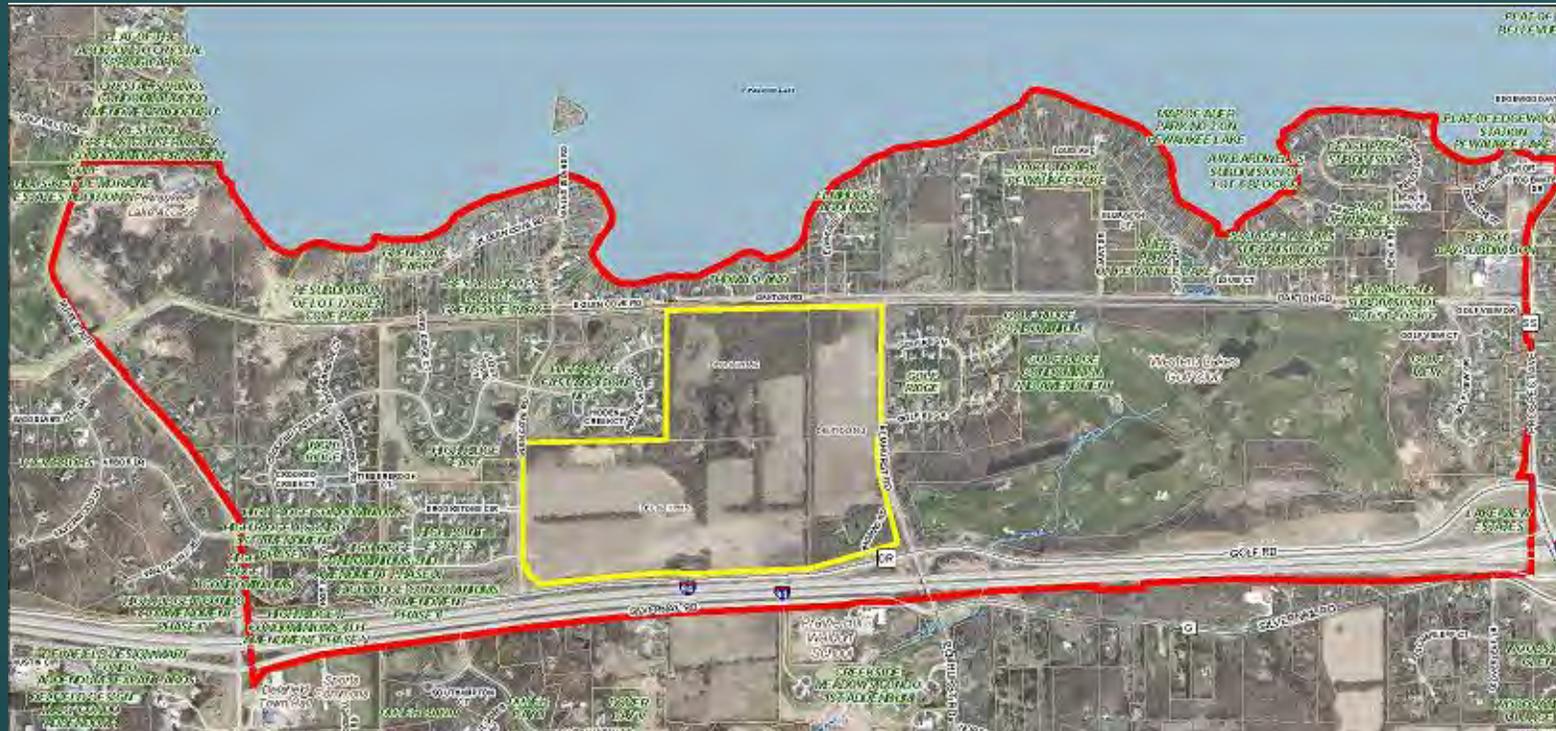


Thomas Farm Neighborhood Visioning Workgroup



Thomas Farm Visioning Workgroup

- ▶ Neighborhood residents (4)
- ▶ Development professionals (3)
- ▶ Ownership group members (3)
- ▶ County and town staff (4)

- ▶ Six committee meetings from June-November

Project Objective

- ▶ Solicit input from a varied group of stakeholders regarding future use of Thomas Farm, surrounding neighborhood.
- ▶ Consider neighborhood, owner, municipal, developer interests to balance neighborhood compatibility, economic development and natural resource considerations.

Project Considerations



1. Identify compatible land uses- surrounding neighborhoods
2. Consider town, county plan objectives
3. Market and major transportation corridor trends
4. Development scale, open space
5. Resource for future code and plan amendments

Priority Topics

- ▶ Topics
 - ▶ Land Use
 - ▶ Density
 - ▶ Open Space
 - ▶ Building Height

- ▶ Other Considerations
 - ▶ Infrastructure/Transportation
 - ▶ Market Trends
 - ▶ Tax Base/Land Values



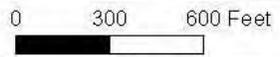


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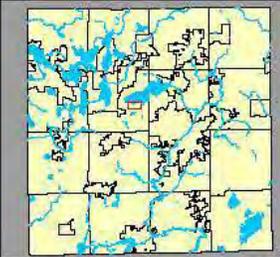
Map 2, Natural Resources

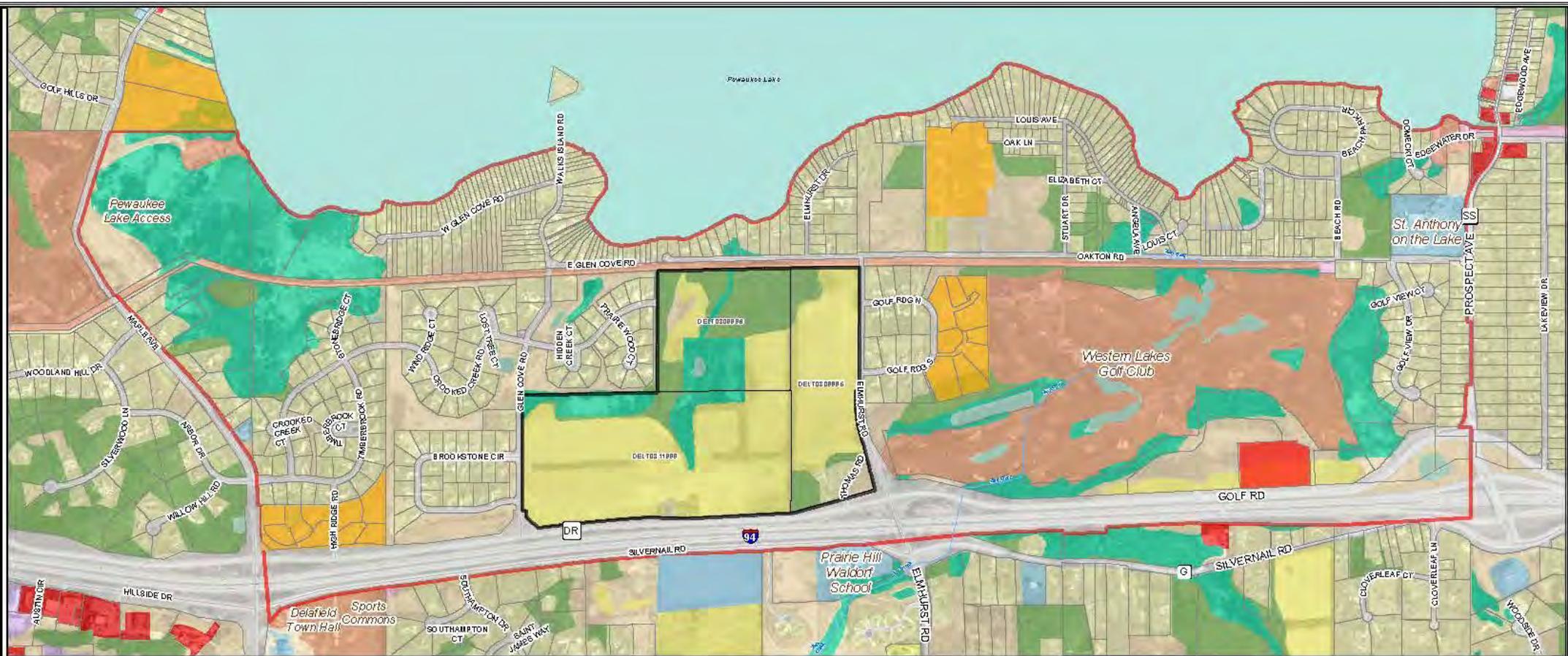
Primary Environmental Corridor (PEC), 39.8 acres
 Upland PEC, 21.1 acres
 Lowland PEC (wetlands), 18.6 acres
 High Bedrock (outside of PEC), 33.7 acres

- Thomas Farm Boundary
- High Bedrock
- Primary Environmental Corridor
- Wetlands (DNR 2010)
- 5 ft. Contour
- Water
- Tax Parcel
- Streets**
- Local
- Private



TOWN OF DELAFIELD,
WAUKESHA COUNTY





Map 3, Existing Land Use

Subject Area

-  Thomas Farm Boundary
-  Study Area/Neighborhood

Classification

-  Agricultural
-  Commercial
-  Communication & Utilities
-  Extractive

-  Government & Institutional
-  Industrial
-  Recreation
-  Single-family Residential
-  Transportation Related

