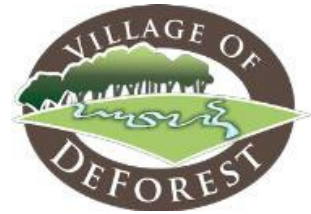


**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 28, 2026 6:00 PM
DEFOREST COMMONS
120 S. STEVENSON STREET**



AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/81372977818?pwd=2s3aiJWqbs04OL7bJ4H5VITvqdNwcl.1>

Meeting ID: 813 7297 7818

Passcode: 039113

One tap mobile

+13126266799,,81372977818# US (Chicago)

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Approval of Minutes

May 26, 2026

[PZ Minutes 5.26.2026 NOT APPROVED.pdf](#)

June 8, 2026

[PZ Minutes 6.8.2026 NOT APPROVED.pdf](#)

June 23, 2026

[PZ Minutes Not Approved 6.23.2026.pdf](#)

4. General Public Appearances (Appearances under this section shall be regarding items not on the agenda)**

5. Action/Recommendation

5.1 Request from DMK Development Group for a conditional use permit and a Planned Unit Development (PUD) Final Development Plan to enable an "Institutional Residential" use (senior living community) on 6.53 acres including all of parcels 0910-302-2562-1 and 0910-302-2551-1, and portions of parcels 0909-254-8130-1 and 0910-193-9230-1; and a two-lot Certified Survey Map to divide that 6.53 acre lot from the balance of these parcels; located west of River Road and north of Innovation Drive within the Conservancy Place PUD.

5.1.1 Presentations

5.1.2 Public Hearing/Appearances

5.1.1 Commission Discussion and Possible Action

[PHN - DMK Senior Living CUP](#)

[Staff Report - DMK Senior CUP FDP CSM_7.23.2026](#)

[20260716 Vierbicher DMK Review Comments](#)

P&Z Res 2026-908 DMK Senior Living CUP FDP CSM
Exhibit A_20260721 DMK CSM
20260615 Conditional Use Narrative_Operating Plan (DMK Senior Living)
20260615 Applicant Response to CUP Criteria (DMK Senior Living)
20260615 PUD Final Development Plan Narrative (DMK Senior Living)
20260706 Highway Traffic Noise Study Deferral Request (DMK Senior Living)
20260721 Request for Parking Reduction
20260706 Emergency Services and Security Plan (DMK Senior Living)
20260703 Architectural Plan Set inc Dumpster Enc (DMK Senior Living)
20260720 Site Engineering Landscape Lighting Plan Set (DMK Senior Living)

5.2 Request from Lennar Corporation and Elaine Erickson for amendments to the Planned Unit Development (PUD) Final Development Plan for Heritage Gardens at Erickson Farms to facilitate single-family residential development over the 63.3-acre southern Phase 5E and 1W areas of that PUD and make other adjustments, with the PUD generally located south of Vinburn Road and west of North Towne Road.

5.2.1 Presentations

5.2.2 Public Appearances

5.2.3 Commission Discussion and Possible Action

Staff Report - Heritage Gardens Amended FDP and
Replat_7.22.26 2026-07-23 Lennar Heritage Review Comments
PZ Res 2026-909 - Heritage Gardens Amended FDP
Exhibit A to FDP Resolution_20260713 Heritage Gardens Amended
FDP Exhibit B to FDP Resolution_Amendments to Housing Variety
Exhibit 20260714 Architectural Package_Lennar Heritage Gardens

5.3 Request from Lennar Corporation for approval of a preliminary and final plat for Heritage Gardens at Erickson Farms Replat 3, additional easements within the Heritage Gardens at Erickson Farms Replat 2 area, and drainage easement release in the Replat 3 area, generally located south of Vinburn Road and west of North Towne Road.

5.3.1 Presentations

5.3.2 Public Appearances

5.3.3 Commission Discussion and Possible Recommendation

Ord 2026-____ Preliminary and Final Plat of Heritage Gardens Replat 3
Exhibit A to Ordinance_20260702 Preliminary Plat_Heritage Gardens Replat 2
Exhibit B to Ordinance_20260713 Final Plat_Heritage Gardens Replat 3
20260714 Architectural Package_Lennar Heritage Gardens
20260706 New and Released Easements_Heritage Gardens Replat 2 and 3
20260714 Declaration of Restrictive Covenants for Heritage Gardens II-v3

6. Presentation/Discussion

6.1 Annual Review of DeForest Comprehensive Plan Initiatives and Metrics
Comprehensive Plan Annual Assessment Packet

7. Any Other Business That Lawfully Comes Before the Planning and Zoning Commission

- 7.1 Chair's Report
- 7.2. Staff Report
- 7.3. Site Plan Approvals
- 7.4. CSM Approvals
- 7.5. Development Process and Enforcement Suggestions
- 7.6. Next Meeting Date: August 25, 2026

8. Adjourn

*Please note that while the option to attend the meeting virtually is provided for convenience, it is subject to technical interruptions beyond the Village's control. In- person attendance is recommended to avoid the possibility of missing all or any part of the meeting.

**When attending meetings via Zoom, participants will be allowed to unmute and show their video when it is their time to speak during Public Appearances. When they are finished with allotted time, their microphones will be muted, and cameras turned off. It is recommended that participants wishing to speak before the Commission turn in a Public Appearance form to the Village Zoning Administrator by 3:00pm the day of the meeting. Public Appearance form can be found on the Village's website.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials to be in accessible location or format must contact the DeForest Municipal Center at 846-6751, 120 S. Stevenson Street by 2 PM the Friday prior to the meeting so any necessary arrangements can be made to accommodate each request. A quorum of members of other Village governmental bodies (boards, commissions, committees) may attend the above noticed meeting in order to gather information. The only action to be taken will be by the Planning and Zoning Commission Wisconsin State Statutes require all agendas for Committee, Commission or Board meetings be posted, in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting.

POSTED: DeForest Village Hall WWW.DEFORESTWI.GOV