



## Welshire Farm PDD-1 Zoning Request

Town of Delafield  
W302N1254 Maple Avenue  
Delafield, WI 53018

Dear Town Board and Plan Commission,

We are excited to be submitting for consideration our request to re-zone and amend the comprehensive plan for the lands known as the Thomas farm located in the Town of Delafield:

- Subject property:
  - Address: N14W29542 Golf Road



- Tax Keys: DELT0811999, DELT0809995, DELT0808996
- Legal Description: All that part of the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4, Northeast 1/4 of the Southeast 1/4, and the Southwest 1/4, Southeast 1/4 of the Northeast 1/4 all in Section 23, Township 7 North, Range 18 East, in the Town of



Delafield, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, Thence North 88°51'15" East along the North line of Said Southwest 1/4, 1345.64 feet to a point on the East Right-of-Way of "Glen Cove Road" and the place of beginning of the lands hereinafter described.

Thence continuing North 88°51'15" East along said North line, 1335.76 feet to the Northeast corner of Said Southwest 1/4 Section; Thence North 00°19'12" East along the West line of Said Northeast 1/4 Section, 1208.72 feet to a point on the South line of a 75' wide "W.E.P.C.O." Right-of-Way; Thence North 88°50'36" East along said South line, 2005.82 feet to a point on the West Right-of-Way line of "Elmhurst Road"; Thence South 00°34'32" West along said West line, 1226.97 feet to a point; Thence South 89°21'41" West along said West line, 25.26 feet to a point; Thence South 00°33'48" West along said West line, 116.67 feet to a point; Thence Southerly 446.63 feet along the arc of a curve whose center lies to the East, whose radius is 1196.28 feet, whose central angle is 21°23'29" and whose chord bears South 10°07'56" East 444.04 feet to a point; Thence South 13°45'04" East along said West line, 451.55 feet to a point on the Northerly Right-of-Way line of "Interstate "94"; Thence South 73°59'23" West along said Northerly line, 846.37 feet to a point; Thence South 87°20'08" West along said Northerly line, 889.36 feet to a point; Thence Westerly 168.94 feet along the arc of a curve whose center lies to the North, whose radius is 23,123.33 feet, whose central angle is 00°25'07" and whose chord bears South 87°07'34" West 168.94 feet to a point; Thence North 87°44'18" West along said Northerly line, 253.63 feet to a point; Thence Southwesterly 1214.05 feet along the arc of a curve whose center lies to the South, whose radius is 23,148.33 feet, whose central angle is 03°00'18" and whose chord bears South 84°47'22" West 1213.91 feet to a point; Thence North 48°47'43" West along said Northerly line, 166.11 feet to a point on the East Right-of-Way of "Glen Cove Road"; Thence North 00°03'57" West along said East line, 60.72 feet to a point; Thence South 89°56'03" West along said East line, 35.00 feet to a point; Thence North 00°03'57" West along said East line, 1157.05 feet to the point of beginning.

Said Lands contains 6,598,997 Square Feet (or 151.4921 Acres) of land, more or less.

Size: approximately 151.05 acres

Current Owner: Amy Thomas, Kellen Wesson, the Robert G and Ann B Thomas Revocable Trust, Charlotte Thomas, and Jennifer Holquist