-  Unused or Open
-  Water
-  Wetlands
-  Woodlands
-  Multi-family Residential

Streets

-  Local
-  Private
-  Tax Parcel

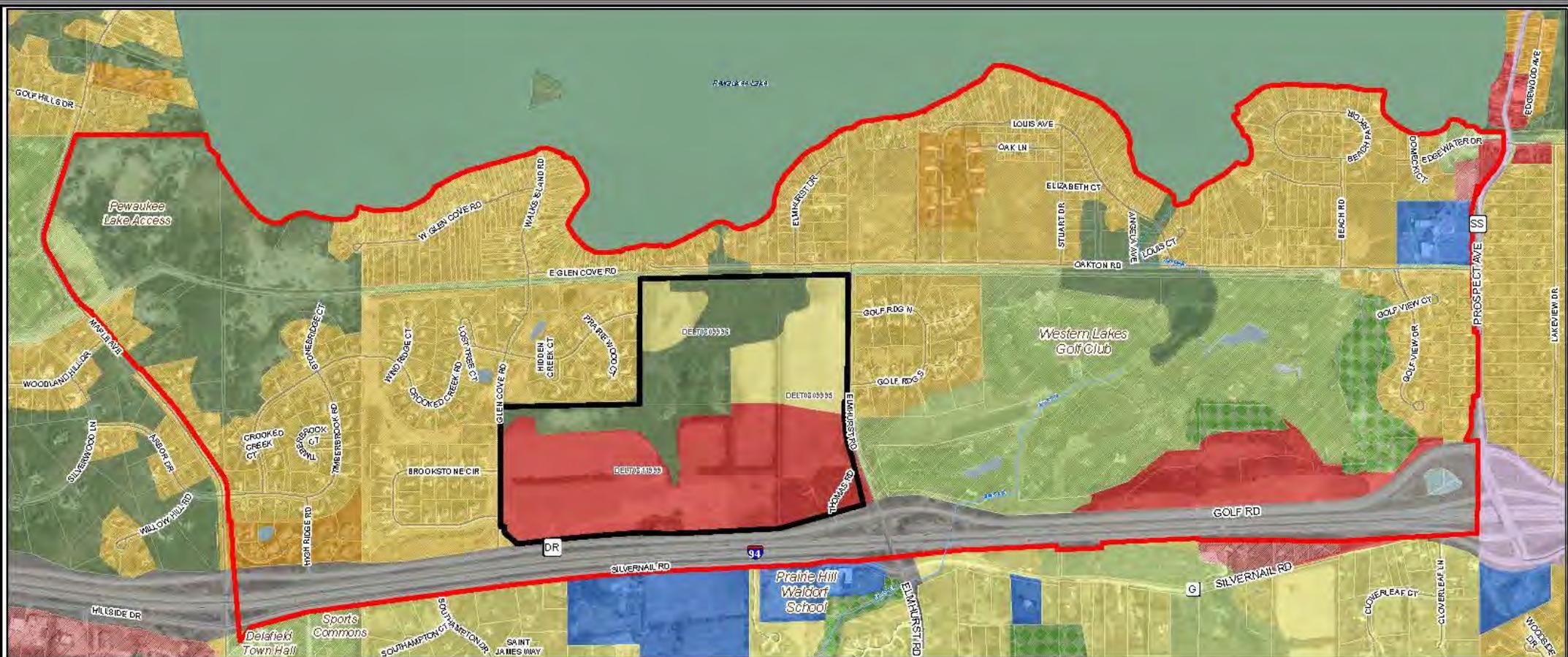
Within Study Area

LU Category	Acres
Wetlands	147.5
EC	62.3
Agriculture	111.4
Recreational	152.8
Unused or Open	120.4
Single-family Residential	307.4
Multi-family Residential	41
Commercial	8.2
Communications/utilities	1
Gov./Institutional	10.2
ROW	210

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0 500 1,000 Feet



Map 4, Town/County Land Use Plan Recommendations

Thomas Farm Boundary	Farmland Preservation w/PEC (35 ac/du)	Other Open Lands to be Preserved	Industrial
Study Area/Neighborhood	Farmland Preservation (35 ac/du)	Primary Environmental Corridor, Primary Environmental Corridor Water	Transportation, Communication & Utilities
Streets	High Density Residential (<6,000 sf/du)	Secondary Environmental Corridor, Secondary Environmental Corridor Water	Highway/Railway ROW's
Local	Medium Density Residential (6,000-19,000 sf/du)	Isolated Natural Resource Area, Isolated Natural Resource Water	Extractive
Private	Low Density Residential (20,000 sf-1.4 ac/du)	Recreational	Landfill
	Suburban I Density Residential (1.5-2.9 ac/du)	Governmental & Institutional	Surface water
	Suburban II Density Residential (3.0-4.9 ac/du)	Commercial and Office Park	Water
	Rural density and Other Agricultural Land (5 ac/du)	Mixed Use	Tax Parcel

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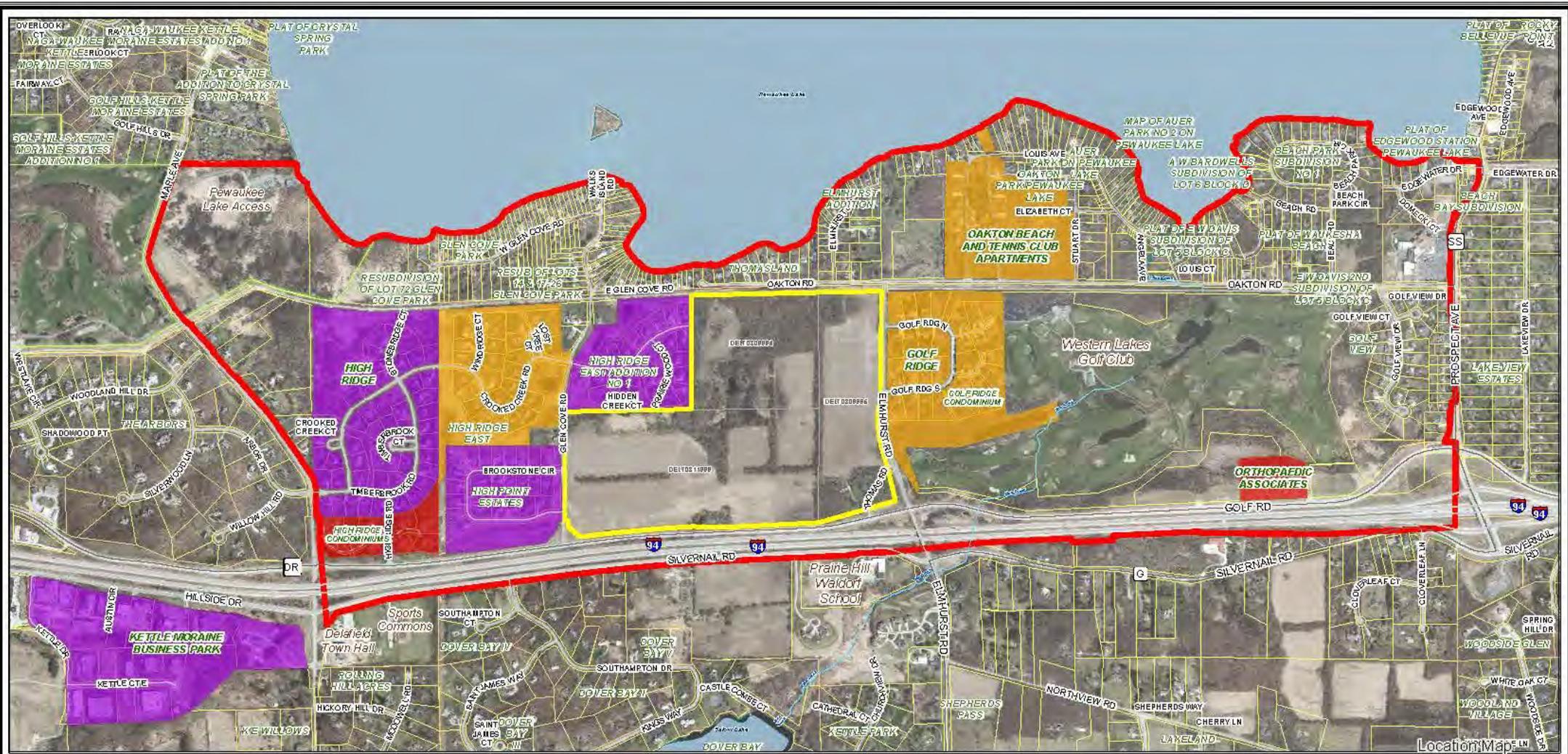
Prepared by the Waukesha County Department of Parks and Land Use
April 16, 2020

