June 2, 2025

Springs at DeForest
Planned Unit Development
Final Development Plan
Approved by Village Planning and Zoning Commission: January 28, 2025 (Res. 2025-902)
Village of DeForest, WI

A. **Overview**

Continental 784 Fund, LLC ("Continental") Springs at DeForest Planned Unit Development (PUD) for the 22.31-acre property in the Village of DeForest, WI situated near the northeast corner of Dalmore Rd and Tierney Crossing and supported by a differently zoned 2.07-acre property for stormwater management west of the Tierney Crossing extension. This PUD Final Development Plan (FDP) includes the rules governing the future development and use of the of the Springs at DeForest PUD. The purpose of the FDP is to provide clarification and additional details that will guide the future development of the Springs at DeForest PUD. This plan builds upon and is consistent with the Preliminary Development Plan ("PDP") previously adopted for this PUD on September 3, 2024.

B. **Developer, Representatives and Expected Management**

The PUD will be developed by Continental with its home office in Menomonee Falls, WI. The development Project team consists of Pinnacle Engineering, Excel Architects, and Snyder and Associates as the surveyor. Continental is a long-term owner operator who anticipates retaining ownership of the project and site. Continental has collaborated closely with the Village Police Department and the DeForest-Windsor Fire and EMS Department to develop a plan for providing public safety support for the community. This strategy will be elaborated on in more detail later in this document. Continental's professional management team will have offices in the clubhouse. The on-site management team includes leasing associates, property managers, and maintenance technicians who will handle day-to-day activities.

C. **Springs at DeForest PUD Area**

The CSM for the Springs at DeForest is attached as Exhibit A. The CSM shows the public road, lot, and easement layout. The 22.31-acre Lot #3 of the CSM, east of Tierney Crossing, was approved for PUD zoning as part of the PDP approval, with such rezoning to take effect upon FDP approval so long as building permits are pulled within five years of FDP approval. This is the only part of the CSM in Exhibit A that is also part of the PUD. The 2.07-acres Lot #1 (O.L.1) of the CSM, west of Tierney Crossing, was approved for C-1 Conservancy zoning (and is therefore not regulated by this FDP). CSM Lots #1, #2 and #4 will be retained by the seller (Yahara Gateway LLC) and are also not part of this FDP. Within the 22.31-acre PUD, Continental is proposing 320 units housed in sixteen (16) two-story buildings, for residential density of 14.34 du/ac as shown in the plan set attached as Exhibit B.

D. **Development Plan**

The PUD will include a mix of housing unit sizes, including 32 studio units, 128 one-bedroom units, 128 two-bedroom units, and 32 three-bedroom units. The square footage for each proposed unit type is shown in the table below.

Unit Breakdown				
Type	Unit Count	Proposed SF	Required SF [1]	Minimum Parking [2]
Studio	32	662	500	32
1 Bedroom	128	843	700	192
2 Bedroom	128	1,160	950	256
3 Bedroom	32	1,337	950	64

Notes: SF = square feet

[1] This is the minimum required square footage per unit were the site instead developed under the Village's RM-4 zoning district. Proposed units significantly exceed these normal minimums.

[2] This is the minimum required off-street parking spaces by Village zoning ordinance, totaling 544 spaces. Proposed parking spaces exceed this minimum.

The buildings include 128 attached parking stalls, 32 attached tandem parking stalls, 60 detached parking stalls utilizing 12 stall garage pads, and one maintenance garage stall for a total of 221 indoor parking stalls. The plan also includes 346 surface parking spaces for a total of 567 parking stalls, exceeding the Village's minimum.

As approved in the PDP, the FDP includes an indoor parking ratio per housing unit of 0.69:1. Surface parking and garages were purposefully located within the development to minimize their off-site visibility. Additional landscaping was also added in view corridors to enhance the aesthetic appeal from off-site locations.

The development incorporates significant public access improvements, including the construction of new public roads and sidewalks that will support future development in the Village's northwest and northeast areas. This development will advance Village plans by providing approximately 2,185 linear feet of a robust public road network. This proposal includes the construction of Tierney Crossing, the public road extending from Dalmore Road to the northwestern property boundary, and the construction of Glencoe Drive, directly west of Fleet Farm, extending from Dalmore Rd to the northeast property boundary. The plan also includes an east-west private road with a public access easement and design (that will replicate that of a public road, allowing for resident and public cross-access. Residents (and public protective services vehicles) will be able to access the development, all of these roads in a number of locations. This strategic infrastructure investment not only advances the Village's comprehensive plan but also facilitates greater connectivity within the community. The inclusion of a private east-west street, designed with public access easements and mirroring the appearance and function of a public road, offers additional design flexibility that further enhances the development's integration into the

surrounding area.

