



October 20, 2020

City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151

Dear Plan Commission and Common Council Members,

We are excited to be submitting for consideration our request to amend the comprehensive plan and re-zone lands south of National Avenue in New Berlin for the purposes of a single-family residential development. 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. Since the year 2000, Neumann Developments has developed over 4000 home sites, built over 40 miles of roads, and preserved over 2000 acres of land. We have previously developed the Red Fox Crossing neighborhood in the City and look forward to bringing another great neighborhood to the community.

This request for comprehensive plan amendment and re-zone is for the Quarry property owned by the City of New Berlin on the south side of National Avenue in the southwest corner of the City. Historically, these lands have been used for aggregate production and for the past several years have been left fallow with the exception of a couple buildings housing the operations of Johnson Sand and Gravel. This is a unique property in that it is requiring repurposing lands from a past use that has left a permanent impact on the land in the form of steep slopes and manmade ponds into a new residential neighborhood.

Our Comprehensive Plan Amendment Exhibit and Rezone Exhibit that accompany this submittal make use of the most developable areas of the property while conserving nearly seventy percent of the area in its current and natural state. There would be two separate entrances off of National Avenue. The eastern entrance would serve 18 lots and a community amenity area giving access to the pond by the residents to. The western entrance would serve an additional 9 lots. Both areas would be connected by nature trails encouraging the connectivity of the neighborhood and further enhancing the natural appeal of the area. All of the lots would be served by a shared private waste treatment system and individual wells.

Our Comprehensive Plan Amendment proposes changing the land use from Park/Recreation to Quarry Park Residential. It has been determined by the City that the development of the parcel as a park is not practical and is cost prohibitive. The New Berlin 2020 Comprehensive Plan recommends that if the parcel is sold a Quarry Park Residential land use would be appropriate. The plans submitted are consistent with the Quarry Park Residential Land Use. The parcel lies in the western portion of the city and designed for exclusive single family detached residential use. The design of the proposed development encourages the use of clustering of homes and the preservation of green spaces and environmental areas. Testing has been conducted and the site has been found to be suited for a shared private onsite waste treatment system along with individual wells. The recently approved R-7 zoning district is compatible with the Country Residential Land Use.



Our request to Rezone the property changes the zoning from Q-1 Quarry to R-7 Residential. This zoning district was specifically envisioned to be applied to this property. The plan as submitted meets the requirements of the R-7 zoning district in all ways.

R-7 Quarry Park Low-Density Single Family Residential District

Maximum Lots	= 27 Lots
Minimum Size	= 25,000 Square Feet
Min. Width	= 100 Feet at the setback line, 120 Feet for Corner Lots
Min. Depth	= 155 Feet
Front Setback	= 30 Feet
Side Setback	= 10 Feet each side
Rear Setback	= 25 Feet
Shore	= 75 Feet
Wetland	= 30 Feet
Maximum Height	= 35 Feet

Rezoning this property to R-7 is consistent with the land use plan of the City of New Berlin as well as the zoning ordinances. While designed under conventional zoning, the look and feel is that of a conservation community. The homes are clustered together along public rights of way with an emphasis on preserving the natural area and minimizing any impact on wildlife, waterways, and existing vegetation. The proposed 27 lot single family development will not place an unreasonable burden on City, school, or emergency resources. Additionally we would work with Staff and the appropriate governing bodies through the platting process to reserve an area along I-43 for a public sign location as directed by the zoning ordinance with access and utilities provided through the development. We have drafted declarations that would govern the design of homes within the neighborhood as well as provide a responsible entity to manage the regular service and maintenance requirements of the shared private onsite waste treatment system.

This community will be a deed restricted community with an incorporated homeowner's association. The additional responsibilities of the homeowner's association include management of the stormwater management facilities and commonly owned land. The deed restrictions will reflect the minimum home size, construction materials, and other pertinent details regarding the community standards. The minimum home size floor areas are anticipated to be 2,000 square feet for a ranch/one story home and 2,300 square feet for two-story homes. Natural building materials and stone accent requirements will be included. As currently drafted, the declarations exceed all minimum building requirements of the City.

Thank you for your consideration of this proposed Comprehensive Plan Amendment and request to Rezone for our proposed residential development of Quarry Park.

Sincerely,

Bryan Lindgren

Bryan Lindgren
Neumann Developments Inc.