

# BELLE FARM

an eco/agri/wellness neighborhood

**DESIGN GUIDELINES BOOK - SINGLE FAMILY HOMES**

Following are the Design Guidelines for Belle Farm. The intention of these guidelines is to provide for an exceptional living and visiting experience, with each home serving both the private and the public realm. We are choosing high quality over high square footage. We are choosing an approach that is not disposable, not temporary—instead, built to last and delight.

The Design Review Board will oversee these guidelines and work closely with the homeowner, architect and builder throughout the design and build process.

These guidelines are intended to inform decisions at every stage of the process and we ask designers, builders and residents to produce work that is in the spirit of this document.

The Design Review Board will oversee the design and construction process, using this document as their guide. Final design approval and well-reasoned exceptions will be granted solely by the Developer.

Important: Yes, we have design guidelines to follow, but Belle Farm is not intended to be a one-note community. We value architectural variety and cannot wait to see your design.

# PREFACE

Belle Farm, Place and Philosophy

Belle Farm is a new kind of residential community in Middleton, Wisconsin focused on physical and mental wellbeing and a deep respect for the earth.

Preserving 50% open space and overlooking Graber Pond, the neighborhood was designed to allow residents to connect with nature and neighbors, to live and to thrive, and to feel delight around every corner.

Belle Farm will include a wide mix of housing types, neighborhood-focused businesses and stunning architecture. Thoughtful land use, including compact development and a walkable community will create ample opportunities for time outside, physical activity and a sense of peace.

# DESIGN GUIDELINES

- ARCHITECTURAL CRITERIA
- RESILIENCE/SUSTAINABILITY CRITERIA

# ARCHITECTURAL CRITERIA

- Roof
- Siding
- Porches
- Alleys/ADUs
- Color
- Lot Conditions
- Simplicity/Less Is More



# ROOF MATERIAL OPTIONS

- Metal
- Cedar Shake
- Slate
- Clay
- Green Roof

## Siding—Singularity in material.

Architecturally, we prefer structures committed to one exterior material. The simplicity and clarity of this approach creates timeless, elegant buildings that dance beautifully with each other and with nature.

We prefer great architectural form in lieu of cosmetic techniques like banding, multiple siding materials, multiple siding colors, over-trimming.

If there is more than one structure on a lot (garages, etc) each structure can have a distinct material if desired.

# SIDING MATERIAL OPTIONS

Choose one:

- Brick
- Stone
- Stucco
- Wood
- Hardie (or comparable)
- Metal (in some circumstances)



# PORCHES

- Ample and functional front porches will be an important aspect of the lifestyle and community at Belle Farm and will play out somewhat differently for each housing product.
- Follow porch requirements on Lot Condition Report for depth and width requirements.
- If there are stairs to the porch, consider the importance of that feature and maximize the opportunity.
- Understand that 'front' may mean different things on different lots. For example, the Nest Homes may have front porches facing a central green versus the street. See Lot Condition Report for porch location.
- Given their settings, Custom and Estate homes have the ability to opt in or out of a porch.

# ALLEYS

- Creating streetscapes with garages and ADUs.
- Immense design care/consideration put into how the property affects the streetscape of the alley.
- The alleys/private drives will look and feel awesome at Belle Farm. A treasure. A place people enjoy spending time and are happy to discover.

# COLOR

- We believe that great architectural design and single material siding opens the door for a wider array of color expressions. And, we are not looking to create a one-note neighborhood that is locked into a strict color palette.
- The Design Review Committee will gladly review siding material/door color/paint submissions and make contextual recommendations or approvals.
- We ask owners to submit neutral roof colors. Exceptions may be made for exceptional designs.

# RULES OF THUMB

- **Less is More**

When it comes to architecture, we lean toward a less is more philosophy—we encourage thoughtful designs that lean toward simplicity, clean lines and single materials.

