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TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, March 23, 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 March 2, 2021.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Discussion and possible action on an amendment to the Town zoning code to create Section 17.04 (5) (R) Planned Development District #1.
 - B. Discussion and possible action on the proposed County Shoreland ordinance amendment to create the Planned Development District #1.
6. Discussion: None
7. Announcements and Planning Items: Next meeting date: April 13, 2021 @ 5:30 PM- Joint Plan Commission and Town Board Public Hearing
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
TUESDAY, MARCH 2, 2021, 6:30 P.M.**

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

Ron Troy called the meeting to order at 6:31 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, Engineer Tim Barbeau and Waukesha County Planning & Zoning Manager Jason Fruth.

Second order of business: Approval of the minutes of February 18, 2021.

Motion made by Commissioner Frank to approve the February 18, 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. Review and discussion of the Thomas Farm Planned Development District Ordinance

Engineer Barbeau explained this ordinance was created from a variety of workgroup meetings with the community, developers, Waukesha County and Town staff. After the last attempt at an ordinance, the Town agreed to allow the County to help. The Land Use was adopted by the Town and moved to the County where it is pending as Mixed Use. The Land Use prior to that was residential to the north and commercial to the south.

Supervisor Kranick stated when they first went through this exercise last time, it was mixed use, but this is more specific to the farm. Engineer Barbeau explained that the ordinance needs to reflect the land use that was established and is pending. Mr. Barbeau explained that the Town may elect to use some of this code for other projects, but where it stands now, it would be solely for the Thomas Property.

Tim reviewed the Statement of Intent portion as well as the Applicability section of the code. Jason Fruth explained that the Applicability section is unique, where a district is created but only one property is impacted. The rezone will require that a General Development Plan (GDP) be submitted. Supervisor Kranick commented, even if we adopt this ordinance, the property would still be zoned A-1. Mr. Barbeau explained that the zoning change would take affect when an applicant applies for it and submits a General Development Plan. The approval of the GDP would trigger the zoning change. This ordinance would go hand in hand with the land use to the Waukesha County Board.

Engineer Barbeau explained that at the time of the rezoning, there would be a pre-petition meeting with Town and County staff. The applicant would then have to apply for a rezone petition, which is under the General Development Plan. The requirements of the GDP are outlined in 3.b.1 – 3.b.13. The engineer reviewed a list of issues that would need to be addressed including water, sewer, pedestrian paths, stormwater, and others. Commissioner Frank questioned why the County was not involved with the water. Jason Fruth stated the County are not subject matter experts regarding water but would reach out to SWRPC as well as the DNR.

Engineer Barbeau reviewed multi-family and office requirements. He mentioned involving an architect to help with reviewing design and architecture. He explained the workgroup reviewed garage doors on the front, as opposed to the side. A mix of side and front entrances was proposed which can look good if done right. He reviewed roof structures, pedestrian paths, shared gathering spaces, landscaping, building entrances, etc. He explained that

exceptions would be granted through the Plan Commission, Town Board and through the County Zoning Administrator. Jason Fruth explained the workgroup had debated being more specific on design criteria. Design preferences changed based on the examples that were used by developers. He explained they took that approach through this section (section 4) and if the Plan Commission wanted to key in on specific looks, or themes, it should be done outside of this ordinance. He stated a design preference survey may also be done where the Plan Commission members could vote on a design preference.

Engineer Barbeau reviewed the use regulations for each of the 6 zones. All uses in zones 4-6 would require a Plan of Operation, while zones 1-3 would go through a typical platting process. He explained that if senior uses are permitted, occupants must be 55 years and older, and would allow for long term care facilities. Any high density uses would require a public hearing in zones 4-6. Mr. Barbeau explained the statements regarding potential daycare facilities as being incidental uses within 4-6 for office or senior living facilities. Supervisor Kranick asked if there were rules which residents would have to abide by during public hearings for the high-density development/uses. Jason Fruth referred him to number 13 under the Specific Development Plan.

Engineer Barbeau explained that senior housing public hearings are subject only to this ordinance and not other parts of the Town's ordinance. Mr. Barbeau reviewed other incidental uses within some of these zones. Commissioner Frank questioned if one of the senior living facilities could turn into a 501 C-3 organization, in regard to taxes. Jason Fruth explained this would be something to consider when reviewing the Developer's Agreement. Supervisor Kranick asked what the acreage of these areas were, so they had a better understanding of the density.

Jason Fruth stated they did research on typical unit sizes for various uses, including single & multi family, senior living and office. He encouraged the Plan Commission to look at all different options in regard to density, not just maxing the density out as if solely senior living were to be developed on zones 4-6. He also stated that there are practical difficulties on the site that would not allow the maximum density, including stormwater needs, community areas, etc.

Engineer Barbeau reviewed the building location standards including setbacks and offsets. He explained that setbacks are based on the roadway, and offsets are from the side and rear lot lines. The base setbacks will be from the road right-of-way. Supervisor Kranick asked what the ROW was on Golf Road. Administrator Green stated Gold Road has a 100' ROW.

Commissioner Diderrich asked if the buffer zones were decided by the group or added later to the ordinance. Engineer Barbeau explained the idea of buffering was at the request of the workgroup. He explained that the landscape buffer along Golf Ridge is on private property. He explained the intent is that the outlots will be maintained by the HOA, as well as the buffers. The intent was not to have buffers on private property.

Engineer Barbeau reviewed the setbacks for internal roadways and stated they would be private and narrow, most likely with curb and gutter. Supervisor Kranick asked what the setbacks would be in zone 1, around the cul-de-sac. Engineer Barbeau stated the setback would be 35' with 15' side and 20' rear offsets, considering the environmental corridor in the back of the lots.

Engineer Barbeau reviewed height maximums compared to the Town's current code. He explained that he reviewed 12 properties on Crooked Creek and measured the homes in that area. The highest base height was 20 feet, and the proposed ordinance allows up to 25 feet. The highest overall height he founds was 41 feet. He thought the heights in the proposed ordinance were comparable. The other heights in the ordinance are based off the County's research on averages, from data gathered from various other development examples. Engineer Barbeau also added, that the Plan Commission may grant an exception to an exposed under ground parking facility. Jason Fruth made a correction to the bottom line of the height chart, stating it should read Senior – 2 story zones. He added that three story buildings would be buffered by Golf Road and trees.

Engineer Barbeau reviewed area regulations, included minimum square footage for single family and multi-family units. He explained the ordinance references another section of the Town code, which sets minimum floor areas for two story dwellings. Jason Fruth reviewed the multi-family minimum square footage and explained that these thresholds are higher, than what the County Code contains. He stated these numbers are near the middle of what other nearby communities have. Mr. Fruth looked at newer complexes that the county has been involved in, including higher end multi-family. He explained that the trend is smaller unit sizes with luxury, and high-end finishes. The County ordinance has each at 100 square feet less than is being proposing. He explained the area regulations for senior will go through a site review process. This will be based on the type of facility and services they provide.

Jason Fruth reviewed the maximum building footprint with an objective to get away from the floor to area provisions. They agreed on 17.5% which is in the middle of one story and two-story buildings. He explained it has worked well with the County for 15 plus years. As far as multi-family and senior, they have less experience with this. The County did a lot of local research and used impervious surface and building footprints. The 25% number landed well for all of those use types. Jason Fruth commented that the average of the office examples was just over 15%. He wanted to look at the top of the range for the future. He explained that senior housing examples averaged 25.8% but was slightly skewed by some projects having no greenspace. The average footprint most compatible with this site for senior use was between 16% and 22.4%.

The Plan Commission reviewed lot sizes and explained how the average width is calculated. Engineer Barbeau explained that lot sizes determined in zones 2-6, were based on what the market is driving.

Engineer Barbeau reviewed the open space chart and gave a definition of open space; all areas void of structures, parking areas, driveways, roads, patios, decks and pools. He reviewed open space credits to be transferred from Zone 2 to zone 3. Supervisor Kranick commented that 30% open space for single family seemed very low. Jason Fruth explained that some of the surrounding neighborhoods are 20% to 40%. He also explained it will be more than 30% with the environmental corridor. Supervisor Kranick commented that in zone 1, you are limited to the number of houses that can fit on a cul-de-sac. Engineer Barbeau explained that the adoption of this ordinance could authorize the development to exceed the 1,000-foot requirement of road length, ending in a cul-de-sac.

Commissioner Frank asked if lots could be in the Environmental Corridor. Engineer Barbeau said yes, but there would be a conservation easement. Mr. Fruth explained that any Environmental Corridor would be removed from the open space calculation.

Engineer Barbeau reviewed parking and sign regulations. He explained that parking regulations must follow the Town's Code (17.09). He stated the Town would want to get an idea of the use and how many vehicles would be at each location. He also reviewed screening parking areas and landscape islands with more than 20 parking stalls. Supervisor Kranick asked why the screening heights were 3 feet and not 4 feet. Mr. Fruth explained that it was a request from the ownership group. Staff did not think it was an unreasonable request.

Engineer Barbeau reviewed sections 14-18 of the ordinance including dumpster enclosures, outside storage, road layout, cul-de-sac length and the developer's agreement. He explained they are anticipating a road system through this development which will need to come through the General Development Plan. He explained the ordinance also suggest bump outs and walking path crossings to slow traffic through the development. Waukesha County indicated they will allow two access points off Golf Road. Other entrances and exits will be determined as traffic studies are done by the developer.

Supervisor Kranick asked if we would anticipate a separate developer's agreement for each zone. Engineer Barbeau commented he would anticipate a developer's agreement for each separate development. Commissioner Diderrick questioned if there was a certain type of traffic impact study required. Engineer Barbeau explained that the traffic study must be a DOT study, that would be subject to the Town and County staff review. Mr. Fruth added that all traffic studies use the same manuals.

Engineer Barbeau explained this document implements the Land Use Plan amendment to move forward. We consider this a neighborhood plan, with the intent to put laws in place that, if followed, will follow the Land Use Plan. Commissioner Frank questioned if the open space transfer should be phrased, such as to allow 5% provided in area 2. Mr. Fruth stated he did not want to specify numbers, as there has not been a delineation done on the property.

Commissioner Dickenson questioned why this is considered a district. Engineer Barbeau stated that the Town has numerous zoning districts. The owner requested a change from the commercial use to a mixed use which was a broad category. By creating this district, the Town will get the big picture early on, keeping the puzzle pieces compatible moving forward. Commissioner Dickenson questioned if this would be a new standard moving forward. Engineer Barbeau explained the Town does not typically create a new zoning district. This is unique, in that it is off Golf Road and I-94 and has the potential for sewer service. Supervisor Kranick stated this was driven by the Land Use amendment from commercial to mixed use in the southern portion of the property. He commented that the ordinance has good bones, but there are still some tweaks that need to be done. He recalled that a few months ago, a storage facility came to the Plan Commission and the applicant was told the development was too dense. He stated the Plan Commission needs to know what the maximum density is under this ordinance. The Plan Commission needs to understand what is being proposed as it is unprecedented to the Town. Chairman Troy asked that Jason send the Plan Commission the materials from the workgroup. He also stated the ordinance is a result of everyone working together as a compromise, where not all parties are completely satisfied.

Supervisor Kranick stated this is a big deal for everyone living in the Town, not just for the residents that live there in that particular area. He stated the commission needs to weigh the pros and the cons for all the potential uses. As a board member, the discussion of tax base should also be considered.

Sixth Order of Business: Discussion: None

Seventh Order of Business: 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.

This will also be a public hearing for Waukesha County's Shoreland Ordinance. Jason Fruth reminded residents that the dedicated website regarding the Thomas development is still live on their website, including the visual aids used during the Open House meeting.

Supervisor Kranick questioned, if it was implied that the Town was going to put their touches on the ordinance. Mr. Fruth stated this ordinance was put together for a complicated site, as a general conclusion by the workgroup. There were some small issues that needed to be written in based on the comments from the workgroup. From his understanding, some of the workgroup members are reconsidering what was decided. Supervisor Kranick asked Mr. Fruth if he recalled the emotional comment at the end of the document. Mr. Fruth stated that it is important to answer that philosophical question as it is being asked. He stated that there is room for the Plan Commission to be responsive to comments. Staff attempts to get everything just right, but it is possible that they miss things. There is also an ordinance amendment process, if the Town deems that there are tweaks that need to be made while going through the process.

Commissioner Frank questioned if the open space and the Environmental Corridor percentages would be learned as the site is developed. Mr. Fruth urged the owner to delineate those Environmental Corridor areas and consider navigability determination studies to help determine those percentages.