0 500 1,000 Feet

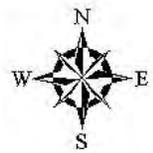
TOWN OF DELAFIELD, WAUKESHA COUNTY

Location Map

Date of Cadastral Basemap: May 31, 2015



Map 5, Assessed Value- Neighborhood Developments



Thomas Farm Boundary
Study Area/Neighborhood

Assessed Value per Acre

- < \$299,999
- \$300,000 - \$499,999
- > \$500,000

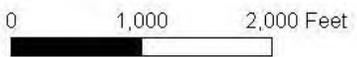
Streets

- County
- State
- Local
- Private

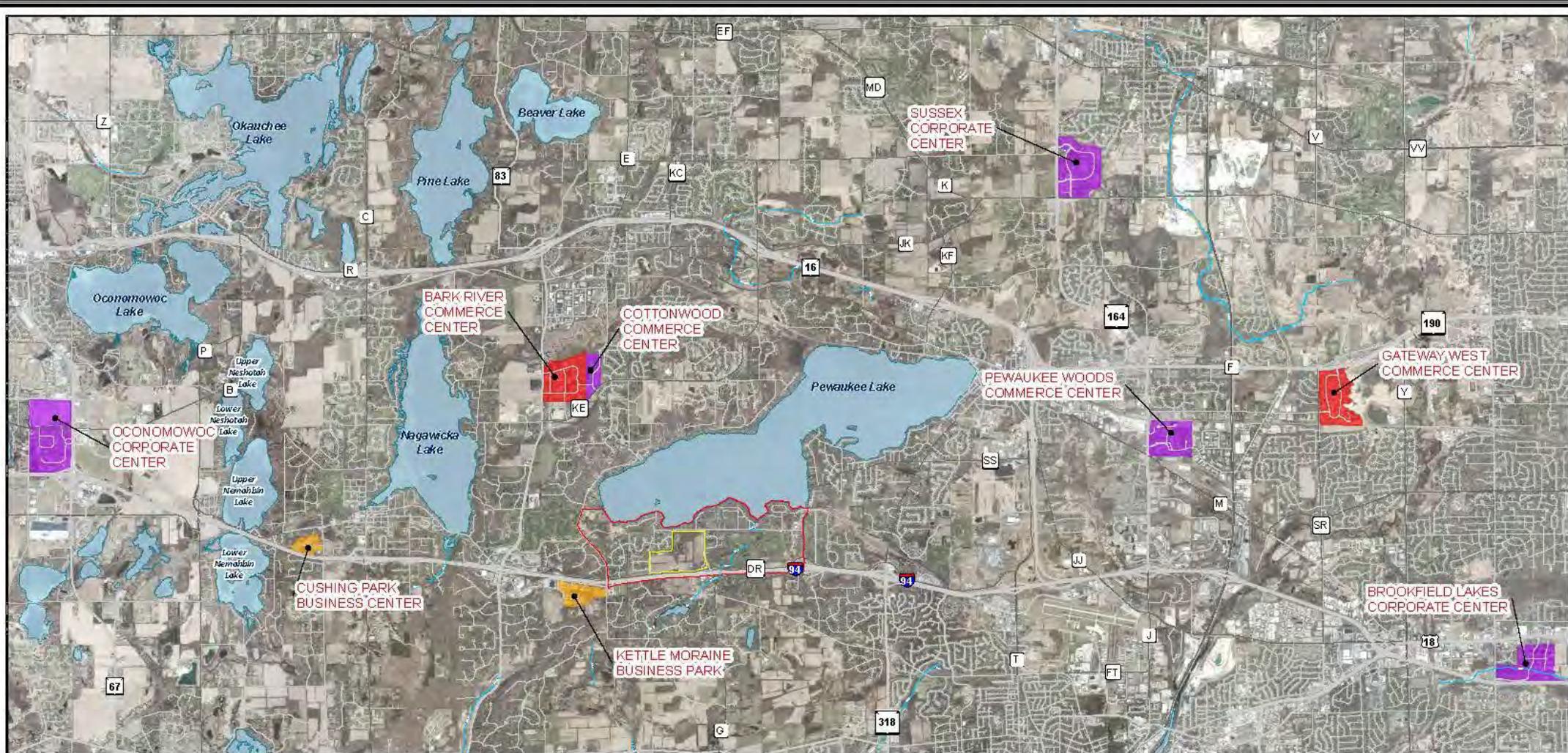
Tax Parcel
 Water

Prepared by the Waukesha County Department of Parks and Land Use
 May 19, 2020

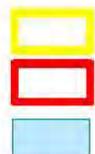
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Development Name	Assessed Value	Acreage	Value Per Acre
High Ridge	\$21,227,000.00	56	\$379,946.00
High Point Estates	\$9,758,000.00	25.9	\$376,756.00
High Ridge East	\$11,255,000.00	38.5	\$292,337.00
High Ridge East Addn. No. 1	\$8,962,000.00	27.2	\$329,485.00
High Ridge Condominiums	\$11,433,000.00	12.5	\$914,640.00
Golf Ridge Sub. and Condominiums	\$13,566,000.00	46	\$294,913.00
Oakton Beach and Tennis Club Apartments	\$5,934,000.00	35	\$169,542.00
Orthopaedic Associates	\$5,844,000.00	7.1	\$823,098.00
Kettle Moraine Business Park	\$28,829,000.00	60.7	\$472,607.00



Map 6, Assessed Value-Select Area Business Parks



Thomas Farm Boundary

Study Area/Neighborhood

Water

Assessed Value per Acre (2019)

< \$399,999

\$400,000 - \$599,999

> \$600,000

Streets

County

State

Local

Private

Prepared by the Waukesha County
Department of Parks and Land Use
May 20, 2020

DRAFT

0 5,000 10,000 Feet

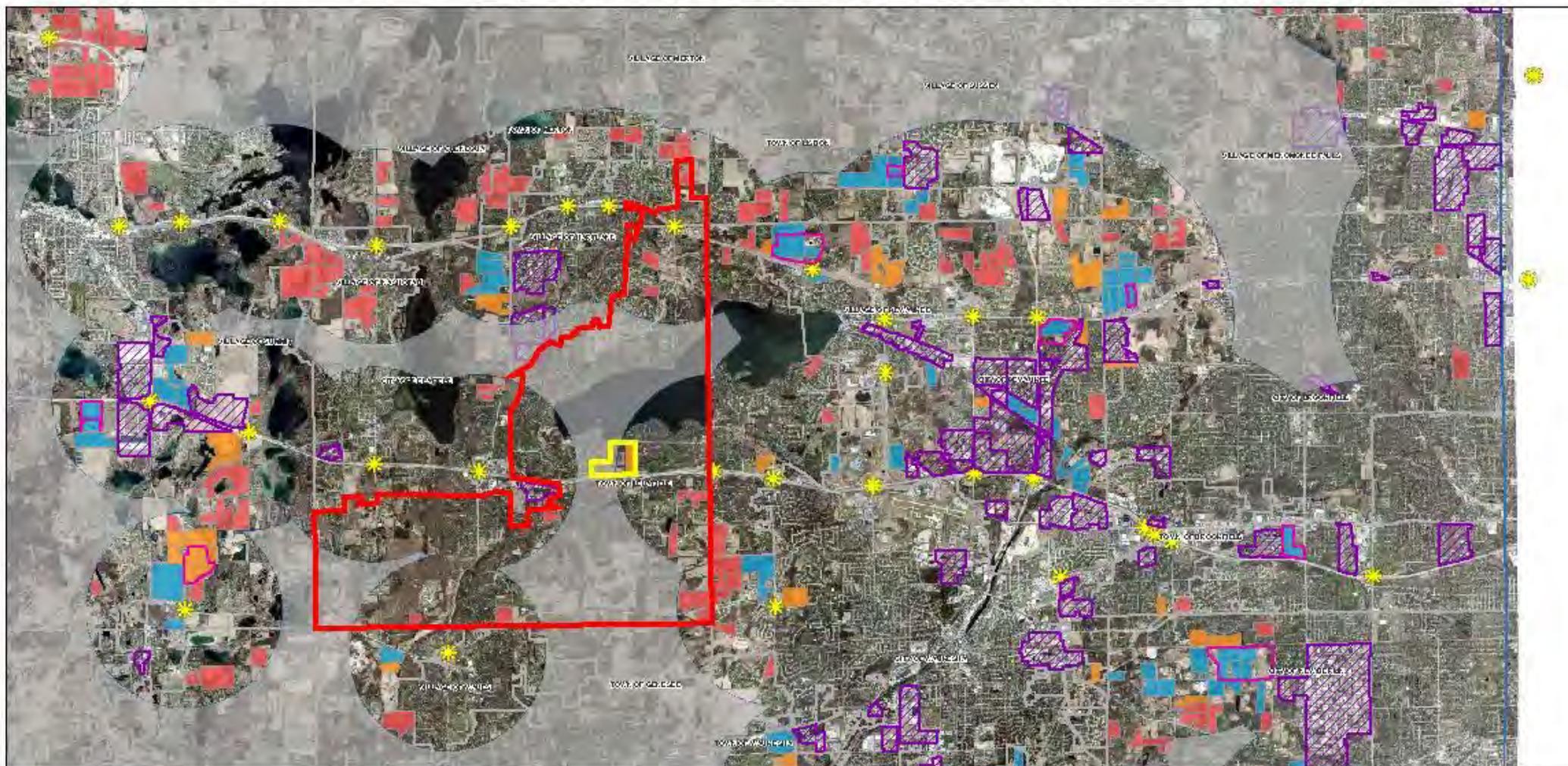


Development Name	Total Assessed Value	Acres	Value/Acre
Bark River Commerce Center	\$107,179,400.00	155.7	\$687,047.00
Brookfield Lakes Corporate Center	\$95,003,000.00	137.8	\$688,428.00
Cottonwood Commerce Center	\$21,508,699.00	48.2	\$448,097.00
Cushing Park Business Center	\$11,849,600.00	33	\$359,078.00
Gateway West Commerce Center	\$89,574,000.00	145.5	\$613,520.00
Kettle Moraine Business Park	\$28,829,000.00	63.5	\$472,607.00
Oconomowoc Corporate Center	\$125,086,200.00	254.9	\$490,534.00
Pewaukee Woods Commerce Center	\$51,352,800.00	124.98	\$410,822.00
Sussex Corporate Center	\$73,201,500.00	182.6	\$400,008.00

Senior, Assisted Living & Skilled Nursing

Development	Municipality	Use Type	Acreage	Value	Value/Acre
The Berkshire	C/Oconomowoc	Independent senior apartments	1.3	\$4,716,700	\$3,628,231
Cecilia Place	V/Pewaukee	Assisted living	2.6	\$5,861,900	\$2,254,576
Quail Pointe	V/Pewaukee	50+ independent apartments	5.3	\$13,435,300	\$2,534,962
Delafield Senior Housing	C/Delafield	Senior apartments	3.9	\$2,367,400	\$607,025
Kirkland Crossings	V/Pewaukee	Senior living, assisted living, memory care	11.8	Tax exempt	Tax exempt
Lake Country Landing	Summit	Skilled nursing/assisted living	14	\$15,158,200	\$1,082,729
The Silvernail	Waukesha	Senior apartments	3.6	\$4,719,900	\$1,311,083
The View at Pine Ridge	C/Oconomowoc	Assisted Living	3.5	\$7,838,300	\$2,239,514
Ave. seven non-exempt			4.9	\$7,728,243	\$1,951,160

Map 8: I-94 Corridor Business Park Study



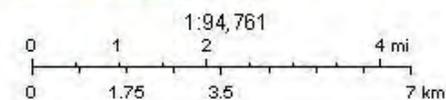
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LAND USE: Neighborhood Compatibility Ranking BUSINESS SUITABILITY ANALYSIS: Study Area BUSINESS PARKS: Existing & Proposed

- Most Compatible
- Somewhat Compatible
- Least Compatible
- Town of Deltafield Boundary
- Thomas Farm Property Boundary