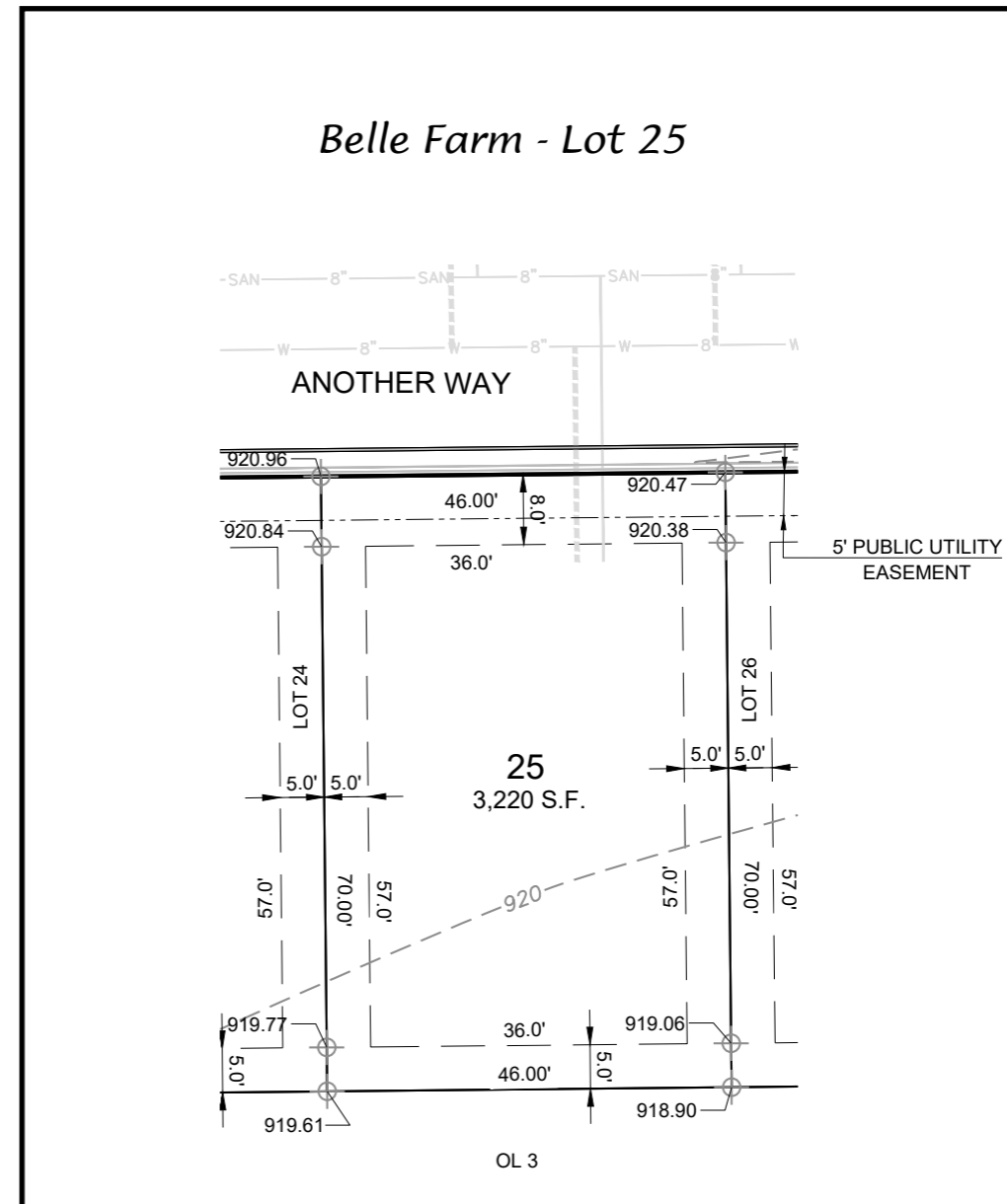
- **Avoid trends.** Choose timeless.

- **Avoid suburban vibes/detailing.**

- **The Design Review Committee** will help guide owners through the process.

# LOT CONDITION REPORTS

Be sure to request and reference your specific Lot Condition Report during the design process.