Eighth Order of Business: Adjournment

Motion by Commissioner Diderrich to adjourn the March 2, 2021 Plan Commission meeting at 8:33 p.m. Seconded by Commissioner Frank. Motion passed 5-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Plan Commission Report for March 23, 2021

Town of Delafield Planned Development District No. 1

In an effort to provide the Plan Commission with additional background based on the comments at the public hearing, I have prepared the following information:

Light Pollution: The Specific Development Plan requires the developer to prepare a lighting plan. Standards in the proposed code includes cut-off lighting for all fixtures (this type of lighting shields the light glare from a distance and requires that light is projected downward) and preparation of a light dispersion plan shows that light at the lot lines will be no greater than 0 foot-candles. Separate written standards are not in place yet. A search of codes in surrounding communities revealed that many communities have minimal, if any lighting standards. As with many plans we receive, the lighting design is left to the lighting experts. Although not specifically stated in the ordinance, I require a lighting plan for all commercial developments and require the use of cut-off fixtures and the 0 foot-candle at the lot line standard as part of the site plan/plan of operation approval. The proposed ordinance provides the parameters for evaluating light requirements on the site; however, we cannot specifically determine the effects of lighting until a specific development comes in for approval.

Building Height (3-story): The current code for height is found in 17.03 5.C. 6. O the zoning code. The Town regulates height in with two standards: base height and overall height. The base height, defined as the greatest vertical distance between the elevation of the highest finish grade and the eave measured on the side of the building having the lowest finish grade. The base height for each district is the same: 30 feet. The overall height is defined as the distance measured from the lowest grade around the structure to the highest point of the building or structure (exceptions for agricultural buildings). The code allows an overall height of 45 feet. Section 17.03 6. D. of the zoning code allows an increase of up to 10 feet with Plan Commission approval. The caveat is that the offset and setbacks need to be increased 1 foot for each foot of height that is over 45 feet. The proposed ordinance limits the overall height to 35 feet in zones 1, 2, and 3, and 47 feet, without any ability to increase the height beyond that height in 4, 5, and the eastern half of 6 (500' from Glen Cove). Under the current ordinance, homes in adjacent subdivisions could, if their house was to be rebuilt, have an overall height that is greater than what is being proposed.

Road access onto Glen Cove Road and Elmhurst Road: Some people have stated that they were told that no roads would extend onto Glen Cove and Elmhurst. In the past, I have stated to people who have inquired about the potential development on the Thomas lands, that my intent, if a commercial business would be placed in the southerly portion of the Thomas land where it was shown on the land use plan for commercial/business park, is that I would want all traffic to enter and exit onto Golf Road. I have never indicated that there would be no access to Glen Cove or Elmhurst. Matter of fact, I have always anticipated that a residential development in the northeastern portion of the Thomas land would exit into Elmhurst. The proposed ordinance requires a Road Access Plan as part of the General Development Plan (meaning before any zoning change from Agricultural is made), and such road access plan "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." Further, the draft ordinance mandates at least 2 access points off of Golf Road (Section 16).

Water and sewer: No matter what is developed on the property, I am in favor of determining the effects of new development on the existing water and sewer systems currently in place.

Sewer is available to the site and is in the ultimate sewer service area. The issue not whether sewer is available, rather the issue related to what down-stream improvements, if any, would be required to accommodate the projected flows. When the sewer system was designed, it is very likely that some type of development was taken into consideration on the Thomas farm lands to determine projected flows and pipe sizes. However, LPSD has not been able to provide the original design information to determine the design capacity. Therefore, an analysis of the portions of the sanitary sewer system must be performed to determine what, if any upgrades would be needed to serve the land.

I am not aware of any specific concerns regarding the availability of water as part of new development in the Town. The Town has had much development over the past 30 years and we have not had any water related issues. When any new development has come before the Town, there is always concerns about wells running dry due to new development; however, that concern is voiced by those that have shallow wells or those that do not know the depth of their wells. A study is warranted to determine, if possible, the effect of additional water being used from the aquifer. And as with the traffic study, both water and sewer must be addressed by the Developer in the General Development Plan prior to any rezoning taking place.

Berms: The ordinance allows the developer to provide a design for the berms as part of the overall design scheme. We have never dictated berm height or landscaping. The Plan Commission can determine the height and adequacy of landscaping when a specific development plan is submitted. Standards for landscaping will be developed by the Plan Commission in 2021.

Golf Road traffic signal: The Manual on Uniform Traffic Control Devices (MUTCD) is the guideline that is used by traffic engineers to determine when a signal is warranted. The satisfaction of traffic control signal warrants do not dictate the installation of a traffic control signal. The MUTCD suggests that the final decision is made with input based on the traffic engineer's judgement. The information that would be analyzed during a traffic signal warrant study is number of vehicles entering the intersection from all directions during 4 –hour and 8-hour periods; vehicular volume during peak hours classified by traffic movements in all directions; pedestrian volume throughout the day; school crossing, coordinated signal system, posted speed limit; physical layout and crash experience and history. In the case of any type of signal on Golf Road, that decision would be made by Waukesha County Department of Public Works and will take into account the traffic generated by the Thomas farm lands as well as the existing development that generates traffic.

Sound barrier walls: As part of the High Point subdivision approval, (Brookstone Circle, west of the Thomas farm site) the Town required that a berm be placed between the homes and the highway. From that point on, the Plan Commission determined that good planning would indicate that placing residential homes adjacent to the highway which would lead to a future sound barrier wall in the Town is not desirable. The concept is that the Town values its open space and would not want an ugly wall to block the beautiful Town. From that point onward, we have required a statement on all plats that state that “the Town will not be a party to construction of a sound barrier wall nor will the Town participate in any mitigation of sound abatement associated with (*name of roadway*).” The intent was to make it clear that those that build close to a highway are making a choice that there will be noise and the Town is not going to “fix” their choice of where to locate.

Golf Road Traffic: Golf Road is a County highway and is therefore controlled by the County. They will determine what improvements are required when a specific development comes forward. In many instances, the improvements would include acceleration and deceleration lanes, as well as a by-pass lane opposite the entrance. All improvements are dependent on the

traffic generated by the use of the land. For example, if a senior housing facility develops in one of the zones, improvements may not be required, but a single family development may trigger improvements. As stated by Jason Fruth, the County would likely not even consider expanding the roadway to four lanes until the average annual daily traffic (AADT) volume reaches 18,000 vehicles. Currently, based on WisDOT information, AADT for Golf Road in the area of the Thomas Farm is between 4,400 and 4,500. For example, using 464 units at 9.4 trips per day (single family unit) produces a daily volume of 4,362 vehicles, added to the existing volume of 4,400 does not meet the threshold for a four lane road. Further, based on the County's traffic chart, the number of daily trips is likely to be between 2,900 and 3,100 due to multi-family in zones 4 & 5 having lower daily traffic rates. Conclusion is that Golf Road can handle the volume for the uses being proposed; however, the developer may need to make operational and physical improvements to minimize delay and conflicts, and maintain safety.

Density/cap on number of units: I defer to Jason to discuss density and open space. I have included a chart showing adjacent densities.

Lot sizes: I defer to Jason for this discussion.

Senior Housing: There was concern expressed about emergency vehicles at senior facilities. Other than comments made during the hearing, the Town has not received any evidence as to the amount of additional emergency vehicles and the negative effects on surrounding neighborhoods. With the Town being part of the full-time Lake Country Fire department, there is likely adequate availability of emergency personnel to serve the site.

Road circulation: I have been an advocate for connecting roads throughout the Town. By connecting roads, the Town is able to connect neighborhoods and allow better access for emergency vehicles. A good example of what we do not want to create is Glen Cove Road. Between Crooked Creek Road and the ends of Glen Cove Road, there are approximately 97 single family homes that generate 912 trips per day. Although vehicles could use Crooked Creek Road to get to other roadways, many people use Glen Cove to get to Golf Road since it is the most direct. Since there is minimal connectedness, reduction of volumes on Glen Cove Road is difficult to accomplish. For the Planned Development District, having connected roads will allow users to exit the property from potentially four different locations. Having multiple access points allows vehicles to disperse throughout the development as opposed to concentrate in a couple of locations. Although not guaranteed, a third access off of Gold Road is possible, which would disperse the traffic even more so. When the master development plan is presented; traffic circulation and access points can be reviewed and considered prior to approval. Further, the proposed ordinance provides that "[i]nternal 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."

Concern with tree removal in zone 1. The designation of wooded areas to be preserved is based on the designation and mapping of environmental corridors by the Southeastern Wisconsin Regional Planning Commission. They determined the boundaries as an independent agency. It is likely that they only look at wooded areas that are connected and over a certain acreage. Hence, not all tree lines shown on the plan fall into the environmental corridor. I assume that some of the "wooded" areas in zone 1 are made up of buckthorn and box elder trees. These trees are on the list on undesirable species in the Town. However, the Town can encourage the developer to either keep the tree lines that are not designated for saving or work with the developer on a landscape plan that replaces those trees with desirable vegetation when they come in for approval.

Expectations are changing The Town has designated this area for business/office since at least 1994. Over the years, I have talked to potential property purchasers and showed them the Land Use Plan that indicated the area along Golf Road to be Commercial/Office. In the late 90's and 2000's, the vision from the Plan Commission was to have office buildings in a park like setting with lots of green space. Based on the location and the land use plan designation for development of office buildings, there could have been 13 buildings, located along Golf Road, between and directly adjacent to Glen Cove Road and Elmhurst Road. The zoning code to accommodate desired office building use on the Thomas farm site included a requirement for 80% open space (if our definitions, that means actual green space – vegetation, planting beds, etc. – no hard surfaces). Prior to 1998, the code required 35% Floor Area ratio (FAR), which the percentage of floor area divided by the lot area. The code also included a requirement of 3 acres of open space in the B-3 zoning district. However, open space was not defined in the code and was potentially thought of as open areas not containing a building. I am not aware of any community who has a green space requirement anywhere near 80% for commercial buildings.

Concern with environmental impacts Great care has been taken to consider the environmental corridor and tree lines in the planning of the district. The Town has not done this type of detailed review and analysis for any other development over the past 25 years. The code calls for those areas to be preserved. In addition, storm water regulations have evolved over the past 30 years to the point that water runoff quantity and quality are paramount to the development and in many cases, drive the locational aspects of developments. Waukesha County Land Resources Division handles all storm water reviews, with the Town Engineer being involved as well, to assure that all developments meet or exceed the WDNR, County, and Town requirements.

Tim Barbeau, Town Engineer
March 22, 2021

Draft Revised 3/10/21

SECTION 17.04(5)(R) PLANNED DEVELOPMENT DISTRICT #1

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 area depicted in Map 1, which is comprised of approximately 152 acres. 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 Planned Development District #1 and a General Development Plan must be approved subject to the procedural requirements of Section 17.04(5)(R)(3). Any rezoning application to this district shall include all of the territory shown on Map 1.

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 Planned Development District #1, 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 Planned Development District #1. The application shall include GDP materials as specified below.

The GDP shall include the following information that shall be reviewed and approved, denied or

conditionally approved by the Town Board upon receipt of a recommendation from the Town Plan Commission, and Waukesha County:

- 1) A General Development Plan for the entire Planned Development District #1 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, 4, and 9 below and may be approved by a separate rezoning ordinance prior to approval of the GDP.
- 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. The developer shall work with Lake Pewaukee Sanitary District and pay all costs associated with sewer studies and any necessary upgrades to the sewer conveyance system and lift stations, and to obtain written documentation from Lake Pewaukee Sanitary District confirming 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 Board, upon receipt of a recommendation from the Town Plan Commission, 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 Board, upon receipt of a recommendation of the Town Plan Commission 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 Board, upon receipt of a recommendation of the Town Plan Commission and County Zoning Administrator shall approve, deny or conditionally approve the following detailed plans as part of the Specific Development Plan review process. A General Development Plan shall not have an expiration date unless specified by the Town Board. However, substantial changes to a General Development Plan shall require approval of a revised General Development Plan prior to approval of Specific Development Plans.

- 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 shall be approved, denied, or conditionally 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

| | Low Density Residential single family or single family condos (max. one unit/acre) | Medium Density Residential single family or condos (max. 4 unit buildings & 3 units/acre) | High Density Residential single family (max. 4 unit buildings & 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 | - | - |

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.

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

*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.

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.

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 Board upon the recommendation of the Town Plan Commission 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' | N/A |
| Multi-family > 4 units per building | 47' | 47' | N/A |
| Office- 3-story zones | 47' | 47' | N/A |
| Office- 2-story zones | 35' | 43' | N/A |
| Senior- 3-story zones | 47' | 47' | N/A |
| Senior- 2-story zones | 35' | 43' | N/a |
| <ul style="list-style-type: none"> • Maximum Exposure does not include 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 per use type, except for the area of a roof overhang that measures twenty-four inches (24”) or less in depth. Where multiple buildings of the same use type, such as multiple office buildings, are located on more than one lot, maximum footprint shall be determined based upon the overall area of the site devoted to the single use type.

| Use Type | Maximum Footprint |
|--|-------------------|
| Single Family (Low Density-maximum one dwelling unit/acre) | 17.5% per lot |
| Single Family (Density of more than one unit/acre) | 25% per lot |
| 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 | None | None |
| Senior Use | None | None |

10. OPEN SPACE

- a. The table below depicts the percentage of a total development site that must be conserved in open space. Lowland open space acreage, which includes wetlands and floodplains, shall be multiplied by 0.2 to determine the open space credit for lowland areas. The specified open space 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.

