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Dan Green

TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, March 2, 2021, 6:30 p.m.

Town of Delafield Town Hall W302 N1254 Maple Avenue, Delafield, WI 53018

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of February 18, 2021.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Review and discussion of the Thomas Farm Planned Development District Ordinance
6. Discussion: None
7. Announcements and Planning Items: Next meeting date: March 16, 2021- Joint Plan Commission and Town Board Public Hearing for the Thomas Farm Planned Development District Ordinance followed by a Plan Commission meeting to consider ordinance modifications and recommendation of the ordinance to the Town Board.
8. Adjournment

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town Clerk Dan Green (262) 646-2398.

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 18, 2021, 6:30 P.M.**

First order of business: Call to Order and Pledge of Allegiance

Ron Troy called the meeting to order at 6:30 p.m. and led all in the Pledge of Allegiance.

Members present: Supervisor Kranick, Commissioner Diderrich, Commissioner Dickenson, Commissioner Frank, and Town Chairman Troy. Plan Commission Chairman Fitzgerald was excused.

Also present: Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

Second order of business: Approval of the minutes of January 19, 2021.

Motion made by Commissioner Frank to approve the January 19, 2021 Plan Commission minutes as presented. Seconded by Supervisor Kranick. Motion passed 5-0.

Third order of business: Communications (for discussion and possible action): None

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

- A. Gerald and Tricia Tetzlaff, N41 W28088 Glacier Road, Re: Consideration and possible action on Certified Survey Map to reconfigure land at N41 W28088 Glacier Road and N41 W28010 Ishpaton Lane from 3 lots to 2 lots.

Engineer Barbeau explained this request is to reconfigure 3 lots into 2, with access on Glacier Road and Ishpaton Lane in Pewaukee. He explained that currently one of the three parcels is landlocked, and this reconfiguration would solve that issue. He stated there are still some technical corrections that need to be made, and the motion should reflect that.

Tricia Tetzlaff, N41W28088 Glacier Road, stated she is one of the property owners, and her father is the other. She explained the lot reconfiguration would be of mutual benefit to both parties. Engineer Barbeau explained that the original CSM showed an easement which is not reflected on the new CSM. Ms. Tetzlaff stated she was hoping to remove that easement, as Glacier Road is no longer a County Road. There is no longer a shared drive between her and her neighbor. Engineer Barbeau explained there are other steps that will need to be taken, to remove that easement.

Motion by Supervisor Kranick to recommend to the Town Board approval of a Certified Survey Map to reconfigure land at N41 W28088 Glacier Road and N41 W28010 Ishpaton Lane from 3 lots to 2 lots, subject to the technical corrections from the Town Engineer. Seconded by Commissioner Dickenson. Motion passed 5-0.

- B. Wisconsin Hero Outdoors, Inc. Consideration and possible action on a request for a site plan and plan of operation approval for Wisconsin Hero Outdoors to use the former fire station building located at W329 S690 Kettle Moraine Drive (CTH C) for storage of recreational equipment and gatherings for training, operational and administrative functions.

Engineer Barbeau introduced the application to the Town Board and gave background on the Fire Station, including review of a conditional use permit that was granted in 1976. He explained that instead of going through a rezone from A-2, he suggested that if the commission allows the proposed use, it will operate

under the same conditional use that was originally granted. The Plan Commission would need to review and approve the site plan. The original conditional use allows for storing equipment, training, administrative use and gatherings. The applicants are looking to stay consistent with this use. They have proposed some changes to the inside of the building, but nothing substantial that will change the use.

Eric Falkner, Executive Director of Wisconsin Heroes Outdoors, explained he has been a resident in the Town for a decade. He explained some of the challenges that face Wisconsin veterans and reviewed statistics with the commission. He explained that the proposed location for their headquarters, would help to deepen their roots in the local area and Waukesha County.

Chairman Troy thought the mission statement of the organization and the use of the facility fits the existing conditional use. Supervisor Kranick stated he thought it was a good fit to replace a fire station. The Commission asked that the applicant explain their plan of operation and a typical day for their organization.

Mr. Faulkner explained that the National Guard reaches out to set up an event, which triggers a meeting to set up a game plan, including what staff and equipment are needed. Those events take place off-site, and the fire station would act as a dispatch center for equipment and staff. Engineer noted that their plan of operation states they will occasionally have gatherings for training functions on location. Mr. Faulkner explained that they may have small groups of trainings for various pieces of equipment that they use. Tammy Sawyer added that they may potentially host meetings with potential donors and sponsors. They also may utilize the conference rooms to develop operational plans.

Chairman Troy questioned the use of outside storage and asked that the proposed trailer be kept behind the building, out of sight from HWY C. He also questioned the 24-hour operation. Mr. Faulkner explained that occasionally they arrive back from an event later in the evening and would like the flexibility of returning equipment. The commission discussed nuisance hunting, which will still be allowed by the applicant, and the installation of an American Flag, which will be lit with lumens facing up and away from the road.

Engineer Barbeau mentioned the storage of gasoline not being an issue, if the fire department was made aware of that. He asked if events will be occurring on site every day. Mr. Faulkner stated it depends, but he expects events to occur often. He explained that the fire department was intended to be a pass through of equipment coming and going, and generally this use would be the same concept.

Tammy Sawyer explained part of the reason they wanted this facility is to have a home base. She stated she does not foresee the public coming to the facility but used for staff only. Chairman Troy questioned if the maximum number of employees on the plan of operation, was enough for their needs. He asked if there was another number the applicant would feel more comfortable with. The applicant stated 6 employees would be a better number than 2, as originally noted.

Ms. Sawyer reviewed some examples of events they may have at the facility, which would bring in small groups of people. The commission felt a maximum number of participants for these onsite events should be placed on the plan of operation. The number the commission and applicant felt comfortable with was 45. Ms. Sawyer also explained the organization may want to hold a ribbon cutting ceremony, which would be a one-time event that may bring in more people. They would ensure no parking was along HWY C and suggested off-site parking for such an event.

