TO BE PROVIDED WTIH DEVELOPMENT OF ASSOCIATED PHASE.

PUBLIC AND PRIVATE OWNERSHIP

The single-family lots shall be part of a neighborhood association which shall have the power to levy assessments to maintain common areas, private open spaces, private trails, and stormwater detention areas, as well as to pay any assessment required for the operation and maintenance of the Intermezzo Gardens, and to make assessments for the enforcement of the covenants.

Elaine Erickson, or her spouse or personal representative, or her or his trustee, or the entity formed to manage the Intermezzo Gardens or to hold funds donated by Elaine Erickson or her spouse for the Heritage Gardens shall be entitled to establish the assessment for the Heritage Gardens project, which sum shall be assessed and collected yearly by the association. The fee will be defined as a percent of the Home Owners Association fee and will increase as that fee increases.

The map to the right indicates lands within Heritage Gardens to be used in perpetuity for recreation, natural areas, and/or stormwater management. The table below indicates whether the public (Village) or a private entity will be responsible for ownership, maintenance, and original construction or landscaping. For areas designed for both private construction and public ownership/maintenance, the terms of the transfer will be specified by development agreement and Village subdivision ordinance. The Village and developer may, by subsequent development agreement, alter the original construction and landscape responsibility for certain outlots and associated impact fees accordingly.



Outlot Ownership & Maintenance Responsibilities

Outlot	Ownership	Maintenance	Original Construction & Landscape Responsibility
O.L. 3	Public	Public	Private
O.L. 4	Public	Public	Private
O.L. 5	Public	Public	Private
O.L. 14	Public	Public	Private
O.L. 15	Public	Public	Public or Private
O.L. 16	Public	Public	Private
O.L. 18	Public	Public	Private
O.L. 19	Public	Public	Private
O.L. 20	Public	Public	Private
O.L. 21	Public	Public	Private

Outlots 1, 2, and 11 were former alleys no longer part of Heritage Gardens
Outlot 12 was Intermezzo Gardens and is now Lot 422 (now Intermezzo Gardens)

Notes:

- *Public Maintenance is provided by the Village.*
- *Private Maintenance is provided by the homeowners' association, once established, and the developer of the phase in which the outlot is included before establishment of the homeowners' association.*
- *Private Maintenance in the Intermezzo Gardens may be provided by the trust, foundation or homeowner's association.*

GREENWAY HOMES

The Greenway Homes will be located adjacent to the stormwater greenways. Home sizes will range from 1,650 square feet to over 3,000 square feet. Rear setbacks are greater than the other homes at 30 feet. These regulations have been developed to take advantage of the unique location of these lots adjacent to open space areas. Building and site design standards are covered by the Single-family and Duplex Home Design and Procedural Requirements later in this FDP and by private declarations.

Approximate Acreage (excluding streets and open space)	10.78
Number of Dwelling Units	41
Approximate Density	3.80
Permitted Uses	Uses permitted within the Village's RN-1 Residential Neighborhood Single Family Residence district
Conditional Uses	Conditional uses within the Village's RN-1 Residential Neighborhood Single Family Residence district
Lot Requirements	
Minimum lot size	9,600 square feet
Total lot coverage of buildings and structures	40%
Total impervious surface coverage	50% maximum
Minimum front yard setback	15 feet
Minimum interior side yard setback	8 feet
Minimum corner lot side yard setback	15 feet, or as necessary to allow for vision triangle*
Minimum rear yard setback	30 feet
Maximum building height	35 feet
Encroachment area**	6 feet
Required off-street parking	Two off-street parking spaces will be provided on each lot
Landscaping	See Landscaping Plan
Variances	The Architectural Control Committee may allow a reduction in side setbacks to 6' for lots under 80' wide.

* Vision Triangle means: A triangle specified in the Village zoning ordinance extending from all public street right-of-way intersections to ensure vehicular vision is not impaired from the roadway. Vision triangles are indicated on the associated final plat.
** Encroachment area: stoops, porches, roof eaves, and bay windows are allowed.



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PRAIRIE HOMES

The Prairie Homes are intended to be similar in size and style to the Greenway Homes, and are located throughout the development. Home sizes will range from 1,650 to over 3,000 square feet. They will have access to the many open spaces throughout the area via sidewalks and bike paths. Building and site design standards are covered by the Single-family and Duplex Home Design and Procedural Requirements later in this FDP and by private declarations.

Approximate Acreage (excluding streets and open space)	59.05
Number of Dwelling Units	256
Approximate Density	4.34
Permitted Uses	Uses permitted within the Village's RN-1 Residential Neighborhood Single Family Residence district
Conditional Uses	Conditional uses within the Village's RN-1 Residential Neighborhood Single Family Residence district
Lot Requirements	
Minimum lot size	7,800 square feet
Total lot coverage of buildings and structures	40% maximum
Total impervious surface coverage	50% maximum
Minimum front yard setback	20 feet
Minimum interior side yard setback	8 feet
Minimum corner lot side yard setback	15 feet, or as necessary to allow for vision triangle*
Minimum rear yard setback	25 feet
Maximum building height	35 feet
Encroachment area**	6 feet
Required off-street parking	Two off-street parking spaces will be provided on each lot
Landscaping	See Landscaping Plan
Variances	The Architectural Control Committee may allow a reduction in side setbacks to 6' for lots under 80' wide.

* Vision Triangle means: A triangle specified in the Village zoning ordinance extending from all public street right-of-way intersections to ensure vehicular vision is not impaired from the roadway. Vision triangles are indicated on the associated final plat.
** Encroachment area: stoops, porches, roof eaves, and bay windows are allowed.



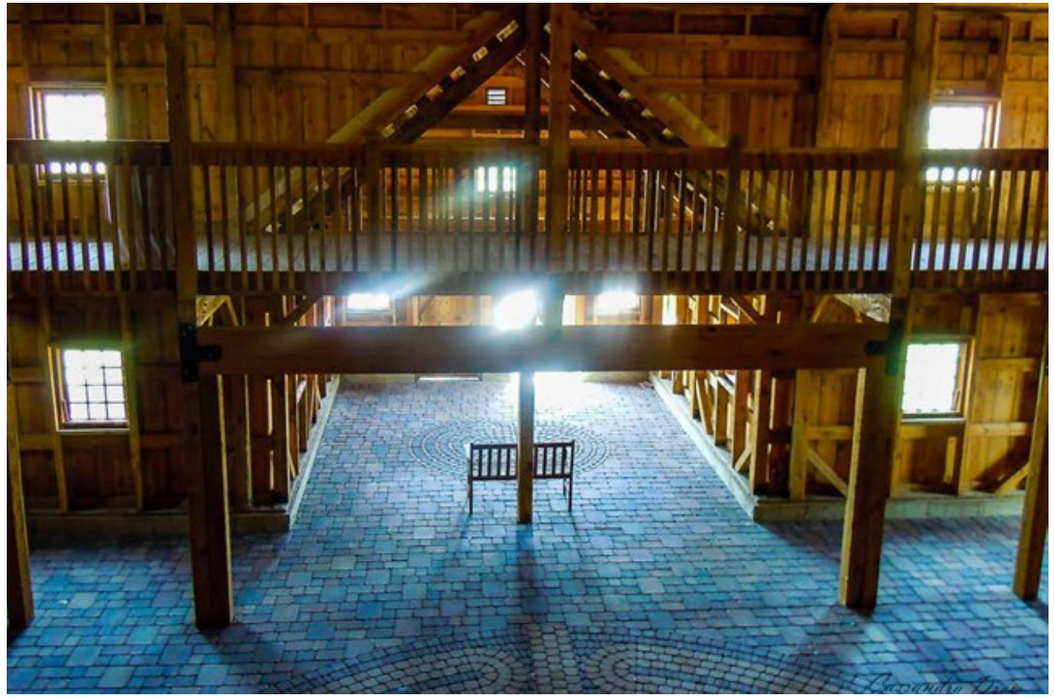
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DUPLEX

These homes are 2-unit structures located west of Iver Munsion Park. These lots are intended to create up to 8 units, at a density of 3.43 units per acre. The developer(s) may develop areas designed as “Duplex” for either duplex of single-family buildings, provided the unit count does not exceed this total. Building and site design standards are covered by the Single-family and Duplex Home Design and Procedural Requirements later in this FDP and by private declarations. A new or amended FDP will also be required before development of Duplex Lot 414. See also page 6 for Lot 414 design guidelines.

Approximate Acreage (excluding streets and open space)	2.33
Number of Dwelling Units (1 Lot)	8
Approximate Density	3.43 Units/Acre
Permitted Uses	Uses permitted within the Village’s RM-3 Residential Mix Two Family Housing district except Townhouse Residential
Conditional Uses	Conditional uses within the Village’s RM-3 Residential Mix Two Family Housing district
Lot Requirements	
Minimum lot size per dwelling unit	6,000 SF
Total lot coverage of buildings and structures	40% maximum
Total impervious surface coverage	50% maximum
Minimum front yard setback	20 feet
Minimum interior side yard setback	8 feet***
Minimum corner lot side yard setback	15 feet, or as necessary to allow for vision triangle*
Minimum rear yard setback	25 feet
Maximum building height	35 feet
Encroachment area**	6 feet
Required off-street parking	Two off-street parking spaces will be provided for each dwelling unit
Landscaping	See Landscaping Plan

* Vision Triangle means: A triangle specified in the Village zoning ordinance extending from all public street right-of-way intersections to ensure vehicular vision is not impaired from the roadway. Vision triangles are indicated on the associated final plat.
** Encroachment area: stoops, porches, roof eaves, and bay windows are allowed.