# RESILIENCE/SUSTAINABILITY CRITERIA

# PHILOSOPHY

Belle Farm will build homes that can better weather the weather. Geothermal, solar, and high performance design are all crucial elements that will help us become more self-sufficient, more resilient and tread lighter.

## **Homes will be Net Zero and designed to:**

- Minimize indoor temperature swings (despite exterior temperature conditions).
- Reduce susceptibility to power outages.
- Minimize reliance on supply and pricing of fossil fuels.
- Reduce erosion, soil depletion and run-off.
- Minimize impact.

### **Geothermal**

Homes within Belle Farm use Geothermal for heating and cooling — thus decreasing energy costs as well as reliance on the grid and fossil fuels.

### **Solar**

Each home within Belle Farm will have roof solar installations on house or garage — with enough panels to power a comparable sized home.

### **Passive Design Elements**

To better maintain temperature and comfort — homes will include triple pane windows, continuous insulation and ERVs.

### **EV and Battery Ready**

Homes built within Belle Farm will have electrical systems designed to support EV readiness and home battery storage readiness.

### **No Gas Appliances**

Belle Farm is an electrified neighborhood. No gas lines will be run to single family lots.

### **Deep Rooted Native Plants**

To reduce run-off, sequester carbon, offer habitat, and enrich the soil— front and side yards will be planted with deep rooted native plants and flowers versus traditional grass lawns. Front and side yards will be maintained by HOA.

### **Rain barrels/rain gardens/cistern.**

Homes will incorporate one or more of these strategies to reduce run-off, reduce erosion and manage water.

### **Permeable Pavers or Pavement**

Homes built within Belle Farm will use permeable pavers or permeable pavement on driveways and walkways—to reduce run-off and manage water.

BELLE FARM

HOUSING TYPES

We believe in architectural diversity. That it keeps a place alive and enchanting. The following are housing types you will find at Belle Farm, each chosen to work with the land and with each other. Each chosen because they are stunners. Even within a style, each home will have its own essence. The threads that tie each to the other will be breathtaking design, quality and respect for the earth. *All house sizes below are approximate.*

# COTTAGES

Approx. 1500 - 3000 sq. ft. + ADU

*Cottages at Belle Farm are delightful 1-2 story homes featuring large, functional front porch areas to amplify time outside and opportunities for community with neighbors. Timeless materials and thoughtful layouts create the most wonderful place to thrive.*

*Cottages have backyard two-car garages with a bonus apartment over the garage. Garages can be attached or detached.*



# CHICAGO ROW HOMES

Approx. 2800 - 3200 sq. ft. + ADU

*Chicago Row Houses at Belle farm are elegant, three-story, standalone homes inspired by historical neighborhoods in cities like Chicago, New York and New Orleans. Made of brick, stone or stucco, our version includes a striking and unexpectedly deep, covered front porch area.*

*Chicago Row Houses have an attached two-car garage with a bonus apartment over the garage.*