Supervisor Kranick stated he thought the operation was a good thing for the community and explained the

board will need to review and approve a lease agreement. The applicant explained that they have a deadline of June 30, 2021 to utilize their grant money for their operation.

Motion by Supervisor Kranick to approve the modified plan of operation for Wisconsin Hero Outdoors to use the former fire station building located at W329 S690 Kettle Moraine Drive (CTH C) for storage of recreational equipment and gatherings for training, operational and administrative functions, with the following changes:

- 1. Limit gatherings to 45 people unless applicant notifies the Town, County Sheriff and Fire Department two weeks prior to event.*
- 2. Notify the Fire Department of gasoline storage inside the building*
- 3. Restrict outside storage to behind the building*
- 4. Allow 6 fulltime employees on site*

Seconded by Commissioner Frank. Motion passed 5-0.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: The next meeting date March 2, 2021 at 6:30 PM.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the February 18, 2021 Plan Commission meeting at 7:24 p.m. Seconded by Commissioner Frank. Motion passed 5-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Draft Revised 2/23/21

SECTION 17.04(5)(R) THOMAS FARM PLANNED DEVELOPMENT DISTRICT

1. STATEMENT OF INTENT

This district is intended to accommodate the development of an attractive mixed use neighborhood that complements the surrounding area. The District provides opportunities for the development of a variety of residential, senior living, office and open space uses in a cohesive environment. A heightened level of planning is required, including but not limited to, open space requirements, design standards and landscaping to ensure an attractive development. The district is intended to achieve the following:

- Provide for mixed residential, senior living and office uses in an attractive, integrated environment which is complimentary to the surroundings.
- Preserve the natural environment by conserving environmental corridor areas, wetlands and tree lines designated for preservation as depicted upon Map 2.
- Provide for landscape buffers along Glen Cove Rd., Elmhurst Rd. and Golf Rd. to ensure harmony with surrounding neighborhoods
- Provide for a trail network that links existing neighborhoods, individual development sites and the Lake Country Trail.
- Mitigate traffic impacts by splitting access between both local roads and the county trunk highway system.
- Provide a heightened level of site design and connectivity between development sites.
- Provide a broad range of potential living unit options that will accommodate residents of varying ages.

2. APPLICABILITY

This district is available to be applied solely to the Thomas Farm which is comprised of approximately 152 acres. The Thomas Farm boundaries are depicted on Map 1. The lands are located north of C.T.H. "DR", east of Glen Cove Rd., west of Elmhurst Rd. and generally south of the Lake Country Trail. Prior to the Planned Development District designation being applied to any lands, the lands must be rezoned to the Thomas Farm Planned Development District and a General Development Plan must be approved subject to the procedural requirements of Section 17.04(5)(R)(3).

The Waukesha County Shoreland and Floodland Protection Ordinance governs any lands within 300' of a navigable stream, 1,000' from a lake or public pond or to the full extent of the floodplain, if a greater distance.

3. PROCEDURE

- a. Pre-petition meeting: Prior to submitting a petition for rezoning to the Thomas Farm Planned Development District, the applicant shall meet with Town and County staff to discuss a concept plan.
- b. Rezone petition- General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town and County for a rezone to the Thomas Farm Planned Development District. The application shall include GDP materials as specified below.

The GDP shall include the following information that shall be reviewed and approved by the Town Plan Commission and Board and Waukesha County:

- 1) A master development plan for the entire Thomas Farm Planned Development District must be presented. Because Zone 1 will be limited to single family low density use only, Zone 1 may be developed without compliance with Items 3-7 and 9 below. All open space and natural resource requirements for Zone 1 shall be adhered to if Zone 1 is developed before an overall master development plan is approved.
- 2) An open space and natural resource protection plan must be presented that complies with Section 10.
- 3) A traffic impact analysis must be submitted to the Waukesha County Department of Public Works and Town Engineer for review and approval.
- 4) A road access plan shall be provided that shows access points to Golf Road, Elmhurst Road and Glen Cove Road. Access points shall be sited in a manner to ensure safety with consideration of site distance and intersection spacing. The road network shall provide expedient access to higher intensity uses from Golf Road to the greatest degree practicable in order to minimize traffic impacts to Elmhurst Road and Glen Cove Road. The road plan shall provide for logical connections to future development phases.
- 5) Adequate sewer capacity must be demonstrated. All development shall be served by public sewer. Written documentation shall be submitted by the Lake Pewaukee Sanitary District documenting that the development can be successfully served by municipal sewer.
- 6) All State well code and groundwater supply provisions shall be complied with by the developer. The Southeastern Wisconsin Regional Planning Commission and State Department of Natural Resources shall be consulted with regards to anticipated water table impacts of any planned private water supply. Adequate water supply must be demonstrated. The developer must demonstrate that a private water supply will not adversely affect private wells in the area or natural resources. Alternative water sources may be considered by the Town Plan Commission and Board and the County Zoning Administrator.
- 7) A preliminary stormwater plan must be reviewed and approved by the Waukesha County Land Resources Division for any phases of the project that will be brought forward in conjunction with the rezone request. The plan shall show which development phases are expected to be served by on-site stormwater facilities along with those anticipated to be served by shared stormwater facilities.
- 8) A bike and pedestrian plan shall be provided. The plan must include a west connection to Brookstone Circle and a northeast connection to the Lake Country Trail. Trail segments shall be constructed in conjunction with the development of the respective development phase and shall connect to existing or future adjacent phases. Individual phases of the project shall provide connections to the main planned trail artery that will generally connect the neighborhoods to the west and the Lake Country Trail to the northeast. It is recommended that sidewalks be considered on a minimum of one side of all internal roadways. Where a pathway provides the same movement opportunity, a pathway may substitute for a sidewalk.
- 9) The Town Plan Commission and Board and the Waukesha County Zoning Administrator shall determine active recreation space requirements. An active recreation area that is a minimum of 0.5 acres in area, such as a small neighborhood pocket park, would be desirable and may be required based upon the nature and intensity of the proposed uses. The Town Plan Commission and Board and County Zoning Administrator shall be consulted to determine the location, size, components, ownership and maintenance of the recreation area. The recreation area may be located within a designated natural resource protection area, provided that a tree inventory is provided to demonstrate that the disturbance will not unduly harm mature trees.

c. Specific Development Plan

If rezoning and a General Development Plan have been approved, an application for Specific Development Plan approval shall accompany a Site Plan application. The Town Plan Commission and Board and the County Zoning Administrator shall review and approve the following detailed plans as part of the Specific Development Plan review process.