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LANDSCAPING PLAN

Plant Selection List
Conceptual Landscape Plan / Detention Basins
Final Cross Section: 60’ Right of Way
Final Cross Section: 66’ Right of Way
Final Cross Section: 70’ Right of Way
Final Cross Section: 80’ Right of Way
Final Cross Section: 100’ Right of Way
Boulevard Layout A / Boulevard Layout B

Landscaping required throughout the subdivision is intended to contribute to neighborhood character, create an aesthetically appealing neighborhood, and establish a link to the Intermezzo Garden amenities. Landscaping will also be used as a buffer in certain areas.

Installation Period
Installation shall occur as described under the “Construction and Landscape Installation Deadlines” within the Deed Restrictions and Covenants for the development.

Grass
All front yards and side yards shall be sodded, except for the areas where gardens, shrubs, or other landscaping are found. All rear yards shall be either seeded or sodded, except for the areas where gardens, shrubs, or other landscaping are found. Irrigation and seeding systems approved by the Architectural Control Committee may replace sod requirements.

Point System
Landscaping for single-family and duplex lots with a total lot area of 12,000 square feet or less will be required to achieve 300 points based on the point system table. Lots with a total area greater than 12,000 square feet shall be required to achieve 15 points for each additional 1,000 square feet. Lots with a total area less than 9,000 square feet shall only be required to achieve 240 points. Landscaping plans are required to be approved by the Architectural Control Committee in conjunction with the building plans.

- Front Yard Requirements. Each front yard is required to have a minimum of 120 points. 30 points must be Flowering Trees or Shrubs.
- Side Yard Requirements. Each lot is required to have a total of 60 points in the side yards (36 total, both side yards).
- Rear Yard Requirements. Each rear yard is required to have a minimum of 60 points.

The Architectural Control Committee may allow a 15% reduction in the required landscaping given the integrity of the original specification is not diminished.

Following are the points allocated to each of the landscape elements:

Landscape Element	*Point Value*
A. Ornamental Tree	15
B. Small or Medium Shade Tree 1 1/2”-2” caliper when planted	15
C. Large Shade Tree 2 1/2” or greater caliper when planted	30
D. Evergreen Tree (minimum 4 feet when planted)	20
E. Large Shrub: 18” diameter when Planted (6-10’ height at maturity)	5
F. Small Shrub: 18” diameter when plants (2-5’ height at maturity)	3
G. Ornamental Grass & Perennial (minimum 18” height at maturity)	.2 points for each square foot, 75 points maximum
H. Ground Cover (maximum 12” height at maturity)	.2 points for each square foot, 60 points maximum
I . Paver Brick Sidewalk or Driveway	.2 points for each 2 square feet, 30 points maximum for sidewalk; 50 points maximum for driveway
J. Rain Garden at Downspout Location	.1 points for each square foot, up to a maximum of 45 points. Plantings within rain garden will receive additional points as specified in G. and H. Calcu- late rain garden area: 1.2% of roof area sloping to the downspout; 6” deep minimum.

PLANT SELECTION LIST

Vegetation in each category should be selected from the following lists. Other species, varieties, or cultivars may be used but must be approved by the Architectural Control Committee. Plant materials shall meet the standards of the American Nursery and Landscape Association and must be suitable for the USDA plan hardiness zone 4 or colder.

Ornamental Tree	***15 Points***
Common Name	Botanical Name
Pagoda Dogwood	Cornus alternifolia
Chokeberry cultivars	Prunus virginiana
Disease-resistant Crabapple cultivars	Malus cvs.
Hawthorn cultivars	Crataegus spp.
Tree Lilac cultivars	Syringa reiculata cvs.
Linden-American or Littleleaf	Tilia Americana, Tilia cordata
Magnolia	Magnolia stellata and Magnolia hybrids
Serviceberry hybrids and cultivars	Amelanchier x grandiflora cvs.

Evergreen Tree	***20 points***
Common Name	Botanical Name
Arborvitae cultivars	Thuja occidentalis cvs.
Fir Species including: Balsam, White, and Fraiser	Aibes including balsamea, concolor, and fraseri
Juniper cultivars other than compact and groundcover types	Juniperus spp. Including chinesis, Sabina, scopulorum, and horizontalis
Spruce species and cultivars including: Norway, Black Hills, Colorado Blue, Colorado Green, and Serbian	Picea abies spp. And cvs including glauca, pungens and omkorika
Pine species including: Red, White, and Austrian	Pinus including resinosa, strobes, and nigra

Shade Tree	***30 points for 2 1/2" caliper*** ***15 points for 1 1/2" to 2" caliper***
Common Name	Botanical Name
Birch species including: Sweet, River, Paper/White	Betula including lenta, nigra, and papyrifera
Elm hybrid cultivars (Dutch Elm disease resistant)	Ulmus hybrid cultivars including: 'Pioneer', 'Regal', 'Prospector'
Hackberry species	Celtis occidentalis
Honey Locust cultivars (thornless)	Gleditsia tricanthos var. intermis cvs.
American Hornbeam species	Carpinus caroliniana
Sugar Maple species and cultivars	Acer saccharum spp., cvs.
Red Maple species and cultivars	Acer rubrum spp., cvs.; Acer x freemanii 'Armstrong', 'Celebration' 'Autumn Blaze', and others.
Oak species including: Bur, White, Swamp White, Northern Red, and Northern Pin	Quercus including: macrocarpa, alba, bicolor, rubra, and palustris

Large Shrub	***5 points***
Common Name	Botanical Name
Arborvitae glob varieties	Thuja occidentalis cvs.
Compact Burning Bush cultivars	Euonymus alatus cvs.
Butterfly Bush cultivars	Buddleai davidii cvs.
Dogwood cultivars including: Tatarian, Red Twig, Bailey's Red Twig, Gray, and Silky	Cornus cvs. Including alba, servicea, baileyi, racemosa, and ammomun
American Filbert	Corylus americana
Forsythia cultivars	Forsythia cvs.
Common Lilac cultivars	Syringa vulgaris cvs.
Common Ninebark cultivars	Physocarpus opulifolius cvs.
Mugo Pine cultivars	Pinus mugo var. mugo cvs.
Purple Leaf Sandcherry	Prunus x cistena
Vanhoutte Spirea species and cultivars	Spirea x vanhouttei cvs.
Viburnum varieties including Nannyberry, Arrowwood, Koreanspice, Mohican, Cranberry, and Blackhaw	Vibrunum cvs. Including: lentago, dentatum, carlesii, trilobum, and prunifolium
Common Witchhazel varieties	Hamamelis virginiana and Hamamelis vernalis
Large Japanese Yew cultivars	Taxus x media cvs.
Redleaf Rose	Rosa glauca

Small Shrub	***3 Points***
Common Name	Botanical Name
Alpine Currant	Ribes alpinum
Compact and Groundcover type Horizontal and Japanese Juniper cultivars	Juniperus spp. Including horizontalis and procumbens
Isanti Dogwood	Cornus serica 'Isanti'
Hydrangea cultivars	Hydrangea cvs.
Hesse Cotonester	Cotoneaster x 'Hessei'
Dwarf Korean Lilac cultivars	Syringa patula cvs.
Palibin Lilac cultivars	Syringa 'meyeri' cvs.
Potentilla cultivars	Potentilla fruticosa cvs.
Disease-resistant shrub-type Roses (except Multiflora)	Rosa cvs. (except Rosa multiflora)
Japanese spirea cultivars	Spirea japonica cvs.
Bird's nest spruces	Picea abies 'nidiformis'
Dwarf Alberta Spruce	Picea glauca 'conica'
Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
Compact American and European Cranberry Viburnum cultivars	Viburnum trilobum and opulus compact cvs.
Weigela cultivars	Weigela florida cvs.
Compact Japanese Yew cultivars	Taxus cuspidate and Taxus x media cvs.