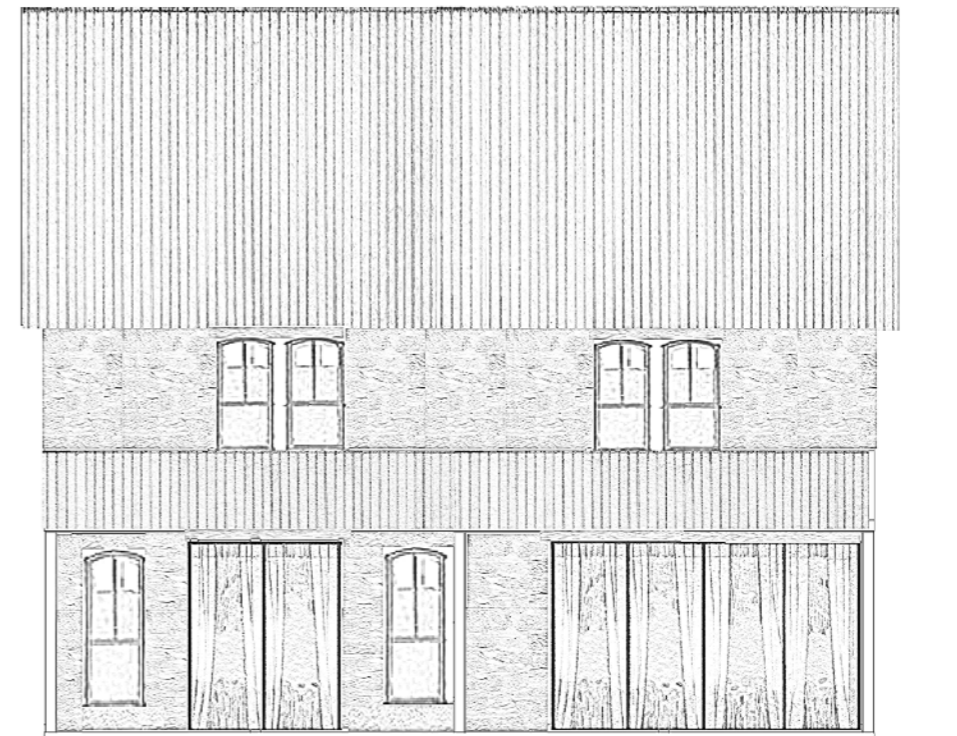


# NEST HOMES

Approx. 1000 - 2400 sq. ft. + ADU

*Nestled around a lovely green, our Nest Homes have a touch of cabin to them...natural materials, screened porches, simple but high functioning design. Nest lots are close to the action of Belle Farm (coffee, gym, yoga, pool) but tucked just enough away to experience the moment to moment beauty of nature. Everyday will feel like vacation in the nest.*

*Nest Homes have two-car garages with an opportunity for a bonus apartment space.*





# SHOTGUN HOMES

Approx. 1200-1300 sq. ft.

*Who says you cannot live beautifully on a smaller footprint? A contemporary play on turn-of-the-century southern vernacular shotgun homes, these cozy and light-filled standalone homes are a joy. Inspiring interior design, small front porches, back upper decks and secluded side yard seating allows for both privacy and opportunities to connect.*