**As noted above, wetlands and floodplain (lowland) acreage to be included in required open space calculations shall be multiplied by 0.2.

- 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 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, denied, or conditionally 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

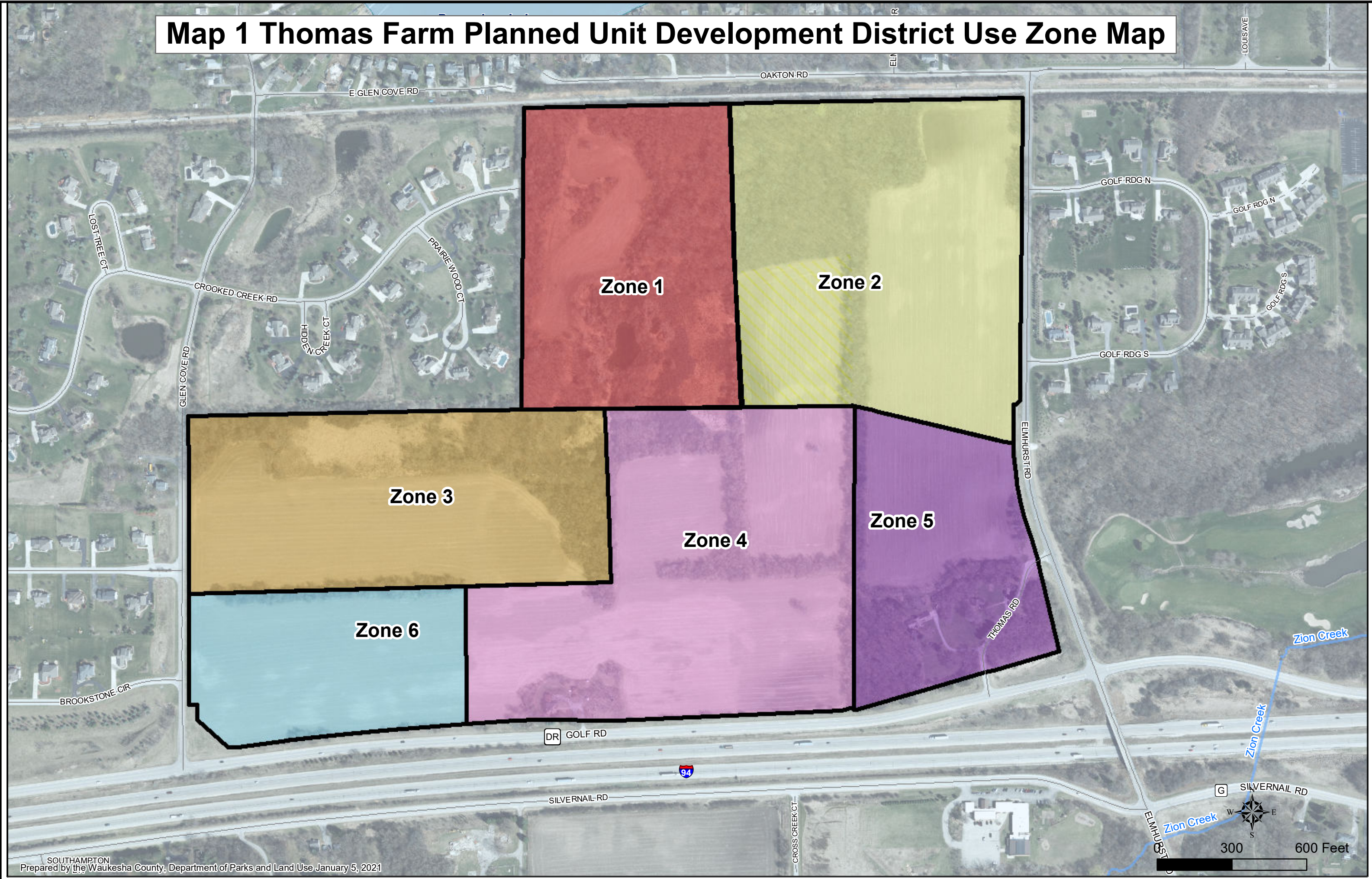
minimum of two access points to Golf Road must be provided. Access points must also be provided to Elmhurst Road and Glen Cove Road. Access location points are subject to considerations of a traffic impact study and subject to the approval of the Town and Waukesha County. The roadway serving Zone 1 shall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

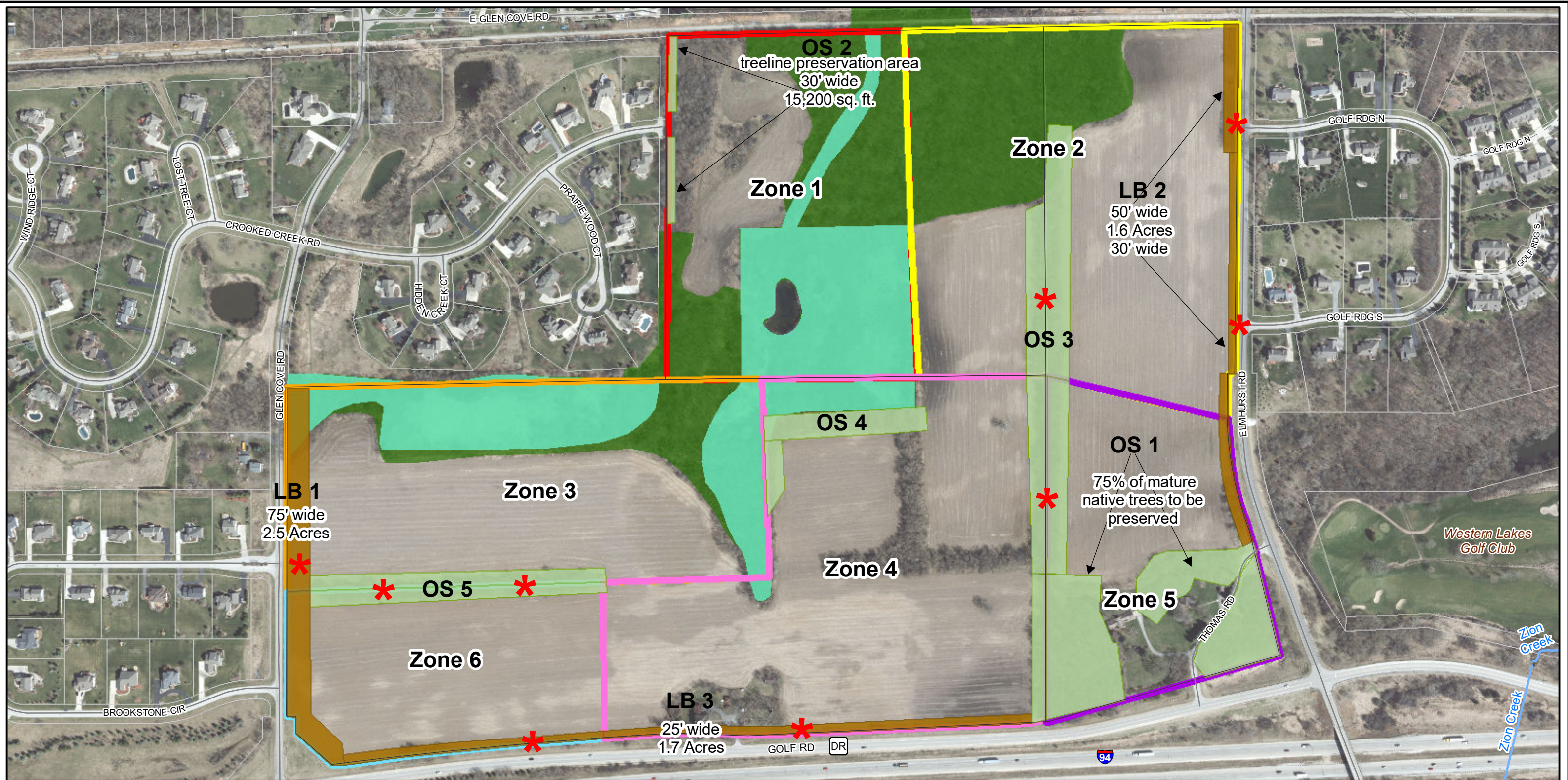
17. **CUL DE SAC LENGTH.** The planned extension of Crooked Creek Rd. will terminate in an extended cul de sac. Crooked Creek Rd. is authorized to exceed 1000'. Any other cul de sac that will terminate more than 1000' feet from its nearest outlet shall be reviewed and approved, denied, or conditionally approved by the Town Board, upon recommendation of the Town Plan Commission, 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. The Town may require the developer to provide a financial guarantee for completion of public improvements and private improvements the Town believes are necessary for completion of the project.



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)

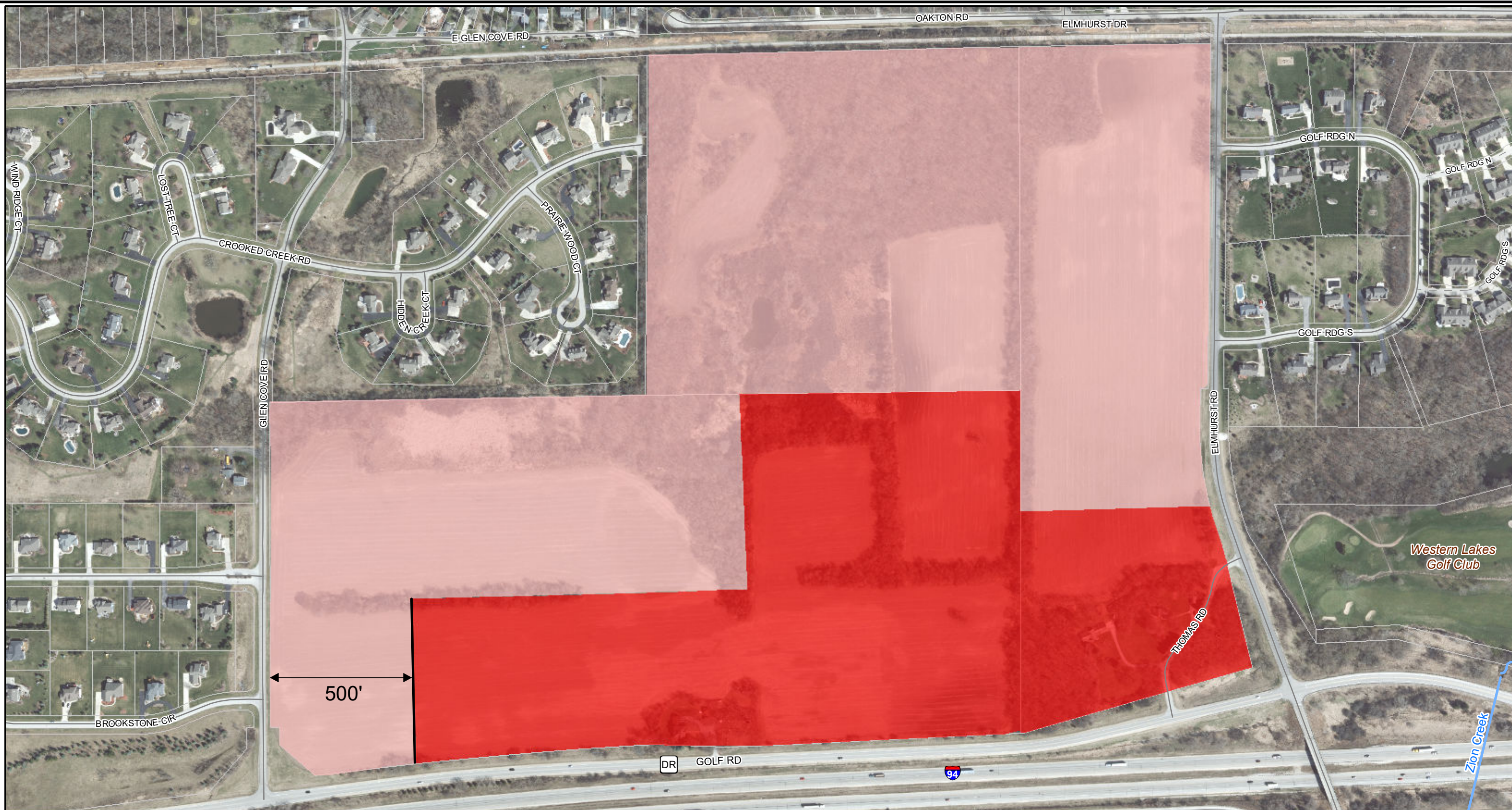
 Treelines and other wooded areas to be preserved (OS)
 Landscape Buffer (LB)