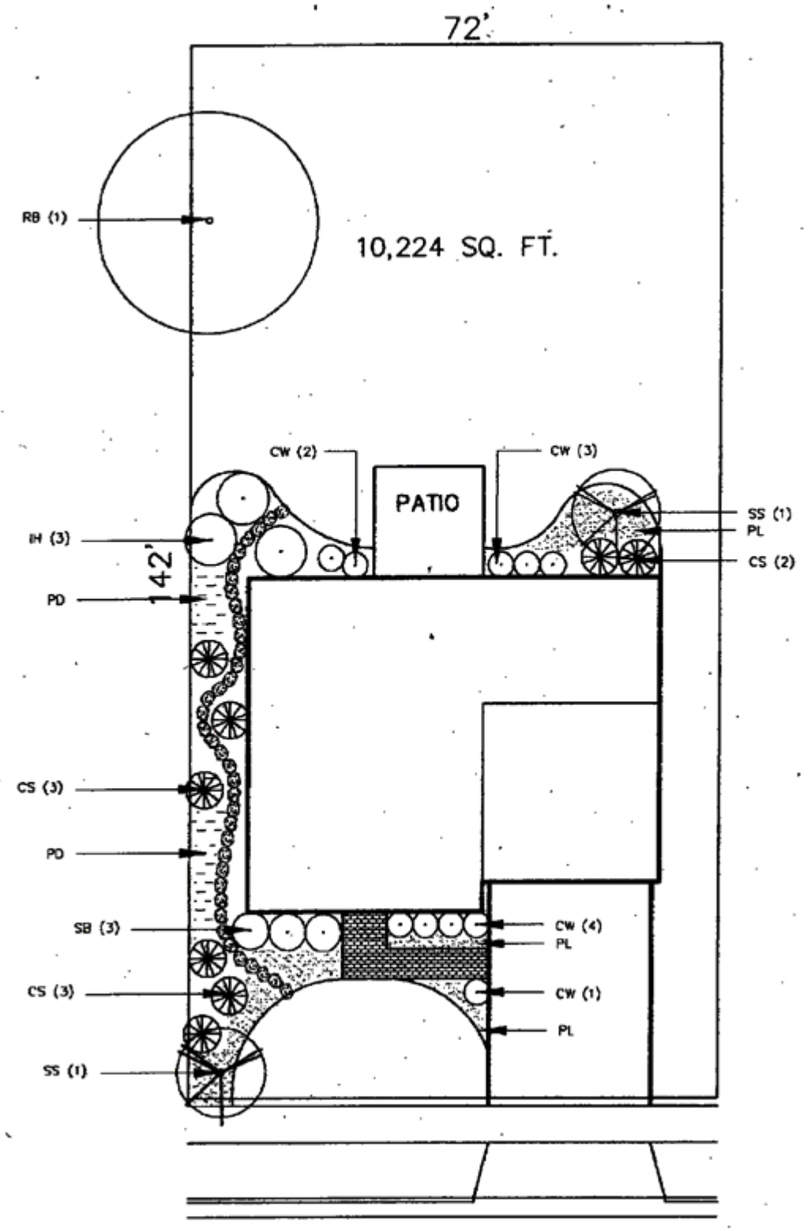
PLANT SELECTION LIST

Ornamental Grass and Perennial	***.2 points per square foot (maximum credit 75 points)***
Common Name	Botanical Name
Aster cultivars	Aster cvs.
Astilbe cultivars	Astilbe cvs.
Autumn Moor Grass	Sesleria autemnalis
Beebalm cultivars	Monarda cvs.
Black-Eyes Susan cultivars	Rudbeckia hirta cvs. And var.
Coneflower species and cultivars	Echinacea purpurea and cvs.
Coralbells cultivars	Heuchera cvs.
Coreopsis cultivars	Coreopsis cvs.
Karl Forester Feather Reed Grass	Calamagrosis acutiflora ‘Karl Forester’
Fern species	Adiantum spp.
Fountain Grass cultivars	Pennisetum alopecurodies cvs.
Hosta cultivars	Hosta cvs.
Indian Grass	Sorghastrum nutans
Lungwort cultivars	Pulmonaria saccharata cvs.
Maiden Grass cultivars	Miscanthus cvs.
Phlox cultivars	Phlox cvs.
Prairie Dropseed	Sporobolus heterolepsis
Salvia cultivars	Salvia cvs.
Swich Grass cultivars	Panicum cvs.

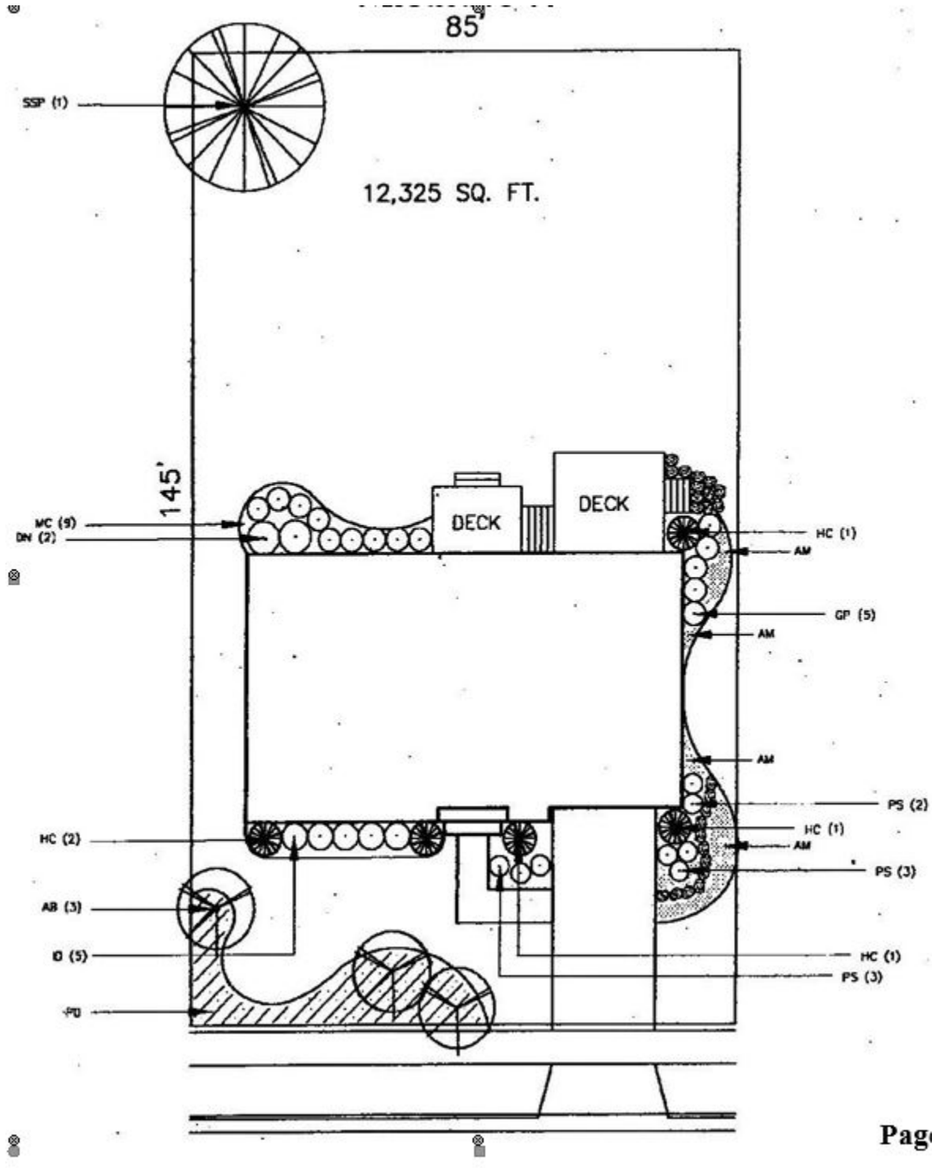
Groundcover	***.2 points per square foot (maximum credit 60 points)***
Common Name	Botanical Name
Yarrow cultivars	Achillea cvs.
Ajuga cultivars	Ajuga reptans cvs.
Little Bluestem	Schizachyrium scoparium
American Bittersweet	Celastrus scandens
Boston Ivy cultivars	Parthenocissus tricus cvs.
Daylily cultivars	Hemerocallis cvs.
Engleman Ivy	Parthenocissus quinque var engelmannii
Sedum cultivars	Sedum cvs.
Wintercreeper cultivars	Euonymus fortunei cvs. Including ‘colorata’