- Study Area
- Surrounding Area
- Buffered Transportation Node Areas

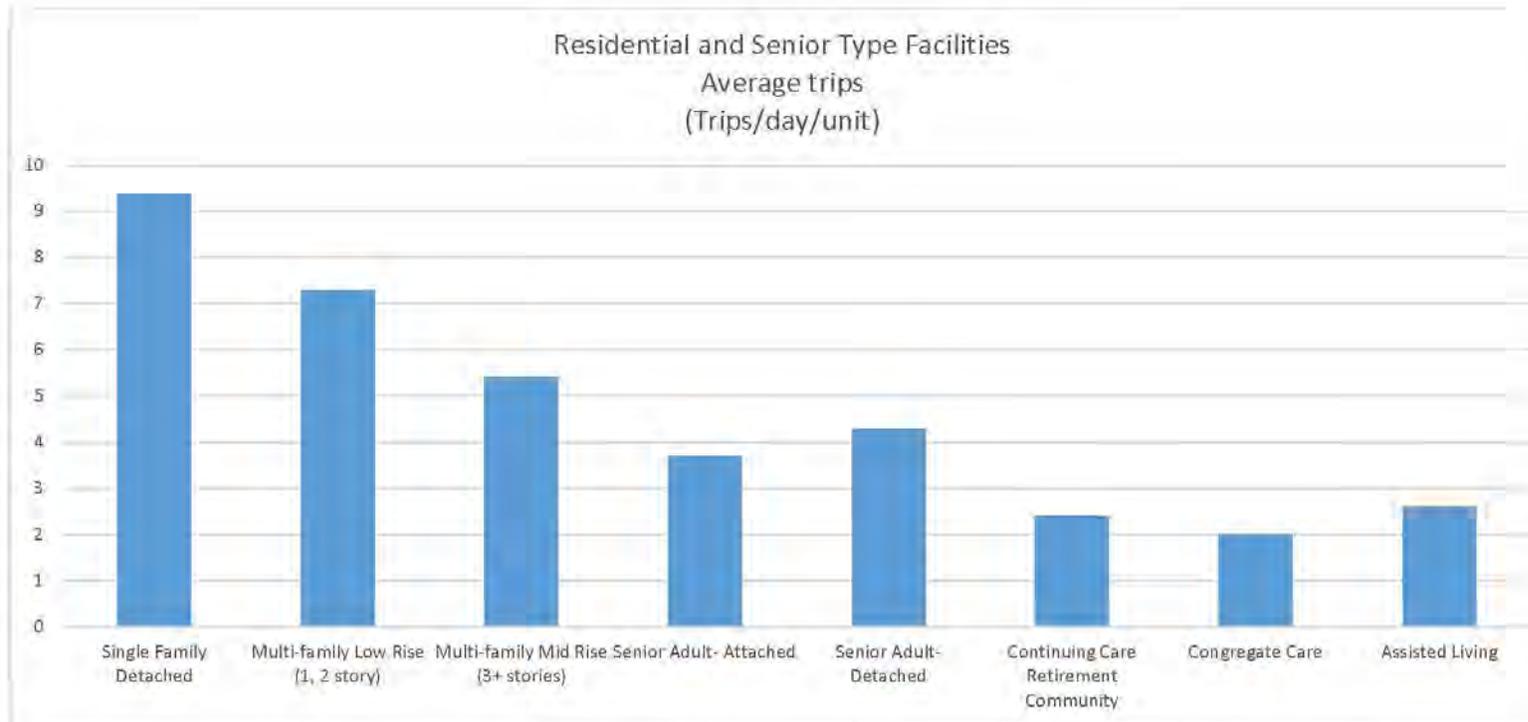
- Existing Business Park
- Proposed Business Park Area
- TRANSPORTATION: Major Transportation Nodes
- BASEMAP: Civil Divisions



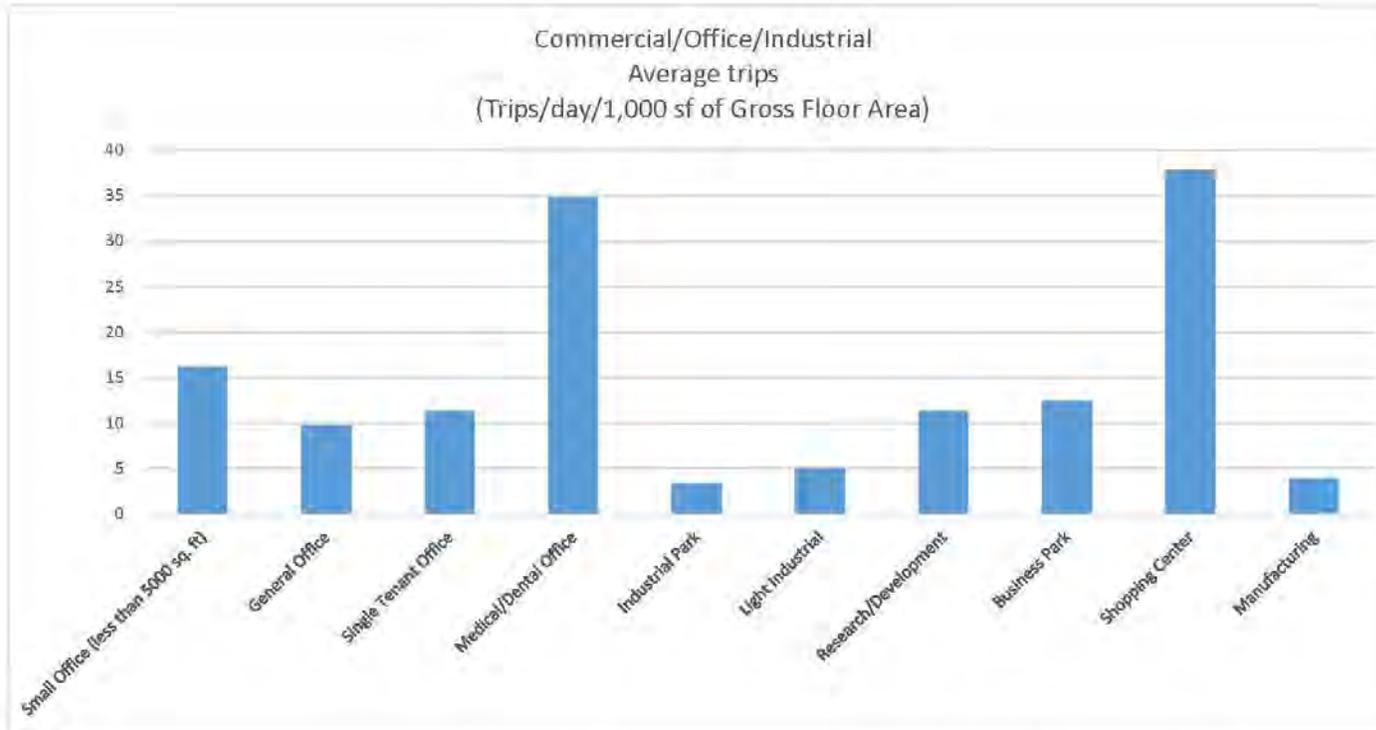
TOWN OF DELAFIELD QUICK FACTS - US CENSUS BUREAU

	Delafield	Waukesha County
Population (2019 Estimate)	8,834	404,198
Population Change (2010 - 2019 estimate)	5.00%	3.70%
Population (2010 Census)	8,400	389,891
Persons 65 years and over, percent (2000 Census)	10.85%	12.04%
Persons 65 years and over, percent (2010 Census)	13.03%	14.28%
Persons 65 years and over, percent (2019 Estimate)	18.70%	18.70%
Persons 65 years and over, percent (2040 Projection)		25.9%*
Owner-occupied housing unit rate, 2014-2018	93.50%	76.40%
Median value of owner-occupied housing units, 2014-2018	\$400,800	\$272,100