Streets
 Local
 Private

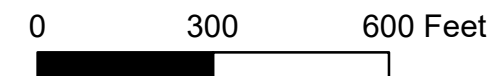
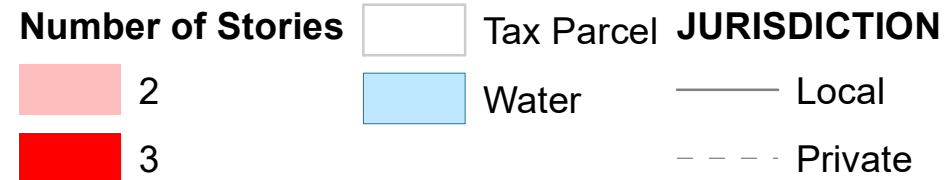


0 300 600 Feet


*****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)



Traffic equivalency trips/dwelling unit per day- senior units

- 1 house= same traffic as 3.9 senior units
- 1 house = same traffic as 1.7 multi-family (mid rise) units
- 1 house = same traffic as 1.3 condo (low rise) units

Peak traffic hour comparison

| | Single family trips/unit | Senior housing trips/unit | |
|----------------------|--------------------------|---------------------------|----------------------------------|
| 7:00 a.m.- 9:00 a.m. | 0.74 | 0.14 | House= 5 times more traffic/unit |
| 4:00 p.m.- 6:00 p.m. | 0.99 | 0.16 | House= 6 times more traffic/unit |

Zone 4 traffic scenarios

| | Developable acres | Max units | Ave. Trips/unit/day | Trips/day |
|--|-------------------|-----------|---------------------|-----------|
| Single family- 4 units/ac | 34.3 | 137 | 9.4 | 1287.8 |
| Condos- low rise- 6 units/ac | 34.3 | 206 | 7.3 | 1503.8 |
| Multi-family- 6 units/ac | 34.3 | 206 | 5.4 | 1112.4 |
| Senior- 12 units/ac | 34.3 | 411 | 2.4 | 986.4 |
| Office- three single tenant buildings, 300,000 sq. ft. | 34.3 | N/A | N/A** | 3390 |

Zone 5 traffic scenarios

| | Developable acres | Max units | Ave. Trips/unit/day | Trips/day |
|--|-------------------|-----------|---------------------|-----------|
| Single family- 4 units/ac | 17 | 68 | 9.4 | 639.2 |
| Condos- low rise- 4 units/ac | 17 | 68 | 7.3 | 496.4 |
| Senior- 12 units/ac | 17 | 204 | 2.4 | 489.6 |
| Office- single tenant, 100,000 sq. ft. | 17 | N/A | N/A** | 1130 |

Zone 6 traffic scenarios

| | Developable acres | Max units | Ave. Trips/unit/day | Trips/day |
|------------------------------|-------------------|-----------|---------------------|-----------|
| Single family- 4 units/ac | 15 | 60 | 9.4 | 564 |
| Condos- low rise- 4 units/ac | 15 | 60 | 7.3 | 438 |
| Senior- 12 units/ac | 15 | 180 | 2.4 | 432 |

*Senior traffic rates are displayed consistent with continuing care retirement community traffic projections of the ITE trip generation manual

**Single tenant office buildings generate 11.3 trips/1000 sq. ft. of floor area

Thomas Farm- select use/# of unit scenarios w/ expected traffic (in trips/day)

| | Scenario 1 | | Scenario 2 | | Scenario 3 | | Scenario 4 | | Scenario 5 | | Scenario 6 | | Scenario 7 | |
|-------------------------------|--------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|-------------|-----------|-------------|-----------|------------|-----------|
| | No Sr. units | Trips/day | Sr. in Zone 4 | Trips/day | Sr. in Zone 5 | Trips/day | Sr. in Zone 6 | Trips/day | Sr. in 4, 5 | Trips/day | Sr. in 5, 6 | Trips/day | Sr. in 4-6 | Trips/day |
| Zone 1 regular dwelling units | 9 | 85 | 9 | 85 | 9 | 85 | 9 | 85 | 9 | 85 | 9 | 85 | 9 | 85 |
| Zone 2 regular dwelling units | 72 | 526 | 72 | 526 | 72 | 526 | 72 | 526 | 72 | 526 | 72 | 526 | 72 | 526 |
| Zone 3 regular dwelling units | 49 | 461 | 49 | 461 | 49 | 461 | 49 | 461 | 49 | 461 | 49 | 461 | 49 | 461 |
| Zone 4 regular dwelling units | 206 | 1112 | 0 | 0 | 206 | 1112 | 206 | 1112 | 0 | 0 | 206 | 1112 | 0 | 0 |
| Zone 4 senior units | 0 | 0 | 411 | 986 | 0 | 0 | 0 | 0 | 411 | 986 | 0 | 0 | 411 | 986 |
| Zone 5 regular dwelling units | 68 | 496 | 68 | 496 | 0 | 0 | 68 | 496 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 5 senior units | 0 | 0 | 0 | 0 | 204 | 490 | 0 | 0 | 204 | 490 | 204 | 490 | 204 | 490 |
| Zone 6 regular dwelling units | 60 | 438 | 60 | 438 | 60 | 438 | 0 | 0 | 60 | 438 | 0 | 0 | 0 | 0 |
| Zone 6 senior units | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 432 | 0 | 0 | 180 | 432 | 180 | 432 |
| Total trips/day- all zones | | 3118 | | 2992 | | 3112 | | 3112 | | 2986 | | 3106 | | 2980 |
| Total regular dwelling units | 464 | | 258 | | 396 | | 404 | | 190 | | 336 | | 130 | |
| Total senior units | 0 | | 411 | | 204 | | 60 | | 615 | | 384 | | 795 | |

*If 152 acres developed for single family homes at 2 units/acre= 304 units @ 9.4 trips/day= 2858 trips

Assumptions used for the above regular dwelling unit traffic rates:

Zone 1, 3- 9.4/trips/unit (single family)

Zone 2, 5, 7- 7.3 trips/unit (multi-family low-rise)

Zone 4, 5.4 trips/unit (multi-family mid-rise)

Density & Open Space- Thomas Farm area developments

| Development | Development type | Units per Acre (overall) | Square feet or Acres/Unit | Open Space % (includes wetlands) | Lots/units | Acres | EC/wetland | Land outside wetland/EC | Units/ac. outside of wetland/EC |
|---------------------------------------|-----------------------------|--------------------------|---------------------------|----------------------------------|-------------------------|-------|---------------------|-------------------------|---------------------------------|
| Golf Ridge (includes condos) | Mixed single family, condos | 0.7 | 1.4 | 26 | 16 lots, 20 condo units | 49.7 | 9.5 (excludes pond) | 40.2 | 0.9 |
| High Point Estates | Single family | 0.8 | 1.2 | 25 | 25 | 29.8 | | | |
| High Ridge | Single family | 0.6 | 1.8 | 36 | 49 | 77 | 30.1 | 46.9 | 1 |
| High Ridge East | Single family | 0.6 | 1.8 | 37 | 25 | 44 | | | |
| High Ridge Condos | Condominiums | 2.9 | 15,246 s.f./unit) | Common elements-see aerial | 36 | 12.5 | | | |
| High Ridge East No. 1 | Single family | 0.7 | 1.4 | 38 | 22 | 31.3 | 4.3 (excludes pond) | 27 | 0.8 |
| Oakton Beach & Tennis Club Apartments | Apartment | 1.9 | 23,086 s.f./unit | 86 | 66 | 35 | | | |
| Average of above | | 1.2 | 1.4 | | | | | | |

| Sample lake area developments | Development type | Units per Acre (overall) | | Open Space % (includes wetlands) | Lots/units | Acres |
|-------------------------------|------------------|--------------------------|--|----------------------------------|------------|-------|
| Crystal Springs Condos | Condominiums | 2.8 | | Common elements | 21 | 7.6 |
| Elmhurst Addition | Single family | 2.7 | | 0 | 25 | 9.3 |
| Glen Cove Park | Single family | 2.3 | | 0 | 116 | 50.7 |
| Thomasland | Single family | 1.2 | | 0 | 13 | 11.2 |

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Minutes of the Thomas Farm Neighborhood Visioning Workgroup

Thursday, June 11, 2020

Committee Members Present

Mr. Lien was unable to attend. All other committee members were in attendance.

Welcome/Introductions

Mr. Shaver welcomed and thanked the workgroup for sharing their time in assisting with this planning project. He explained that the county assisted the Town of Oconomowoc with a fairly similar neighborhood planning project for Downtown Okauchee a couple of years ago and he expressed that the county is pleased to be able to offer assistance. He described that staff will show local development project examples to help with understanding of issues such as density and different development types. He then introduced Jason Fruth, County Planning & Zoning Manager, and explained that Mr. Fruth would be leading the planning effort. Members of the workgroup also introduced themselves.

Project Overview

Mr. Fruth gave an overview of the proposed charter and explained that the project is intended to help inform town and county decisions relative to pending town zoning ordinance changes and the pending county plan amendment request for the Thomas Farm. He urged the committee to be open minded and respectful of each other's opinions. While consensus is desirable in collaborative efforts, there may be differing preferences for some topics, in which cases, those divergent viewpoints will be acknowledged in the delivery of the workgroup's recommendations. He noted that the charter includes public outreach prior to town and county committee action regarding code or plan amendments. The form of the outreach is yet to be determined given the current constraints of convening large groups because of COVID-19 precautions.

Mr. Fruth described that a large number of citizens from the area expressed a fairly broad range of concerns at the public hearing for the pending county plan amendment for the property. He noted that many additional concerns and objections were sent to staff via email after the hearing. He described that concerns generally centered around neighborhood compatibility, traffic, aesthetics and natural resources, while others expressed an interest in more certainty regarding the uses proposed. He noted that the property owner has expressed that they would like to be able to sell the property for a fair value. Mr. Fruth then asked the town officials and staff present to describe the town's interests. Chairman Troy described that tax base issues are prominent in considering land use changes for this large farm that has a lot of potential. He indicated that he would like to see the interested parties come together and find common ground. He indicated that there is openness to consideration of different use types to achieve value and tax base, particularly given that tax revenue may not be considerably different amongst differing use types.

Farm/Neighborhood Characteristics

Mr. Fruth explained a series of maps that show the Thomas Farm and the surrounding neighborhood. He explained that the study area neighborhood is bound by Pewaukee Lake to the north, CTH SS to the

east, the south right of way of I-94 to the south and Maple Ave. to the west. Committee members asked about why the study area stopped south of the two condominium developments along Maple Ave. Mr. Fruth responded that staff was looking for an orderly stopping point aligned with Pewaukee Lake to the north. He noted that the condominiums and other developments outside of the defined study area would still be considered and used as examples for issues such as height, density and value.

Natural resources mapping was presented showing wetland areas, primary environmental corridor and high bedrock conditions. Mr. Fruth noted that the largest area of natural resources is concentrated in the northwest part of the property while bedrock is mapped on the east part of the farm. Mr. Ogden asked if other properties with development potential within the neighborhood should also be analyzed? He suggested that the Western Lakes golf course property be examined and other workgroup members recommended also researching the open space areas on the Oakton Beach and Tennis Club property. Mr. Fruth indicated that staff would prepare mapping for the Western Lakes property and noted that he believed the Oakton Beach open space is part of the required open space requirements for the development. He indicated that staff would research this further.

Next, town and county land use plan mapping was described. Mr. Fruth noted that the existing uses are mixed in nature with single family residential being most common with a few multi-family developments, office and recreational uses being present. The existing plan designations are Suburban I Density Residential to the north and Commercial and Office Park to the south. The pending plan amendment request seeks a change to Low Density Residential (north) and Mixed Use (south). Mr. Fruth explained that Mixed Use is a broad category that contemplates a mix of various use types (residential, commercial, office, light industrial, public & institutional). He explained that because the category is so broad, some previous plan amendments have been conditionally approved by towns and the county to more narrowly limit the range of permitted uses to certain select use types only.

Mr. Fruth explained the assessed values map that shows values on a subdivision-wide or development area basis. He noted that, within the neighborhood, the High Ridge condominium project and Orthopaedic Associates were the two highest value projects on a per acre basis. He noted that the single family subdivisions contained slightly lower values on a per acre basis. Mr. Ogden asked why lakefront developments were not analyzed. Mr. Fruth responded that because the subject lands do not have waterfront conditions, staff felt the comparison value was limited. He indicated that staff could take a look at examining a couple of lakefront areas at a subsequent meeting. He then showed a map depicting business park values for a number of business parks within the area showing that most such developments were valued between \$400,000 and \$700,000 on a per acre basis. He also cautioned that some of the business parks were not entirely built out, meaning that the value may continue to increase slightly more over time.