## **Project Vision**

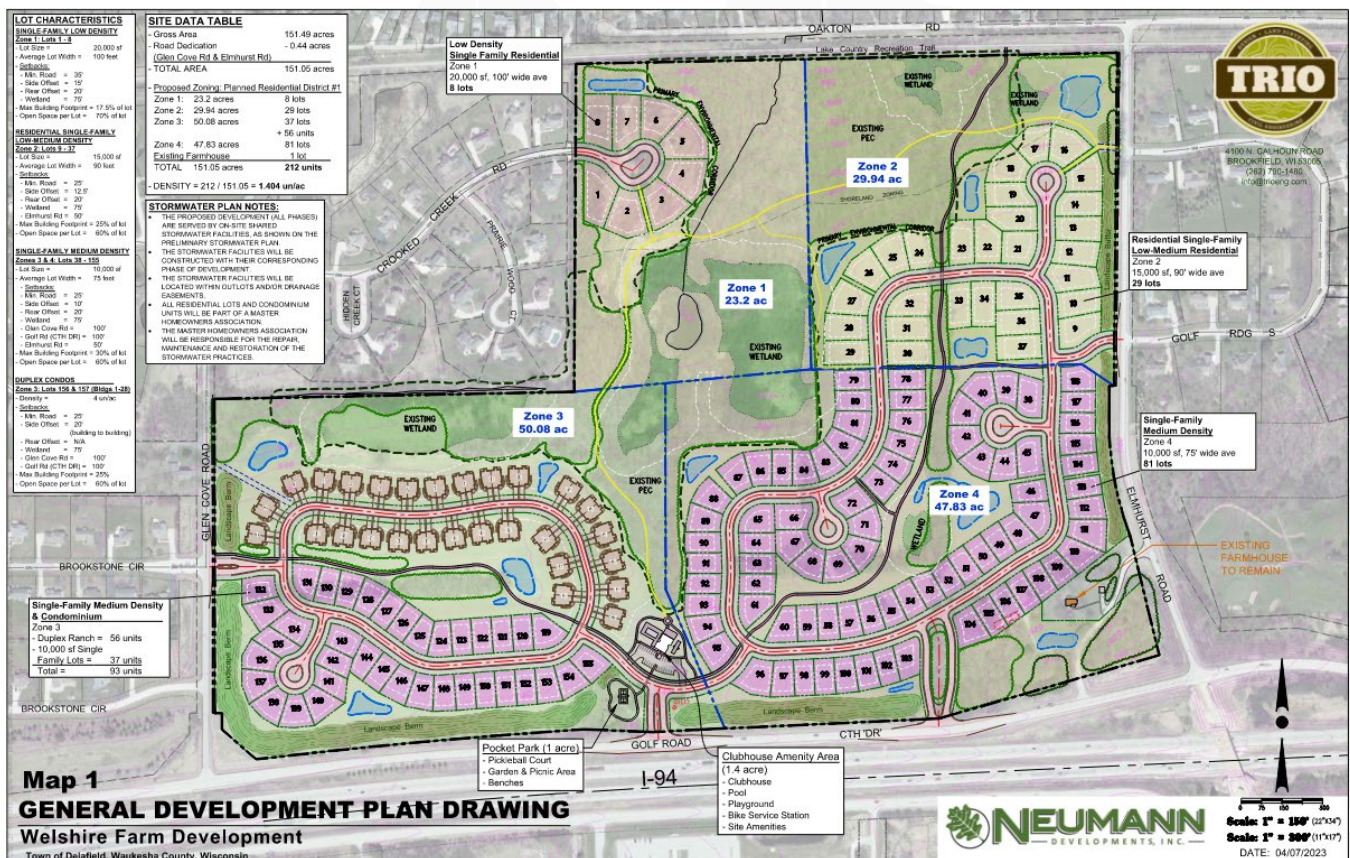
The proposed Welshire Farm Development on the Thomas property represents an exciting clustered conservation development that converts farmland into a much needed and desirable neighborhood all while preserving a significant amount of green space and natural resource features. The variety of for-sale residential housing appeals to homeowners across a wide range of price points and housing types.





This amenity rich development includes a central private clubhouse and recreational center while also offering walking and biking trails to the residents and general public.

This site is uniquely positioned among existing single-family homes, a golf course, quality natural resource areas, and heavily traveled commuter routes, representing an ideal location for a complementary mix of uses. The site planning thoughtfully responds to the context in several ways. Firstly, all existing single-family uses surrounding the site will be adjacent to wide landscape buffers or existing natural areas. Smaller lots and attached homes are clustered to the south half of the property where density adjacent to county and state highways should be encouraged. Transitioning north on the site, larger lots and greater amounts of permanently preserved open space will blend seamlessly into the surrounding area.



The overall master site design (EXHIBIT A) responds to the ecological features found on site. Instead of imposing our development onto the site we methodically preserved the environmental corridors and respected boundaries for the wetlands. All wetlands and environmental corridors have been delineated and incorporated as natural features to the site planning. Publicly accessible walking trails will surround the natural features, inviting the community to explore and wander the natural setting.