** Data Source - Wisconsin Department of Health Services*

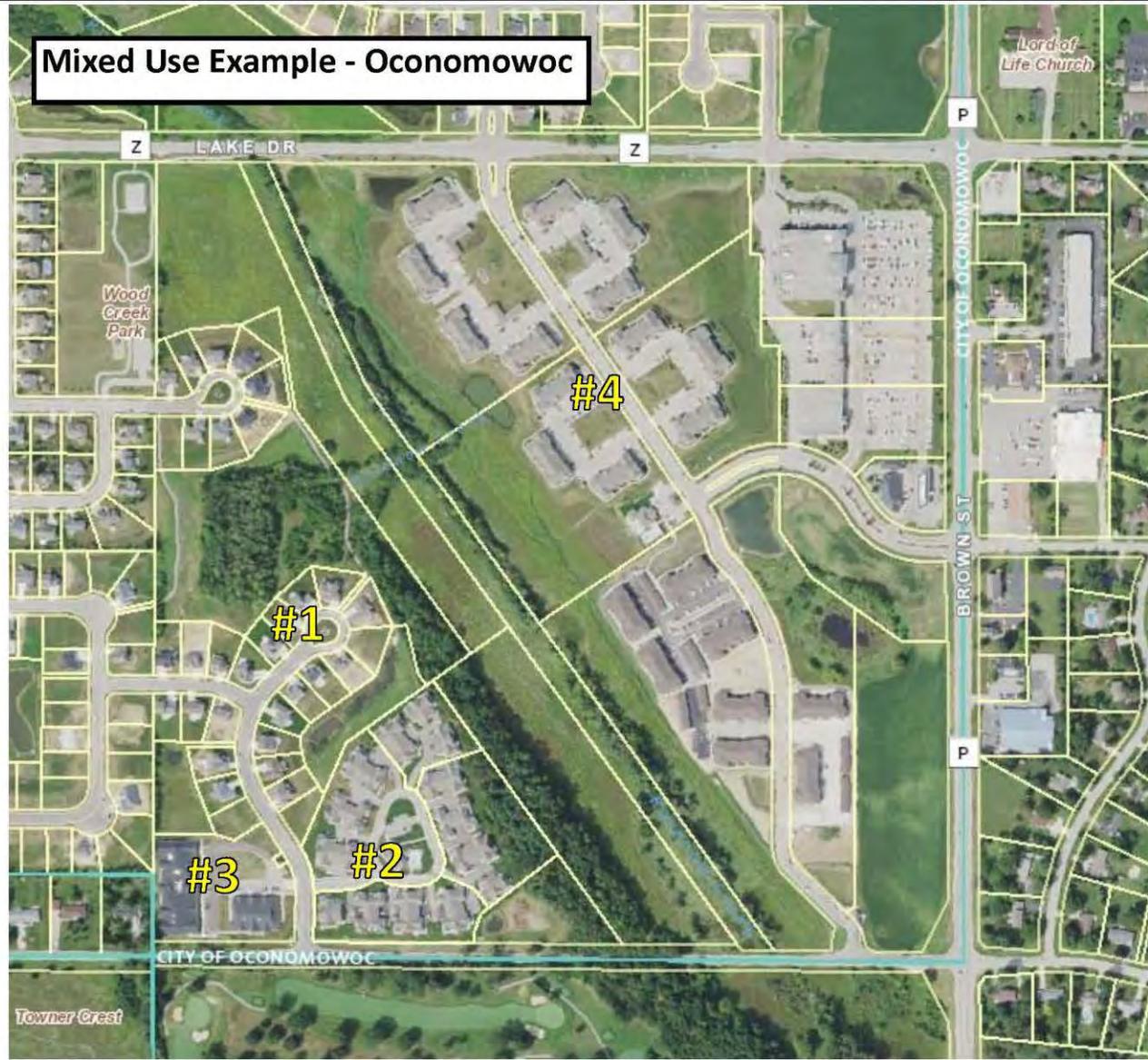


Use Type	Average trips (Trips/day/unit)
Single Family Detached	9.4
Multi-family Low Rise (1, 2 story)	7.3
Multi-family Mid Rise (3+ stories)	5.4
Senior Adult- Attached	3.7
Senior Adult- Detached	4.3
Continuing Care Retirement Community	2.4
Congregate Care	2.0
Assisted Living	2.6



	Average trips (Trips/day/1,000 sf of Gross Floor Area)
Small Office (less than 5000 sq. ft)	16.2
General Office	9.7
Single Tenant Office	11.3
Medical/Dental Office	34.8
Industrial Park	3.4
Light Industrial	5
Research/Development	11.3
Business Park	12.4
Shopping Center	37.8
Manufacturing	3.9

Mixed Use Example - Oconomowoc



#1 Pine Ridge Estates—Single Family



\$279,654/ac

#2 The Glen of Oconomowoc
Condos



\$810,209/ac

#3 The View @ Pine Ridge
Assisted Living



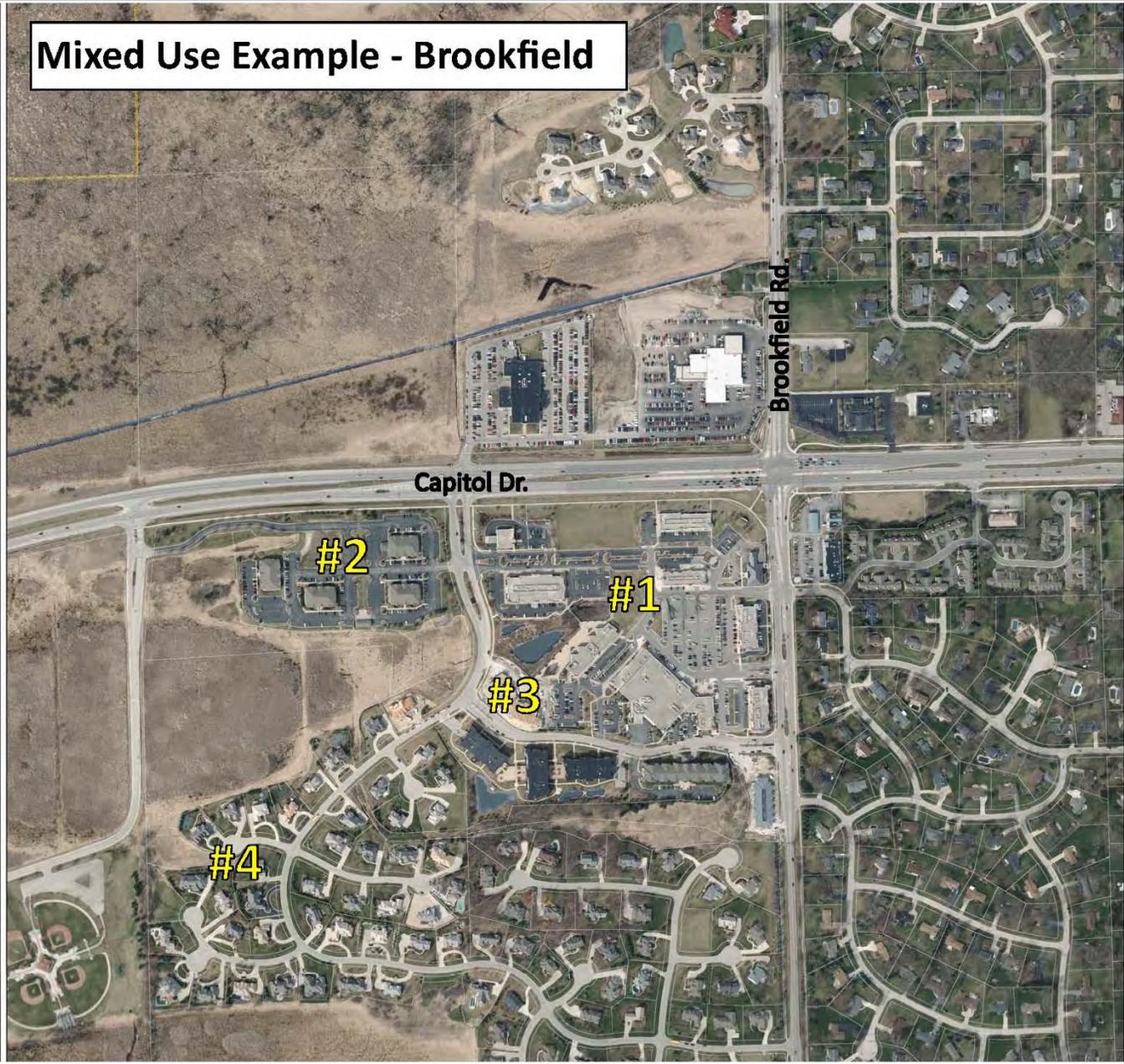
\$2,239,514/ac

#4 Preserve @ Prairie Creek
Apartments



\$599,632/ac

Mixed Use Example - Brookfield



Residential Density & Building Height Area Examples

Multi-Family Development - Lower Density Examples

Bay Pointe Condos, T. Oconomowoc 2.5 units per acre
32.5' Overall Height 24' Roadside Height



Scuppernong Springs, T. Delafield 2.2 units per acre
35' Overall Height 24' Roadside Height



Golf Ridge Condominiums, T. Delafield 1.4 units per acre

24' Overall Height 20' Roadside Height





The Crossing at Pabst Farms

20 Total Units 4 Total Acres 5 DU/AC

**Provided Open Space – Multi-Family Examples
High Ridge Condominiums – T. of Delafield**



**Development Size: 12.46 Acres Density: 2.9 Units per Acre Units: 36 Units
Green Space: 8.06 Acres Green Space: 64% Green Space per Unit: 5,310 SF**

The Glen of Seven Stones of Sussex – V. of Sussex



Development Size: 13.04 Acres Density: 4.3 Units per Acre Units: 56 Units
Green Space: 4.5 Acres Green Space: 34.5% Green Space per Unit: 3,500 SF
***Additional Open Space to the South is Not Included**

Hunter's Ridge – C. of Pewaukee



Development Size: 20.8 Acres Density: **9.9 Units per Acre** Units: 206 Units
Green Space: 10.4 Acres Green Space: 50% Green Space per Unit: 2,205 SF

Multi-Family Developments – Area Examples

Mixed building sizes- smaller mixed building types (4, 6, 8, 10 units/building) 170 units (8.3 units/acre)

Tamarack Springs, Menomonee Falls



Developments – Area Examples

Smaller mixed building types (4, 6, 8 units) 164 units (9.1 units/acre)

Falcon Glen (Note: two types of arch. treatments with two color schemes employed for each building treatment, photos courtesy Wimmer Communities)



Multi-Family Developments – Area Examples
Mid-Size Buildings on smaller parcels (20 & 36 units)

Prairiewalk, Brookfield



PrairieWalk at Town Center—City of Brookfield



*56 luxury apartments in one 2-story and one 3-story buildings

*Square footages range from 1,245 SF to 2,464 SF

*Underground heated parking

*Select amenities include 9-foot ceilings, private patios and balconies, walk-in closets, large, open-concept floor plans, granite countertops, breakfast bar, stainless steel appliances



