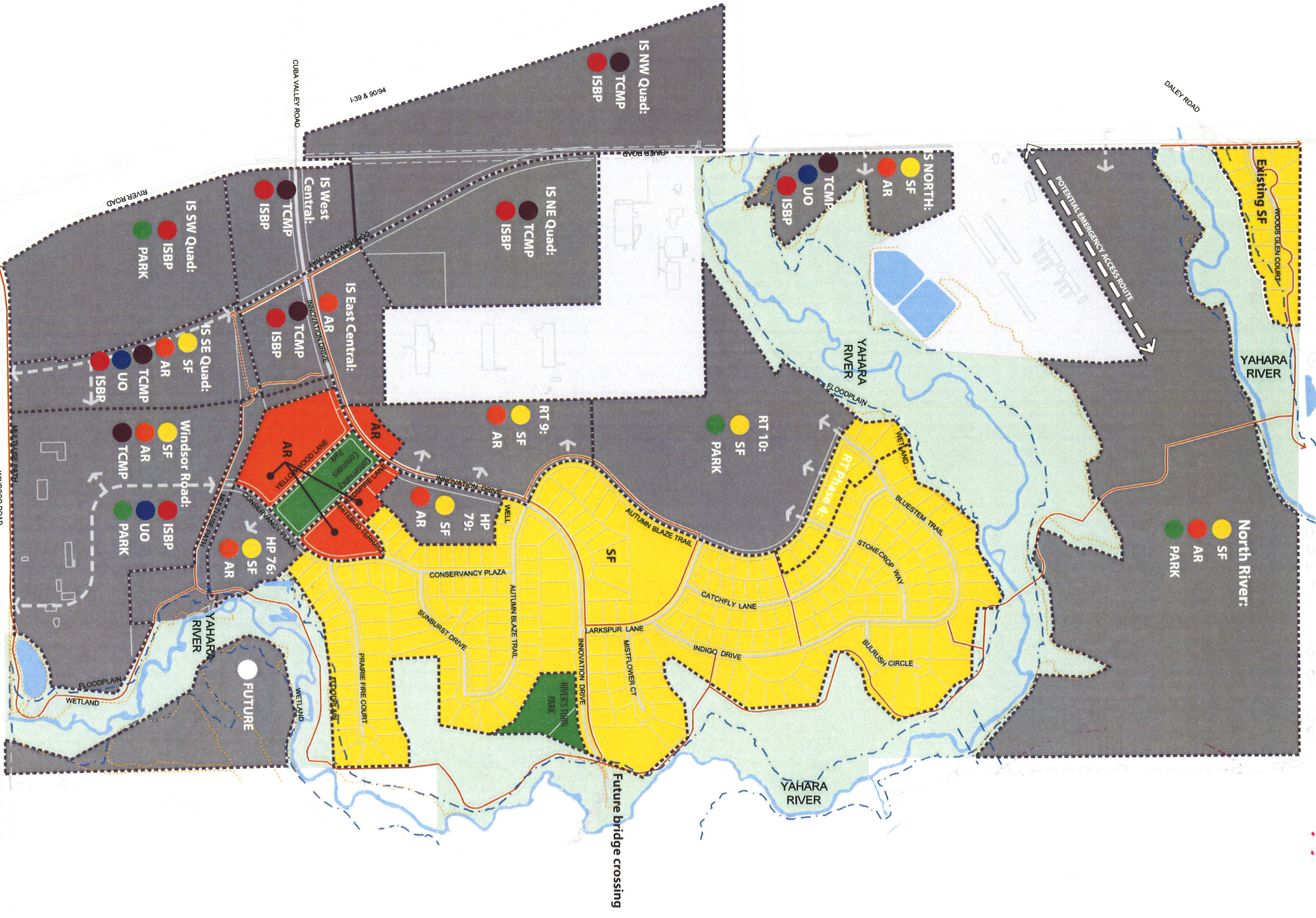


# MAP 2: DEVELOPMENT PLAN MAP

## CONSERVANCY PLACE



ABBREVIATIONS:  
IS: INNOVATION SPRINGS  
HP: HAWTHORN POINT  
RT: RIVERS TURN

- LEGEND**
- EXISTING ROAD
  - CONCEPTUAL ROAD CONNECTION\*
  - EXISTING MULTITUDE TRAIL
  - CONCEPTUAL MULTITUDE TRAIL\*
  - EXISTING WETLAND BOUNDARY
  - EXISTING FLOODPLAIN BOUNDARY
  - UPPER YAHARA RIVER CORRIDOR\*\*
  - OWNED BY ABS\*\*
  - VARIABLE PUD ZONING DISTRICTS POSSIBLE
  - ZONING SET AS OF APRIL 2017
  - SF: SINGLE FAMILY HOMES
  - AR: ATTACHED RESIDENTIAL
  - AR: ATTACHED RESIDENTIAL
  - SF: SINGLE FAMILY HOMES
  - TCMP: TOWN CENTER MARKET PLACE
  - UO: URBAN OFFICE
  - ISBP: INNOVATION SPRINGS BUSINESS PARK
  - PARK/RECREATION
  - SF: SINGLE FAMILY HOMES
  - AR: ATTACHED RESIDENTIAL
  - TCMP: TOWN CENTER MARKET PLACE
  - UO: URBAN OFFICE
  - ISBP: INNOVATION SPRINGS BUSINESS PARK
  - PARK/RECREATION

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



# CONSERVANCY PLACE

*Building Community, Respecting Nature*

## RESIDENTIAL DISTRICTS

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

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

**Table 1: Maximum Project Unit Count**

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

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

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

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

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

## SINGLE FAMILY (SF) RESIDENTIAL DISTRICTS

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

## ATTACHED RESIDENTIAL (AR) DISTRICTS

### Attached Residential Districts include:

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

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



# CONSERVANCY PLACE

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

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

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