LANDSCAPE PLAN EXAMPLES

EXAMPLE A

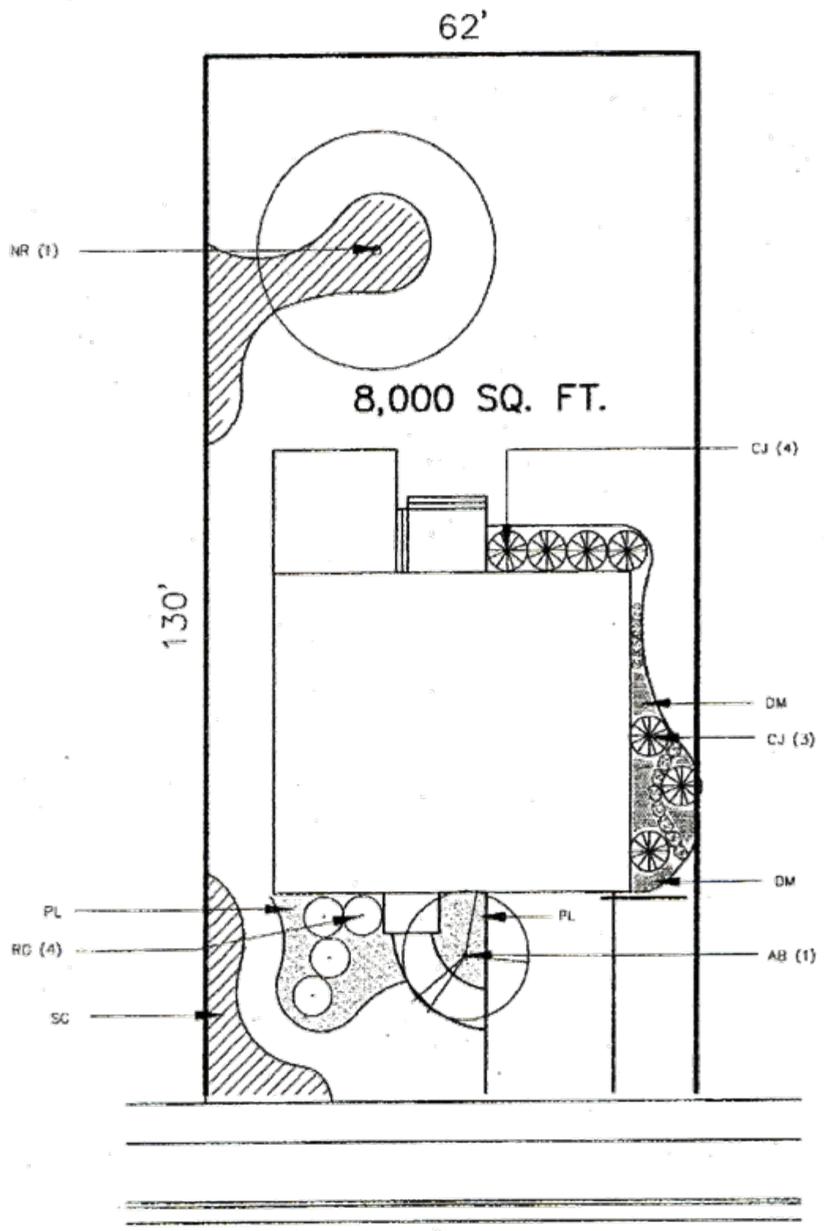


EXAMPLE B



LANDSCAPE PLAN EXAMPLES

EXAMPLE C



INTERMEZZO GARDENS

Intermezzo Gardens embraces the cultural heritage of the region and will continue to provide restored landscape and amenities that are rooted in the ideas of spirituality, passion and peace from the rest of the world. Through the use of native plant communities and rural architecture, the gardens will continue to enhance the natural environment and maintain the bucolic image of rural and natural Wisconsin.

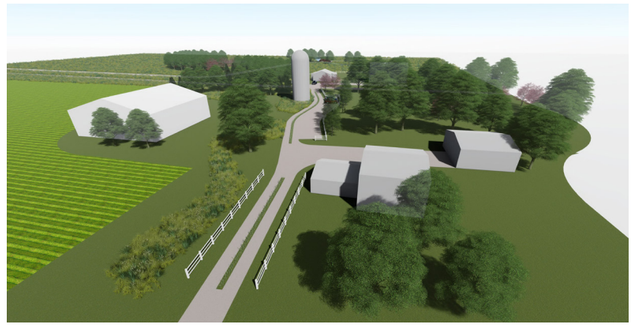
Located in the southwest portion of the site, these 29.83 acres of private open space will provide a simple, understated aesthetic that avoids clutter and over design. Intermezzo Gardens will provide a variety of amenities, including perennial gardens, interpretive gardens, and prairie restoration. Walking trails will provide access throughout the gardens and to the neighboring wetland area. A bathroom could potentially be included with water access from Phase 1 and sanitary connections already present on the lot.

No use of the Intermezzo Gardens area beyond personal and farming use may occur until:

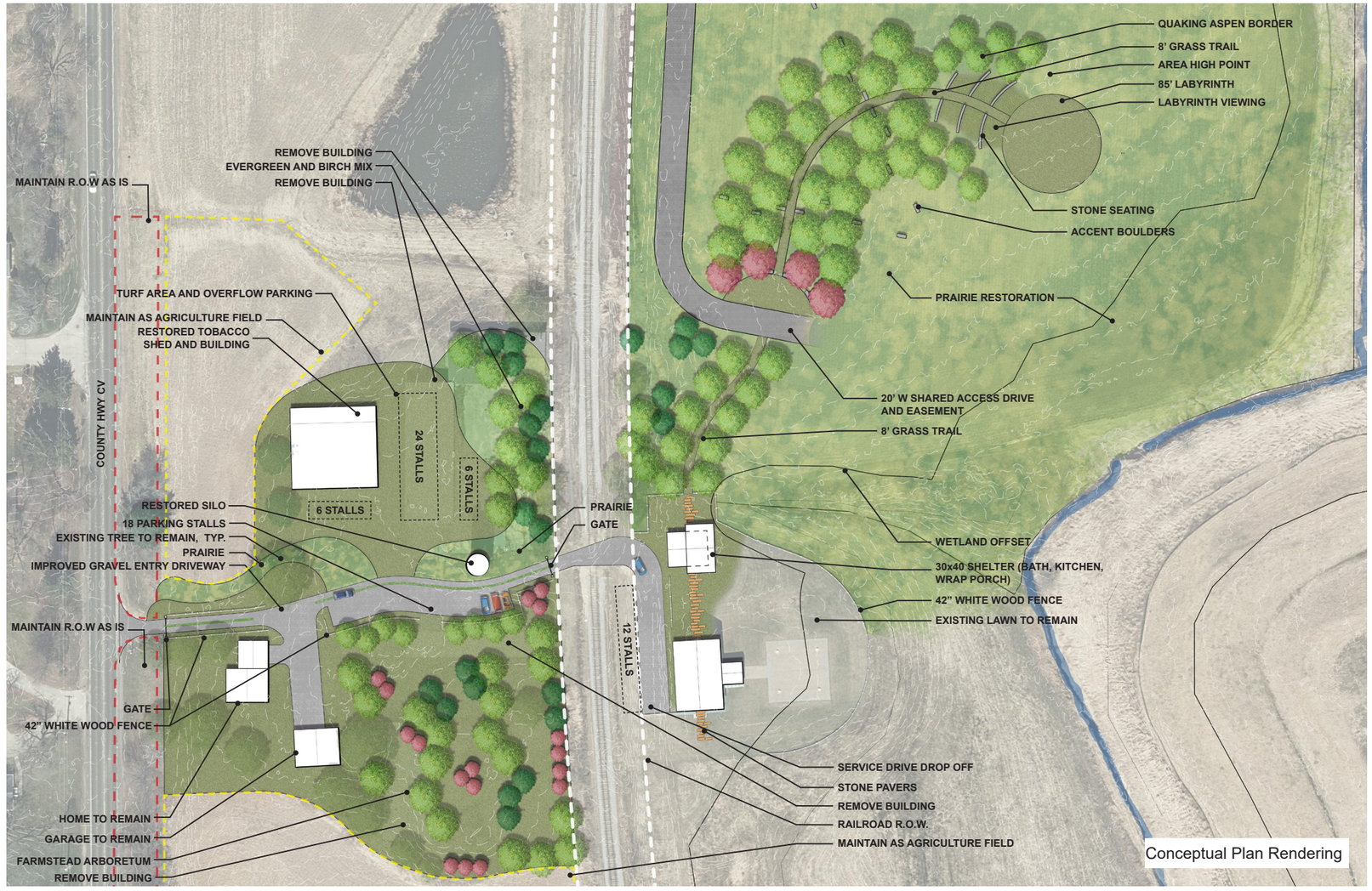
1. Within the PUD area, a subsequent FDP meeting all submittal requirements for FDPs and site plans in the Village zoning ordinance is submitted and approved by the Village.

2. Driveway access is provided from Tanglewood/Southbound Drive

3. All required permits are secured.



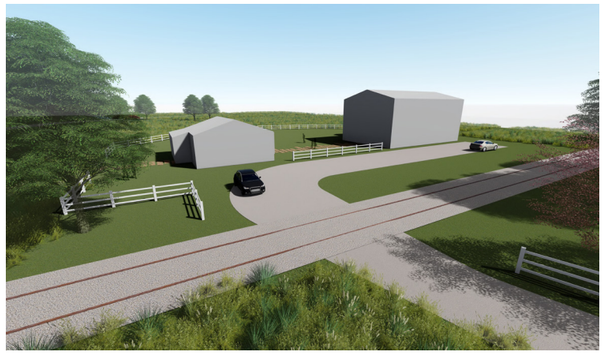
Aerial Perspective



Conceptual Plan Rendering



Entry Approach



Railroad Crossing



East Open Space Area



Rock Labyrinth

PARKS & TRAILS

Parkland dedication and payments-in-lieu of parkland dedication will be determined with the Developer Agreements and paid at the commencement of each phase for development within the phase.

The DeForest - Windsor Trail shall be installed by the Developer. The trail will connect in Antique Acres to Iver Munson Park.

