



## ROLLING MEADOWS TOWN HOMES

The proposed development, Rolling Meadows Town Homes is located on 12.89 acres in the city of Waukesha. The proposed development is surrounded by single family and multi-family homes to the east and north within the City, and Town of Waukesha farm land to the west and south.

Rolling Meadows Town homes is a community of high-end side by side ranch and 2 story town homes. The finishes are higher end, with granite counter tops, higher end cabinetry, stainless steel appliances, oversized 2 car attached

garages and vaulted ceilings. In unit full size washer and dryers, 6 panel doors, double hung high efficiency windows, dimensional shingles and more.

Rolling Meadows will be similar in design and materials to its sister development, Overlook Town Homes, a collection of 40 side by side units located on State Highway 59, just east of State Hwy 164, and west of Springdale Rd, which was completed in 2018.

Most units will be 2 bedrooms, two bath, with 8 3-bedroom units.

The town homes will be leased residences, between \$2,300.00 and \$2,600.00 per month. In previous similar developments, our residents included doctors, accountants, business owners, retirees downsizing, second homes to snow birds, and other professionals.

This development will add a housing alternative which is currently underserved in the city of Waukesha; A luxury, private, high end rental community, much like a private residence, but without the burden of ownership

The street will remain private, which means the city will not have ongoing the costs of plowing, salting, and inevitable road maintenance, while enjoying a 5 plus million-dollar addition to the city of Waukesha tax base.

The density per acre requested is equal to, or less than, the surrounding community, abutting the development to the north, south, and east.

While the county looks at traffic as 8 trips per day per household, we have found that the actual count from a development like this is considerably less. In a town home development in the Town of Waukesha, consisting of 40 units, our average traffic count per day over a two week period was 132 trips per day, just 5.5 vehicles per hour, or 1 vehicle every 11 minutes.

The proposed development is compatible and consistent with the surrounding community. There is multi-family housing (condos) surrounding parts of the existing subdivision to the east, south-east, and north-east. 12 units in 4 family buildings and 126 units in side-by-side units. The adjacent subdivision has density of approximately 4 to 5 units per acre, while the condominiums have a density of approximately 5 units per acre. The density for the proposed Rolling meadows Development is approximately 4 dwelling units per acre with approximately 4.5 acres left untouched in a wetlands and environmental corridor preservation area.

John Marek