- 1) Detailed site plan
- 2) Architectural plans
- 3) Landscape plans
- 4) Grading plans
- 5) Preliminary Stormwater Plan for any phases that were not reviewed as part of the General Development Plan.
- 6) Final Stormwater Plan
- 7) Natural resource protection and open space plan.
- 8) Parking plans
- 9) Signage plans
- 10) Traffic plans. If proposed uses or densities differ from those that were assumed in the traffic study as part of the General Development Plan, a revised traffic study shall be prepared and reviewed and approved by the town and county.
- 11) Bike and pedestrian plan in accordance with Section 3(b)(8). A bike and pedestrian plan shall be provided and must include a west connection to Brookstone Circle and a northeast connection to the Lake Country Trail. Trail segments shall be constructed in conjunction with the development of the respective development phase and shall connect to existing or future adjacent phases. Individual phases of the project shall provide connections to the main planned trail artery that will generally connect the neighborhoods to the west and the Lake Country Trail to the northeast. It is recommended that sidewalks be considered on a minimum of one side of all internal roadways. Where a pathway provides the same movement opportunity, a pathway may substitute for a sidewalk.
- 12) Lighting plan. All lighting shall be shielded by cut-off type fixtures. A photometrics plan shall be required and shall demonstrate zero light spillage at property lines. The Town Plan Commission may relax this requirement if unique circumstances can be demonstrated such as spillage occurring between two adjacent office use parcels.
- 13) Public hearings. Multi-family residential developments, senior uses and office uses are permitted use types but a Specific Development Plan application for said uses shall require a public hearing. The public hearing will provide for town residents and neighbors the opportunity to comment on development design and aesthetics. Notice of the public hearing shall be published and distributed in accordance with the provisions of Section 17.10. The public hearing shall be conducted jointly by the Town Plan Commission and Board. For developments within the jurisdiction of the Waukesha County Shoreland & Floodland Protection Ordinance, County Planning & Zoning Staff will jointly conduct the public hearing with the Town Plan Commission and Board. County Planning & Zoning Staff may participate in any public hearing, regardless of jurisdiction, in an advisory capacity to comment on site-wide use and design requirements.

4. OFFICE, SENIOR USE AND MULTIPLE FAMILY USE DESIGN AND SITE

REQUIREMENTS: In order to foster economic growth and ensure an attractive and vibrant neighborhood, the following design and site requirements shall be applied to Office, Senior Use and Multiple-family Use projects. These requirements will be reviewed as part of the Specific Development Plan and site plan/plan of operation process, where applicable. Any exterior color or material change to a building must comply with the provisions of this subsection and be reviewed and approved as part of the site plan/plan of operation process.

- a. Siting: Proposed Development projects must be compatible and complementary to the surrounding neighborhood. Architecture, landscaping and building siting must be designed to create an attractive and cohesive environment that contributes positively to the existing setting.
- b. Building Form: Maximum permissible Building Height and massing must be complementary to adjacent uses and surrounding neighborhoods and are subject to the provisions of Subsection 8 and 9.
- c. Building materials: Building designs shall utilize a variety of aesthetically compatible exterior building materials on all sides visible to the public. Aluminum and vinyl siding are prohibited. Aluminum and vinyl soffits and fascia behind gutters are permitted. Building materials shall terminate or meet at logical locations
- d. Building design: A variety of aesthetically compatible building styles and articulations are encouraged throughout this district. Long, monotonous facades or roof designs shall not be permitted. Features such as awnings, windows, entry doors, projections, material changes, or other articulations are required to break up large masses. Frivolous ornamentation should be avoided.

Architectural treatments such as window trim and mullion widths and depth shall be consistent around all four (4) sides of the building.

- e. Multi-family design: The Town Plan Commission shall establish building and garage orientation parameters as part of the development review process. It is preferred that garage doors be located on side façades or that a mix of front facing and side entry garages be provided for condominium and senior use buildings containing up to four (4) dwelling units.
- f. Roof structures: If the roof is flat, the termination of the flat roof shall be concealed with a parapet. Decorative cornices must reflect the time period of the building. HVAC units and other rooftop mechanicals/utilities are required to be screened from view.
- g. Accessory Building Design: Accessory Buildings shall be designed so that materials and form are complementary and compatible to the Principal Building.
- h. Architect consultation: The Town Plan Commission and Board have the option and authority to consult with a licensed architect for comments regarding building form and design to ensure an aesthetically pleasing design that is compatible with surrounding uses and neighborhoods and that is consistent with the requirements of this subsection 4. The Town has the authority to charge the Applicant for all expenses related to the architect's review. The Applicant will be notified of the estimated review time and expense prior to any action being taken.
- i. Building color: No neon or fluorescent colors are permitted. The exterior color palate of all Buildings must be compatible with the surrounding neighborhood.
- j. Building entrances: An inviting entrance to Buildings shall be located on the primary street side.
- k. Landscaping: Landscape treatments shall be provided to enhance architectural features, improve appearance, screen parking areas and Structures, reduce impervious surface, provide shade and enhance the streetscape.
- l. Gathering/Open Spaces: Meaningful communal gathering and green spaces provided in

accessible settings must be an integral part of any new development with a multi-family residential or senior use. Examples include public or private courtyards, plazas, patios, terraces, community gardens, areas with planters and/or benches, and rain gardens. These spaces should enhance the pedestrian experience or provide gathering/recreational space for residents. The amount of communal gathering and green spaces shall be proportional to the lot size and intensity of the intended use.