Senior Developments – Area Examples

Mixed Building Types

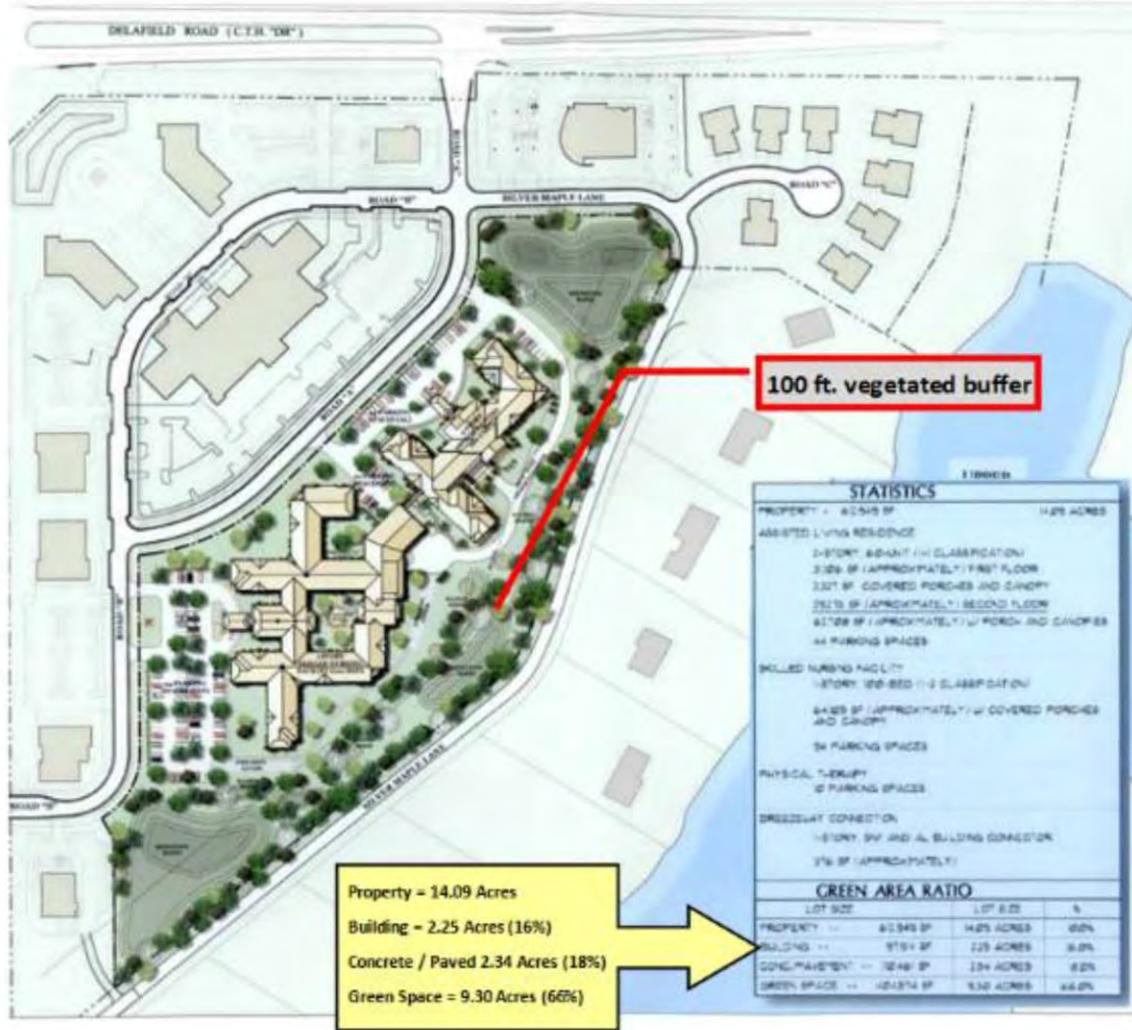
New Castle Place



Senior Developments – Area Examples

Large Building

Lake Country Landing



160 Total Units
 100 Units – Skilled Nursing
 60 Units – Assisted Living

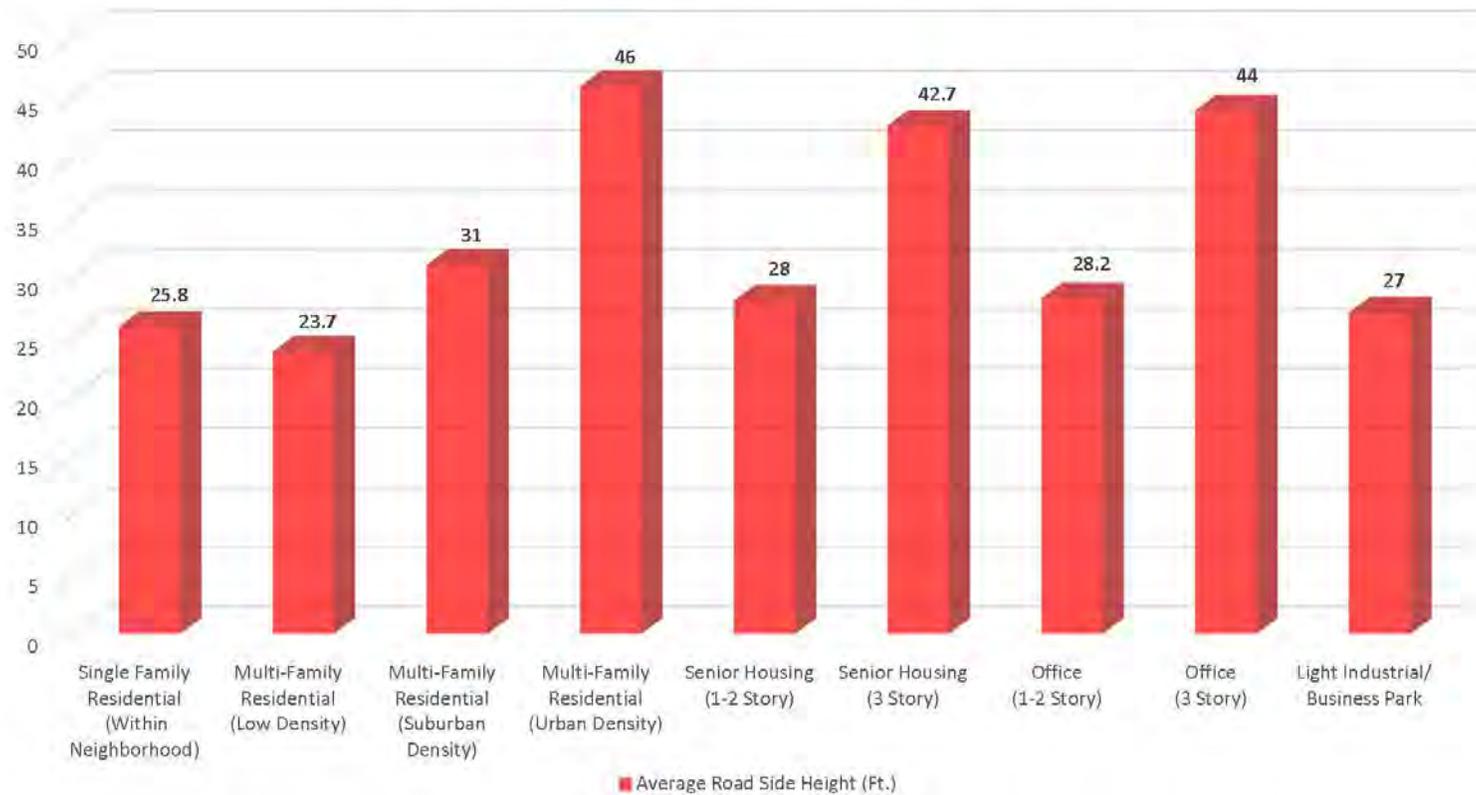
11.3 Units per Acre

Building size, impervious & open space- office and light industrial uses

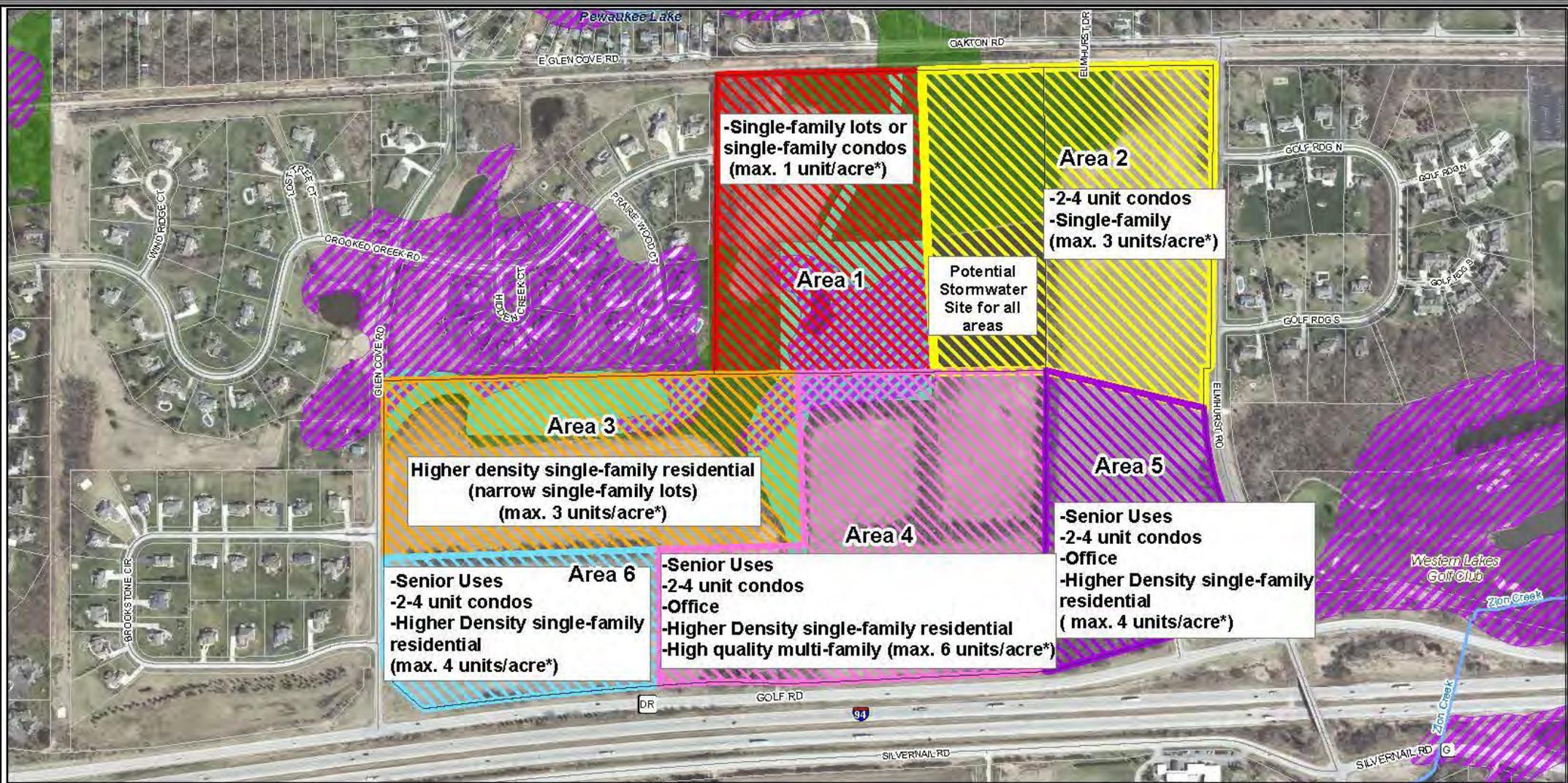
Development	Site Size (acres)	Type	Community	Building Footprint	Building Footprint %	Other Hard Surface	Open Space % (on-site)
Ace Precision	8.7	Light Industrial	Oconomowoc	84,190	22.2	88,120	55
Bruno	9	Light Industrial	Oconomowoc	103,500	26.4	89,941	51
Commerce Center	4.3	Light Industrial	Oconomowoc	31,600	16.9	73,206	44
Harken	28.5	Light Industrial	Pewaukee	152,087	12.2*	214,692	71*
Sentry Equipment	5	Light Industrial	Oconomowoc	62,674	28.8	72,013	38
Raley LLC	3.2	Light Industrial	C/Delafield	48,828	35	50,380	29
Naturescape	1.3	Light Industrial	C/Delafield	9837	17.4	15,419	55
Average of Light Industrial	8.6				24.5 (excluding*)		45.3 (excluding *)
Davies Orthodontics building	1.4	Office	Summit	8000	13.4	16,966	42
Brookfield Lakes-Corporate 186	7	Office	Brookfield	39,000	12.8	143,900	40
Equitable Bank	5.1	Office	T/Delafield	6256	2.8*	26,077	85*
Purity Real Estate building	4.8	Office	C/Delafield	12,391	12.4	41,234	47
Stroneridge	4	Office	Pewaukee	20,526	11.7	85,635	39
Ruekert & Mielke	6.9	Office	Pewaukee	32,480	10.8	147,520	40
Sunset Investment/Gateway	2.2	Office	Brookfield	23,781	24.8	40,417	33
Orbis	13	Office	Oconomowoc	29,500	5.2*	127,120	72*
Orthopaedic Associates	7.1	Office	T/Delafield	70,750	22.9	124,076	37
American Family Ins.	14.2	Office	C/Pewaukee	30,130	7.7*	119,522	62*
Williamstowne/Pro-Health	2.4	Office	C/Delafield	13,731	13.7	38,107	48
Average of Office	6.2				15.3 (excluding *)		40.8 (excluding *)

