



August 11, 2020 – Amended September 4, 2020

Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Re: Amended with the addition of Supplement 2 on September 4, 2020. Responses to Ruekert – Mielke Memo dated August 20, 2020, Subject LCL Catalyst Multi-family – Rezone and PUD Petition PC 8/17/2020 Comments.

Dear Plan Commission,

Introduction

Thank you for reviewing our submission of a rezone request and PUD petition for the lands east of Campus Drive in Hartland for the purposes of a multi-family development. Catalyst has been developing and building multi-family properties since 2004 in South-Eastern and South-Central Wisconsin. Since the year 2004, Catalyst has completed more than \$1 billion of construction value, including more than 1,000 units of multi-family housing. We look forward to the opportunity to bring another great multi-family development to the Village of Hartland.

Land Parcel Description

The land we are proposing for development includes the south-central 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 proposed residential lands on the same tax key. 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.

Comprehensive Plan

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.

Wetland Delineation

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.

Proposed Zoning

The southern portion of the site identified as Area B on the attached Rezoning Exhibit is currently identified as high Density Residential on the Village of Hartland Comprehensive Plan's Future Land Use map. We are proposing two story multi-unit buildings of multiple-family residential with RM-1 PUD zoning on this parcel. The RM-1 zoning is consistent with the 2019 Comprehensive Plan future land use. We are proposing a PUD overlay to develop this parcel with design concepts consistent with urban style clustered community preserving more adjacent open space. Clustering the buildings will allow us to preserve green space to the north and south of the primary buildings

Zoning details include:

Proposed Zoning: RM-1 PUD
Total Area: 16.92 acres
INRA (UCO) Area: 3.49 acres
R.O.W. Dedication: Not included
Net Area: 13.43 acres
Maximum Density: 160 units includes 10% increase per 46-804
Proposed Density: 150 units

Setbacks: 30 feet street yard setback on Campus Drive
40 feet street yard setback on Scenic Road
40 feet rear yard setback
15 feet side yard setback

Proposed Unit Mix: 78 1 Bedroom
72 2 Bedroom
150 Total (Distributed across 6 Buildings)

Proposed Parking: 108 Attached Garages (Distributed across 6 Buildings)
42 Detached Garages (Distributed across 6 Buildings)
108 Driveway Stalls
61 Surface Stalls
319 Total Parking
Ratio: 2.125

Proposed Amenities: A clubhouse building will be constructed central to the development with community room, fitness room, management office, outdoor patio & pool.

We are proposing the streets and utilities in Area B to be private infrastructure. We envision the multifamily buildings and garages to be designed with a neo-traditional urban style feel appealing to



affluent renters and downsizers. An additional amenity area with club house and pool is proposed for the development. The development will be managed by a professional property management company and will be responsible for architectural oversight, enforcement, budget, and management

of neighborhood common and private elements.

The total area to be included in the PUD is the full 16.92 acres included in Area B as proposed the project preserves 3.49 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 more than \$15 million dollars to include necessary road improvements, neighborhood amenities, walking trails, community landscaping, and necessary infrastructure improvements. It is estimated that individual units will rent between \$1,200 and \$1,800, monthly. Upon completion the development will add an estimated \$15 million dollars in tax base to the Village of Hartland.

If approved the commencement of development work is anticipated to be Fall of 2020. We anticipate an approximate 1 – 2, year time frame for full completion of all the buildings.

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,

A handwritten signature in black ink, appearing to read 'MB', with a long horizontal flourish extending to the right.

Matt Burow
Chief Executive Officer
Catalyst Construction



Supplement 1 to the Petition for Campus Dr. Apartments 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 Smart Growth Plan?

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

46-807 (2)a.1.

- Total area of PUD = 16.92 acres
- Total area of UCO = 3.49
- Area B Development Summary

Currently Zoned	I-1	
Proposed Zoning	RM-1	
Comprehensive Land Use Plan	High density residential	8 to 18 units/acre

DENSITY		
Total Area of PUD	16.92	Acres
Total Area of UCO	3.49	Acres
Net Area	13.43	Acres
Allowed Density per Net Acre with 10% allowed increase per 46-804	160.97	Units
Proposed Density	150	Units
Proposed Density	11.17	Units/acre

UNIT SUMMARY		
1 Bedroom	78	Units
2 Bedroom	72	Units
TOTAL UNITS	150	Units

- 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 multi-family buildings and central East-West public road are estimated around \$15 million dollars to include necessary road improvements, neighborhood amenities, walking trails, community landscaping, and necessary infrastructure improvements. It is estimated that multi-family units will rent between \$1,200 and \$1,800, monthly. Upon completion the development will add an estimated \$15 million dollars in tax base to the Village of Hartland.

46-807 (2)a.3.

- The multi-family development will be managed by a professional property management company 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 multi-family setbacks be defined as the following:
 - 30 feet street yard setback on Campus Drive
 - 40 feet street yard setback on Scenic Road
 - 40 feet rear yard setback
 - 15 feet side yard setback

46-807 (2)a.5.

- The expected commencement of the project is to be late Fall 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 multi-family private improvements will be completed within one year.
- It is anticipated that full build out of the multi-family buildings and improvements will take 1 - 2 years.

46-807 (2)b.

