

Project Narrative – Orchard Street Subdivision

November 25, 2019

Devo Properties, LLC is respectfully requesting a rezoning for the following properties located in Village of Thiensville:

- Subject property:
 - Address: 138 Buntrock Avenue, Thiensville, WI (old Church property) and 116 & 124 N. Orchard Street (former Lumen Christi School building)

Tax Keys: 116 N Orchard Street (parcel #'s 12-050-06-20-001, 12-075-02-17-000, 12-075-02-16-000) 124 N Orchard Street (parcel # 12-075-02-15-002)

- Size: Approximately 2.25 acres
- Current Owner: Thiensville Enterprises LLC
- Current Zoning: I-1 Institutional and R-2
- Proposed Zoning: Rezone from I-1 Institutional to R-2 Single-Family Residential District, Planned Unit Development Overlay District and B-3/Professional Business District

About Devo Properties

Devo Properties, LLC (“Devo”) has more than 15 years of development and investment experience and has built a reputation for executing complex real estate transactions. Devo continues to expand by adding to its diverse portfolio of holdings in Southeastern Wisconsin.

Since the company’s inception, Devo has maintained its entrepreneurial vision and commitment to delivering exceptional results. Having experienced the cyclical nature of the industry, Devo has the creativity and foresight to navigate a dynamic, challenging real estate environment. With this project, we are responding to a unique opportunity.

Devo has a successful track record in developing high quality commercial projects and Devo’s unique residential projects, level of service, and high quality are what distinguish Devo from the competition.

Market Demand

Devo’s market research indicates pent up demand for additional fee simple home ownership in the Village of Thiensville. Specifically, there hasn’t been a plat recorded in Thiensville in decades. The majority of the single-family home options in Thiensville are older with dated finishes, floor plans and amenities which do not fulfill the current market demand.

This development will appeal to young professionals, families and seniors that desire to live in a unique location that has great walkable access to downtown Thiensville. This demand is from a demographic that will spend their money in the communities in which they live and is looking for a fee simple development to call home. The location and access to local retail conveniences are as much of an amenity as the independence of the development itself. The home owners will enjoy the historic heritage of Thiensville, while living within walking distance of Village Park, the shops, restaurants and entertainment downtown Thiensville has to offer.

The proposed development includes demolishing the old school and replacing it with single family homes, as well as preserving the old church. The proposed change in use from institutional to residential is less intensive to the surrounding neighborhood. The individual homes would be designed to compliment the existing neighborhood.

The proposed ten lots average approximately 7,000 square feet, meaning that the density of this development complies with the density allowed in the R-2 single family residential zoning district.

The attached two car garages reduce the amount of driveway and create side-yard privacy. This low density ten lot adaptive re-use will have far less impact on the surrounding residential uses than a multi-tenant condominium or apartment use.

Development Overview

- Proposed development
 - Ten (10) single family lots
 - Future homes to have two car detached garages
 - Lots to be 50 feet wide and approximately 7,188 square feet
 - Old Church property at south end to remain intact and to be used once again as an office. Proposed low impact use rezoned to professional/business
 - Current property assessed value: \$791,600
 - Proposed project will provide increment in property tax revenue
 - Proposed project will have positive economic impact on the downtown businesses
- Neighborhood Blend
 - The proposed development will blend into the existing neighborhood as requested by the neighbors

Site Design

- Architecture
 - A combination of single story and two story homes with useable rear yards
 - Architectural features pulled from the community to retain the historical feel of Thiensville
 - Architectural features will be traditional and classic in order to retain the historic feel of Thiensville while providing the layouts and accessibility features that make new construction highly desirable.
- Use of existing site characteristics
 - Grade change to the east provides a logical exposed basement feature
 - Existing utility infrastructure is already in place and adequate for the development
- Access to site
 - Access limited to Orchard Street
 - The site plan provides for 4 surface parking spaces for the Old Church property
- Reduced Storm Water Management
 - No additional runoff will be created from the development

- Storm water discharge will use existing Orchard Street curb and gutter and the rear yard storm drains
- The proposed development would reduce impervious surface by replacing the school building and parking lot with yards and green space