- m. Pedestrian facilities: Pedestrian facilities must connect buildings and uses within the proposed development in order to provide safe and convenient access for residents and visitors.
- n. Exceptions: Any proposed modifications to the provisions of this subsection 4 shall be reviewed and approved through the site plan/plan of operation process. The Applicant shall justify why the Development cannot or should not comply with the provisions based on the purpose and intent of this district. Exceptions must be approved by the Town Board upon recommendation of the Town Plan Commission and County Zoning Administrator.

5. USE REGULATIONS

Six (6) use zones have been established within the district. The use zones are depicted on Map 1. The uses provided for in each use zone are identified in the table below. All uses, with the exception of platted single-family residential uses, are subject to review and approval of a site plan and plan of operation. The table denotes those uses that require a public hearing. Any use within the district that would later be deemed a Legal Nonconforming Use because of subsequent changes in zoning regulations shall be limited to the provisions of Section 17.07.

Any modifications to the boundaries of the district, use zones or regulations of this Section require a zoning amendment in accordance with Section 17.10 of this Ordinance.

Senior uses are inclusive of skilled nursing, memory care, assisted living, independent senior, and independent free-standing units such as villas. The primary occupants of these use types are age 55 and over but others needing long term care may also occupy these unit types, provided that there is a medical need for care in a senior use facility and provided that care for those under 55 is an incidental use

	Allowable Uses & Densities						
	Low Density Residential single family or single family condos (max. one unit/acre)	Medium Density Residential single family or condos (max. 3 units/acre)	High Density Residential single family (max. 4 units acre)	Condominiums (max. 4 unit buildings & 4 units/acre)	Senior Uses (max. 12 units/acre)	High Quality Multi-family (max. 6 units/acre)	Office
Zone 1	Permitted	-	-	-	-	-	-
Zone 2	Permitted	Permitted	-	-	-	-	-
Zone 3	Permitted	Permitted	-	-	-	-	-
Zone 4	Permitted	Permitted	Permitted	Permitted-public hearing if any building contains > 2 units	Permitted*-public hearing	Permitted-public hearing	Permitted-public hearing
Zone 5	Permitted	Permitted	Permitted	Permitted-public hearing if any building contains > 2 units	Permitted*-public hearing	-	Permitted-public hearing
Zone 6	Permitted	Permitted	Permitted	Permitted-public hearing if any building contains > 2 units	Permitted*-public hearing	-	-
<p>Detached garages or sheds may be permitted for all use types except single-family residential and office uses, subject to the review and approval of the Town Plan Commission.</p> <p>Group daycare facilities may be considered as a Conditional Use within Zones 4-6, subject to the provisions of Section 17.05, provided that the daycare use is incidental to another permitted use that is the principal occupant of a building</p> <p>*Senior uses that are identified as “permitted-public hearing” above are not subject to the Elderly Housing conditional use provisions defined in Section 17.05 of the Town Zoning Code.</p> <p>Incidental support uses such as healthcare rehabilitation or haircare services within a senior facility and convenience uses such as cafés, group daycare or fitness centers may be permitted within senior, multi-family or office use buildings, subject to the approval of the Town Plan Commission.</p>							

6. DENSITY

- a. **Single-family and Multiple-family residential densities:** The table below identifies maximum residential and senior use densities.

Maximum Dwelling Units Per Acre			
Zone	Single family or condo units/acre	Multi-family units/acre	Senior units/acre

Zone 1	1	-	-
Zone 2	3	-	-
Zone 3	3	-	-
Zone 4	4	6	12
Zone 5	4	-	12
Zone 6	4	-	12

7. BUILDING LOCATION

a. Offsets and Road Setback for external roadways: Minimum Road Setback requirements for structures are specified in the tables below. The base setback line shall be measured thirty-three (33) feet from the centerline of a local road or 75’ from the center point of a cul-de-sac. Setbacks are measured from the base setback line. For all streets or highways for which the ultimate width has been established by the Highway Width Ordinance of Waukesha County, the Base Setback Line shall be located at a distance from the centerline equal to one-half such established width as designated on the “Established Street and Highway Width Map of Waukesha County.”

1. Road Setbacks for County Trunk Highway DR (Golf Rd.), Glen Cove Rd. and Elmhurst Rd.

Required Offsets and Setbacks from external roadways

Road frontage	Minimum Road Setback	Side Offset	Rear Offset
CTH DR	35’	15’	20’
Glen Cove Rd.	75’	Not applicable	Not applicable
Elmhurst Rd.	35’	Not applicable	Not applicable

b. Offsets and Road Setbacks for internal roadways. The table below contains setback requirements for internal public roads and side and rear offsets. Setbacks from private roads shall be determined by the Town Plan Commission and Board and the County Zoning Administrator as part of the Specific Development Plan review:

Required Setbacks from public internal development roadways and Offsets (excludes CTH DR, Elmhurst Rd, Glen Cove Rd.)

Use type	Minimum Road Setback	Side Offset	Rear Offset
Single Family-Low Density (one dwelling unit/acre)	35’	15’	20’
Single Family- Medium & High Density (> one dwelling unit/acre)	25’	10’	20’
2-4 unit condos-side entry	10’	10’	20’
2-4 unit condos- front entry	20’	10’	20’
Multi-fam. ≥4 units/ac. and up to 6 units/ac.	10’	10’	20’

Office	30'	15'	20'
Senior (4 units or less/building) side entry	10'	10'	20'
Senior (4 units or less/building)- front entry	20'	10'	20'
Senior (>4 units/building)	30'	15'	20'

1. Landscaping within Road Setback Area: In all office, multiple-family residential developments containing four or more units per acre and senior use developments, landscaping is required between the building and the road. The amount and type of landscaping required will be determined through the site plan/plan of operation review process.
2. Wetland and Floodplain Setback/Offset:
Wetlands and Floodplain setbacks/offsets within the Planned Development District are subject to the below standards rather than the wetland and floodplain setbacks established elsewhere in Section 17.
 - A. Wetlands Setback/Offset: Seventy-five (75) feet minimum.
 - B. Floodplain Setback/Offset: Thirty-five (35) feet minimum from the 1% regional flood elevation.