The DeForest - Windsor Trail will be scheduled for construction no later than at the time of the development of the adjacent phase. The trail may be developed in an earlier phase if specified in a development agreement based on an earlier community need. The trail shall be 10 feet wide and paved with asphalt. The entity constructing the trail and its mid-block walkway connectors will be eligible for a park improvement impact fee reduction equal to the value of the trail and such connectors, as laid out in one or more development agreements.

EXISTING POCKET PARK (Star Gazer Park)

The pocket park is approximately 22,000 square feet, located within the Heritage Gardens neighborhood and includes a small shelter and playground.

IVER MUNSON PARK

Iver Munson Park (4.25 acres) is located next to a 3.4 acre public park in the adjacent Holland Fields development. The responsibility for installation of park improvements, along with associated impact fee adjustments for private installation, will be determined by development agreement. The developer will minimally be responsible for grading and seeding per Village subdivision ordinance requirements.





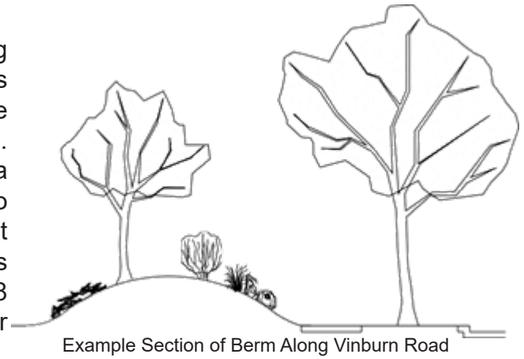






BERM ALONG VINBURN ROAD

The design of the berm will provide an aesthetically pleasing buffer between residential lots and Vinburn Road. Plant materials are to be arranged to complement the planting in front of the mini warehouses, located on the other side of Vinburn Road. The berm will flow in mounds of varying heights; providing a more natural appearance. It will also serve as a complement to the other parks and boulevards within Heritage Gardens. Plant materials will include varieties used in the parks and boulevards throughout the development. The berm will be located within 18 feet of Vinburn Road and inside the 30-foot landscape buffer along Vinburn Road.



Example Section of Berm Along Vinburn Road

DETENTION BASINS

Prairie grasses will be planted in all basin and detention areas, natural prairie seed and blooming plants will be emphasized. The basins will be constructed by the developer per Village specification areas and maintained by the Village except where not within public outlots or easements.

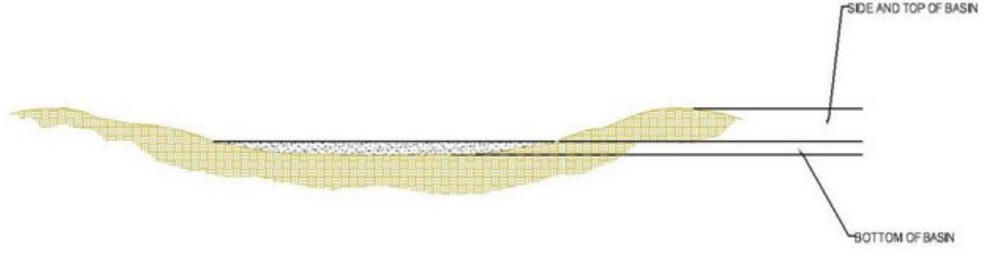
Sides and Top of Basins: Wet and dry basins will be seeded with wet prairie mix from prairie nursery.

Bottom of Basin: Dry Basins will be seeded with detention basin seed mix from prairie nursery. Wet Basins will be seeded with annual rye or other cover crop to prevent erosion.







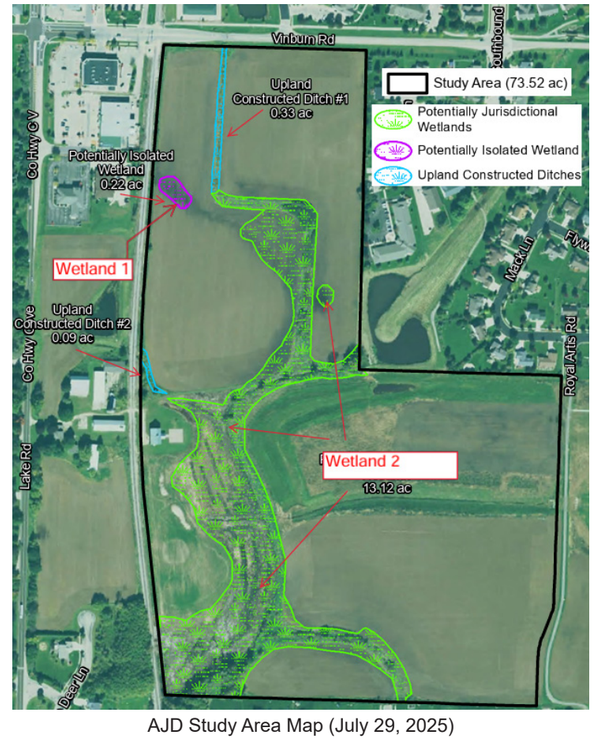


SECTION OF DETENTION BASIN SHOWING SPECIFIC SEEDING AREAS

WETLANDS

A wetland delineation completed in May 2016 identified multiple aquatic resources on the site and served as the basis for a U.S. Army Corps of Engineers (USACE) Approved Jurisdictional Determination (AJD) request submitted in August 2025. The AJD request addressed two upland constructed ditches—Upland Ditch #1 (0.33 acre) and Upland Ditch #2 (0.09 acre)—and one wetland, Wetland 1 (0.22 acre). Although an additional wetland (Wetland 2; 13.12 acres) was identified in the 2016 delineation, its jurisdictional status was not included in the AJD. A prior expired wetland delineation conducted in 2003 did not identify Upland Ditch #1 or #2 as wetlands; however, between 2003 and 2016, site grading and filling associated with stormwater management for adjacent residential developments altered site conditions, resulting in the formation of the two ditches within graded swales, resulting in the USACE determining that these upland constructed ditches to be nonjurisdictional. At the state level, the Wisconsin Department of Natural Resources (WDNR) issued a nonfederal wetland exemption for Wetland 1 on August 26, 2025, and previously, on October 1, 2019, determined that Upland Ditch #1 and Upland Ditch #2 qualify for artificial wetland exemptions.

Per CARPC and the regional water quality plan, each wetland is to be surrounded by a 75-foot-wide buffer within which buildings and other permanent structures are not permitted, with the notable exception of multi-use paths. Private driveways or roads may also be required within such buffers to access the Intermezzo Gardens from Tanglewood/ Southbound Drive and Lot 414 from the end of Heirloom Drive. Construction of such private driveways or roads must either be preceded by (a) a minor change to the environmental corridor that meets the criteria in NR 117, Wis. Admin. Code, and undertaken in collaboration with CARPC staff; or (b) state or federal fill permits of the associated wetland to reduce the extent of its associated buffer. Regardless, such private driveway or road may be required to be constructed of porous pavement or otherwise designed in a manner to minimize wetland impacts.



AJD Study Area Map (July 29, 2025)



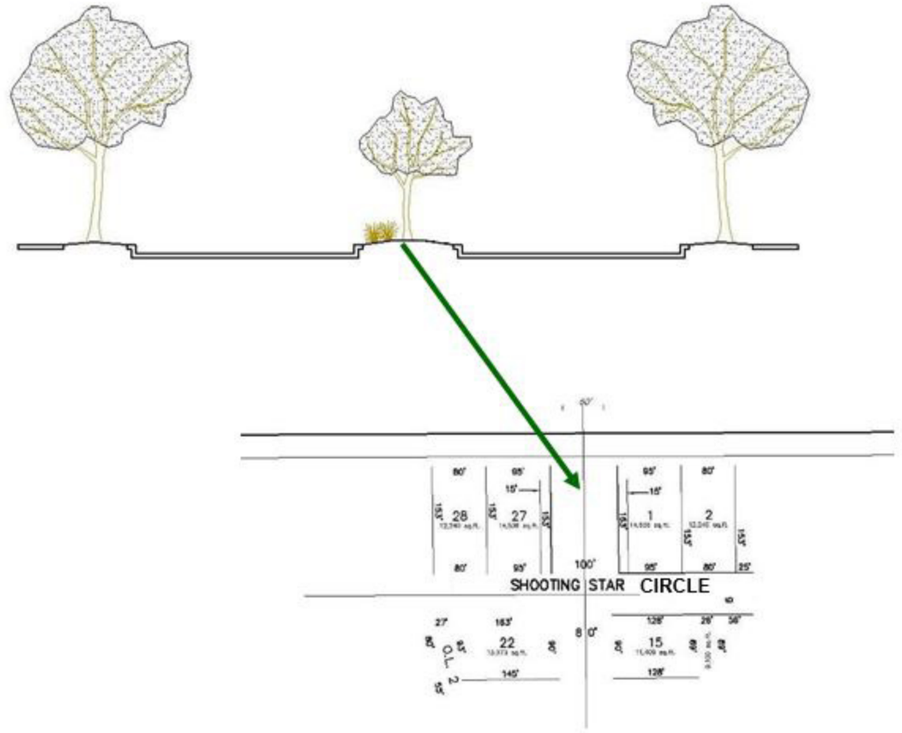
Perennials
Autumn Joy Sedum
Cherry Cheeks Daylily
Elija Blue Fescue
Chatterbox Corabells
Karl Foerser Feather Reed Grass
Little Spire Russian Sage
May Night Blue Salvia
Moonbeam Coreopsis
Moonshine Yarrow
Stella D'oro Daylily
Woods Blue Aster