*Significant woodland, wetland, or rugged terrain

Average Road Side Height - Select Waukesha County Examples



Use Type	Max. Height (Roadside)	No. of Examples
Single Family Residential (Within Neighborhood)	25.8 ft.	8
Multi-Family Residential (Low Density)	23.7 ft.	7
Multi-Family Residential (Suburban Density)	31 ft.	5
Multi-Family Residential (Urban Density)	46 ft.	5
Senior Housing (1-2 Story)	28 ft.	3
Senior Housing (3 Story)	42.7 ft.	3
Office (1-2 Story)	28.2 ft.	5
Office (3 Story)	44 ft.	6
Light Industrial/Business Park	27 ft.	11



Work Group Final Use and Density Recommendations

- 1: Total acres: 24; Lowland PEC: 8; Upland PEC: 7.8
- 2: Total acres: 33; Lowland PEC: none; Upland PEC: 9.5
- 3: Total acres: 27; Lowland PEC: 2.6; Upland PEC: 8.2
- 4: Total acres: 36; Lowland PEC: 1.7; Upland PEC: none
- 5: Total acres: 17; Lowland PEC: none; Upland PEC: none
- 6: Total acres: 15; Lowland PEC: none; Upland PEC: none

 Wetlands (DNR 2010)
 Wetlands < 0.25 acres

 Primary Environmental Corridor
 High Bedrock
 Potential Stormwater Site

 Hydric Soils
 Water
 Tax Parcel

Streets
 Local
 Private



0 300 600 Feet


*Maximum # units are stated in units/acre outside of EC areas. Upland EC achieves a credit of one unit/5 acres.

Exhibit A- Maximum Recommended Densities

Zone	Developable Acres (non-EC)	Use Type	Density Options	Density Available w/o EC	Upland EC Credits	Total Units Permitted
1	8.2	Single family lots	one unit/acre	8 units	1.6 units	9
2	23.5	2-4 unit condos or SF	three units/acre	70 units	1.9 units	72
3	16.2	SF- narrow lots	three units/acre	48 units	0.5 units	49
4	34.3	2-4 unit condos or SF	four units/acre			
		Multi-family	six units/acre	205 units	0.3 units	206
		Senior	Not applicable			
		Office	Not applicable			
5	17	2-4 unit condos or SF	four units/acre	68 units	0	68
		Senior	Not applicable			
		Office	Not applicable			
6	15	2-4 unit condos or SF	four units/acre	60 units	0	60
		Senior	Not applicable			
		Office	Not applicable			
Total	114.2					464

Note: Maximum available densities would be pro-rated on a per acre basis if office or senior uses developed within part of area.

Area Senior Developments

Development	Development Size	Total No. of Units	Units per Acre	Type of Care Offered	Building Footprint	Green Space	Impervious Surface	No. of Stories	No. of Buildings
Azura of Brookfield	8.25 Ac 359,288 SF	108	13.1	Assisted Living -68 Memory Care - 40	19.6% 70,400 SF	63.41% 227,813 SF	36.6% 131,475 SF	1 story	4 (not including barn)
Evin - Oconomowoc				61- Independent Units, 19- Memory Care					
Grace Commons	39.2 ac	228	14.5 (excludes 6.1 acre)	121- Independent, 48 assisted, 27 memory care, 32 casetta				1-3 (partial 4th)	9 (6 more casettas planned)
Kirkland Crossing	11.8 Ac 514,008 SF	142	12	Independent Living - 82 (Sen Apts & Village Homes) Assisted Living - 40 Memory Care - 20	22.4% 115,562 SF +/-	54% 277,378 SF +/-	46% 236,630 SF +/-	3 stories 1 story townhomes	12
Lake Country Landing	14.09 Ac 613,760 SF	160	11.3	Skilled Nursing -100 Assisted Living -60	16% 97,914 SF	66% 405,081 SF	34% 208,381 SF	1-2 stories	2
Parkwood Highlands (Senior Only)**	11.8 Acres 514,008 SF	126	10.7	Independent Living - 126	16.9% 86,780 +/-	69.8% 358,777 +/-	30.2% 155,356 SF +/-	3 stories	3 Senior
Regency New Berlin	31.12 Ac 1,355,587 SF	413	13.3	Assisted Living - 105 Senior Living/Supportive Care - 308	21% 273,977 SF	53% 713,398 SF	47% 639,722 SF	3 stories	3
The Spire at Lake Country (Concept Plan)	15.4 Ac +/- 670,824	160	10.4						
The View at Pine Ridge	3.52 Ac 153,331 SF				32.7% 50,200 +/-	42% 96,082 SF	58% 96,082 SF	1 story	2
Cecelia Place	2.59 Ac +/- 112,820 SF				35.3% 36,311 +/-	46.2% 52,091 +/-	53.8% 60,729 +/-	2 story	1
Matthews of Pewaukee	1.92 Ac +/- 83,635 SF				38.3% 32,058 +/-	40.5% 33,842 +/-	59.5% 49,793 +/-	1 story	1
Quail Pointe	5.24 Ac +/- 228,254 SF	136			29.9% 68,192 +/-	39.6% 90,378 +/-	60.4% 137,876 +/-	3 Stories	1
Average of above		168	12.2		25.8	52.7			

Senior Development Size Recommendation Options:

Option #1- allow building footprint, height & open space to control project size

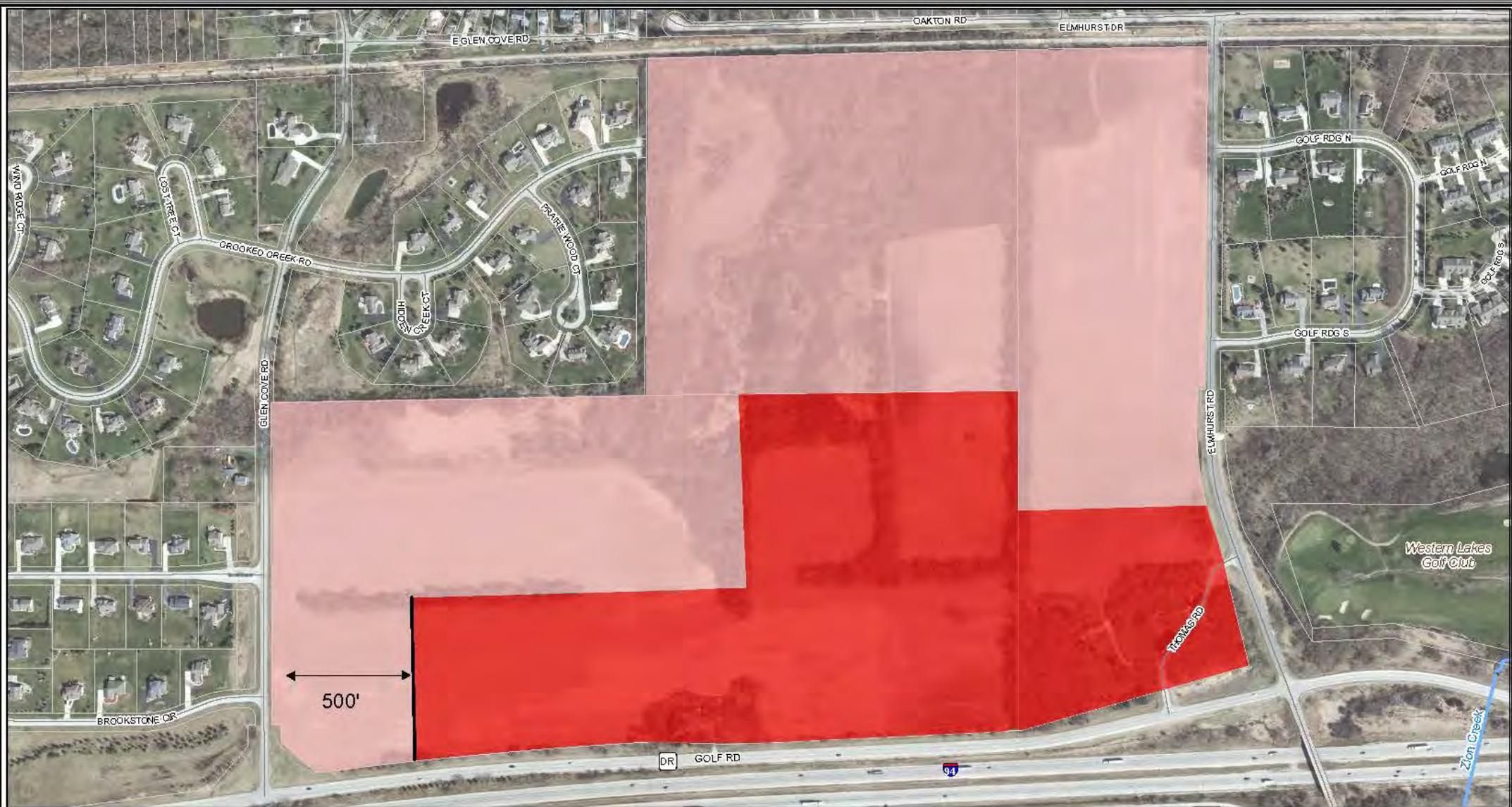
Option #2- Set maximum density, in addition to above measures- Consider 12 units/acre