Three storm basins are proposed: one in the northern portion of the PUD site, one to the west of Tierney Crossing directly west of the PUD, and a third also on the west side of Tierney Crossing further south. The pond on the northern portion of the site will be owned and maintained by the PUD developer and will capture stormwater from the northern part of the Springs at DeForest PUD. The pond to the immediate west of Tierney Crossing and the PUD (CSM Out Lot #1) will be dedicated to the Village and will capture stormwater from a portion of the Springs PUD, the public street rights-of-way, and the northern portion of the sellers retained land in CSM Lot #2. The basin west of Tierney Crossing and south of the PUD (CSM Out Lot #2) will also be dedicated to the Village and will capture stormwater from the Tierney Crossing extension and future development and the southern portion of CSM Lot #2.

Site amenities within the PUD will include ample open space provided throughout the community to enhance passive and active community engagement. This placement results in 11.24 acres of total open space throughout the site (Exhibit D). Compared to the site's total 22.31 acres, approximately 50.4% of the land is left open. Open space opportunities include common courtyards, picnic areas, grilling stations, pergola shaded seating, and two pet playgrounds. Pedestrian connectivity throughout the site fosters neighbor interaction and a strong sense of community.

No archaeological or historic resources were discovered. The property has been used for agricultural production and does not contain unique natural landscape features. The Team has included a DNR Endangered Resource Verification letter as a part of this package (Exhibit E).

Onsite lighting is specifically designed to meet Village ordinances and minimize any spillage of light onto adjacent properties, while also providing adequate lighting along pedestrian paths for safety throughout the community. All on-ground HVAC units are screened via landscaping, including evergreen shrubs and tall ornamental grasses that provide screening. Landscaping within the community has been designed to meet the standards set forth in the Village's ordinances and includes building foundation plantings, open space plantings, and parking lot plantings. Full landscaping and lighting plans are included within Exhibit B.

Commonalities extend throughout site signage. Typical signage includes two freestanding monument signs, one clubhouse facade sign, directional street signs, a clubhouse address ID, building address IDs, and individual unit IDs. The signage scheme reflects that of the Midwest theme carried through the residential buildings on site. Prior to the installation of any exterior signage, application and Zoning Administrator approval of a sign permit is required, with the signage consistent with that indicated in Exhibit B.

Springs at DeForest features several amenities intended to provide recreational opportunities and foster a sense of community for its future residents. Among the amenities is a 4,000+ square foot clubhouse. The clubhouse includes a large gathering room, 24-hour fitness center, kitchen, coffee bar, and resort style pool. During warm months, the garage-style door in the fitness center will be open to the pool deck for an open-air workout experience. The pool deck includes ample patio furniture with lounge space, grilling areas, and shaded seating. The clubhouse is also home to

Continental's premiere in-house community management team. The community will also feature picnic areas, a car care center, pet spa, private pet yards, and two pet playgrounds, as represented by plans and details included within Exhibit B.

The community will feature two-story residential apartment buildings with private, ground level, direct entries to each home. All residential buildings will have a max height of 40 feet—significantly less than the maximum allowed for the property. Exterior elevations provide architectural interest with varying use of architectural accents including varied rooflines, horizontal and vertical building articulation, balconies, complementary color palettes, and roof projections over each home entry. Quality, durable building materials are utilized on all residential and ancillary buildings. Home floor plans offer an open-living concept with interiors that include white or dark wood cabinetry, stainless steel appliances, granite countertops, luxury wood grain flooring, and large kitchen islands in all homes. Washers and dryers are also included in each home. Final architectural exterior elevations and color palettes for all buildings are included as Exhibit C. In concordance with the approved PDP, exterior elevation plans in Exhibit C show four different color palettes which will be used for the buildings within the development. This will create visual interest by ensuring variation between buildings. Exterior materials will include glass, fiber cement, board and baton, LAP and flat panel siding, and stone veneer near the foundations. Vinyl siding will not be used. As shown on the final architectural elevations included in Exhibit C, masonry and windows will comprise 26.3% (see calculations below) of the combined building wall area for each residential building, with fiber cement siding and doors comprising most of the remainder, except that masonry, windows and decorative materials will comprise of a minimum of 35% of the public and private road-facing elevations of residential Buildings 1-6 and 8. For the clubhouse, masonry windows and decorative materials will cover 37% of the front elevation facing Tierney Crossing and 35% of the side elevations. The calculations do not include the unit doors, garage doors, small metal roofs, column sections that don't include masonry, or the decorative metal railings on the balconies.