8. HEIGHT/BULK REGULATIONS

- a. Principal Building Height: Building height shall be measured from lowest exposure to the highest peak or part of a roof.

Maximum Building Height

Building Type	Maximum roadside height (in feet)	Maximum exposure (overall height), in feet	Maximum Base Height
Single family	35'	43'	25'
Condominium – 2-story zones	35'	43'	25'
Condominium – 3 story zones	47'	47'	Determined by Town Plan Commission & Board and County Zoning Administrator
Multi-family > 4 units per building	47'	47'	Determined by Town Plan Commission & Board and County Zoning Administrator
Office- 3-story zones	47'	47'	Determined by Town Plan Commission & Board and County Zoning Administrator
Office- 2-story zones	35'	43'	Determined by Town Plan Commission & Board and County Zoning Administrator
Senior- 3-story zones	47'	47'	Determined by Town Plan Commission & Board and County Zoning Administrator
Senior	35'	43'	Determined by Town Plan Commission & Board and County Zoning Administrator
<ul style="list-style-type: none"> • Town Plan Commission may consider exceptions for lower level garage entries. 			

- b. Accessory Building Height: Maximum overall height is limited to eighteen (18) feet.
- c. Number of Stories:

1. Maximum: All buildings shall comply with the number of stories limitations that are depicted upon Map 3.

9. AREA REGULATIONS

a. Floor Area and Building Footprint:

Minimum Floor Area shall be measured at each level from the outside edge of wall to outside edge of wall. Basements, exterior balconies, unenclosed porches, and garages shall not be included in the minimum Floor Area calculation.

1. Minimum Floor Area required for Single-family Dwellings:

- i. One-story structure, 1,200 square feet.
- ii. All other structures: Area must comply with requirements of Section 17.03 5 (A).

2. Minimum Floor Area required for multiple-family residential units:

- i. 700 square feet per one-bedroom unit.
- ii. 800 square feet per two-bedroom unit.
- iii. 1000 square feet per three-bedroom unit.
- iv. 100 additional square feet per each additional bedroom.

3. Minimum Floor Area for senior units shall be determined by the Plan Commission through the site plan review process.

4. Maximum Building Footprint permitted:

Building footprint is defined as the surface area of all roofed structures on a lot, except for the area of a roof overhang that measures twenty-four inches (24”) or less in depth.

Use Type	Maximum Footprint
Single Family (Low Density- maximum one dwelling unit/acre)	17.5%
Single Family (Density of more than one unit/acre)	25%
Office	25%
Multi-family	25%
Senior	25%

- b. Lot size. Minimum lot area and average lot width shall comply with the requirements below. Minimum average lot width is the average horizontal distance measured between side lot lines at the established base setback line and the rear lot line or ordinary high water mark of a navigable waterway. The Town Planner shall determine where to measure lot width of an irregular shaped lot.

	Minimum Lot Size	Minimum Average Lot Width
Zone 1	20,000 square feet	100 feet
Single-family Use within Zones 2-6	10,000 square feet	75 feet
Office Use	20,000 square feet	100 feet
Multi-family Use	To be determined by Plan Commission via Site Plan review	To be determined by Plan Commission via Site Plan review
Senior Use	To be determined by Plan Commission via Site Plan review	To be determined by Plan Commission via Site Plan review

10. OPEN SPACE

- a. The table below depicts the percentage of a total development site that must be conserved in open space. The specified requirements are unique for single family development as compared to other use types. Open space for single family residential development areas must be provided in commonly held outlots. Within office, senior and multi-family uses, all area that is devoid of structures, parking areas, driveways, roads, patios, decks and pools is considered open space.

Use Type	Percent of Development Site
Single Family (≤ 1 unit/acre)	30%
Single Family (> 1 unit/acre)*	30%
Office	35%
Multi-family less than or equal to 4 units/ac	40%
Multi-family > 4 but not exceeding 6 units/ac	45%
Senior Use	45%

*Open space preservation credits may be transferred from Zone 2 to Zone 3 to satisfy the minimum open space requirement for Zone 3. This transfer of open space credit is available between these zones because Zone 2 contains a large area of Environmental Corridor (EC) and preservation of the EC alone in Zone 2 is expected to well exceed the minimum 30% open space threshold.

- b. Natural Resource Preservation

All areas of Environmental Corridor (EC), wetlands, tree lines and other wooded areas that are designated for preservation on Map 2 shall be preserved as described on said map. Map 2 shows approximated boundaries of these resources. Field determined and surveyed boundaries of the EC shall constitute the regulated boundaries if determined in the field to be larger or smaller than the generalized boundaries depicted on Map 2. Field determined and surveyed boundaries of wetlands shall constitute the regulated wetland boundaries. EC and wetlands shall be conserved within outlots to the maximum extent practicable when located on properties developed for single family use. Any EC or wetland area to be located on a private single-family residential lot or on

any multi-family, senior or office use property shall be conserved via preservation restrictions that must be recorded in the Waukesha County Register of Deeds Office.