*Shotguns have attached two-car garages.*

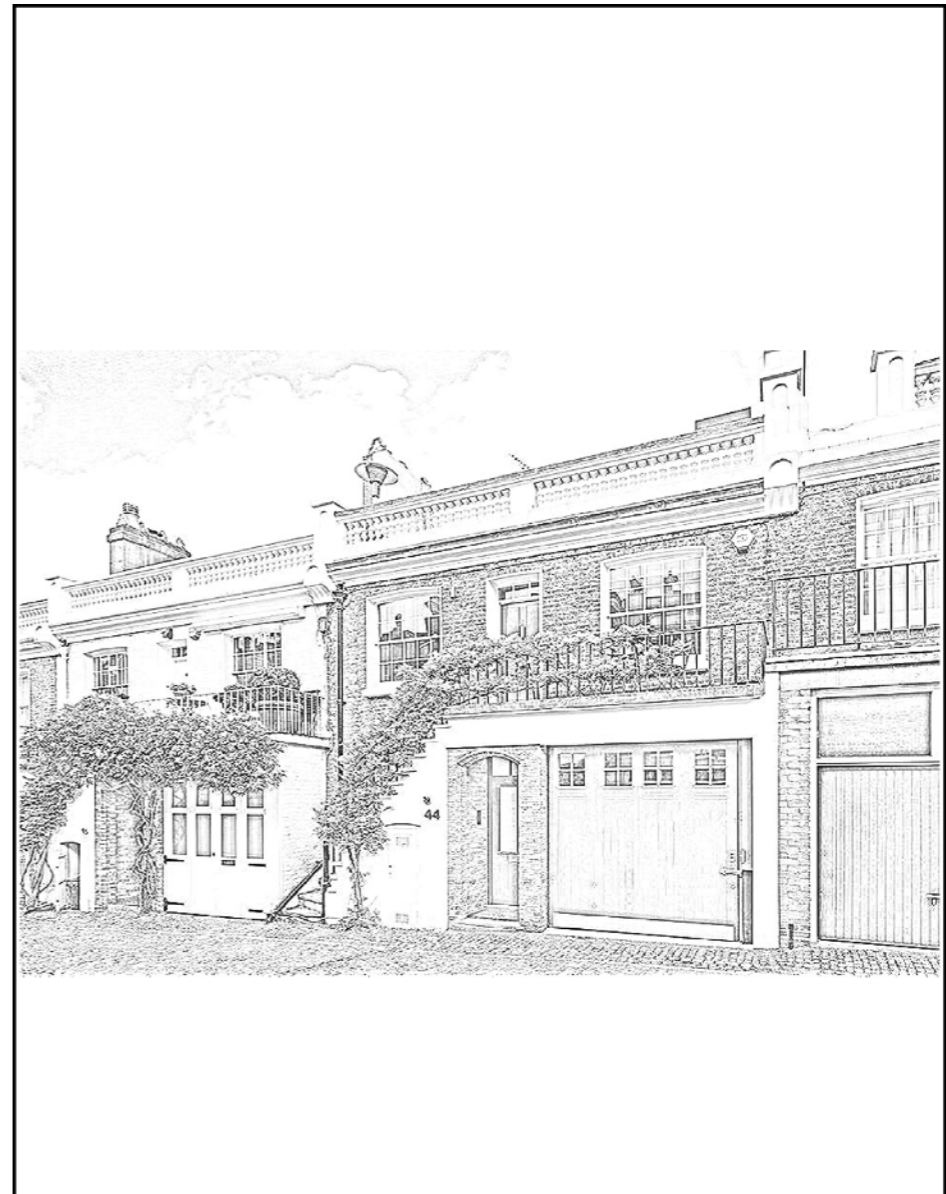


# LONDON MEWS

Approx. 1800 sq. ft.

*The London Mews at Belle Farm will make you smile. Informed by the historic and coveted mews in London, these attached homes are another example that you can live large in a small space. Owners can choose layouts that allow for 1200-1500 square feet of living space with the option to carve out a 300-600 square foot bonus apartment or design all 1800 square feet as a single living unit.*