Option #3- Set % expectation for mix of unit types (large buildings vs. villas/casettas)

Senior unit Size- Azura (Brookfield) & Grace Commons (Menomonee Falls)
 Unit Size shown in square feet

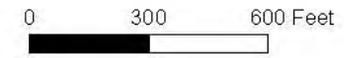
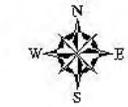
	Suite	1 BR	2 BR
Azura Memory Care	215-455		
Grace Commons-Independent units		651-920	991-1572
Grace Commons-Assisted Living Units	Memory Care (250-300 estimate)	561-703	931-1011
Grace Commons Casetta			1650-1800

Grace Commons Unit Counts:
 121 Independent 27 Memory Care
 48 Assisted Living 32 Casettas



Work Group Final Height Recommendations (In Stories)

Number of Stories	Tax Parcel	JURISDICTION
2	Water	Local
3		Private



Height recommendations		
Building Type	Roadside height (to highest point of roof, exclude mechanicals)	
Single family	35' roadside, 43' exposure	
Multi-family \leq 4 unit buildings	35' roadside, 43' exposure	
Multi-family $>$ 4 unit buildings	47' (pitched roof), 35; flat roof	
Senior	47' (pitched roof), 35' flat roof	(35' in 2 story zones)
Office	47' (pitched roof), 35' flat roof	(35' in 2 story zones)
* Consider exceptions for exposed garage doors accessing underground parking		

Area	Total Acres	Lowland PEC (acres)	Upland PEC (acres)	Other treelines & woods id'd by workgroup (acres)	Total of Upland PEC, Open Space, Landscape Buffers & 20% Lowland credit (acres)	% of Area-Upland Open Spaces & 20% Lowland Credit
1	24	8	7.8	0.3	9.7	40.4%
2	33	0	9.5	3	13.6	41.2%
3	27	8.2	2.6	1	6.5	24.0%
4	36	1.7	0	4.6	5.9	16.4%
5	17	0	0	4.9	5.3	31.1%
6	15	0	0	1.2	3.1	20.7%
Total	152	17.9	19.9	15	44.1	29.0%



Upland Open Space and 20% Lowland Credit by Area

- Primary Environmental Corridor (SEWRPC 2015)
- Wetlands (DNR 2010)
- Potential Stormwater Site

- Treelines and other wooded areas recommended for preservation by work group
- Landscape Buffer

- Streets**
- Local
 - Private



0 300 600 Feet

***NOTE:** Minimal Disturbance for road connections allowed in Open Space
Road connection locations to be determined after further study

Exhibit B- Open Space Threshold Recommendations

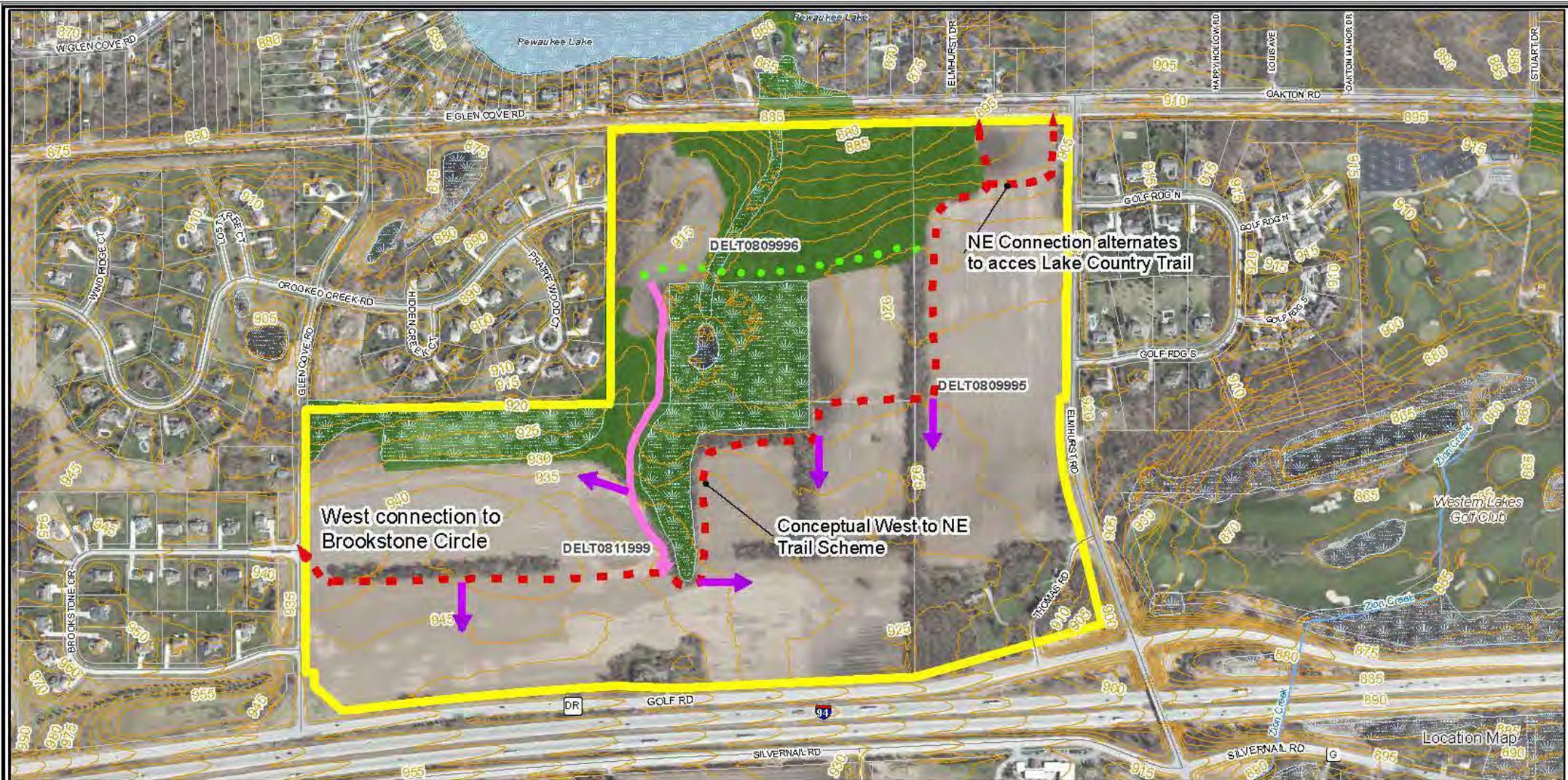
On-site Preliminary Open Space Recommendations

*Assumes all EC areas and other designated OS areas are preserved

Single family	30%
Office	35%
Multi-family \leq 4 units per acre	40%
Senior	45%
Multi-family $>$ 4 but not exceeding 6 units per acre	45%

*Authorize transfer of open space credits from Area 2 to Area 3

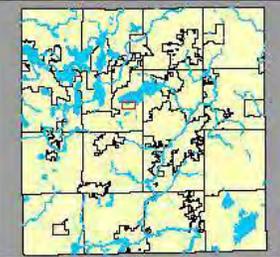
Building Footprint- 17.5% for low density residential
25% for office, senior, higher residential densities



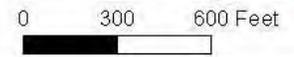
Concept Bike/Ped. Connections

- | | | | |
|-----------------------------|--------------------------------|---------------|----------------|
| East/West Arterial Trail | Thomas Farm Boundary | Tax Parcel | Streets |
| North/South Connector Trail | Wetlands (DNR 2010) | 5 ft. Contour | Local |
| Possible loop connections | Primary Environmental Corridor | Water | Private |
| Rustic walking path concept | | | |

TOWN OF DELAFIELD,
WAUKESHA COUNTY



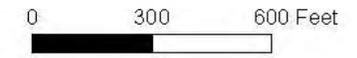
Date of Cadastral Basemap: May 31, 2015





Road Access Considerations

-  Proposed Access Closure
-  Proposed Local Road Connection
-  Future Potential Access Locations



Planned Development District Scheme

- ▶ Unique district created in text of ordinance.
- ▶ General Development Plan required prior to rezoning lands.
 - Development-wide requirements include traffic study, infrastructure planning.
- ▶ Specific Development Plan required for each phase.
 - Detailed site and building plans.

Next Steps

- ▶ Staff completes draft ordinance for workgroup and town comment/consideration
 - ▶ Public Hearing regarding draft ordinance
 - ▶ Town/county consider ordinance adoption
 - ▶ County acts upon land use plan amendment
-
- ▶ Questions- Jason Fruth or Jacob Heermans- (262) 548-7790 or contact Tim Barbeau or Dan Green with the Town.