Limited disturbance of EC and wetlands to accommodate road crossings and recreational paths or features shall be permitted pursuant to approval by the Town Plan Commission and County Zoning Administrator. Removal of invasive species such as Buckthorn and Honeysuckle is permitted, however, large-scale removal of invasive species shall only be permitted provided that a restoration plan is submitted to and reviewed and approved by the Town Plan Commission and County Zoning Administrator. If invasive or undesirable species dominate a tree line, replacement plantings may be required if cutting or removal is proposed. Incremental removal of said vegetation may be required to preserve the overall integrity of the tree line. The Town Plan Commission and County Zoning Administrator may authorize the removal of Box Elder or other undesirable trees from tree lines, but native deciduous trees shall be required to be planted at a minimum size of 2" diameter at breast height with number and location of replacement trees to be determined by site conditions, overall landscape plan submitted and subject to review of the Town Plan Commission and County Zoning Administrator.

c. Landscape Buffers

Landscape buffers shall be provided along the existing external roadways (Glen Cove Rd., Elmhurst Rd., Golf Rd.) as specified on Map 2. A landscape plan shall be prepared for the respective segment of the landscape buffers as phases are developed. Landscaping shall include a mix of trees, shrubs and ground cover vegetation. Those segments along Glen Cove Rd. and Elmhurst Rd. that are in view of adjacent residences shall contain tree planting that will provide an effective visual screen. Berms may also be used to assist in providing visual separation. The landscape plans shall be reviewed and approved by the Town Plan Commission and County Planning & Zoning Administrator. Landscape buffers shall be contained within commonly held outlots where the subject lands are proposed for single-family subdivision use. Plantings and berms shall not obstruct vision at intersections. Specified landscape buffers shall be provided immediately adjacent to the base setback line for each road where a buffer is required. Lands that must be dedicated to achieve compliance with the Street and Highway Width Map for Waukesha County shall not be counted in contributing to the required buffer width.

11. SIGNAGE REGULATIONS

Signage regulations shall be in accordance with Section 17.08 (Signs) with the following exceptions. Free standing signage is limited to monument style only, with the exception of small wayfinding signage. Signage within individual project phases shall be complimentary to signage in other phases.

12. PARKING REGULATIONS

The parking regulations of Section 17.09 shall be adhered to with the following additional requirements. Parking demand projections shall be supplied by the developer to aid in analyzing the appropriateness of flexing the requirements of Section 17.09.

With the exception of the lands fronting Golf Road, consideration should be given to locating part or all of parking areas to the side or rear of buildings.

For multi-family uses, there shall be a minimum of one (1) underground or enclosed parking space per dwelling unit, although the Town Plan Commission may establish a higher threshold. In addition, where surface parking will be provided, parking shall be consolidated in pods between buildings, to the greatest extent possible.

Parking areas for proposed senior uses shall be approved by the Town Plan Commission and the

County Zoning Administrator.

Screening. All parking areas must be screened from abutting properties with vegetation that is a minimum of three feet in height at time of planting and landscaping shall be provided between parking areas and roadways with a landscape plan being subject to review of the Town Plan Commission and the County Zoning Administrator. If the landscaping areas are within established vision corner easements, the height of vegetation may be reduced to comply with easement requirements.

Landscape Islands. Any parking lot that contains twenty (20) or more stalls shall provide interior site landscaping. The end of every parking aisle shall typically have a landscaped island and no more than fifteen (15) parking spaces shall be provided between landscape islands unless this requirement is waived because of unique conditions. Landscape islands shall generally be a minimum of 325 square feet in area for double parking rows or 160 square feet in area for single parking rows.

13. IMPERVIOUS SURFACE

The amount of impervious surface on a lot shall be limited as specified within the table below. The following surface types shall count as impervious surface: buildings, porches, roads, driveways, patios, decks, sidewalks, retaining walls and any other hard surface.

Use Type	Impervious Surface Maximum (as % of lot area)
Single Family- Low Density (Max. one unit per acre)	30
Single Family- Medium Density (Max. three units per acre)	40*
Single Family- High Density (Max. four units per acre)	40*
Multi-family less than or equal to 4 units/ac	60*
Multi-family > 4 but not exceeding 6 units/ac	55*
Office	65*
Senior	55*

*Per State shoreland zoning law, the amount of impervious surface is limited to 30% on any riparian lot and any lot that is completely within 300' of the ordinary high water mark of a navigable stream.

- 14. **DUMPSTER ENCLOSURES:** All dumpsters shall be enclosed with solid fencing or walls and shall be screened with landscaping. Materials used for the dumpster enclosure shall be similar and compatible with the main building architectural materials.
- 15. **OUTSIDE STORAGE:** Outside storage is strictly prohibited.
- 16. **ROAD LAYOUT:** Internal streets must be designed in a manner to discourage cut-through traffic from adjacent neighborhoods to ensure that access points to Golf Rd. are not unduly burdened with congestion. Traffic calming measures (landscape bump outs, visually conspicuous crosswalks, narrow streets, etc.) may be required in order to provide for safe and efficient traffic circulation. A minimum of two access points to Golf Road must be provided. Access points must also be provided

to Elmhurst Road and Glen Cove Road. Access location points are subject the considerations of a traffic impact study and subject to the approval of the Town and Waukesha County. The roadway serving Zone 1 shall be an extension of Crooked Creek Rd. terminating in a cul de sac within that zone.