*London Mews have two-car garages.*

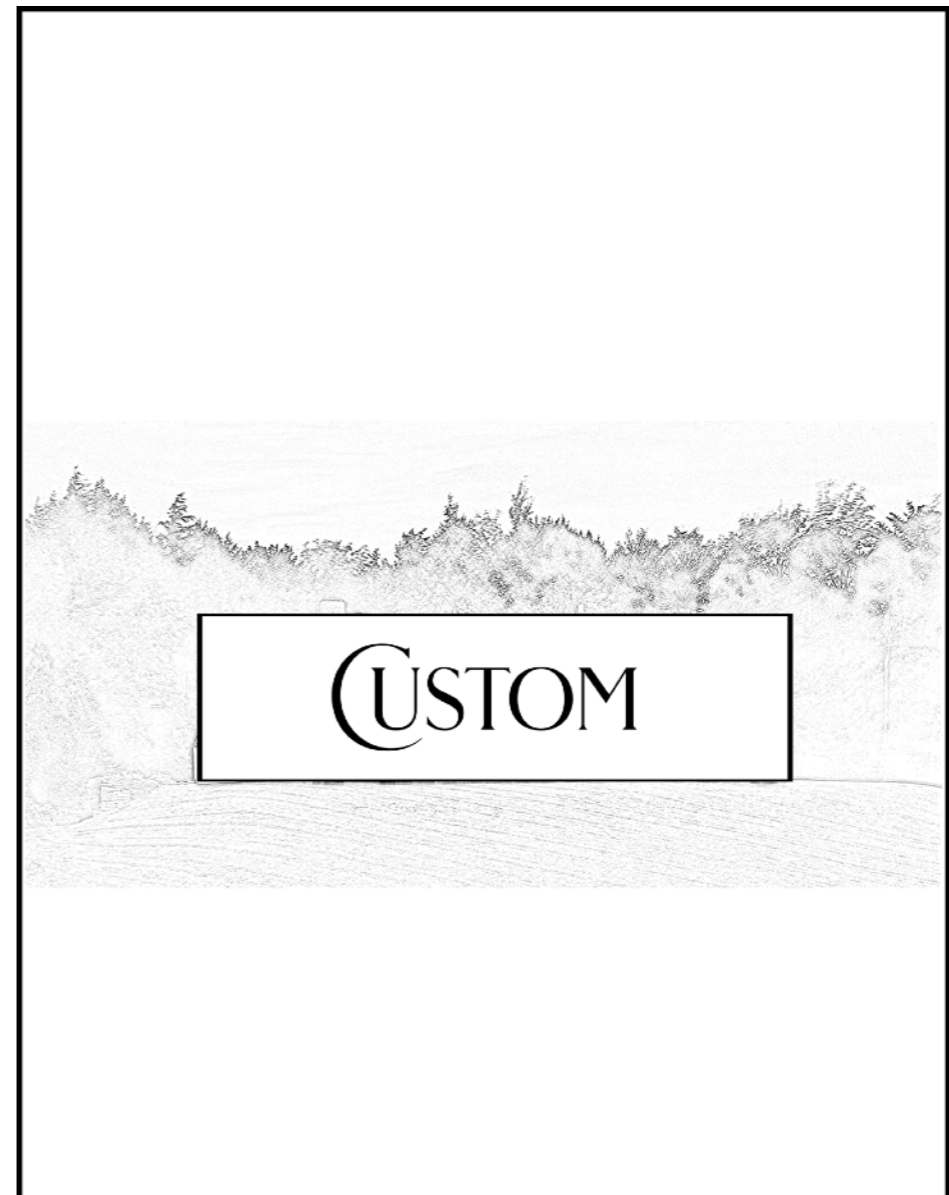


# CUSTOM HOMES

Approx. Up to 3000 sq. ft. + ADU

*Belle Farm custom lots are on the edge of neighborhood and nature and allow for a custom build.*

*Custom Lots also have the opportunity to build an onsite ADU.*



# DESIGN REVIEW PROCESS

1) Designed Homes 2) Custom Homes

# DESIGNED HOMES

For all lots labeled Chicago Row, Nest, Cottage, London Mews, Townhome, or Shotgun:

- **STEP 1** Initial meeting to review current schematic design.
- **STEP 2** Owner works with their builder to determine if changes to the interior layout are desired.
- **STEP 3** The intent is for the exterior to follow the schematic design. Any requested changes to the exterior must comply with Belle Farm's Design Guidelines and needs to be reviewed and approved by the Design Review Board — such review of requested changes will be at a rate of \$150/hour.
- **STEP 4** Construction Docs Review
- **STEP 5** Foundation Stakeout Inspection
- **STEP 6** Post Construction Inspection

Contact the **Design Review Board** for the required submission form and supporting documents needed for each step.



# CUSTOM HOMES

For all lots labeled Custom Homes:

- **Step 1** Predesign Meeting
- **Step 2** Conceptual/Schematic Design Review
- **Step 3** Final Design Review
- **Step 4** Construction Documents Review
- **Step 5** Foundation Stakeout Inspection
- **Step 6** Post Construction Inspection

Contact the **Design Review Board** for the required submission form and supporting documents needed for each step.

*Need design help? We can point you to architects and builders.*

# DESIGN REVIEW FEES

## DESIGNED HOMES

- Initial Schematic Review Meeting — Free
- Exterior Change Requests — \$150/hour Review Fee (Form H)
- Construction Documents Review, Foundation Stakeout Inspection and Post Construction Inspection — \$750 (Form C, D and E)
- *Change During Construction — \$250 per Changes Related to Design Criteria (Form F)*
- *Post Occupancy Change Application — \$250 (Form G)*

## CUSTOM HOMES

- Predesign Meeting — Free
- Conceptual/Schematic Review — \$500 (Form A)
- Final Design Review — \$250 (Form B)
- Construction Documents Review, Foundation Stakeout Inspection and Post Construction Inspection — \$750 (Form C, D and E)