	MASONRY		SIDING/DOORS		WINDOWS		TOTAL	
FRONT	342 sf	7.70%	3,435 sf	77.40%	660 sf	14.90%	4,437 sf	
REAR	413 sf	9.70%	2,962 sf	69.70%	877 sf	20.60%	4,252 sf	
LEFT	84 sf	4.60%	1,404 sf	77.10%	334 sf	18.30%	1,822 sf	
RIGHT	135 sf	7.40%	1,294 sf	70.80%	399 sf	21.80%	1,828 sf	
TOTAL	974 sf	7.90%	9,095 sf	73.70%	2,270 sf	18.40%	12,339 sf	26.30%

The residential buildings utilize the NFPA 13R commercial building code. Per code, all residential buildings will have fire suppression sprinklers, while the clubhouse, garages, and ancillary structures will not be sprinkled as allowed by code.

E. Phasing Plan

The community will be constructed in a single phase with the clubhouse delivered 10 months post-groundbreaking. The first building will be completed one month after the clubhouse, with each subsequent residential building following 3-4 weeks apart. Although it will be constructed as a single phase, lease up and residents move-ins will begin as each building receives its certificate of occupancy. The anticipated construction schedule for the project is approximately 22 months,

with construction starting April 2025. This schedule is subject to change based on weather and other factors outside the developer's control.

Groundbreaking	April 2025
Clubhouse Opening	February 2026
First Building Occupancy Anticipated	March 2026
Substantial Completion	January 2027
Stabilization (high 90%'s occupied)	March 2027

F. **Permitted and Conditional Land Uses**

Each of the following land use types as defined by Chapter 15 of the DeForest Municipal Code (Zoning Ordinance) are permitted uses in the PUD area: Multiple-Family Residential, accessory support facilities (e.g., clubhouse), Home Occupations (subject to Chapter 15 rules). There are no other permitted uses or conditional uses within this PUD.

G. **Dimensional and Other Regulatory Standards**

Development standards (including dimensional/bulk regulations) in the PUD are the same as those applicable under the Chapter 15 Zoning Ordinance for developments within the Village's RM-4 Residential Mix Multi-Family Housing District, except as follows:

- The proposal includes 0.69 parking stalls per unit in a combination of attached and detached garage options, rather than the 1.0 parking per unit in attached or underbuilding garages normally required.
- The percentage of exterior building walls to be surfaced with masonry or windows is estimated at 26.3%, with most of the remainder to be surfaced with durable composite material siding. However, that percentage will be 35% for public and private road-facing frontages of residential buildings 1-6 and 8.
- Buildings 5 and 8, near the southeast corner of the PUD will have an 18-foot setback from the east lot line, which is 12 feet less than the normal 30-foot rear yard setback in the RM-4 district. (Despite the prediction in the PDP, building 2 and 3 will meet RM-4 setback requirements).

The developer does not propose any additional ordinance variations subject to final engineer review and approval.

The Zoning Administrator can approve limited adjustments from the approved Final Development Plan (FDP) without a 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. Additional FDP Standards Provided to Satisfy Conditions of the PDP Approval

As part of the previously approved PDP and PUD for Springs at DeForest, it was indicated that some items would be further detailed as part of the FDP. This section of the FDP provides such additional information, outlined as follows:

1. A plan for coordination with Police and Fire Departments in the case of incident and emergency, which includes the following components:
    a. Site Design Improvements
        i. The site plan included in Exhibits B and F incorporates feedback from the Police and Fire Departments to improve safety and access for emergency responders. The feedback includes removing a previously-envisioned gate and fence, allowing access from all sides during emergencies. Public roadways and driveway connections along the east and west borders, and a public access easement with driveways running through the center, will aid in providing emergency and protective service access. Parking areas and drive aisles have been constructed to accommodate the largest fire department vehicles. See Exhibit F for confirmation of appropriate turning radii.
        ii. The community will be served by a single central mail kiosk and a package delivery center with secure parcel lockers. Both will be on the east-west public access easement, facilitating easy access for delivery vehicles. There will be no package delivery service provided to individual units. The site plan also includes more parking than the minimum requirement to provide additional space for moving trucks.
        iii. The development team is also collaborating with the Village and Dane County on the addressing and door numbering plan for the community, which will be finalized after the FDP approval and before building permit issuance. This will ensure compliance with Village standards and facilitate navigation for emergency responders.
    b. Establish Clear Communication Channels with Village Staff
        i. The on-site staff will maintain updated contact lists for local Police and Fire Departments, including emergency and non-emergency numbers as well as emails for key contacts.
        ii. Contact information for the community, including the central office and community manager, will be provided to the Police and Fire Departments to ensure they are able to reach community staff in case of emergency, and updated when any changes occur.
        iii. On-site staff will be available and responsive when Police and Fire Department personnel contact them on protective services issues.
    c. On-Site Emergency Response Team
        i. Springs at DeForest will be fully staffed with an on-site management team consisting of a community manager, leasing associates, and maintenance personnel. Members of this team will be prepared and trained to direct Police and Fire personnel and address any community specific questions they may have.

ii. Members of the management team will also develop an emergency response plan including evacuation routes and assembly points and regular training for staff members on emergency response coordination.

d. Regular Engagement and Education of Residents on Emergency Management
   i. When new residents move in, leasing associates and community managers will educate them on safety features within their apartments and throughout the community. They may also share any relevant plans or contact information for local police and fire departments.
   ii. Community managers and other members of the on-site staff will stay in regular contact with all residents to provide any updates regarding community safety or emergency response, as needed. This provides a way for residents to share feedback on potential safety concerns.