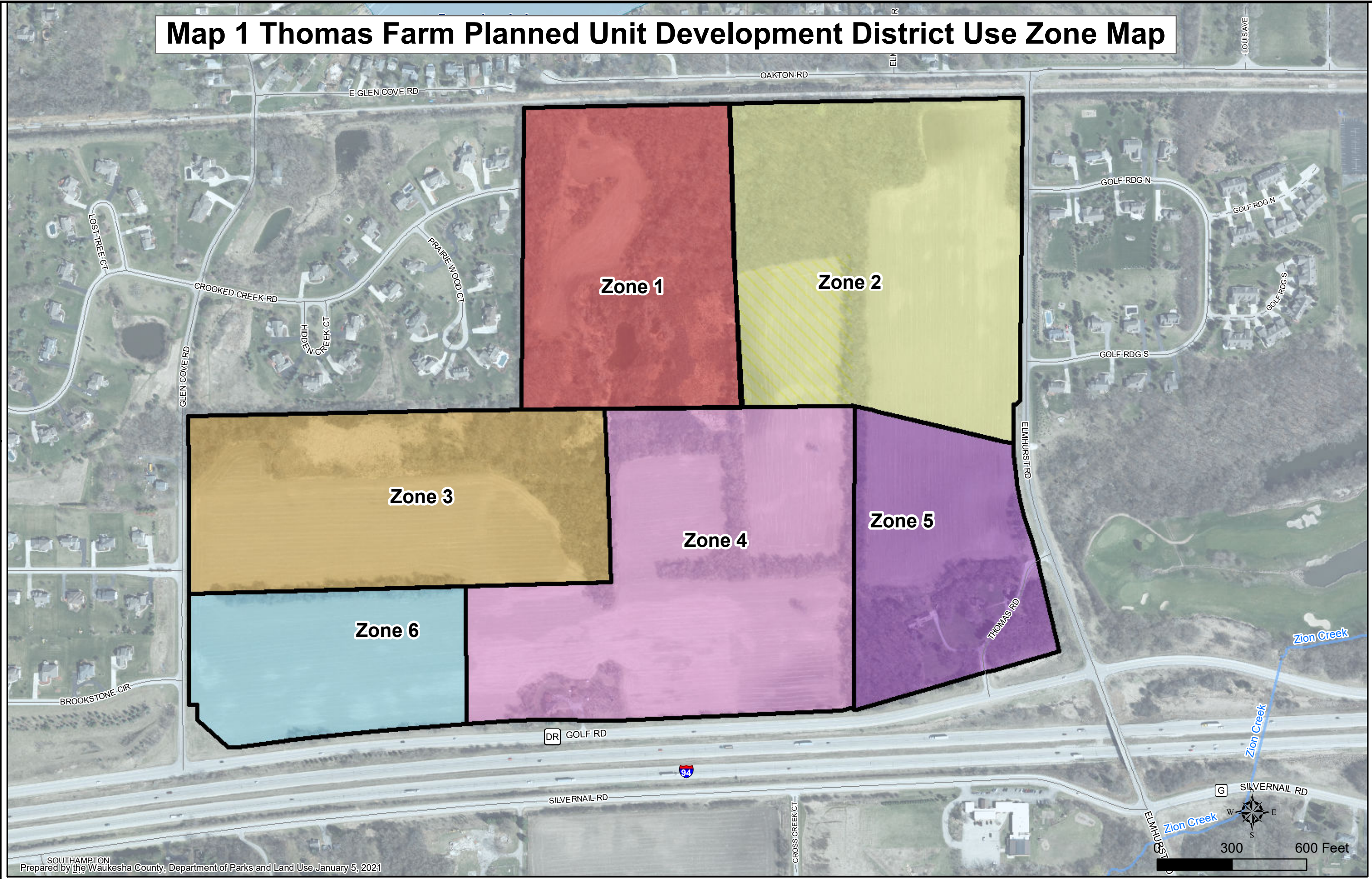
17. **CUL DE SAC LENGTH.** The planned extension of Crooked Creek Rd. will terminate in an extended cul de sac. Crooked Creek Rd. is authorized to exceed 1000'. Any other cul de sac that will terminate more than 1000' feet from its nearest outlet shall be reviewed and approved by the Town Plan Commission and Board, with input from the Town Highway Superintendent and Lake Country Fire and Rescue department to ensure that adequate emergency access is available.