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

- Ex – A Legal Description
- Ex – B Site Plan
- Ex – C Zoning Exhibit
- Ex – B Preliminary Plat – There will be the creation of a new CSM after the recording of the original CSM of the entire parcel.
- Ex – D Landscape Plan
- Ex – E Multi-family Architectural Plans & Renderings
- Ex – F Storm Water Management Facility Maintenance Agreement – Development agreement in process jointly with the parcel to the north.
- Public Utilities Easement – No public utilities easement in this parcel.
- Temporary Access Easement – No temporary access easement in this parcel.
- Public Access Easement – A 20' wide pedestrian access previously indicated on the CSM
- Ex – F Permanent Access/Maintenance Easement – Part of the shared stormwater agreement with the parcel to the north.
- Ex – G Soil Report
- Staging Plan – The construction will be continuous until completion.
- Ex – H Parcel Tree Survey
- Ex – I Isolated Natural Resource Area Delineation Report
- Ex – J Preliminary Storm Water Management Plan
- Ex – K TADI Traffic Impact Analysis
- Ex – L Site Lighting

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,



Matt Burow
Chief Executive Officer
Catalyst Construction

Supplement 2 to the Petition for Campus Dr. Apartments PUD

The Purpose of this Supplement to the Petition for Paradise Trails Planned Unit Development is to summarize and commit to the adjustments requested per the Ruekert-Mielke Memo, drafted by Ryan Amtmann – Village Engineer, dated August 20, 2020, Subject LCL Catalyst Multi-family Rezone and PUD Petition PC 8/17/2020 Comments. Copy of the Ruekert- Mielke attached for reference.

The Ruekert-Mielke Memo, referenced above, listed 10 items that required a response and or action.

Item 1 from R-M Memo

Consider a drive/road easement reservation from the future commercial development to the south to connect to the entrance road to the multi-family off of Campus Drive, to allow for direct access of multi-family vehicles to the commercial area without having to go on/off Campus Drive.

Catalyst Response:

As a residential development the developer’s preference is to limit the amount of traffic into a residential area and prefers not to allow a traffic connection between the future commercial area and a quiet residential area.

Item 2 from R-M Memo

Comment for applicant and Village Engineer to review access to Campus Drive being opposite of the entrance to LCL. Left turn during peak times could be issue. Multi-family residents may utilize Scenic Road because that intersection with Campus Drive will be a T intersection. How can the connections to Campus Drive be optimized?

Catalyst Response:

The main entrance to the LCL school is actually south of the intersection referenced in Item 2. Please reference the Traffic study completed by TADI in regards to traffic on Campus drive. Finally, TRIO Engineering has also modified the project entrances – please reference the drawing included in the PUD submission.

Item 3 from R-M Memo

Resident/Guest Parking – Scott H. said that the parking requirement is 2.25 parking spaces per dwelling unit or 338 parking stalls for the multi-family development. Applicant needs to delineate/number the parking stalls on site.

Catalyst Response:

TRIO Engineering has calculated the final parking count at 2.125 spaces per dwelling. Please reference the drawings included with the PUD submittal and Market Study.

Item 4 from R-M Memo

LCL Cross Country Meets – parking requirements

Catalyst Response:

Currently parking for LCL Cross Country Meets are required to park at the school grounds. Catalyst will the following signage at the appropriate locations “Private Parking – Residents/Guests Only.”

Item 5 from R-M Memo

Scenic Road – is being proposed as a residential urban section road with 30 feet width from curb to curb. This road will only accommodate parking on 1 side, 1 side should be signed as no parking preferably the north side. The south side of the road should be signed as “no overnight parking”.

Catalyst Response:

Catalyst concurs the road will be a residential urban section road, 30 feet in width form curb to curb. Catalyst will provide the recommended signage as requested in Item 5.

Item 6 from R-M Memo

Scenic Road Cul-de-sac, there was a suggestion that a landscape bulb in the middle of the cul-de-sac like that on Park Court in the Sanctuary would be beneficial. This would require a 60' radius to the curb and 70' radius to the right-of-way. Changing the cul-de-sac configuration would require a modification to the CSM that was recorded.

Catalyst Response:

Catalyst has directed TRIO Engineering to update the cul-de-sac per the recommendation in Item 6. This will be completed per an easement with the adjoining parcel. Please reference the updated documents in the PUD submission.

Item 7 form the M-K Memo

Applicant should review/proposal landscape screening around garages and along the south lot line.

Catalyst Response:

Catalyst has directed TRIO Engineering to update the landscaping plans. Please reference the updated documents in the PUD submission.

Item 8 from the M-K Memo

Prepare a concept layout for commercial development to the south and identify sewer/storm/water/grading/access type issues.

Catalyst Response:

Catalyst has requested TRIO Engineering to provide a conceptual drawing of a potential layout for utilities and stormwater management. Please refence the updated documents in the PUD submission.

Item 9 from the M-K Memo

Identify signing to indicate the private drives in multi-family area are not for public parking.

Catalyst Response:

Catalyst will provide signage that will indicate private drives and signage indicating the parking is private and for residents and guests only. Please reference the updated documents in the updated PUD submission.

Item 10 from the M-K Memo

Utilize Section 46-808 as a checklist for the next submittal.

Catalyst Response:

Catalyst has endeavored to follow section 46-808 as a checklist and has attempted to assemble the submittal in as organized fashion as possible.

Supplement 2 is being provided after careful consideration of all the concerns, requests and issues raised in the R-K Memo.

We look forward to discussing these proposed changes.

Sincerely,



Matt Burow
Chief Executive Officer
Catalyst Construction