The included maps and reports are intended to fulfill the requirements and support this request to rezone the Thomas farm to the PDD-1 zoning district as described in town ordinance.



## **About Neumann Developments Inc.**

Neumann Developments Inc. has been developing land in South-Eastern and South-Central Wisconsin since the year 2000. Since the year 2000, Neumann Developments has developed over 5000 home sites, built over 55 miles of roads, and preserved over 2700 acres of land. As a proud member of the Metropolitan Builders Association and a licensed Real Estate Brokerage Company in the State of Wisconsin we have the experience to design, develop, and deliver on high quality master planned developments like the one envisioned for the Thomas property! In just the past five years, Neumann Developments has completed developments in more than a dozen municipalities in southeast Wisconsin including the Town of Delafield. Neumann Developments Inc. had the vision, knowledge, and financial ability to complete these projects to the full satisfaction of the municipalities as well as the end users.

Neumann Companies Inc., which owns Neumann Developments Inc., also is an ownership partner in Harbor Homes, Tim O'Brien Homes, and Halen Homes. These partner builders have been three of the top four builders in terms of building permits for new residential development in Southeast Wisconsin in the last five years. Our partnership with these builders allows us to develop a site and immediately have our builder partners move in and begin construction and sales of the new homes and condominiums. Our combination of knowledge, experience, and builder partnerships are what makes Neumann Developments the right partner for this complicated site.

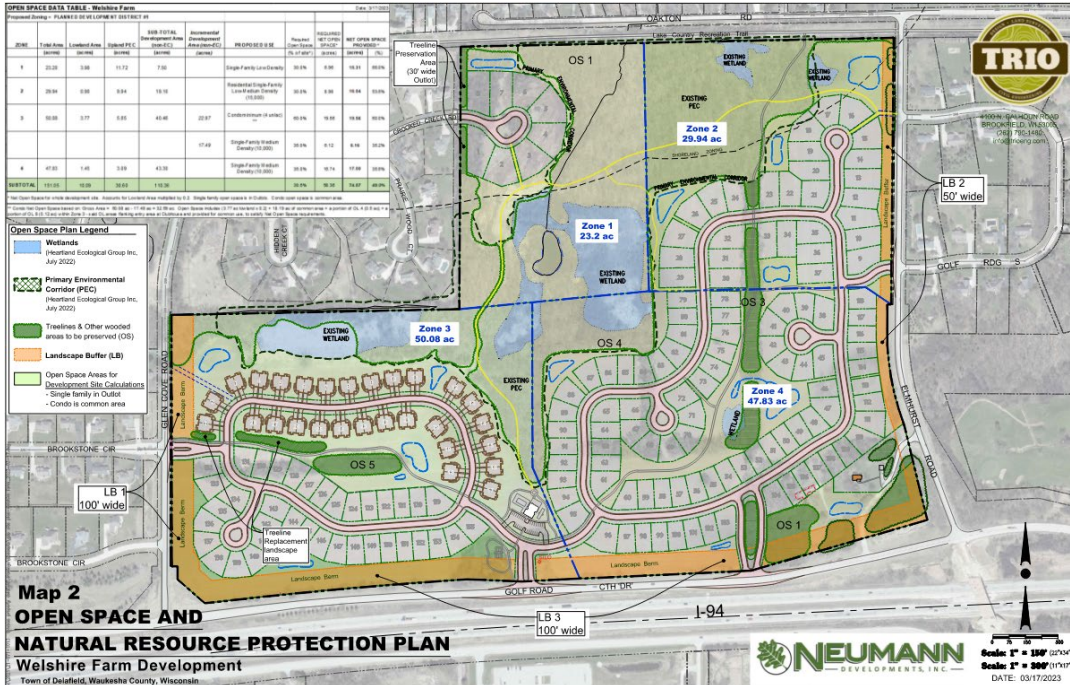
Through strategic partnerships with some of the area's largest builders and contractors we are able to create high quality developments that bring lasting value to communities. We look forward to the opportunity to bring a great development to the Town of Delafield.

