

MEMO

TO: Tim Rhode, Village Administrator
FROM: Ryan Amtmann, Village Engineer
DATE: April 14, 2021
SUBJECT: Sandhill Condominiums – Petition for Rezone and PUD

| BASIC INFORMATION | |
|---|--|
| Project Name | Sandhill Condominiums |
| Applicant Name | Siepmann Realty Corporation |
| Consulting Planner and/or Engineer | Pinnacle Engineering Group |
| Existing Zoning | RS-1 Residential Single Family |
| Requested Zoning | Rm-3 PUD Multiple-Family Res |
| Address/Abbreviated Legal | Tax Key HAV0388989001 LONGMEADOW DEVELOPMENT LLC W240N1221 PEWAUKEE RD, WAUKESHA, WI 53188 |
| Comprehensive Land Map Designation | Low Density Res 1 to 2.5 u/a |

| ADJACENT LAND USE/ZONING MATRIX | | |
|---------------------------------|----------------------|---|
| <i>Direction</i> | <i>Land Use</i> | <i>Zoning</i> |
| North | Single Family | Town of Merton Single Fam Res |
| South | N/A | Village of Hartland Windrush RS-1 |
| East | Single Family Res | Town of Lisbon Walnut Grove Single Fam Res |
| West | Public/Institutional | Village of Hartland RS-1 Residential Single Fam |

Siepmann Realty Corporation has submitted a petition for a PUD and Rezone of their 59.26-acre parcel that lies east of Winkleman Road. During the December 21, 2020 Arch Board/Plan Commission meeting the General Development Plan was approved. Siepmann Realty Corporation has furthered their development plans and are submitting the Precise Plans and PUD Agreement for approval. The most recent submittal consists of the PUD Agreement along with the following exhibits:

| | | |
|--|--------------|-----------|
|  EXHIBIT A - Certified Survey Map - Legal Description.pdf | Adobe Acr... | 1,142 KB |
|  EXHIBIT B - Site Plan.pdf | Adobe Acr... | 1,754 KB |
|  EXHIBIT C - Zoning.pdf | Adobe Acr... | 241 KB |
|  EXHIBIT D - Final Condominium Plat.pdf | Adobe Acr... | 4,337 KB |
|  EXHIBIT E - Plans and Specifications.pdf | Adobe Acr... | 43,358 KB |
|  EXHIBIT F-1 - Storm Water Management Plan.pdf | Adobe Acr... | 24,930 KB |
|  EXHIBIT F-2 - Storm Water Management Facility Maintenance Agreement for Sandhill of Hartland.pdf | Adobe Acr... | 1,202 KB |
|  EXHIBIT G - Temporary Access Easement.pdf | Adobe Acr... | 84 KB |
|  EXHIBIT I - Public Access Easement (Pedestrian Pathway).pdf | Adobe Acr... | 758 KB |
|  EXHIBIT J - Permanent Access - Maintenance Easement (Maintenance for Pedestrian Pathway).pdf | Adobe Acr... | 763 KB |
|  EXHIBIT K - Condominium Declarations and Restrictions.pdf | Adobe Acr... | 227 KB |
|  EXHIBIT L - Fire Hydrant and Water Meter Pit Maintenance Agreement.pdf | Adobe Acr... | 635 KB |
|  EXHIBIT M - Building Breton Plans.pdf | Adobe Acr... | 1,815 KB |
|  EXHIBIT M - Building Castilian Plans.pdf | Adobe Acr... | 2,029 KB |
|  EXHIBIT M - Building Color Palettes.pdf | Adobe Acr... | 7,903 KB |
|  EXHIBIT M - Building Double Duplex Plans.pdf | Adobe Acr... | 1,080 KB |
|  EXHIBIT M - Building Estonian-Dartmoor Plans.pdf | Adobe Acr... | 1,762 KB |
|  SANDHILL PLANT PICS 04-09-21.pdf | Adobe Acr... | 5,963 KB |
|  West 40 ac San Water and Path Ease 04-12-21.pdf | Adobe Acr... | 514 KB |

Village Staff and the Siepmann Development team have met several times during the last two months. A detailed stormwater management plan as well as site plans were developed during March. In addition, the PUD Agreement has been drafted. Village Staff has provided detailed comments regarding these items and the Siepmann Development team has made updates to a close to final form.

Some key elements to point out:

1. The development will be 4 phases. Phase 1 and 2 will commence together.
2. A Letter of Credit is being obtained for Phase 1 and 2.
3. The two intersections of CTH KE will require a Waukesha County highway permit. The Siepmann team was notified by the County that they need to do a traffic impact analysis to verify the geometry of the intersections and whether bypass lanes are required.
4. There will be a sewer/water utility easement provided from Homestead Drive to Hill Court in Overlook Trails for the ability for future sewer/water to be in this corridor.
5. The Siepmann team is evaluating the sanitary sewer system layout. There is potential that they may seek a change in how the sewer system is installed. They are considering a shallower gravity system with a private pumping station or a pressure system.
6. Separate from the Sandhill PUD agreement approval, the Siepmann Corporation has agreed to work with the Village to solidify the reservation of the previously identified future water well site on their 40-acre parcel west of Sandhill.

Village Staff Recommendation

Based upon the advanced form of the applicant's Petitions for Rezoning and a PUD, Village staff recommend that the Arch Board/Plan Commission forward a recommendation to the Village Board to set the Public Hearing for these petitions at a Village Board meeting.

RTA:rt