Shrubs
Compact Burning Bush
Frau Dagmar Rugosa Rosa
Green Mound Alpine Current
Gro-Low Sumac
Hessei Cotoneaster
Kallay Compac Pfitzer Juniper

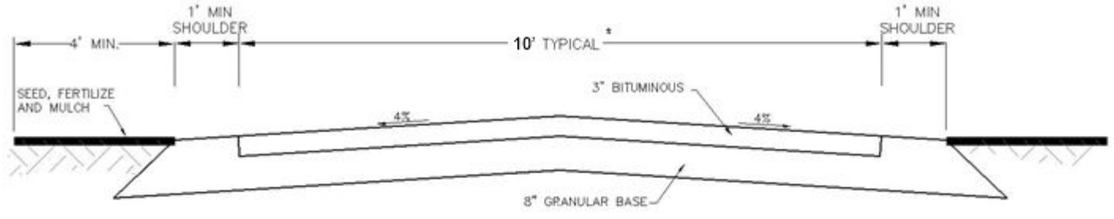
Trees
Species to be chosen from ornamental trees on page 18

'B' BOULEVARD LAYOUT

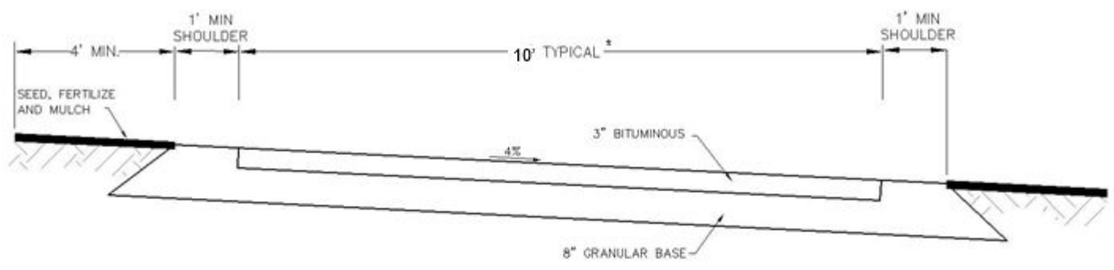
This boulevard layout is located on Yorktown Road at Vinburn Road. This area will contain low perennials and shrubs, along with ornamental trees. Decorative boulders and cobbles will also be included in this area, which are to match those used in the parks and berm planting located within the development. All plants to be chosen for boulevard plantings will be tolerant of salt spray. Refer to 100' right-of-way cross section for measurements and details of this boulevard.



TRAIL CROSS SECTION



TYPICAL BIKE/PEDESTRIAN PATH CROSS SECTION
ON LEVEL GROUND



TYPICAL BIKE/PEDESTRIAN PATH CROSS SECTION
ON SLOPED GROUND

YORKTOWN ROAD ACCESS CONTROL STANDARDS

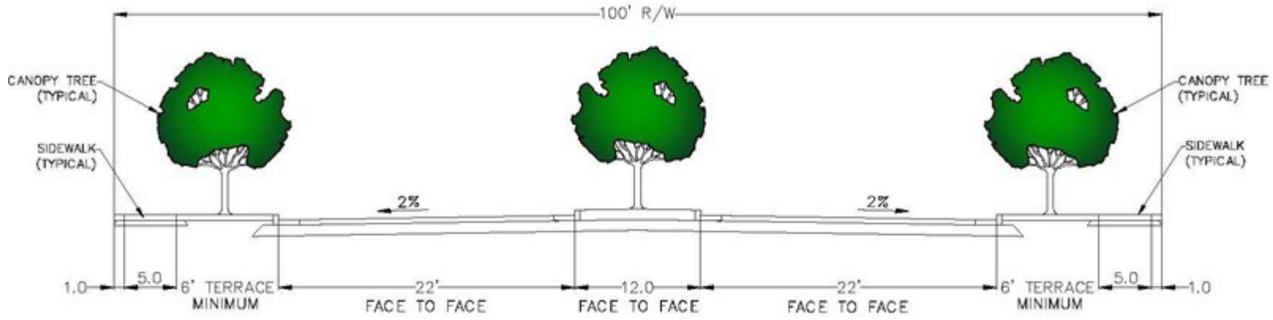
Except where determined impractical based on preexisting development or road alignments by the Zoning Administrator, there shall be not less than 100 feet between the following along Yorktown Road:

1. The nearest edge of any private driveway from the nearest edge of other private driveway on the same side of the street.

2. The nearest edge of any private driveway from the nearest right-of-way line of any parallel or nearly parallel public street.

ROAD CROSS SECTIONS

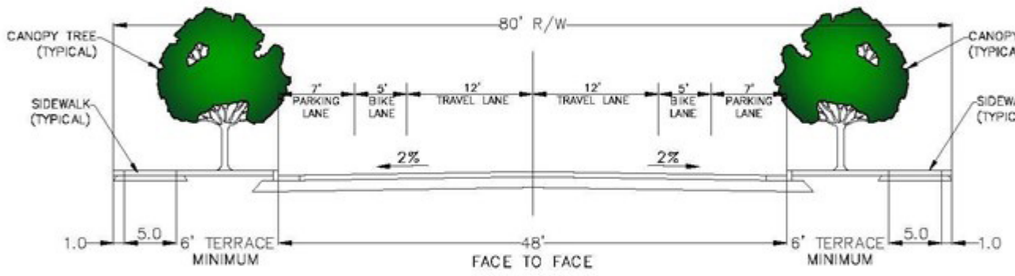
Village-approved engineering plans may include variations from these cross sections.



100' RIGHT OF WAY

YORKTOWN ROAD AT VINBURN ROAD

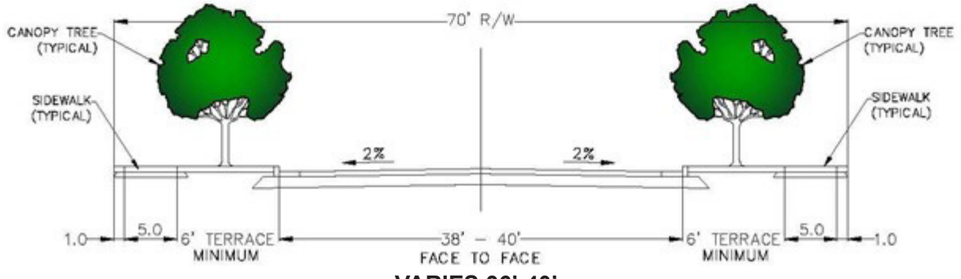
NOTE: BOULEVARD TREES MAY BE SPECIFIED AS SAMALLER SPECIES



80' RIGHT OF WAY

YORKTOWN ROAD

VARIES 66'-70'



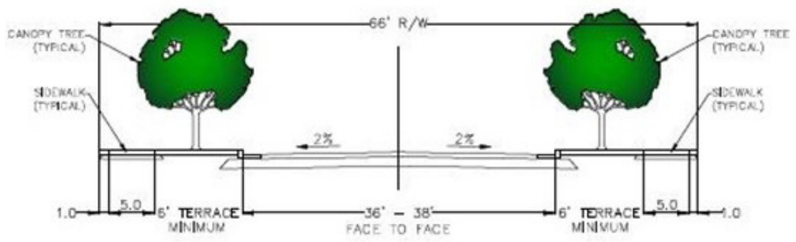
VARIES 36'-40'

70' RIGHT OF WAY
VARIES 66'-70'

ERICKSON PARKWAY & SOUTH BOUND DRIVE

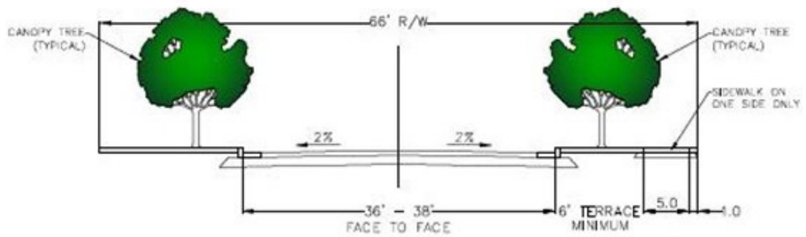
ROAD CROSS SECTIONS

Sidewalk locations shown in these cross sections are typical. See the map on Page 24 for sidewalk locations within Heritage Gardens, which shall control. All of Erickson Parkway and Southbound Drive within the development shall have sidewalks on both sides.