A. General Statement (See Project Narratives):

1. Site statistics

- a. Total area - approximately 2.25 acres
- b. Proposed number of new dwelling lots – 10
- c. Proposed number of new 2, 3, and 4 bedroom single family homes - 10; with estimated square footage of 1,400 - 1,800 square feet
- d. Municipal services – utilities are available to be extended to the property
- e. Development Statistics

Each of the ten proposed residential lots includes:

Walkways	35	to	50	square feet
Decks or Patios	150	to	160	square feet
Driveway	525	to	600	square feet
Garage	480	to	528	square feet
Home	1,400	to	1,600	square feet
Porch and Stoop	<u>60</u>	to	<u>80</u>	square feet
TOTAL	2,650	to	3,018	square feet of impervious area
Greenspace lot size	4,350	to	3,982	square feet based on 7,000 lot size
	60%	to	57%	

- 2. Estimated project construction costs - \$4,000,000
- 3. Estimated project value - \$4,000,000
- 4. No property owner's association. Each single family home would be owned by an individual owner. The Existing Storm Sewer will be reduced in scope, deleting the northern-most catch basin and piping and will be incorporated into an easement agreement which will govern the use, maintenance and repair of the storm sewer.
- 5. Proposed departures from Single family residential (R-2) code:
 - a. **CODE:** Lot width 60 feet
 - i. **DEPARTURE:** Lot width 50 feet
 - b. **CODE:** There shall be a minimum separation of 10 feet from the old church building to the southernmost home.
 - i. **DEPARTURE:** See Attached Plans
 - c. **Code:**
 - i. **Departure: See attached plans**
 - d. The current site that is proposed for single family residential development has less than 5% greenspace. The new home sites will provide 50% or more usable green space after accounting for the new homes, driveways, sidewalks and patios. The attached two car garages reduce the amount of driveway and create side-yard privacy. This low density ten lot adaptive re-use will have far less impact on the surrounding residential uses than a multi-tenant condominium or apartment use.

In addition to the significant amount of greenspace restored on the lots, the new curb and gutter and sidewalk will restore the green strip along the street, replacing the asphalt parking lot and playground with grass.

6. Development timeline:
 - a. Project Approvals: Spring 2020
 - b. Begin Construction: Spring 2020
 - c. Complete site improvements: Summer 2020
 - d. Project Completion Date: Estimated 18 to 24 months
 - e. Planned project consultants include: Greg Devorkin – Developer, Fred Bersch – home builder, to be determined - demolition contractor and grader and utility installer
7. The proposed development will not have an adverse impact on traffic. The use is going from thousands of church dwellers to ten families.
8. The Project includes no new public roads.
 - a. After the building is demolished, new structural fill will be placed in the new building pads at the direction of a civil engineer and soil engineer.
 - b. Soil testing and borings will be completed in the existing undeveloped areas including the parking lot.
 - c. The proposed development plan proposes returning the grass terrace and will put public sidewalk back in the right-of way.
9. See items 3 &4 above
10. See item 3 above. The individual homes will follow architectural requirements and approvals of R-2 single family residential.
11. See item 5 above

B. General Development plan

1. Plat to follow the approved rezoning. Rezoning approval shall be conditioned on final approval of new plat for eventual subdividing of property. Devo is working with Fred Bersch at Bonnilake Real Estate LLC on the home construction. Fred has developed single family home subdivisions and modest homes in the surrounding area since 1992.
2. A legal description is to be provided with the Plat.
3. See Site Plan, Driveway locations of individual homes would seek approval from Plan Commission.
4. The proposed development will complement the historical old Church site at the south end of the property. The proposed plan does not include any changes to the old church building. Devo, or an affiliate, will continue to own and operate the existing church as offices. The individual homes would seek approval from Plan Commission.
5. N/A
6. See attached Project Narrative & Site Plan
7. See attached Project Narrative & Site Plan
8. See attached conceptual architectural plans
9. See attached conceptual renderings
10. See attached ALTA Survey

11. See attached topography map
12. See attached topography map
13. The proposed development will be compatible with the residential neighborhood around it.