Infrastructure

Mr. Fruth noted that he had reached out to the Lake Pewaukee Sanitary District (LPSD) and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) regarding sewer capacity and infrastructure. LPSD indicated that there may be significant off-site costs relative to lift stations and other infrastructure depending upon the type and intensity of the uses. SEWRPC indicated that the Brookfield treatment plant that would receive the wastewater from the area has significant excess capacity available to treat flows from the property.

Mr. Barbeau explained that the nearest municipal water is some distance away from the property and that the town has had discussions with the City of Pewaukee and City of Delafield regarding possible water extensions. He noted that the City of Delafield appears to be the more likely connection if a connection is desired or required. The cost to connect would be expensive given the distance from the current line (estimated to be near 1.7 million). Mr. Erwin expressed that it would be beneficial to consider who else may benefit if water were to be extended and suggested there may be a benefit to the town if shared services were considered.

Mr. Fruth noted that he had consulted with the Waukesha County Department of Public Works (DPW) and they have advised that a traffic impact analysis would be needed for any development project of scale. Turn lane and intersection improvements would be dictated by the nature and intensity of future development. The workgroup asked questions about the public/private status of Thomas Rd. Mr. Barbeau indicated that the town plows the road and that he would research further.

Ms. Gutenkunst inquired as to whether access from CTH DR was restricted by prior action of the state or county. Mr. Fruth advised that he would inquire with county Public Works staff and report back with findings. DPW noted that access from existing local roads is typically desirable versus new access points to county trunk highways, as local roads typically have lower speeds making for safer conditions. DPW did note that given the amount of frontage available on CTH DR, there is space to achieve an appropriate separation from the existing intersections if new roads were proposed to connect to CTH DR, however, the appropriateness of new intersections would require careful review.

Mr. Erwin asked if the existing stormwater basin to the west of the farm could accommodate stormwater from the subject property. Mr. Shaver indicated that the basin was sized for pre-existing drainage conditions along the frontage road and I-94.

Demographics

Mr. Fruth explained selected U.S. Census statistics and noted that the town has a high median household income and highlighted that the county continues to age significantly with nearly one in four residents projected to be 65 or older by 2040, whereas in 2000 only about 10% of town residents were 65 or older.

Introduce sub-areas

Mr. Fruth introduced the sub-areas for study. He noted that the farm was being divided into five areas to allow the group to analyze smaller parts of the farm while considering the unique features and setting of each area. He explained that natural features such as treelines and wetlands were typically used as the boundaries for the sub-areas. He asked that the group bring the exhibits back to the next meeting for a use preferences exercise.

Development Trends & Values

Residential:

Mr. Siepmann, Mr. Zanon and Mr. Caliendo explained that residential construction has become considerably more expensive in recent years and that lots are becoming more narrow in response to high per foot development costs that are being driven by high stone and grading costs, in particular. They noted that these costs are making 120' wide lots a thing of the past as per lineal foot costs have

increased so rapidly. Mr. Zanon noted that it can cost \$1000 per lineal foot for all curb, street improvements, etc. It was noted that Neumann (area developer) is doing well transitioning from 120' lots to 60' lots in Pabst Farms in the Summit/Oconomowoc area. They noted that there is an undersupply of single family homes with single family development still 25-30% off of its pre-2007 economic downturn rate. Mr. Siepmann noted that the overall residential market has been strong during COVID-19 with the under \$500,000 market being strong but the \$500,000 to \$1,000,000 market picking up.

Mr. Caliendo noted that the condominium market has come back very strong in recent years, with many empty nesters seeking less maintenance. It was noted that two to four unit buildings help with infrastructure costs.

Mr. Fitzgerald and Mr. Troy noted that the town was attempting to set broad development parameters in crafting ordinance provisions and set parameters that required developers to present detailed master plans. Mr. Fruth advised that this exercise is intended to be high level planning relative to use and other development constraints and noted that more detailed master plans will need to be generated by future developers.

Office and Light Industrial:

Mr. Fruth presented office and industrial market trend reports and advised that Tim Casey of the Waukesha Center for Growth advised that 15% vacancy in office markets is not uncommon or considered unhealthy as office users leave space vacant as they expand, contract and lease different spaces.

Developer representatives noted that, locally, the light industrial (single user) market is stronger than the office market. Mr. Fruth noted that industrial vacancy rates in the subject Lake Country area and other western suburbs are generally lower than elsewhere within the region. Mr. Zanon noted that his firm has been busy with larger industrial/warehousing buildings on the I-94 corridor between Milwaukee and the Illinois state line.

Senior housing/facilities

Mr. Fruth briefly referred to a spreadsheet containing local senior housing projects and their values.

Mixed Use/Corridors

Mr. Fruth explained the mixed use corridors exhibit and noted that one of the examples is a mixed use project near CTH P in the City of Oconomowoc. He explained that this area includes a transition from a busy corridor that includes an apartment development, a condominium project, senior/assisted living and single family residences.

Business Park Study:

Mr. Fruth explained the business park study that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County collaborated on a couple of years ago. He noted that the study was done to assess supply of business park land within the county. SEWRPC found that, at the time, there was a supply of about five years' worth of high quality business park land left within the county. A specialized mapping application was developed by Waukesha County based upon the input of

area developers and planners to help with identifying lands that might be suitable for business park or commercial use. When applying locational criteria and searching for developable parcels of 20 acres or more, nearly 500 parcels were studied countywide. Ten parcels in the Town of Delafield qualified, with one being the easterly parcel of the Thomas Farm. The Thomas Farm parcel was the only of the ten to achieve a “somewhat compatible” neighborhood compatibility ranking, while the other nine were rated “least compatible” as their settings tended to be quite rural and well removed from key transportation facilities. Mr. Barbeau asked how county staff viewed the west part of the Thomas Farm. Mr. Fruth noted that if the parcel had fallen within the 1.5 mile buffer of an interchange, it would have been assigned a “somewhat compatible” ranking as well, because while it has I-94 frontage and is near other commercial uses such as Orthopaedic Associates and the golf course, it has single family developments nearby in three directions. Workgroup members asked if the study was only looking for business park compatibility or overall commercial compatibility. Mr. Fruth confirmed that the study was examining any type of commercial, office, business park or light industrial potential.

City of Waukesha Analysis tax base document

Mr. Fruth briefly explained the City of Waukesha handout regarding maximizing tax base. He urged the workgroup to examine this document that was previously prepared by City of Waukesha staff. Their study found that more dense single family development often produces more tax base than more exclusive homes on the larger lots. They also concluded that additional stories, more density and shared facilities (parking, stormwater) drive higher property values.

Next Meeting Topics

Mr. Fruth noted that baseline information regarding density, building height, open space and traffic would be provided at the next meeting. He noted that the group would then begin working together to analyze the sub-areas and start to develop use preferences.

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Minutes of Thomas Farm Neighborhood Visioning Workgroup Meeting #2

Wednesday, June 24, 2020

Committee Members Present

Mr. Lien and Mr. Shaver were unable to attend. Chairman Troy and Plan Commission Chairman Fitzgerald did not attend upon advice of town legal counsel. Mr. Fruth explained that Mr. Barbeau and Mr. Green will represent that town today and at subsequent workgroup meetings. All other committee members were in attendance.

Follow-up- Questions from prior meeting

- Ms. Gutenkunst asked about transparency relative to workgroup documents and asked about posting documents. Mr. Fruth noted that staff has no opposition to workgroup documents being shared but will wait to post documents to websites until the conclusion of the group's meetings so as to ensure that the group's final preferences are summarized versus displaying in-progress work product that is subject to change and refinement as workgroup meetings continue.
- Other properties with developable acreage. Mr. Fruth explained the new map (Map 10) depicting natural resources and development limitations relative to the Western Lakes Golf Course property. He noted that most of the golf course contains wetlands or hydric soils which limits developable area to approximately 34 acres in the northwest corner of the property. That part of the property includes the buildings and parking areas. He also explained that staff had continued researching the Oakton Beach and Tennis Club conditional use file. He explained that the open space is described in several old legal descriptions. He emphasized that the file indicates that the large area of open space was part of the accepted development proposal that allowed for the development of apartments on the site.
- Access restrictions to CTH DR. Waukesha County DPW researched records and did not locate any purchased/acquired access restrictions. Mr. Fruth noted that a full title search should be done by the owner or future developers to fully analyze this issue.
- Status of Thomas Rd. Mr. Barbeau will further research public/private status and report back.
- Lakefront values. Mr. Fruth noted that staff will prepare supplemental material highlighting lakefront valuation in response to Mr. Ogden's request and will bring this back to another meeting.
- Opportunities for shared water. Mr. Fruth indicated that municipal water considerations and water sharing could be explored as preliminary use decisions start to evolve.

Building Height

Mr. Fruth introduced Jacob Heermans, Sr. Land Use Specialist for Waukesha County. Mr. Heermans explained the average height bar chart document depicting heights by use type. He noted that building

heights do not vary considerably by use type for one and two story buildings. Three story office, multi-family and senior type buildings also have fairly similar heights across the uses.

Workgroup members asked questions regarding the term roadside height, how height is measured and how rooftop elements are considered. Mr. Heermans explained that rooftop mechanicals are not included in county height measurement requirements. He noted that the county measures total height from lowest exposure to top of roof. He noted that roadside height elevations are as viewed from the road and typically do not contain exposures. Mr. Fruth noted that the range of heights by type was fairly narrow as he described the height data spreadsheet. He stated that the Roundy's warehouse in Oconomowoc is one of the biggest buildings within the region and was included in the list to provide context.

Questions were also raised regarding inclusion of parapets in height measurements. Mr. Fruth noted that careful consideration of factors such as parapets, mechanicals and height methodology is needed prior to the workgroup making any specific numeric height recommendations at subsequent meetings.

Density

Mr. Fruth explained typical densities within the neighborhood. He noted that conservation design subdivisions are commonplace in the immediate area and the amount of conserved open space varies generally from about 25% to 50%. He then showed area examples of low density development (less than 5 units/acre), suburban density development (5-10 units/acre) and high density development (10+ units/acre). He noted that low density development is, at present, typical within the neighborhood and that the existing condominium developments within the neighborhood fall within that range.

Open Space Trends

Mr. Fruth summarized open space data for conserved spaces within subdivisions and developments within the area. In addition, the amount of green space provided for various individual commercial/office lots was explained. Mr. Fruth noted that the average open space of several local light industrial lots was found to be about 45% while the average open space for several area office sites was found to be nearly 41%.

He also displayed several examples where variable width buffers had been used to separate residential developments from other uses. He highlighted an example from the Village of Summit where a skilled nursing facility was buffered from an adjacent neighborhood of single family homes using a 100' vegetated buffer.

Mr. Ogden asked about rules for conservancy lands. Mr. Barbeau stated that the current town ordinance only allows 20% of required open space lands to be wetland/lowland. Mr. Fruth noted that the county rule is similar. He also advised that it would be appropriate for the workgroup to further explore how open space "credits" could be assigned and used as this project advances further.

Mr. Fruth showed conservation design examples within the town and local area and noted that conserved spaces varied in percentage of the site but typically contained existing natural resources. He also provided an overview of a conservation/traditional design development example from Grayslake, IL. He described that the development conserved a very large percentage of the site in prairie use by providing more traditional lot sizes in walkable areas. Some areas provide approximately 15,000 square

foot lots while traditional lot sizes can be as small as 5,000 square feet. He also noted that the development contains a small commercial node, a school and condominiums. Workgroup members asked whether there is anything similar in the immediate area. One example in Cedarburg was noted and there was discussion of smaller lot sizes in Pabst Farms in Oconomowoc but it was noted that the lots there do not get quite as small. Ms. Gutenkunst asked about the price point within the Grayslake example. Mr. Fruth explained that he recalled homes being listed in the \$400,000+ range and stated that the market prices in that part of Illinois are a bit lower than Waukesha County.

A question was asked relative to the size of the open space area along I-94 at the sound end of High Point Estates. Mr. Fruth measured the depth to be nearly 300' and the width to be about 1000'

Mr. Fruth also explained examples of light industrial sites containing little or no landscaping and then showed examples from two local business parks (Gateway West and Pewaukee Woods) where extensive landscaping was used. Mr. Siepmann cautioned that too much landscaping can take away from buildings, particularly those buildings with high quality materials. Ms. Gutenkunst asked if staff could provide some height details for some of the buildings depicted within the landscaping document. Staff responded that they would work to do so.

Traffic

Mr. Fruth briefly explained a bar chart of projected average daily traffic by use type according to the most current professional trip generation manual. He noted that single family residential development generates more trips per day versus multi-family or senior use types on a per unit basis. He also noted that medical/dental office uses and shopping centers are higher traffic uses. Office uses generate more traffic than light industrial, but depending upon the light industrial use, such uses may generate truck traffic.

Begin sub-area planning exercise

Mr. Fruth explained the large use type charts that would be used for the group planning exercise. He explained that the workgroup's task is to work together to identify which use types you believe to be viable or not for the different sub-areas of the farm.

