



Neumann Developments Inc.
N27W24025 Paul Ct, Suite 100, Pewaukee, WI 53072
262-542-9200
blindgren@neumanncompanies.com

January 4, 2019

Members of the Plan Commission
City of Waukesha
201 Delafield Street

Dear Members of the Plan Commission,

Neumann Developments is excited to be proposing a single family residential development in the City of Waukesha. 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 and is a past recipient of the MBA Builder of the Year Award. We are proud to have the opportunity to bring another great neighborhood to the City of Waukesha.

For the last several months Neumann Developments has been studying the feasibility of developing the approximately 12.89 acres of land currently owned by the Klotz Family, adjacent to the Rivers Crossing Development, and annexed into the City of Waukesha in December 2013. Our development concept includes 18 lots on a single street. The lots conform to the size, width, and set back requirements of the RS-3 Single Family Residential District which is found in the adjacent River's Crossing Neighborhood. Through our due diligence process we have discovered several challenges for any proposed development of this land. Amongst these are larger wetland areas than expected, high groundwater throughout the site, shallow sewer depths in addition to being located approximately 200 feet away through existing roads, and the resulting large quantity of fill dirt needed to make this project work.

On December 10, 2018 we met with City staff for a formal pre-application meeting. A request of staff was to look further into the feasibility of running a straight road to the southern edge of the property abutting land owned by others in the Town of Waukesha. Since this meeting we have revised our concept, engaged in further conversations with the neighbor to the south, and analyzed the economics of the proposed change. Upon exhaustive analysis we have ultimately come to the conclusion that we will not be able to make this development work with the requested change to a straight road. The reasons for this conclusion are as follows:

- The necessity of raising the grade of the road profile and adjacent lots to make the sewer flow and avoid the high groundwater levels results in an elevation at the end of the proposed road

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTS.COM



that is six feet higher than the adjacent lands. Keeping the elevation raised causes issues with managing the storm water as required as well as would require a retaining wall at the end of the road in the short term and future grades of the adjacent lands to be raised to a point that may not be feasible in the event of future development on that property. If the grade of the road is transitioned earlier to meet the existing grade it results in a loss of lots as the land closest to the south property line would no longer work with the sewer elevations, the resulting lots would be less desirable, and more costly to be built upon.

- The landowner to the south does not desire to divide their property to provide additional lands to the development. We have had conversations with Barbara Peterson the agent for Riverview Farms of Wisconsin, Inc. and ultimately, they do not want to sell off any of their current land for the proposed development or want to have a road cutting through their property. They have agreed to work with us to provide a utility easement as close as possible to the corner of their property for the purposes of connecting the requested water main loop.
- Economically, running a straight road through the property results in additional development expense of \$6000 to \$8000 per lot. There are simply not enough lots in the proposed development to absorb these additional costs, and the market for a building lot in the area can equally not support the additional cost. These added costs would force us to walk away from the proposed development.

Furthermore, we feel that it would be beneficial to the City of Waukesha and its current and future residents to allow this development to move forward with the proposed lot and cul-de-sac street configuration. The lot size, dimensions, and density meet the requirements of the same zoning district as the adjacent neighborhood, providing a seamless addition to the neighborhood. The proposed lots would be appealing to home buyers as they offer exposures, views of natural areas, and the desirability of living on a cul-de-sac street, all supporting a price that is both reasonable in the marketplace, and enough to support the added development costs of the site. The space exists within the site to design a street profile and cul-de-sac radius that meets City specifications. And, perhaps most importantly, the safety of residents in this entire adjacent area would be enhanced because if this project is approved, a new emergency access would be installed into the River's Crossing Development paid for by the current land owner replacing the current emergency access which is in a poor location and in disrepair.

Please consider our proposed development as it is currently designed with a cul-de-sac. We look forward to hearing from you and having the opportunity to develop in the City of Waukesha.

Sincerely,

Bryan Lindgren

Neumann Developments Inc.