## **Public Benefits**

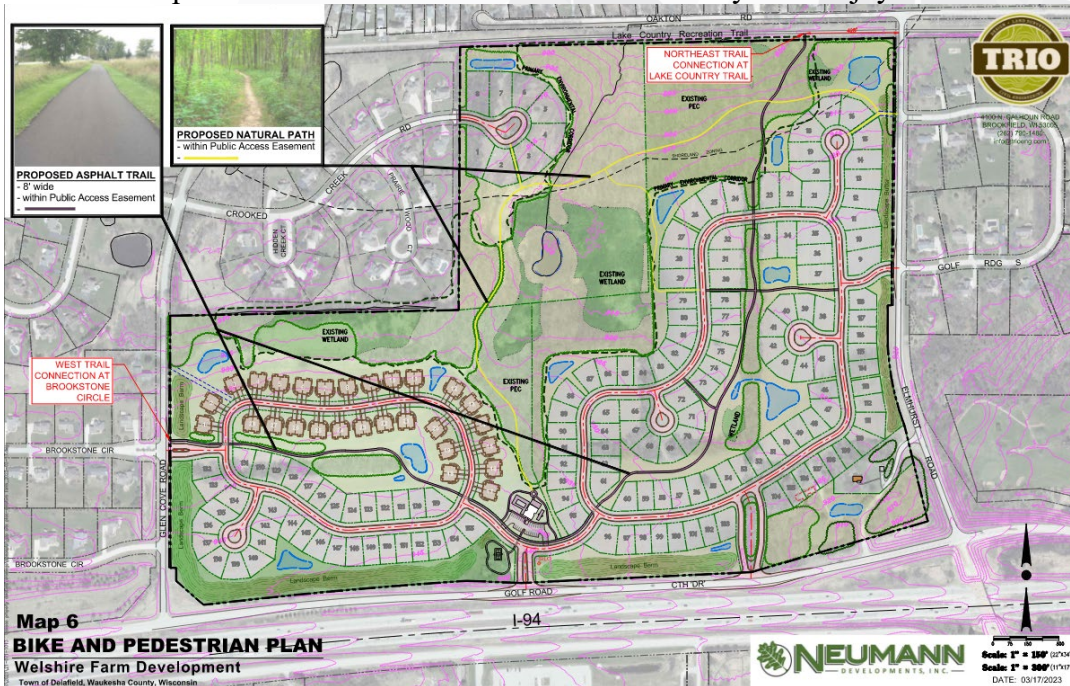
The benefits of developing the Thomas farm area as a Planned Development are numerous. Those benefits are as follows:

- **Attainable and Diverse Housing** – The goal of the development is to offer housing options for residents of all lifestyles and desired price points. The variety of proposed for-sale housing offers housing designed for everyone from first time home buyers to empty nesters looking to downsize all within the desired price points identified in the County and regional housing studies. By offering a range of housing options, we can attract new families and young professionals to our town, which will help to create a more vibrant and diverse community. This diversity will bring new ideas, perspectives, and energy to our town, helping to enrich our community. In many ways a variety of housing types and price points is good for new residents and existing residents.
- **Environmental Protection** – The development will preserve 74.07 Acres or 49% of the total area as open space. This vast amount of open space includes wetlands, but primarily preserves uplands and environmental corridors in the form of neighborhood common space. All delineated environmental corridors are being preserved in their entirety. Where open space tree lines are identified in the ordinance, tree inventories have been completed and specimen species are being preserved everywhere possible. Where tree lines are being broken for road connectivity, native plantings will be planted to recreate these buffers and tree lines.





- Trails and Paths** – The bike and pedestrian plan (EXHIBIT H) shows miles of paved trails and paths that wrap around and through the development linking residents to the Lake Country Bike Trail to the North and neighborhoods to the north, east, and west. These trails will be made available for public use and serve to invite the community in to enjoy the natural areas.



- Tax Increment** – Development of this area over the next decade will create approximately \$130,000,000 worth of new tax base upon completion: significantly above the current assessed value. New homes provide economic growth to our town. They create job opportunities for



construction workers, contractors, and other local businesses, which boosts our local economy. This, in turn, increases property values and provides additional tax revenue for the town, which can be used to fund public services such as schools, roads, and emergency services.

## Development Overview

The attached Welshire Farm Site Plan (EXHIBIT A) identifies various areas of the development for further discussion.