Sub-area A:

Mr. Fruth introduced the first sub-area and noted that this is the area in the northwest part of the farm that is mostly wooded and contains a small developable area outside of the environmental corridor that is approximately 8 acres. He explained that the property currently has a road (Crooked Creek Rd.) stubbed at its west boundary adjacent to the High Ridge East No. 1. Subdivision.

Workgroup comments:

- Mr. Ogden offered that he felt zero lot line condominiums without shared walls would be desirable given the beauty of the wooded backdrop and separation from other parts of the site. He felt single family may not take full advantage of the private natural setting. He envisioned perhaps up to 12 units with 1800 to 2400 s.f. unit size.
- Ms. Gutenkunst expressed concern about traffic on Glen Cove Rd.

- Mr. Siepmann noted that hydric soils on lands to the west were a development challenge there and felt slab on grade construction might be good here. Mr. Fruth displayed soils data showing that hydric soils are present to the west but do not continue into the sub-area, although soil testing would need to be done. Mr. Siepmann recommended pushing density elsewhere on the farm and continuing single family in this area extending from the existing subdivision to limit traffic within the neighborhood to the west.
- Mr. Zanon felt single family (perhaps six lots maximum) or at most two family seemed logical and thought a short cul de sac would work.
- Mr. Barbeau expressed that the town has always thought that the neighborhood to the west would be matched here with single family and lot sizes similar to the adjacent lands to the west.
- Several members noted that single family seemed to be a good fit because the only likely access is through the existing single family subdivision to the west.
- Ms. Gutenkunst noted that stormwater management is very important within this area.
- Mr. Barbeau noted that the town's cul de sac length code provisions would need to be modified to allow for a further extension of the cul de sac. Some members felt that the extension might be more acceptable to the fire department if fewer units needed to be accessed in this manner. Mr. Barbeau asked as to whether the group felt there was need to extend a road through the woods to connect to other parts of the site. Workgroup members felt that a longer road extending east would be costly to build with little value added, would be detrimental to the environmental corridor and would be costly for the town to maintain. Mr. Fruth noted that extending further would be likely to increase concerns from the neighborhood to the west regarding added traffic.

No other use types were suggested by the workgroup for this area. With preliminary thoughts for this area being single family residential lots or single family condominiums, Mr. Fruth suggested the group move to the next area and come back and re-visit later to complete final thoughts relative to residential type (single family vs. condominiums(low density)) and the group agreed.

Sub-area B:

Mr. Fruth explained that sub-area B is located west of Elmhurst Rd. and immediately west of a single family neighborhood. The land abuts woods to the west and is mostly open farmland with some nice trees lining the road right of way near the Lake Country Trail.

- Committee members noted that high bedrock conditions make this sub-area very expensive to develop. They felt added density in the form of condominiums would make development more practical here given the bedrock conditions. Mr. Zanon felt multi-family would require less roads, more units and less blasting of bedrock. However, Mr. Caliendo stated that very few developers are doing condos without basements.
- Mr. Frett indicated that single family development would be desirable but also expressed openness to the idea of higher quality condominiums as the discussion ensued. He noted the sump pump never runs at his home (in the adjacent Golf Ridge subdivision to the east).

- Mr. Caliendo noted that the wooded setting to the west would be desirable for condominiums. He urged side by side units then single family “patio” homes. He envisioned berms and landscaping along Elmhurst Rd.
- Traffic on Elmhurst Rd. was noted as a possible concern, although Mr. Siepmann noted that, unlike Glen Cove Rd., Elmhurst Rd. has two directions of ingress/egress.
- Mr. Fruth asked if the somewhat narrow nature of the sub-area made a single family layout difficult? Mr. Zanon indicated that there is enough space to accommodate a logical single family lot and road pattern.
- The group felt that the condo design is important in making a project attractive. They noted that the term duplex can have a negative connotation; design and marketing are important. They pointed to the handout that displayed two newer developments (Pabst Farms and the Glen of Sussex) as being desirable in how garages were oriented and buildings designed. The group discussed whether a mixed single family/multi-family condominium layout might be attractive. There was debate as to whether a single family element should be near Elmhurst Rd. or near the woods if a mixed environment were to occur. Mr. Siepmann and Mr. Ogden stated that they felt that condominiums might be more appropriate near Elmhurst Rd. and then transition to single family if the development were to be mixed single and duplex units.
- Ms. Gutenkunst expressed that she thought owner occupancy is important. Mr. Caliendo noted that associations often limit rentals to a minimum of one year term.

Mr. Fruth asked if there were any other uses that that group felt were appropriate and asked for thoughts on senior housing. Senior housing was not ruled out but some expressed that it might be even more appropriate within another sub-area. With time running short, Mr. Fruth suggested that this might be a good place to leave off with preliminary thoughts for Sub-area B including the possibility of multi-unit condominiums mixed with single family lots or units. He suggested that this area should also be re-visited to finish the discussion relative to the above along with completing the discussion relative to appropriateness of senior uses.

During the discussion, some members questioned how open space could be accounted for. Could conserved wooded areas in one sub-area be counted towards satisfying overall open space requirements? Mr. Fruth recommended that the group first focus on use preferences and then circle back as more is known about use to discuss how best to allocate and use open space. Other questions were asked about whether certain sub-areas should have boundaries adjusted. Mr. Fruth responded that the sub-areas are just planning sub-units and that use and open space decisions do not need to follow those boundaries.

The workgroup adjourned with a reminder that the next meeting would be July 8, 2020 where the agenda will largely be designed to continue the sub-area planning exercise.

DRAFT

Minutes of the Thomas Farm Neighborhood Visioning Workgroup- Meeting #3

Wednesday, July 8, 2020

Committee Members Present

Mr. Lien, Mr. Caliendo and Mr. Shaver were unable to attend. Mr. Troy and Mr. Fitzgerald did not attend at advice of town legal counsel. All other committee members were in attendance.

Follow up from prior meetings

Mr. Fruth explained that draft minutes for meetings one and two were part of the packet. The workgroup advised that they would prefer to bring the minutes back to the next meeting to allow the committee more time to review. He then explained that staff created an exhibit showing lakefront development values for two area developments. He noted that values were considerably higher than the inland developments that had been previously discussed.

Continue sub-area planning exercise

Mr. Fruth summarized the workgroup's preliminary thoughts from the prior meeting relative to sub-area A and B and then introduced the next sub-areas. The list below is a summary of workgroup comments, questions and initial thoughts relative to areas C-E. In summary, the group preliminarily discussed condominiums, senior uses, corporate office (in certain settings), higher density clustered single-family housing. There was also some discussion regarding multi-family (rental) use and the group felt that more discussion is needed relative to all sub-areas at the next meeting. There was agreement that buffering the west edge of area D is important and the group generally preferred the idea of transitioning from more intensive uses along Golf Road to less intensive uses moving northward.

- Mr. Barbeau confirmed that Thomas Rd. is a public road.
- There were questions regarding why the five sub-areas were drawn/divided as they are. Mr. Fruth explained that the areas were created by generally following natural features and tree lines and that they are simply "planning units" to make discussion easier.
- A question was asked about wetland boundaries. Mr. Fruth confirmed that wetlands need to be delineated. The boundary shown is the approximated boundary based upon the DNR's current wetland inventory. Mr. Barbeau confirmed that the town's required wetland setback is 75'.
- There were questions about blasting within bedrock areas. Mr. Barbeau stated that the town does not have specific rules on this. Mr. Siepmann noted that blasting can be disruptive. Mr. Siepmann and Mr. Zanon noted that typical blasting for sewers tends to average around 10'.
- A question was asked about why only the eastern 1/3 of the farm was part of the countywide business park study. Mr. Fruth explained that the criteria only included parcels fully within 1.5 miles of a highway interchange and that only one of the three parcels that comprise the farm were within that range.

- After discussion, the workgroup concluded that they do not feel that light industrial and business park type development is appropriate for the neighborhood. Concerns primarily centered around building aesthetics, the “boxy” nature of such buildings and semi-truck traffic and truck idling. Some commented that with the location being more than one mile from an interchange, the location is also on the fringes of what the industry considers desirable from a transportation access standpoint. In response to questions about traffic generation relative to business parks, Mr. Siepmann noted that perception is often worse than reality.

Mr. Erwin stated that while the family could likely find many offers for light industrial, they are willing to pursue other use types- they need to know what to “chase.” They are interested in knowing the mixed uses the group would entertain as they have interest from other sectors.

- The group debated uses for sub-area C and discussed several different use types including condominiums, corporate office and senior housing but at the same time discussed these same uses relative to Area E.
- Ms. Gutenkunst expressed a preference for getting rid of the idea of 50’ tall buildings. She also noted that there is significant demand for senior and that fees in lieu of taxes can solve problems relative to tax exempt status for certain senior vendors.
- Mr. Frett felt that senior might be better in Area E than C and felt that side by side condos might work better there.
- Mr. Siepmann cautioned that building homes for around \$400,000 today is not viable and \$600,000+ would be difficult along interstate.
- There was general agreement that being sensitive to the adjacent subdivision to the west was important in planning the western part of Area D, in particular.
- Mr. Fruth suggested that perhaps a landscape buffer with trail could be considered to the east of Glen Cove Rd. to provide a connection to the Lake Country Trail. Workgroup members expressed that they felt that the Lake Country Trail could be an asset to future development.
- It was noted that many senior uses contain embedded services such as hair salons for their residents. Members noted that many facilities offer shuttle service to area amenities. Mr. Fruth noted that proximity to businesses/shopping near the highway 83 interchange may be desirable for senior uses.
- The group felt that more intensive uses should be located along Golf Rd. and that the existing east/west tree line might be a natural breakpoint to transition to less intense uses to the north.
- Mr. Ogden stated that he did not want to see four or five story buildings. Ms. Gutenkunst stated that she did not think “towers” or “boxes” were appropriate. Mr. Erwin stated that developers do not seem opposed to buildings that are three stories or less.
- Mr. Fruth referred to mixed use exhibits from the CTH P area in the City of Oconomowoc and explained that there were several use types mixed within that development area that seem complimentary, including senior housing and condominiums.

- Mr. Ogden noted that many people are choosing to rent rather than own. Mr. Fruth urged the group to not rule out multi-family rental properties of all types and noted that many high-quality projects have been developed in area communities in recent years and that today's multi-family can look quite different from older projects. He also indicated that to provide life-cycle housing, such uses are important to consider.
- Several members and Mr. Erwin noted that single family development seemed undesirable towards the south end of the property because of I-94 proximity and highway noise.
- There was openness to the idea of senior uses within Area D if a sufficient buffering approach was employed. Lake Country Landing in Summit was discussed as an example of a near-highway senior project that employed buffering and has attractive architecture in a one-two story type format.
- Mr. Fruth suggested that Area C be envisioned while considering Area B to the north in a developed state with buildings, landscaping, etc. He indicated that Area C would likely not be very visible from the neighborhood to the northeast once Area B is developed.
- There was discussion that it may be desirable to have more independent freestanding senior units on the periphery of the southern sub-areas and then transition to larger building(s).
- Mr. Barbeau noted that the town has typically dissuaded single family development within 1000' of I-94.
- Ms. Gutenkunst noted that she feels that the church to the south and Orthopaedic Associates stand out and that all should think about the end goal from a neighborhood perspective. She stated that some in the town feel that the overall character should continue to be residential. She stated that she could envision greenspace, a senior community or perhaps a low-sitting office or medical use along Golf Rd.
- Mr. Borel stated that he felt condos similar to High Ridge, Pabst Farms or subdivisions such as Long Meadow in Oconomowoc could be attractive.
- Mr. Erwin stated that there is no demand for large single-family lots.
- It was noted that smaller lots are doing very well in Pabst Farms in the Summit/Oconomowoc area with the smallest lots around 8,000 square feet. Mr. Ogden felt that smaller lots surrounded by open space might be suitable in some areas.
- Several members expressed that Golf Rd. backs up with traffic, particularly at peak times during evening commute as people seek alternatives to I-94 congestion. Some expressed that if senior were proposed in Area D, the access should not come off Glen Cove Rd.
- There was some discussion of community wells as an alternative to municipal water. Examples in the City of Delafield were mentioned.
- Relative to rental uses, Mr. Gutenkunst stated that height and location would be important considerations. Mr. Siepmann explained an 8-unit building example in Slinger that he is

developing and felt that it might be doable along Golf Rd. Others stated such uses should be more in the center of the frontage if considered.

Next meeting topics

With time running short, Mr. Fruth summarized the above discussion and asked the committee if they would consider a fifth meeting to allow ample time to complete the project. He noted that he felt that with an additional meeting, the group could get through final use planning decisions along with open space and height while ensuring time for discussions relative to the pending zoning and plan amendments. The group expressed a willingness to hold another meeting and Mr. Fruth noted that staff would work to find a date.

