

EXPLORING OPTIONS

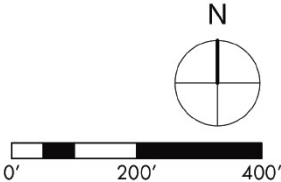


VILLAGE PROPERTY
VILLAGE OF RIVER HILLS
NOVEMBER 2020

CePlanning
Studio

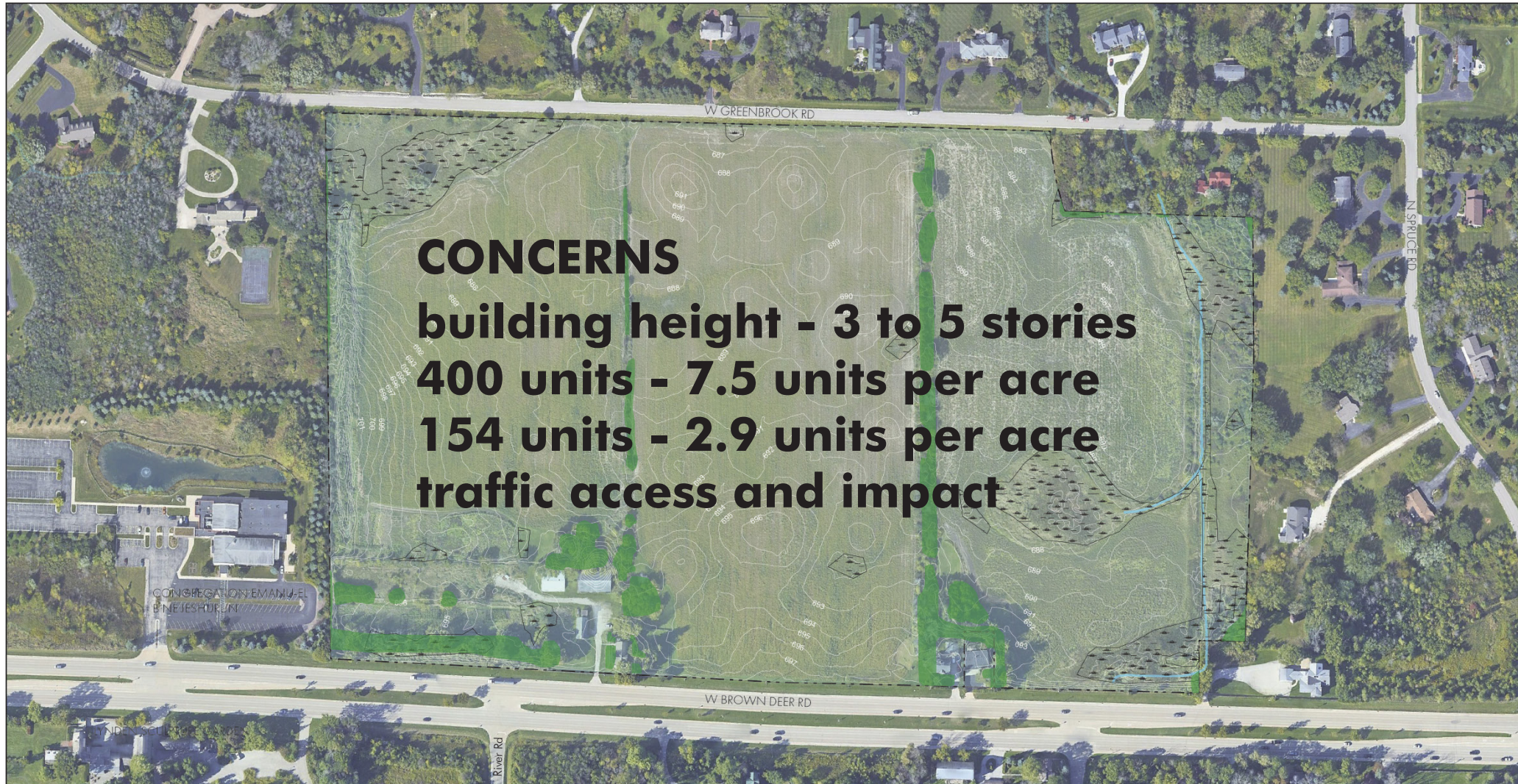
LEGEND

-  Wetland Area
-  Existing Vegetation



Carolyn Esswein AICP, CNU-A

Exploring options based on previous housing proposals



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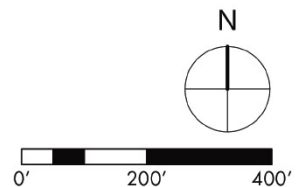
LEGEND



Wetland Area

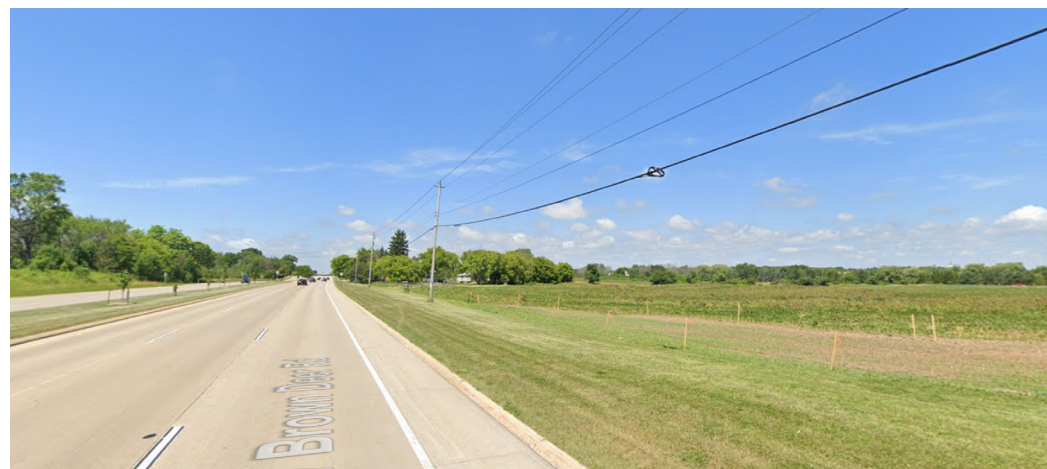


Existing Vegetation



Brown Deer Road

22,300+ vehicles daily (WisDOT)



