

Waukesha County Department of Parks and Land Use & Town of Delafield
 Thomas Farm Neighborhood Visioning Workgroup
 Project Charter (updated December 2020)

Project Objective:

To solicit input from a varied group of stakeholders regarding the future use of the Thomas Farm and surrounding neighborhood. Consider neighborhood, owner, municipal and developer interests to balance neighborhood compatibility, economic development and natural resource considerations. The workgroup will meet during the summer of 2020 to help inform future planning decisions.

The planning effort is intended to:

- 1.) Identify land uses that may be compatible with surrounding uses and neighborhoods.
- 2.) Consider local and county plan objectives (natural resources, housing mix, infrastructure, economic development, quality of life).
- 3.) Assess market and major transportation corridor trends.
- 4.) Solicit input regarding development scale and open space.
- 5.) Serve as a resource for future town code amendments and county plan amendments.

Thomas Farm Neighborhood Visioning Workgroup:

Name	Title/Role
Dale Shaver	Director of Parks & Land Use, Project Chair
Jason Fruth	Planning & Zoning Manager, Lead Staff
Dan Green	Town Administrator
Tim Barbeau	Town Engineer/Planner
Rob Thomas	Owner representative
Amy Thomas	Owner representative
George Erwin	Owner's attorney
Mike Borel	Neighborhood Resident (High Point Estates)
Jim Frett	Neighborhood Resident (Golf Ridge)
Kathy Gutenkunst	Neighborhood Resident, municipal attorney (Cramer, Multhauf & Hammes, LLP)
Jeff Lien	Neighborhood Resident (High Ridge East Add. 1, Realtor (First Weber-Lien Team), <i>invited but unable to participate.</i>
Peter Ogden	Neighborhood Resident, real estate broker (Ogden & Co.)
Craig Caliendo	Builder/Owner (Kingsway Homes)
Jim Siepmann	Commercial & Residential Developer (Siepmann Realty), Waukesha Co. Park & Planning Commission, Village of Summit Plan Commission
Tony Zanon	Engineer (Pinnacle Engineering)

*Town Chairman Ron Troy and Plan Commission Chairman Kevin Fitzgerald attended meeting #1 only.

Other Contributing County Staff:

Ben Greenberg, Jacob Heermans, Erica Anderson

Project Overview:

This project will consider property, neighborhood and market conditions while also balancing infrastructure and natural resource considerations to work towards a land use vision for the Thomas Farm. The Town of Delafield and Waukesha County are partners in convening the workgroup to guide discussion regarding the future use of the farm.

The priority topics that the workgroup will explore include:

- **Land Use**
- **Density**
- **Open Space**
- **Building Height**

Analysis will include consideration of the following:

- **Infrastructure/Transportation**
- **Market Trends**
- **Tax Base/Land Value**

The Town of Delafield will consider the recommendations provided by this workgroup in considering town ordinance provisions and the town and county will consider the workgroup’s input in making land use plan recommendations for the property. Staff will use baseline data, peer community best practices, the town and county land use plans and market research in preparing background and alternatives for the committee.

Task list and Tentative Timeline:

The project lead will transmit meeting materials to the committee in advance of meetings. **All workgroup meetings will be held at the Delafield Town Hall.**

Tentative Timeline	Task/Activity
June 11, 2020	1 st workgroup meeting: <i><u>Project overview, charter/timeline, property/neighborhood characteristics, development trends/values, introduce sub-areas.</u></i>
June 24, 2020	2 nd workgroup meeting: <i><u>Typical density, building height & open space, traffic. Sub-area land use preferences exercise.</u></i>
July 8, 2020	3 rd workgroup meeting: <i><u>Sub-area land use preferences and height, density, open space, design considerations/development aesthetics.</u></i>
July 21, 2020	4 th workgroup meeting: <i><u>Use, density, open space, height- continuation of discussion.</u></i>
August 19, 2020	5 th workgroup meeting: <i><u>Finalize use, density, open space, height, project next steps.</u></i>
Fall 2020	Complete open space analysis, senior housing research, staff drafts plan/ordinance concepts, workgroup summary presentation to town.
November 12, 2020	Re-convened workgroup to discuss ordinance/plan concepts prepared by staff.
January 6, 2021	Public open house
Winter/Spring 2021	Town and county consider public input & finalize ordinance/plan drafts, advance for consideration.