DRAFT

Minutes of the Thomas Farm Neighborhood Visioning Workgroup- Meeting #4

Tuesday, July 21, 2020

Committee Members Present

Mr. Lien and Mr. Shaver were unable to attend. Mr. Troy and Mr. Fitzgerald did not attend at advice of town legal counsel. All other committee members were in attendance.

Minutes of Meetings 1, 2 and 3

Mr. Fruth asked if there were any questions or comments regarding the minutes. No comments were offered.

Continue use preferences, open space and density discussion

Mr. Fruth explained that staff attempted to capture the initial preferences of the group from prior meetings and referenced the map with use preference notes in yellow. He noted that question marks were placed next to uses where there was unfinished discussion or uncertainty as to the group's final direction.

- Mr. Erwin noted that he didn't feel that industrial use should be disregarded. He stated that he felt that industrial use should be considered and not excluded and he mentioned that town committees had directed that industrial was important. Mr. Zanon stated that his feelings regarding the appropriateness of industrial would be dependent on what it looks like. Ms. Thomas indicated that the site is currently zoned for corporate office but no one is interested in that use. Mr. Ogden noted that Delafield is not like every other municipality and that it is a largely residential environment in the town. Mr. Fruth noted that the group spent significant time discussing industrial use at prior meetings and the predominant sentiment of the group was to look towards alternative uses because the majority of the group members expressed concern about industrial building aesthetics, truck traffic, etc. He also noted that Mr. Erwin had, at the prior meeting, noted that the owners were open to considering other uses. Mr. Fruth suggested that the group keep advancing in analyzing other uses so as to not run short on time.
- Mr. Barbeau asked if uses must follow sub-area boundaries. Mr. Fruth responded, no, that the sub-areas were drawn to make discussion and identification of different parts of the farm easier.
- Mr. Barbeau raised concern as to whether high quality condominiums make sense near I-94 from a noise and aesthetics standpoint. Mr. Caliendo stated that marketing luxury condos closest to the highway would be a potential challenge and Mr. Barbeau agreed. Mr. Caliendo felt that office, apartments and senior uses would be better along the highway and anticipated that such uses would be of high development quality and may be able to bring forward some extras such as better landscaping. He noted that apartment projects seem to like being close to the highway. He also referenced an assisted living project in Mequon call Newcastle as an attractive example.

- There was some discussion of the office market being down and that COVID may further impede this sector. Mr. Fruth urged the group to think long term and that if office were to come back at some point or if a local CEO wished to locate a company close to home, leaving it as an option would preserve the opportunity to consider it if members feel it is a compatible use. Mr. Frett noted that Mr. Lien has stated that there is currently a big demand for residential property. Mr. Fruth urged the workgroup to be open to more than one use per area if multiple uses might work for the same part of the site. He noted that is typical in planning for mixed uses and allows flexibility in marketing lands.
- Mr. Fruth asked the developer representatives to comment as to whether senior could be expected to occupy the full frontage of the site and asked how much acreage might be consumed by a typical senior project of some size. Mr. Siepmann commented that he felt that a senior project might work on as little as ten acres.
- Mr. Fruth noted that group discussion at prior meetings seemed to trend towards building heights of no more than three stories. He asked if the group felt that more than three stories should be considered. Mr. Siepmann noted that it may be appropriate to entertain a fourth story designed into the roofline of a building. He referred to the scheme that was developed by the Okauchee advisory committee that allowed for that type of design. Mr. Caliendo stated that he felt that anything taller than three stories would only be appropriate in the middle part of the site. Mr. Gutenkunst stated that she is opposed to four or five stories. Mr. Ogden stated that he felt that three stories was too big for multi-family unless it is a senior use.
- Mr. Borel noted that his neighbors do not like the idea of apartments. Mr. Caliendo referenced a Mandel project in Oconomowoc that is two to 2.5 stories that he feels is attractive. Mr. Ogden noted that renters are not what they used to be and that a rental option could be an important fabric of the community. He noted that many are choosing to rent for lifestyle reasons and that renting is no longer a decision of necessity. Mr. Erwin asked the group about their concerns relative to apartments. He stated that a quality developer could skillfully design a mix of two unit, four unit and eight unit buildings. Mr. Ogden stated that he felt buildings should not exceed four units.
- Mr. Fruth asked for input regarding Area D. Mr. Siepmann stated that he felt senior could work well there and would be a good fit because of highway noise. He stated that casitas might work as a nice transition between Golf Road and the east/west treeline. Mr. Borel noted that highway noise is not as bad as people might think. He stated that he talked to his neighborhood and they find single family, senior, condos and office to be acceptable uses.
- Mr. Ogden stated that he felt that Area E might work for multi-family. Ms. Gutenkunst stated that the Oconomowoc Mandel project is too big and Mr. Ogden agreed and felt that 300 units is a very big number for this setting. Mr. Erwin countered that he felt that two units an acre is also not appropriate. Mr. Frett stated that he would be open to maximum eight unit buildings. Mr. Siepmann explained his project in Slinger contains ten buildings with eight units per building on about 3.5 to 4 acres. He noted that building exteriors contain some brick and stone. Mr. Ogden stated that he doesn't feel it fits here.

- Mr. Thomas confirmed that the two homes near Thomas Rd. do have basements. Others noted that most in Golf Ridge subdivision had to blast bedrock.
- Ms. Gutenkunst raised concerns about traffic. Mr. Fruth stated that he felt that an access point directly accessing Golf Rd. would help alleviate the concerns about traffic on Glen Cove Rd. and that, given the large amount of Golf Rd. frontage, he felt that County Public Works would look at such an option.
- The group expressed that they felt that office may work well within Area C and might benefit from the wooded setting on the south end of that area. Mr. Frett expressed that he would prefer rentals be located west of Area C. Ms. Gutenkunst noted that Delafield is predominantly a single family community. Mr. Ogden stated that the eastern part of Area D, Area E and perhaps Area C could be suitable for elderly rentals. Mr. Caliendo noted that Mandel's 12 unit buildings look beautiful and are 2.5 stories.
- Mr. Fruth described the map that staff created to help with open space discussions. He noted that staff drew shapes around each of the wooded or wetland areas on the site and measured the acreage of the areas. He also described that potential landscape buffer areas were drawn along the three abutting roadways. He asked for input from the group. Mr. Zanon noted that he would typically expect a buffer of 30-50' along a stretch like Elmhurst Rd. Mr. Caliendo noted that 30-40% greenspace is about the right number. Mr. Zanon noted that he typically sees 40-45% green space and he shared that some communities only give 20% credit for conserved wetlands which he feels may be too stringent. He offered that Open Space Area 2 should be allowed disturbance to allow for roads to connect through treelines. He continued that developers should be given flexibility outside of environmental corridor areas. Mr. Erwin noted that the town consensus was 45% overall open space with 25% per development. Ms. Gutenkunst asked if municipal water should be part of the conversation. Mr. Siepman stated that he felt sewer was the more important consideration.

Next Meeting

The next meeting was set for August 19, 2020 at 2:00.

Mr. Fruth indicated that staff would work through scenarios of different multi-family building sizes for additional discussion at the next meeting.

County Shoreland & Floodland Protection Ordinance Draft Amendments- 3/4/21

Create Section 39.1 to read as follows:

SECTION 39.1 THOMAS FARM PLANNED DEVELOPMENT DISTRICT

a. 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 39.1(b).
- 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.

b. 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 39.1(a). The lands are located in the Town of Delafield, 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 39.1(c)(2).

c. PROCEDURE

1. 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.
2. 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:

- A. A master development plan for the entire Thomas Farm Planned Development District must be presented. District use zones are depicted upon Map 39.1(a). 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.
- B. An open space and natural resource protection plan must be presented that complies with Section (j).
 - C. A traffic impact analysis must be submitted to the Waukesha County Department of Public Works and Town Engineer for review and approval.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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.
 - H. 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.
 - I. 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.

3. 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.

- A. Detailed site plan
- B. Architectural plans
- C. Landscape plans
- D. Grading plans
- E. Preliminary Stormwater Plan for any phases that were not reviewed as part of the General Development Plan.
- F. Final Stormwater Plan
- G. Natural resource protection and open space plan.
- H. Parking plans
- I. Signage plans
- J. 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.
- K. Bike and pedestrian plan in accordance with Section 39.1(c)(2)(H). 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.
- L. 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.
- M. 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 42. County Planning & Zoning Staff will jointly conduct the public hearing with the Town Plan Commission and Board.

d. **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.

1. 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.
2. Building Form: Maximum permissible Building Height and massing must be complementary to adjacent uses and surrounding neighborhoods and are subject to the provisions of Section 39.1(h) and 39.1(i).
3. 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

4. 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.

5. 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.
6. 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.
7. Accessory Building Design: Accessory Buildings shall be designed so that materials and form are complementary and compatible to the Principal Building.
8. Architect consultation: The Town Plan Commission and Board and Waukesha County shall 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 Section 39.1(d). The Town and County have 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.
9. Building color: No neon or fluorescent colors are permitted. The exterior color palate of all Buildings must be compatible with the surrounding neighborhood.
10. Building entrances: An inviting entrance to Buildings shall be located on the primary street side.
11. 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.
12. 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.
13. 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.
14. Exceptions: Any proposed modifications to the provisions of this Section 39.1(d) 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 and the County Zoning Administrator upon recommendation of the Town Plan Commission.

e. USE REGULATIONS

Six (6) use zones have been established within the district. The use zones are depicted on Map 39.1(a). 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 3(o).

Any modifications to the boundaries of the district, use zones or regulations of this Section require a zoning amendment in accordance with Section 41 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. 4 unit buildings & 3 units/acre) | High Density Residential single family (max. 4 unit buildings & 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 4, provided that the daycare use is incidental to another permitted use that is the principal occupant of a building</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> | | | | | | | |

f. **DENSITY**

1. **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 |

g. **BUILDING LOCATION**

1. 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.”

A. 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 |

2. 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. \geq 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' |

A. 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.

3. Shore, Wetland and Floodplain Setback/Offset:

Wetland and Floodplain setbacks/offsets within the Planned Development District are subject to the below standards.

A. Shore and Wetlands Setback/Offset:

- i. Seventy-five (75) feet minimum.
- ii. Additional regulations and exceptions in Section 3(h)2 apply.

B. Floodplain Setback/Offset:

- i. Thirty-five (35) feet minimum from the 1% regional flood elevation.
- ii. Additional regulations and exceptions in Section 3(h)2 apply.

h. HEIGHT/BULK REGULATIONS

- 1. 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- 2-story zones | 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. | | | |
| <p>** The regulations and exceptions from Section 3(i)(1)(A) apply to all Structures located within seventy-five (75) of the Ordinary High Water Mark of a Navigable Waterway.</p> | | | |

2. Accessory Building Height: Maximum overall height is limited to eighteen (18) feet.
3. Number of Stories:
 - A. Maximum: All buildings shall comply with the number of stories limitations that are depicted upon Map 39.1(c).

i. AREA REGULATIONS

1. 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. The minimum floor area requirements established in this section supersede the minimum floor area requirements of Section 3(j).

A. 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) of the Town of Delafield Municipal Code.

B. 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.
- C. Minimum Floor Area for senior units shall be determined by the Plan Commission through the site plan review process.
- D. 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% |

2. Lot size. Minimum lot area and average lot width shall comply with the requirements of Town of Delafield Municipal Code Section 17.04(5)(R)(i)(2) which are referenced 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 County Zoning Administrator 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 |

j. **OPEN SPACE**

1. 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 (\leq 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.

2. Natural Resource Preservation

All areas of Environmental Corridor (EC), wetlands, tree lines and other wooded areas that are designated for preservation on Map 39.1(b) shall be preserved as described on said map. Map 39.1(b) 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 than the generalized boundaries depicted on Map 39.1(b). 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.

3. Landscape Buffers

Landscape buffers shall be provided along the existing external roadways (Glen Cove Rd., Elmhurst Rd., Golf Rd.) as specified on Map 39.1(b). 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.

k. SIGNAGE REGULATIONS

Signage regulations shall be in accordance with Section 17.08 (Signs) of the Town of Delafield Municipal Code 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.

l. PARKING REGULATIONS

The parking regulations of Section 17.09 (Parking) of the Town of Delafield Municipal Code 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 of the Town of Delafield Municipal Code.

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.

m. 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, any riparian lot and any lot that is completely within 300' of the ordinary high water mark of a navigable stream is subject to all regulations and exceptions of Section 3(t)

- n. **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.
- o. **OUTSIDE STORAGE:** Outside storage is strictly prohibited.
- p. **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.
- q. **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.
- r. **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.