Projected Construction 2024-2030/31

Proposed Residential Unit Count: **212**  
 Single Family Residential 156  
 Duplex Ranch Condominium 56

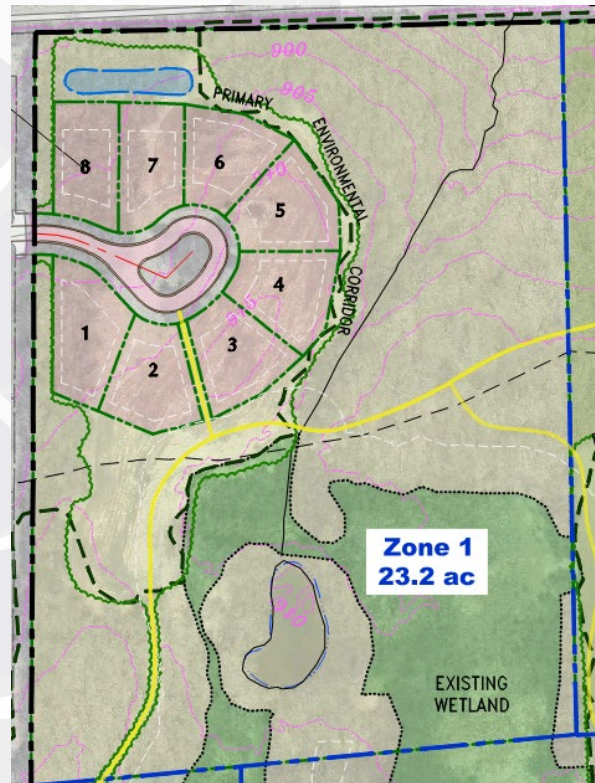
Density = 1.397 un/ac

Net Open Space Provided = 74.07 Acres  
 49.0% of Site

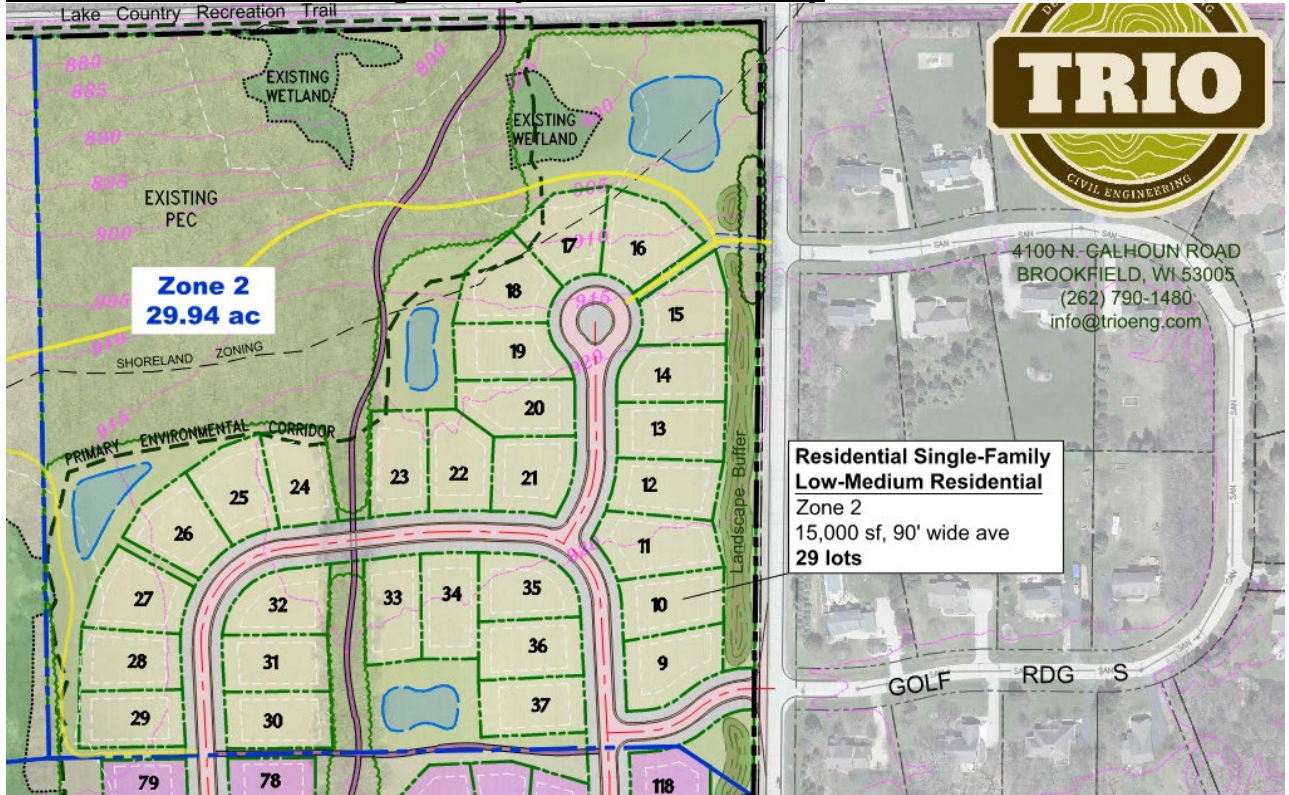
SITE DATA TABLE	
- Gross Area	151.49 acres
- Road Dedication (Glen Cove Rd & Elmhurst Rd)	- 0.44 acres
- TOTAL AREA	151.05 acres
- Proposed Zoning: Planned Residential District #1	
Zone 1: 23.2 acres	8 lots
Zone 2: 29.94 acres	29 lots
Zone 3: 50.08 acres	37 lots
	+ 56 units
Zone 4: 47.83 acres	81 lots
Existing Farmhouse	1 lot
TOTAL	151.05 acres <b>212 units</b>
- DENSITY = 212 / 151.05 = <b>1.404 un/ac</b>	