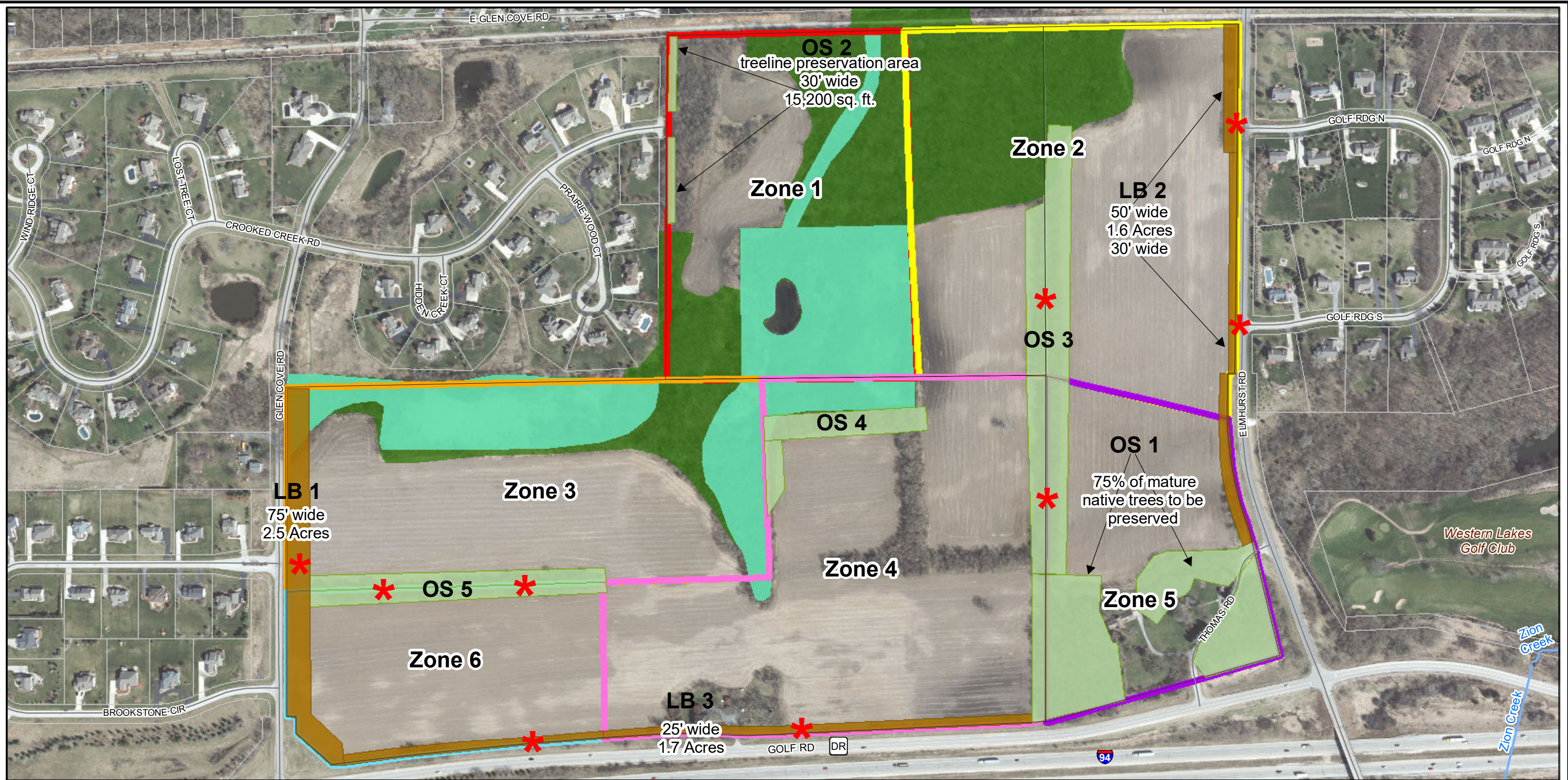
18. **DEVELOPMENT AGREEMENT**

The Town may require the developer to enter into a development agreement that specifies the duties and obligations of both parties with respect to development in the district.



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Map 1 Thomas Farm Planned Unit Development District Use Zone Map






Map 2 Thomas Farm Planned Unit Development District Open Space Requirements

 Primary Environmental Corridor (PEC) (SEWRPC 2015)
 Wetlands (DNR 2010)

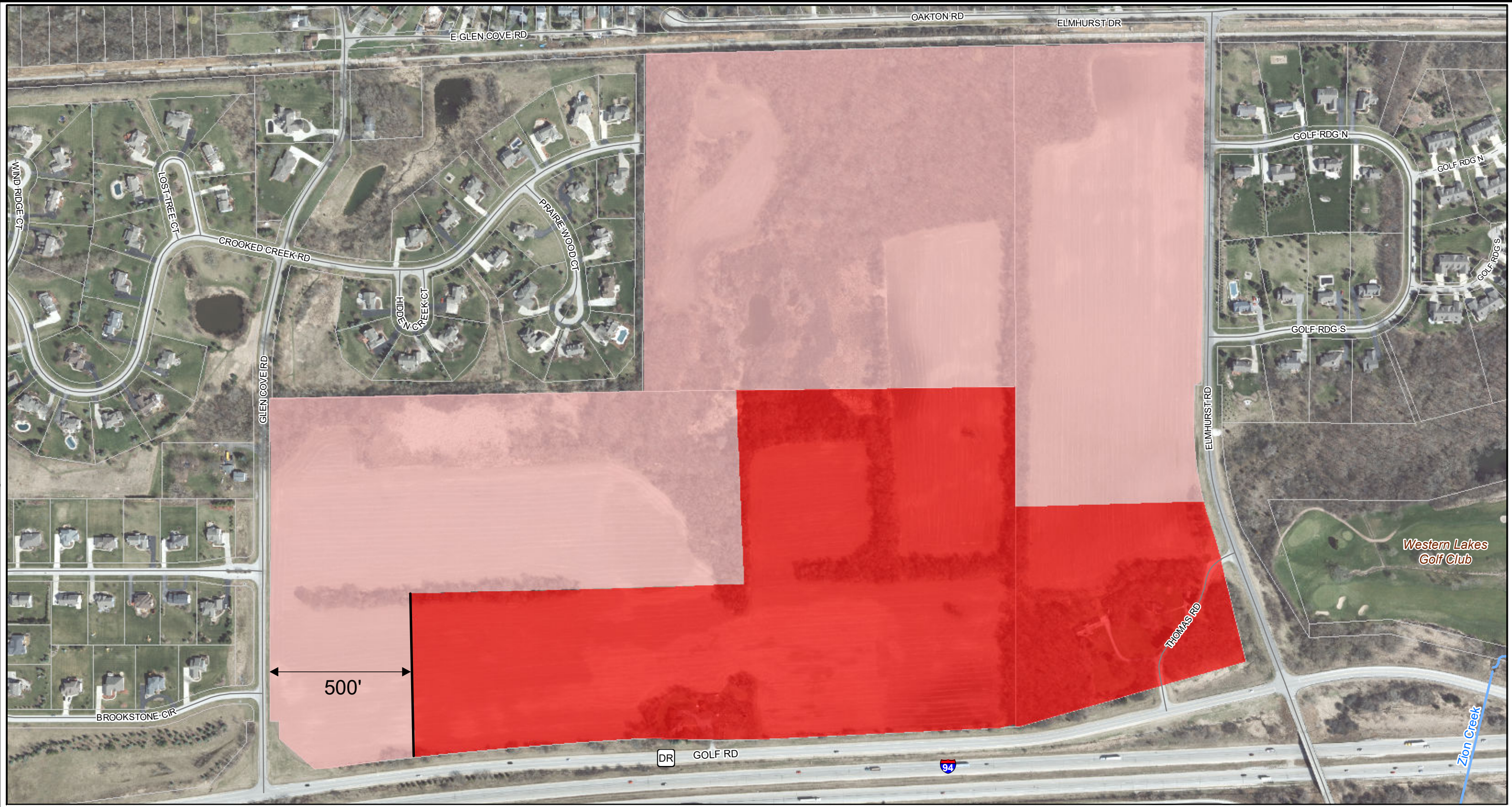
 Treelines and other wooded areas to be preserved (OS)
 Landscape Buffer (LB)

Streets
 Local
 Private



0 300 600 Feet


*****NOTE: Minimal Disturbance for road connections and trails allowed in Open Space
 All PEC, wetlands, treelines, wooded areas and landscape buffers must be preserved as denoted on this map.
 Road connection locations to be determined after further study



Work Group Final Height Recommendations (In Stories)

Number of Stories	Tax Parcel	JURISDICTION
2	Water	Local
3		Private