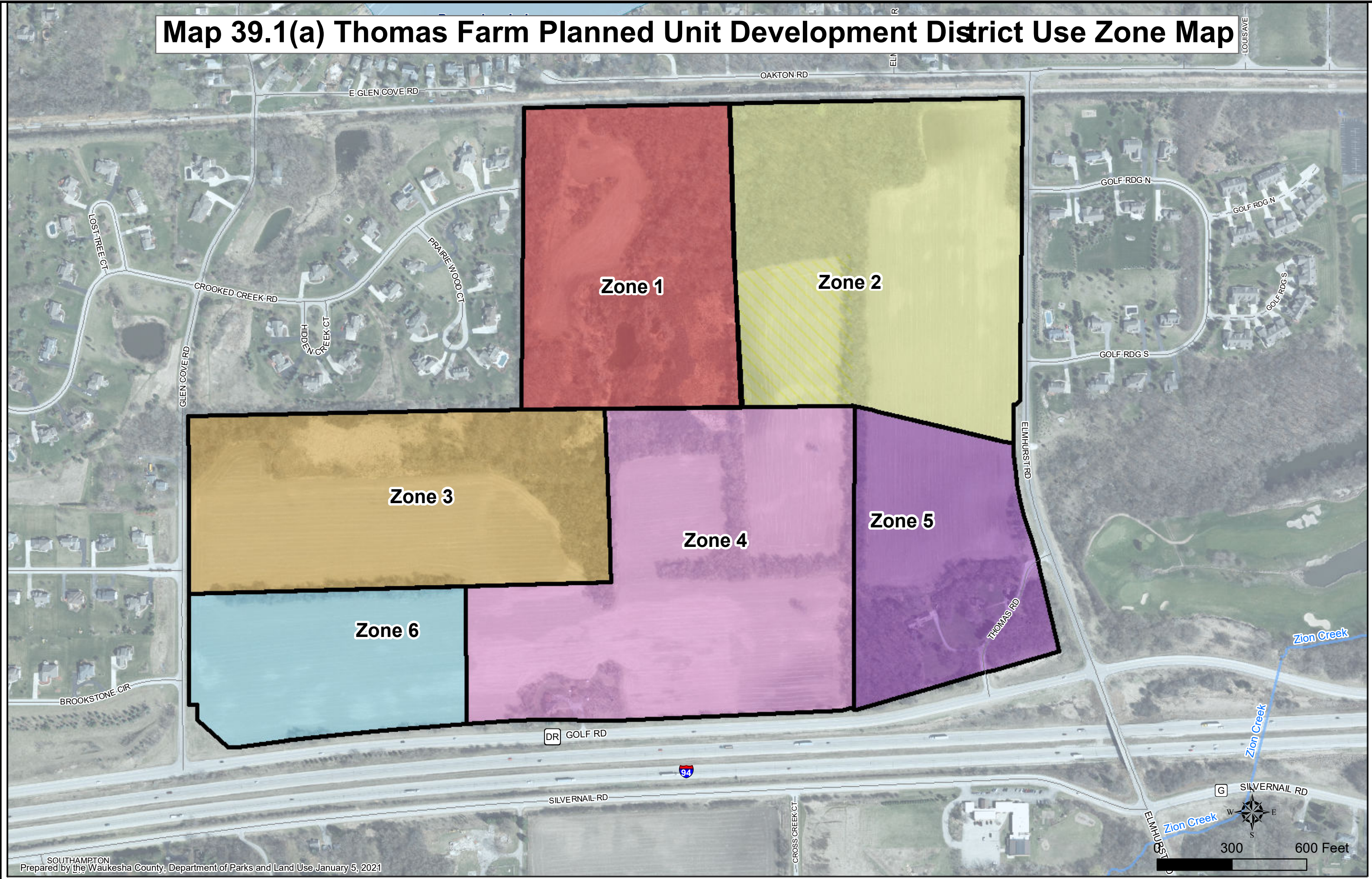
Proposed Section re-numbering:

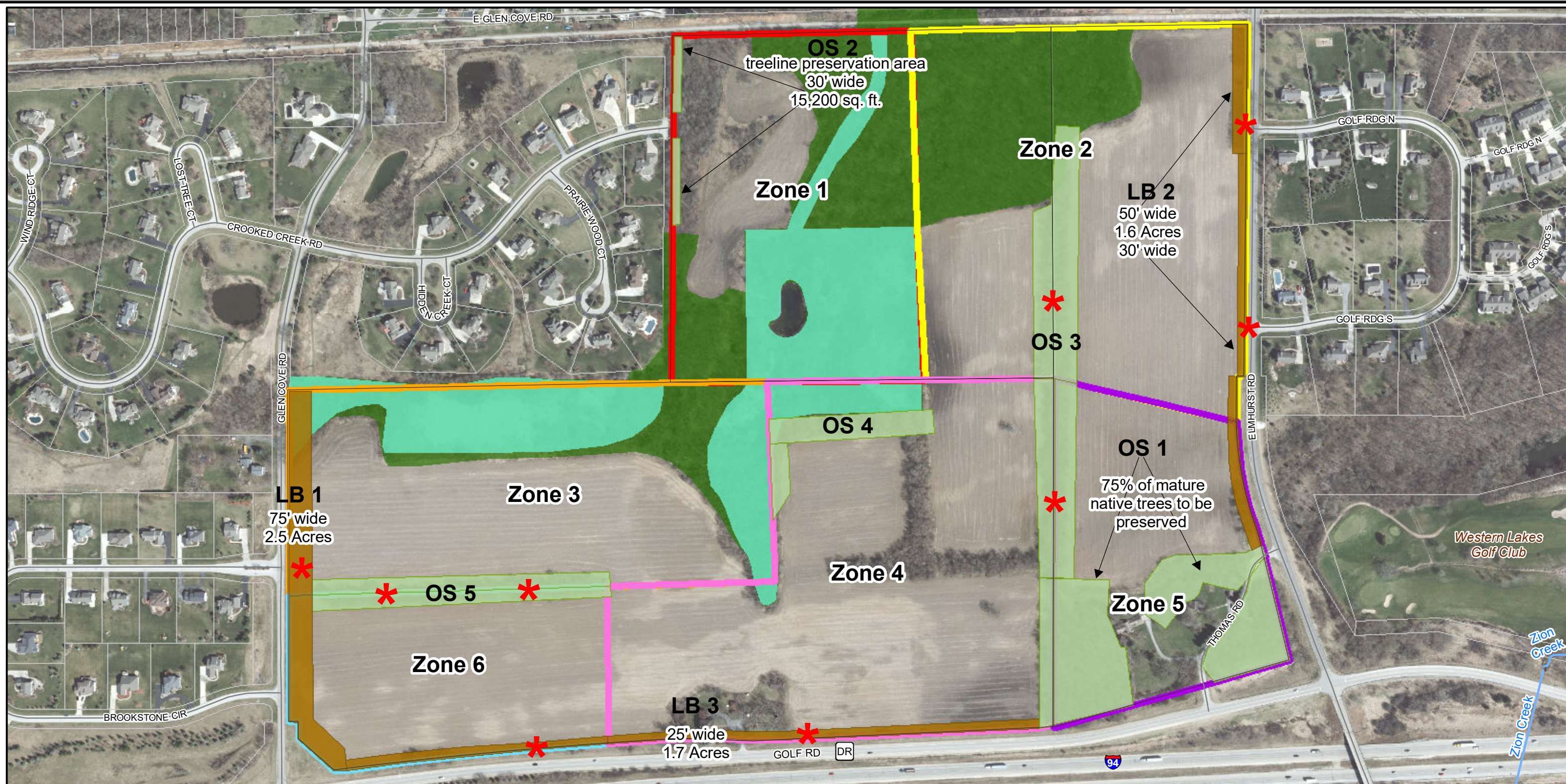
- Repeal and Re-create Sections 38-42 to re-number the Sections as follows:
 - Section 38 Board of Adjustment is re-numbered as Section 40.
 - Section 39 Changes and Amendments is re-numbered as Section 41.
 - Section 40 Public Hearings is re-numbered as Section 42.
 - Section 41 General Administration is re-numbered as Section 43.
 - Section 42 Validity is re-numbered as Section 44.

- Create Section 38 (Reserved)
- Create Section 39 (Reserved)
- Amend all cross references to existing Sections 38-42 to reference new section numbers.

N:\PRKANDLU\Planning and Zoning\Community Assistance\T DELAFIELD\Thomas Farm Property\Draft text\Shoreland version of draft text\Clean copy Shoreland draft text for Thomas PDD 030421.docx

Map 39.1(a) Thomas Farm Planned Unit Development District Use Zone Map



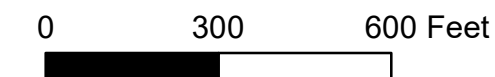


Map 39.1(b) Thomas Farm Planned Unit Development District Open Space Requirements

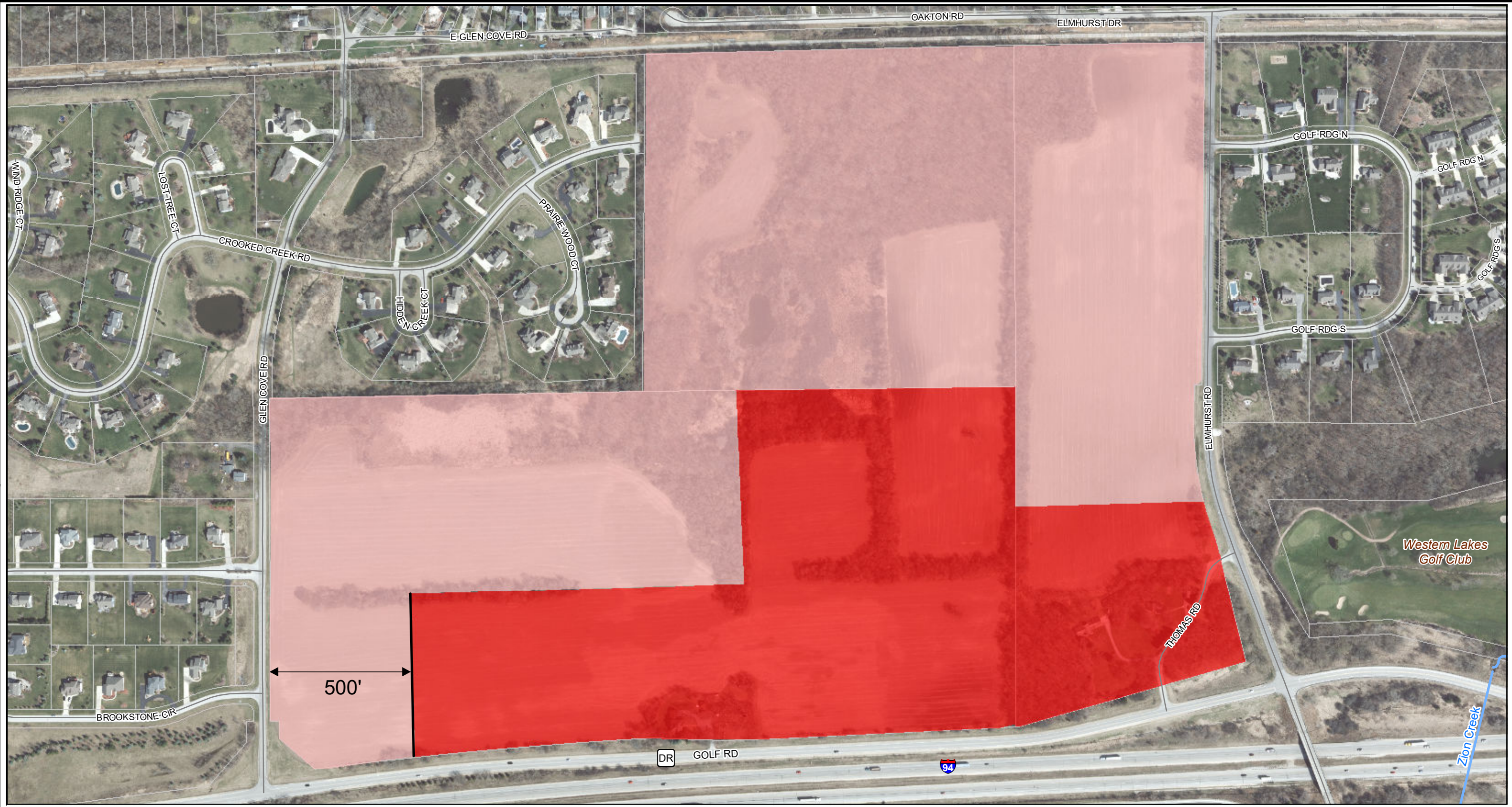
- Primary Environmental Corridor (PEC) (SEWRPC 2015)
- Wetlands (DNR 2010)

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

- Streets**
- Local
 - Private



*****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



Map 39.1(c) Thomas Farm Planned Unit Development District Height Requirements (In Stories)

| | | |
|--------------------------|------------|---------------------|
| Number of Stories | Tax Parcel | JURISDICTION |
| 2 | Water | Local |
| 3 | | Private |

