



June 30, 2020

Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Dear Plan Commission,

We are excited to be submitting for consideration our request to re-zone lands east of Campus Drive in Hartland for the purposes of a single family condominium development. Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000 and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past nine years. Since the year 2000, Neumann Developments has developed over 4000 home sites, built over 40 miles of roads, and preserved over 2000 acres of land. We look forward to the opportunity to bring another great neighborhood to the Village of Hartland.

The land we are proposing for development includes the northern portion of tax key HAV0423981 and is located north of STH 16, East of Campus Drive and Lake Country Lutheran High School, West of residential development on Willow Drive, and south of residential lands in the Town of Merton. Historically, these lands have been used for agriculture and for the past several decades have been left fallow. Currently, sewer and water extensions have been run through the center of the lands connecting Campus Drive to Willow Drive. Additionally, there is a trail system that runs around the area that the current owner has allowed neighbors as well as the various nearby school districts to use. Our proposed development would re-route some of these trails and permanently preserve them through easements for the benefit of the public use.

In 2019, the Village revised and approved a new comprehensive plan and Smart Growth map. The included exhibits and proposed zoning changes are consistent with the vision laid out for this area in the Comprehensive Plan for the Village of Hartland. The proposed development respects the boundary of the Isolated Natural Resource Area (INRA) on the property as previously discussed and agreed upon by SEWRPC and the Village. Through the rezoning process, this boundary can be protected by including it in an Upland Conservancy Overlay (UCO) as is described in the Village's zoning ordinance.

At the time of this re-zoning request wetlands have been delineated and confirmed by the DNR. The limited wetland areas included on the site will be avoided with this proposed development. Additionally, per the Village's ordinance a tree inventory survey was conducted of species with a DBH greater than 6". Exhibits showing the full inventory of trees as well as those intended to be preserved accompanies this submittal.

The northern portion of the site identified as Area A on the attached Rezoning Exhibit is currently identified as Low/Medium Density Residential on the Village of Hartland Comprehensive Plan's Future Land Use map. We are proposing single family condominium homes with RS-5 PUD zoning on this parcel. The RS-5 zoning is consistent with the existing residential in the adjacent lands to the east in the Village. We are proposing a PUD overlay to develop this parcel as a condominium and design an urban style clustered community preserving more adjacent open space. Clustering the homes will allow us to keep as much of the existing wooded areas along the west and northern portions of the property.



Zoning details include:

Proposed Zoning: RS-5 PUD
Total Area: 27.487 acres
INRA (UCO) Area: 11.018 acres
R.O.W. Dedication: 1.75 Acres
Net Area: 14.719 acres
Maximum Density: 88 units (5.4 units/net acre) – 148 units with density transfer from UCO
Proposed Density: 47 units (3.20 units/net acre)

Setbacks: 15 feet between buildings
27 feet from back of curb (private roads)
25 feet from Right of Way (public road)
10 feet from INRA
20 feet from Area A boundaries

We are proposing the streets and utilities in Area A to be private infrastructure. We envision this condominium of single family homes to be designed with a neo-traditional urban style feel appealing to first time home buyers and downsizers. An additional amenity area with a tot lot style play structure is proposed for the development. The development will be established with a condominium association responsible for architectural oversight, enforcement, budget, and management of neighborhood common and private elements. Units and limited common elements would be maintained by the homeowner.

The total area to be included in the PUD is the full 27.435 acres included in Area A. As proposed the project preserves 11.018 acres of open space. This development would connect to municipal sewer and water service currently located adjacent to the property.

The proposed development costs are estimated at three million dollars to include necessary road improvements, neighborhood amenities, walking trails, community landscaping, and necessary infrastructure improvements. It is estimated that individual single family condominiums will retail between \$399,000 and \$500,000. Upon completion the development will add an estimated \$19-\$24 million dollars in tax base to the Village of Hartland.

If approved the commencement of development work is anticipated to be Summer of 2020. We anticipate an approximate 3-4 year time frame for full completion of the units.

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

Thank you for your consideration of this proposed project.

Sincerely,

Bryan Lindgren

Bryan Lindgren
Neumann Developments Inc



Supplement to the Petition for Paradise Trails PUD

The Purpose of this Supplement to the Petition for Paradise Trails Planned Unit Development is to summarize the justification for the use of a planned development overlay for this development and provide the necessary details for a proposed PUD Agreement.

46-807 (2)a.

Does the area of the proposed PUD conform with the Village's SmartGrowth Plan?

- Yes, the requested zoning and use matches the uses proposed in the 2035 SmartGrowth Plan.

46-807 (2)a.1.

- Total area of PUD = 27.435 acres
- Total area of UCO = 11.018 acres
-

AREA A Development Summary

- Total Area:	27.435 acres
- Public Road Dedication	-1.746 acres
- UCO Area:	- 11.018 acres
- Net Area:	14.671 acres

- Proposed Zoning: RS-5 PUD
"Clustered Conservancy Community"

- 47 - Single Family Condominiums
- Net Density = 47 / 14.671 = 3.20 units/acre

- Utilities located within East-West central "Public Road" are to be public utilities with full ROW dedication to the Village of Hartland.
- Utilities North of the central "Public Road" are proposed to be Privately owned and maintained with connection to Public utilities as approved by the Village Engineer and DPW.

46-807 (2)a.2.

- The proposed development costs for the single family condos and central East-West public road are estimated around two million dollars to include necessary road improvements, neighborhood amenities, walking trails, community landscaping, and necessary infrastructure improvements. It is estimated that individual single family condominiums will retail between \$400,000 and \$500,000. Upon completion the development will add an estimated \$20 million dollars in tax base to the Village of Hartland.



46-807 (2)a.3.

- The single family condominium development will be established with a condominium association responsible for architectural oversight, enforcement, budget, and management of neighborhood common and private elements.

46-807 (2)a.4.

- There are no requested departures from Village Standard of Development for any work proposed in public rights of way.
- It is proposed that in the single family condominiums setbacks be defined as the following:
 - Building to Building = 15 feet minimum
 - Back of curb at roadway to structure = 27 feet minimum
 - Right of Way of public road front setback = 25 feet minimum
 - UCO boundary to structure = 10 feet minimum
 - Property boundary to side or rear of structures = 20 feet minimum

46-807 (2)a.5.

- The expected commencement of the project is to be late Summer 2020
- It is anticipated that the public infrastructure improvements would be complete within one year of commencement.
- It is anticipated that the storm water improvements would be complete within one year of commencement.
- It is anticipated that the single family condominium private improvements will be completed in two phases. The Western private roadway in phase 1 and the Eastern private cul-de-sac in phase 2.
- It is anticipated that full build out of the single family condominiums and improvements will take 3-4 years.



46-807 (2)b.

General development plans and ultimately specific plans and exhibits should include but are not limited to:

- Legal Description
- Site Plan
- Zoning Exhibit
- Preliminary Single Family Condominium Plat
- Single Family Condominium Development Plans and Specifications
- Staging Plan
- Public Utilities Easement
- Storm Water Management Facility Maintenance Agreement
- Temporary Access Easement
- Phase I Evaluation
- Public Access Easement
- Permanent Access/Maintenance Easement
- Condominium Declarations

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

We look forward to discussing these proposed changes and bringing another great neighborhood to the Village of Hartland.

Sincerely,

Bryan Lindgren

Bryan Lindgren
Neumann Developments Inc.