- Zone 1: “The Estates” Estate Single Family Low Density

- Total Acres = 23.2 Acres
- Proposed Zoning = PDD-1
- Total Lots = 8
- Open Space Zone= 66%
- Lot Size = 20,000 SF minimum
- Avg Lot Width = 100'
- Setbacks
  - Min. Road = 35'
  - Side offset = 15'
  - Rear offset = 20'
  - Wetland = 75'
- Max Building Footprint = 17.5% of lot
- Open Space per Lot = 70% of lot
- Home and Lot Estimate = \$750K+



- **Zone 2: “The Residences” Single Family Low-Medium Density**

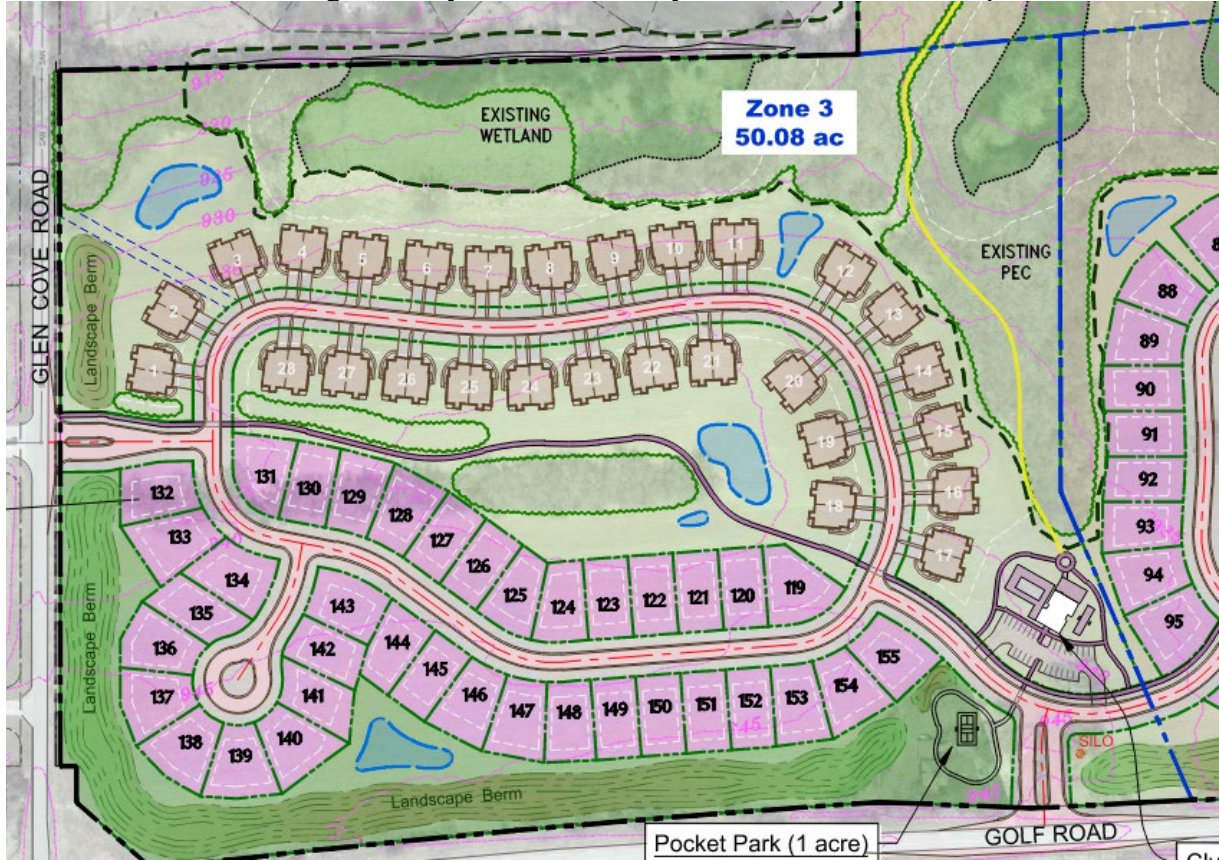


Total Area = 29.94 Ac

- Proposed Zoning = PDD-1
- Total Lots = 29
- Open Space Zone = 53.6%
- Lot Size = 15,000 SF Minimum
- Avg Lot Width = 90'
- Setbacks:
  - Min. Road = 25'
  - Side Offset = 12.5'
  - Rear Offset = 20'
  - Wetland = 75'
  - Elmhurst Rd = 50'
- Max Building Footprint = 25% of lot
- Open Space per Lot = 60% of lot
- Home and Lot Estimate = \$600-650K



- Zone 3: “The Villas” Single Family Medium Density and “The Reserve” Duplex Condos



Total Area = 50.08 Acres

- Proposed Zoning = PDD-1
- Total Single Family Lots = 37
- Total Duplex Units = 56
- Open Space Zone
  - Duplex Condos = 60%
  - Single Family = 35.2%
- Single Family
  - Lot Size = 10,000 SF Minimum
  - Avg Lot Width = 75'
  - Setbacks:
    - Min. Road = 25'
    - Side Offset = 10'
    - Rear Offset = 20'
    - Wetland = 75'
    - Glen Cove Rd = 100'
    - Golf Road = 100'
  - Max Building Footprint = 30% of lot
  - Open Space per Lot = 60% of lot
  - Home and Lot Estimate = \$500-550K



- Duplex Condos
  - Density = 4 un/acre max
  - Density proposed = 56 units/22.97ac = 2.48 un/acre
  - Setbacks:
    - Min. Road = 25'
    - Side Offset = 20' building to building
    - Rear Offset = N/A
    - Wetland = 75'
    - Glen Cove Rd = 100'
    - Golf Road = 100'
  - Max Building Footprint = 25%
  - Open Space per Lot = 60%
  - The intent of the duplex condominium component of this area is to offer a single story ranch style duplex home in a condominium style for those seeking ease of maintenance and lifestyle. “The Reserve”, will offer two bedrooms and two baths single story homes with two car attached garages.