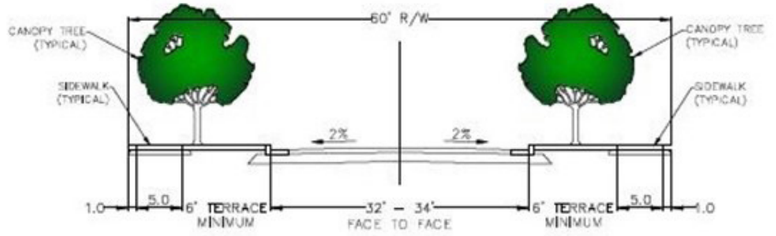
66' RIGHT OF WAY

RUMLEY RUN, ROYAL ARTIS ROAD, TANGLEWOOD DRIVE SOUTHBOUND DRIVE,



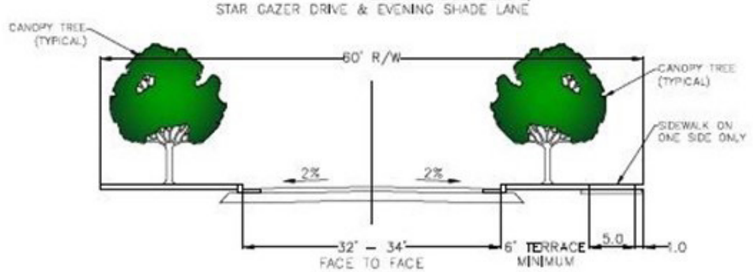
66' RIGHT OF WAY

RUMLEY RUN



60' RIGHT OF WAY

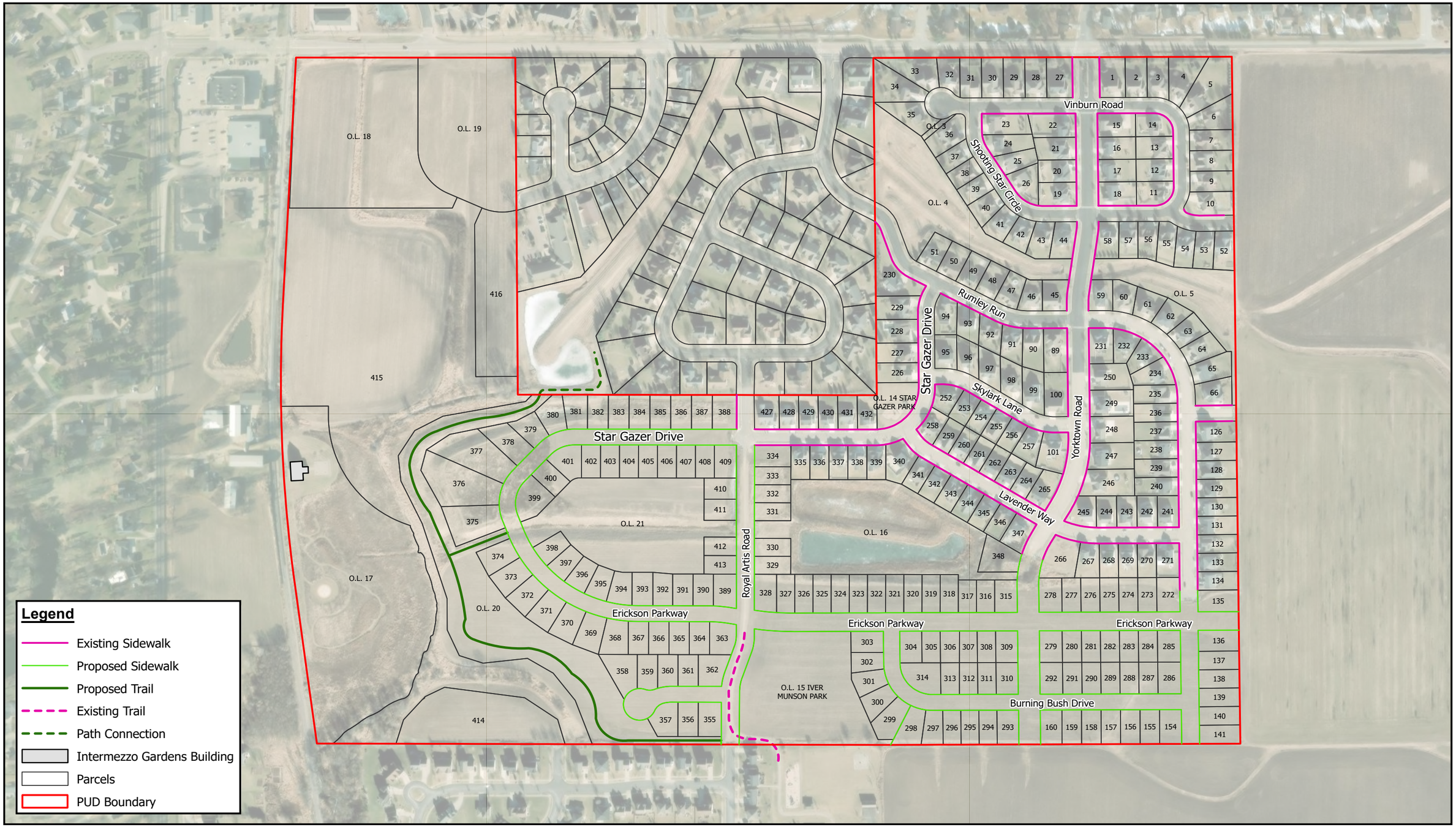
MORNING GLORY COURT, LAVENDER WAY, SKYLARK LANE, BURNING BUSH DRIVE, STAR GAZER DRIVE & EVENING SHADE LANE



60' RIGHT OF WAY

STAR GAZER DRIVE

FILE PATH: S:\Graphics\Projects\Heritage Gardens\Exhibits\GIS 2026-04-08\FDP_260408_HeritageGardens.aprx
SOURCES: World Imagery: Vantor



SNYDER & ASSOCIATES

Sidewalk & Trails Map

Single-family AND DUPLEX HOME DESIGN AND PROCEDURAL REQUIREMENTS

GENERAL

The general purposes of these controls are to help ensure that the single-family and duplex lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious residential structures; and to ensure the highest and best residential and non- residential development of the lots.

These standards apply to all single-family and duplex lots and buildings. Standards for the multifamily portions of Heritage Gardens will be included with a separate or amended Final Development Plan.

These standards are enforceable by the Village, notwithstanding differences from or any subsequent amendments to the private covenants for Heritage Gardens. Chapter 14: Building Regulations of the Village of DeForest Municipal Code shall continue to apply within the Subdivision.

BUILDING PROCESS

- Architectural Review For all buildings or other improvements of any kind or nature to be constructed, erected or placed on any single-family or duplex lot, the plans, specifications, site, grading and landscaping plans for all such buildings must be submitted to the Heritage Gardens Architectural Control Committee, for written approval as to appearance, the quality of workmanship and materials, attractiveness and harmony of exterior design, including exterior colors, size, location with respect to topography and finish grade elevation, height of improvements, site layout, roof pitch, location of improvements and amount, quality and nature of landscaping, variation of house designs and appearance, and compliance with the restrictions set forth herein. While the Village will attempt to wait to issue a building permit until after ACC approval is granted, the Village shall be under no obligation to do so if the building permit application is complete and the standards in this FDP are met.

- Architectural Control Committee (ACC) Composition The ACC shall consist of three (3) people selected from time-to-time by either Elaine Erickson, or in the event of her death, resignation or inability to act, then by Jeffrey Hollander, and different sets of three (3) members may be designated by them in writing as the ACC from time-to-time with respect to different phases or portions of Heritage Gardens. The ACC shall act by majority vote. In the event that both Elaine Erickson and Jeffrey Hollander resign or are unable to act to appoint the members of the ACC, then the members of the ACC shall be appointed from time-to-time by the trustee(s) of the Elaine L. Erickson and Jeffrey Hollander Charitable Remainder Unitrust (“Unitrust”), or if such trust does not exist for any reason or elects to waive its right to make such appointments, then the members of the ACC shall be appointed by the Board of Directors of the Intermezzo Gardens Foundation (“Foundation”). With respect to any lots within Heritage Gardens that are owned from time-to-time by Lennar Homes of Wisconsin, LLC (hereinafter referred to as “Lennar”) or an affiliated entity, Lennar shall appoint the ACC with respect to such single- family residential lots owned by Lennar. After Elaine Erickson and Jeffrey Hollander, and their affiliates, including, but not limited to, the Unitrust and the Foundation, and Lennar and its affiliates, have no interest in any of the land located within Heritage Gardens in its entirety, then the ACC shall be elected by the Board of Directors of the Association, in accordance with the Bylaws of such Association, for terms of one (1) year each. In the event of the failure of the Association to elect an ACC in any year, the most recently elected members shall continue to serve until successors are duly elected. The costs of the ACC shall be paid from charges made by the ACC to the party seeking its approval in each instance

- Architectural Control Committee Approval The owner of any Lot shall request architectural approval from the ACC before requesting a building permit from the Village of DeForest, 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 with the building permit application unless the Zoning Administrator determines that the ACC action on the request is unreasonably delayed. Any subsequent plan revisions shall comply with the foregoing procedures.