2. Details for On-Site Management, Maintenance and Security

Effective management and long-term maintenance will be priorities for the Springs at DeForest PUD. The developer, Continental Properties, is a long-term owner operator based in Menomonee Falls, WI with over 40 years of experience in real estate development and operation. This experience, in conjunction with data and insights taken from Continental's other communities throughout Wisconsin and Dane County will lead to effective management and maintenance of the Springs at DeForest PUD. A dedicated on-site property management team, including Community Managers, Leasing Associates, and Maintenance Technicians, will ensure a well-operated community. Community Managers will oversee daily operations and serve as the main contact for residents and local staff while planning inclusive events. Leasing Associates will facilitate smooth transitions for new residents through tours and inquiries. Maintenance Technicians will handle short- and long-term maintenance, enabling quick responses to urgent requests and proactive care to prevent issues. The on-site management team will enhance security by being present during business hours, fostering relationships with residents to address safety concerns. To further improve security, the development will feature strategic lighting in parking lots, along walkways, and at unit entrance and on garages private front doors for each unit to increase visibility, and secure parcel lockers to prevent package theft. No motor vehicle parking will be permitted outside of a garage, a designated/striped surface parking space, or on public streets where permitted by village ordinance. Garbage and recycling from each unit will be collected in a single central location with multiple dumpsters and a compactor. All trash and recyclables shall be stored either inside the buildings or within the dumpster enclosure indicated on approved plans

3. Long Term Maintenance Plan and Funding Structure

Continental is committed to the long-term maintenance of the Springs at DeForest development and to ensuring there is consistent funding for that maintenance.

The maintenance plan for the community includes plans for maintenance of buildings, amenity areas and outdoor common areas, including all private streets and parking areas. These plans are outlined below:

a. Residential Buildings
    i. Building exteriors will be subject to regular inspections by on-site maintenance staff. Painting and facade repairs, including to masonry areas, are to be completed as needed to preserve the aesthetic look and feel of the community.
    ii. As residents move in and out and units are turned over, all units will be cleaned, and repairs will be made as needed to ensure a high-quality unit for the next resident. Unit turnover will also provide an opportunity to do any needed long-term maintenance while units are unoccupied, to minimize disruption to the lives of residents.
b. Community Amenities
    i. The community clubhouse and residential buildings are maintained similarly, with regular repairs and painting for the exterior and inspections and repairs for mechanical systems as needed to ensure their continued operation.
    ii. The pool will be drained each fall, winterized, and then fully cleaned each spring before it reopens for the summer to ensure proper maintenance and a long lifespan for the pool systems and provide a clean and safe pool experience for residents.
c. Outdoor Common Space, Including Private Drives and Parking Areas
    i. Landscape plantings in outdoor common areas, as shown on the full landscape plans included within Exhibit B, were designed with ease of maintenance in mind. In choosing plants that require minimal long-term maintenance, staff will have the capacity to prioritize other more intensive maintenance projects which would have been more difficult otherwise. Seasonal landscape maintenance will be performed to ensure plants and trees and prepared for the winter and spring seasons to help them survive to maturity.
    ii. Maintenance staff is responsible for the proper care and maintenance of all hardscape areas, parking areas and private drives and the east-west private road. Maintenance staff will be responsible for contracting or performing snow removal on site. Space has been set aside within the development for snow storage, as reflected on the landscape plan in Exhibit B. The Springs at DeForest community will offer pre-winter training for our northern climates for salt application on sidewalks. Specifically for new concrete we utilize a 50/50 salt/sand mix to not disrupt the curing process of new concrete and cause pitting/spalling due to improper salt application.
    iii. This long-term maintenance plan will receive funding from multiple sources. The main source for maintenance funding will be from the community's annual operating budget. This would include all provisions for regular maintenance, including the items indicated in the above maintenance plan. Larger maintenance or replacement expenditures that may occur and are not part of the annual operating budget may be funded from a Capital Reserve Fund.

Exhibit A: CSM

Exhibit B: Site, Engineering, Landscape, Lighting, and Signage Plans and Details

Exhibit C: Exterior Elevations and Related Information

Exhibit D: Open Space

Exhibit E: Department of Natural Resource Environmental Resource Review

Exhibit F: Fire Safety