- The Reserve duplex condos are anticipated in the upper \$400's

- **Zone 4: “The Villas” Single Family Medium Density**



- Total Area = 47.83 Acres
- Proposed Zoning = PDD-1
- Total Lots = 81
- Open Space Zone = 35.6%
- Lot Size = 10,000 SF Minimum
- Avg Lot Width = 75'
- Setbacks:
  - Min. Road = 25'
  - Side Offset = 10'
  - Rear Offset = 20'
  - Wetland = 75'
  - Elmhurst Rd = 50'
  - Golf Road = 100'
- Max Building Footprint = 30% of lot
- Open Space per Lot = 60% of lot
- Home and Lot Estimate = \$500-550K





## **Homeowner’s Association and Architectural Control**

The entire residential portion of the development will be controlled by a master HOA and architectural controls will be in place to create an aesthetically pleasing neighborhood as well as to manage common amenities and green spaces. The Architectural Review Committee and the Neighborhood Covenants and Restrictions Code will be set up to ensure the continued development of high-quality design, architecture and site execution is carried throughout the neighborhood. Review and approval of building plans by the Architectural Control Committee of the Homeowner’s Association will be required prior to submitting for a building permit to the Town of Delafield. Maintenance responsibilities and architectural requirements will be further detailed in the covenants and restrictions recorded against each property.

## **Sanitary Sewer System**

At the time of submittal of an application to rezone the property to the PDD-1 district, the General Development Plan requires that adequate sewer capacity must be demonstrated. It has been determined that the Lake Pewaukee Sanitary District (LPSD) has designed and reserved capacity downstream for land within the LPSD sewer service area at a designed density of 7 people per acre per LPSD ordinances #101 and #102 as amended. It was further defined by an amendment to LPSD Ordinance #102 dated February 20, 2007 that a Residential User Equivalent (RUE) or “living unit” shall “be conclusively presumed to include 3 persons”. The designed capacity allowed for the Thomas Property can then be computed as follows:

Total Acreage	= 151.05 Acres
Net Acreage (buildable area removing wetlands and EC)	= 110.359 Acres
Design Density	= <u>7 people per acre</u>
Thomas Land Design Population Density	= 773 people

Thomas Land designed RUE’s at 3 people per RUE = 257 Residential User Equivalent Units  
Welshire Farm Residential Units = 211 RUE’s

As you can see, the proposed total units in Welshire Farm is well below the LPSD designed capacity allocated for the property and does not necessitate density offsets as would be required in a higher density development per LPSD ordinance. A letter from LPSD from April 22, 2023 is included in this submittal clarifying that the number of units proposed is within the design capacity of the LPSD sewer district. Notwithstanding this information, a sewer system study has still been contracted to assess any improvements to existing infrastructure that LPSD may need to include in their long term planning projects. The results of this study will be available after flow data has been collected in the Spring of 2023 and will be used to further design the sanitary system prior to specific development plans and permitting. A Preliminary Sanitary Sewer Plan has been included with this submittal.

## **Summary**

The proposed zoning districts are consistent with the Comprehensive Master Plan and furthers the desire by the developer and the Town to create housing options that will be an asset to the community for many



years to come. The use of a planned development district on this property provides for uses compatible with planning and surrounding areas that results in the provision of a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities; and ensures adequate standards of construction and planning. We believe this neighborhood would be a great addition to Delafield and the new residents will love the proximity to easy commuter routes, blend of urban and rural environment, ample green space, easy access to commercial conveniences, and quick access to downtown areas.

If approved, we would seek to start development work in the spring of 2024. This project would be developed in phases over the next 5-6 years. These phases would begin where utilities are available. All improvements associated with the phase being developed will be installed and completed at the time of phase construction. This project would be owned and developed by a Neumann Developments Inc. related entity. The Reserve and Villas would be sold as home and lot packages through affiliated builder Harbor Homes, and The Residences and Estates lots would be available through affiliated builder Tim O'Brien Homes as well as made available directly to individuals and other builders.

This petition is being made after careful consideration regarding the market supply and demand of different residential product types in the Delafield area and we feel it provides options that will benefit the Town for many years to come.

Thank you for your consideration of this proposed project.

Sincerely,

*Bryan Lindgren*

Neumann Developments Inc.

## EXHIBITS

### Legal Description

- Exhibit A: Welshire Farm General Development Site Plan
- Exhibit B: Open Space and Natural Resource Protection Plan
- Exhibit C: Traffic Impact Analysis
- Exhibit D: Road Access Plan
- Exhibit E: Sanitary Sewer Plan
- Exhibit F: Water Study Report
- Exhibit G: Preliminary Storm Water Map and Report
- Exhibit H: Bike and Pedestrian Plan
- Exhibit I: Active Recreation Plan
- Exhibit J: Landscape Plan