- Construction and Landscape Installation Deadline Construction of all single-family and duplex buildings within the Subdivision shall be completed within five months after issuance of a building permit for the building. Landscaping (including grading, sodding, seeding, and landscape plant installation) and hard-surfacing of any driveway on any Lot shall be completed within ninety (90) days of final inspection approval by the Village building inspector provided weather conditions so allow, provided however, that if occupancy occurs between October 15th and April 1st, landscaping may be delayed until July 1st, provided that care is taken to control soil erosion. If construction or landscaping is delayed due to matters beyond the control of the Owner, the time for completion shall be extended by the Architectural Control Committee or Zoning Administrator by the period of the delay, up to a maximum 45-day extension.

SITE AND STRUCTURE ATTRIBUTES

The following are requirements for all single-family and duplex structures in the Heritage Gardens at Erickson Farms Development unless otherwise specified by new or amended FDP:

- Minimum Floor Area. The following minimum floor area requirements shall apply to all single-family or duplex residential buildings:

  (a) No detached single-story building shall have less than 1,650 square feet.

  (b) No detached two-story building shall have less than 2,000 square feet.

  (c) No detached raised ranch, bi-level, or tri-level building shall have less than 1,650 square feet on the main level.

  (d) No duplex shall have less than 3,000 square feet total between the two units.

  For the purposes of determining floor area, stair openings shall be included, but open porches, screened porches, attached garages, and basements, even if the basements are finished, shall be excluded.

- Exterior Appearance All buildings shall have fascia which shall be a minimum of 8” in width and shall be made of natural materials or give the same effect as natural materials. At least 20% of the total front façade area of each principal building be surfaced with brick, stone, wood (or wood composite) siding, or some combination. “Total front façade area” includes all walls, windows, doors, gables, and other building sections and surfaces along the front building façade of the principal building.” Exterior appearance and materials shall either meet or exceed the prevailing appearance and materials in existing single– and two-family residences in Heritage Gardens.

Single-family AND DUPLEX HOME DESIGN AND PROCEDURAL REQUIREMENTS, CONT.

The provisions of the paragraph above with respect to requiring brick or stone on newly constructed houses shall not apply to Lots 135-141, 154-160, 266, 272-279, 280-292, 293-334, 347-348 and 360-410, Heritage Gardens at Erickson Farms Replat 2, and Heritage Gardens at Erickson Farms Replat 3, all in the Village of DeForest, Dane County, Wisconsin, so long as the houses constructed on such Lots are constructed by Lennar, or by an entity owned or controlled by them, or by Elaine Erickson or any entity affiliated with her. This exception to a requirement for brick and stone over these lots accounts for the significant rise in building costs and home prices since the original FDP was adopted, while still assuring compatibility and appropriate transitions with pre-existing homes in Heritage Gardens.

- Roof Pitch All principal buildings shall have a minimum roof pitch (on the major roofs) of not less than 6/12 pitch, but a variance from this minimum may be granted by the Architectural Control Committee, whichever is then applicable, in its discretion with the Village Zoning Administrator consent.
- Window Treatment All buildings shall have shutters or window wraps on the front and side elevations. Corner lots shall have four-sided architectural elements, including window wraps and shutters.
- Garages For single-family buildings, the garage shall not extend closer to the street than 6 feet in front of the structural wall on the house façade and any other similar elements including a covered front porch, provided the porch is not deeper than 6 feet. This restriction does not apply to side-loaded garages. For single-family buildings, the number of lineal feet of garage doors in width cannot be greater than 50% of the total number of lineal feet of the front façade in width of the entire building. This limitation shall not apply to buildings with garage doors that face any side yard or to duplex buildings, but in both cases garage doors shall not be the dominant visual element for the street.
- Outbuildings No outbuildings or accessory buildings, including storage sheds, shall be permitted on any Lot
- Existing or Prefabricated Buildings No buildings previously erected elsewhere may be moved onto any lot, except for new prefabricated construction approved in writing in advance by the Architectural Control Committee.
- Driveways Unless otherwise approved by the ACC with consent from the Zoning Administrator, all driveways shall be concrete or brick and shall be installed within the time required by the Construction and Landscape Installation Deadline on page 7. Driveway widths may not exceed those applicable to the RN-1 zoning district for single-family homes and RM-3 district for duplex residences.
- Post Lights The Owner of a Lot shall, at their expense, purchase and install a post light in accordance with specifications to be provided by the ACC. The Owner shall request the specifications from the ACC prior to purchasing a post light. The Developer intends that all Lots shall have identical Developer-approved post lights. The ACC in its discretion may waive the foregoing paragraph for any Lots.
- Mailboxes Mailboxes for all lots shall be placed in clusters at locations approved by the local Postmaster. Lennar, or an entity owned or controlled by it, will provide the initial mailbox equipment for the Lots owned by it or by an entity owned or controlled by it. The Developer, or an entity owned or controlled by her, will provide the initial mailbox equipment for the Lots owned by the Developer or by an entity owned or controlled by her. At the initial closing on each Lot sale, Lennar or the Developer shall recover from each Lot buyer a charge for such Lot buyer's share of the cost of such cluster mailbox equipment.
- Exterior Lighting Any exterior lighting installed on a lot shall either be indirect or of such controlled focus and intensity that the lighting will not disturb the owners of adjacent lots.
- Decks and Porches All decks and porches shall be required to be stained or painted prior to occupancy.
- Basements All single-family and duplex residences shall have full basements. Basements for multi-family units will be addressed in FDP to be submitted at a later date.
- Corner Lots Corner lots shall have four-sided architectural elements, i.e. window shutters or window wraps.
- Signs No signs of any type shall be displayed on any lot without prior written approval of the Architectural Control Committee except lawn signs of not more than seven square feet advertising a home or lot for sale or signs of any size displayed by the Developer and part of the Developer's marketing of the Lots. Signs shall otherwise meet applicable Village zoning requirements for residential districts.
- Fencing & Screening Owners shall not install any fence or wall of any kind without prior written approval from the Architectural Control Committee. Owners shall not cause a complete visual screening of the front, rear and side boundaries of any lot by the use of landscape plantings or other means, without prior written approval from the Architectural Control Committee. Fences and other structures shall otherwise meet applicable Village zoning requirements for residential zoning districts.
- Landscaping Plan Detailed landscape standards are set forth in this document. These standards shall be complied with and a landscaping plan shall be submitted to the Architectural Control Committee for approval.

SINGLE-FAMILY HOUSING VARIETY STANDARDS

a. General. No two Single-Family Detached dwellings of similar front elevation or facade shall be repeated on any abutting lots or within 5 lots on either side of the street on which the dwellings front, including lots which are directly across the street from one another. Front elevations or facades of the same floor plan shall be deemed to be similar when there is no substantial difference in roof lines; and no substantial change in windows of either size, location or type; and either no change in the color of materials used or no substantial change in the kind of materials.

b. Roof Lines. The following differences in the roof lines of Single-Family Detached dwellings as seen from the front of the dwelling shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be considered dissimilar:

1. Changing gable roofs to hip roofs.

2. Providing an intersecting gable roof on the main gable roof, if the height of the intersecting roof is at least 50 percent of the height of the main roof.

3. Providing an intersecting hip roof on the main hip roof, if the height of the intersecting hip roof is at least 50 percent of the height of the main roof.

4. Providing a shed roof when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of the garage.

5. If the front soffit is increased significantly and is combined with columns at least 6 inches in width or other architectural features of a similar magnitude which reach the roof line of the highest story.

6. Rotating gable roofs 90 degrees on the building.

7. On a tri-level residence or other building type that has 3 independent major roof areas, the changing of 2 out of 3 roof lines.

c. Windows. The following differences in the size, location or type of windows shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:

1. Changing from single windows to a multiple window arrangement.

2. Changing from multiple window arrangement to single windows.

3. Changing the type of windows (e.g., a casement to single hung).

4. Providing a bay or bow window variation in the area of the predominant window.

5. Where, because of its size, location or design, one window is the predominant window on the front elevation or facade, if the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.

d. Construction Material or Color. The following differences in construction material between adjacent Single-Family dwellings as seen from the front of the dwellings shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:

1. Changes of at least 25 percent in the exposure of horizontal siding.

2. Brick facing.

3. Stone facing.

4. Stucco to board and trim.

5. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.

6. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

VARIANCES The Architectural Control Committee shall have the right to grant a variance to any of the Site and Structure Attributes and Single-family Housing Variety Standards in this FDP document. No variance may take effect with respect to any Minimum Floor Area, Exterior Appearance, Garages, Outbuildings, or Single-family Housing Variety standard without the written approval of said variance from the Village of DeForest Zoning Administrator. No variance that negatively affects the approved character of Heritage Gardens shall be granted by the Architectural Control Committee or Zoning Administrator. Documentation of ACC approval of each variance must be provided to the Village, on or accompanying stamped- approved plans, before a building permit will be issued that incorporates such variance. The ACC may not approve a variance that is in violation with a Village zoning ordinance requirement made applicable by the FDP.

COVENANTS AND RESTRICTIONS The original Restated Declaration of Covenants, recorded December 18, 2006, Document #4263097, and the subsequent amendments and extensions thereto, are available upon request. In the event of a conflict between the FDP text and the Declaration as amended, the FDP shall control for zoning purposes.