Brown Deer Road looking north



Views from Greenbrook Road looking south

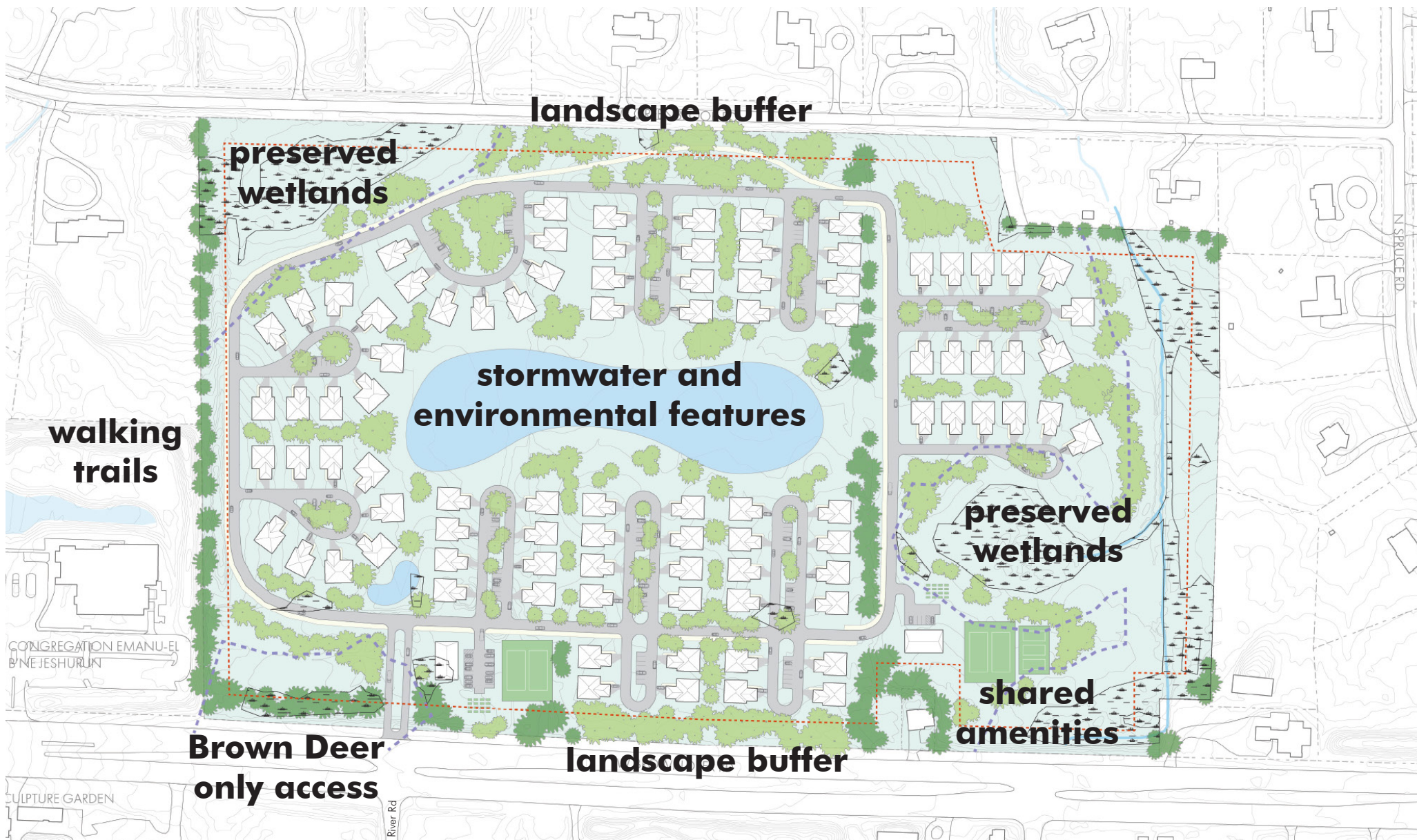


CONSIDERATIONS

- limited site access
- density
- unique housing type
- landscape buffers
- site features
- enhanced natural features



SITE FEATURES AND AMENITIES



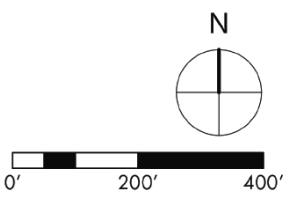
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Site is 53.4 acres, with a proposed density of 1.7 units per acre
79 single story single family units with 2,000 SF living area and a two car garage
12 single story, single family units with 2,500 SF living area and a two car garage
Units are spaced 15' apart
Two community buildings with tennis courts and raised bed gardens

LEGEND

- Wetland Area
- Wetland Setback (75')
- Property Setback (50')
- Existing Vegetation
- New Vegetation



SINGLE FAMILY HOUSING CONCEPT

single story buildings with attached two-car garages

private condominium development (55 years+ empty-nester option)



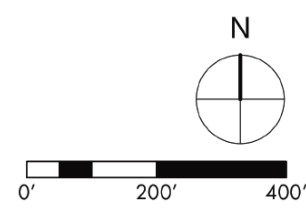
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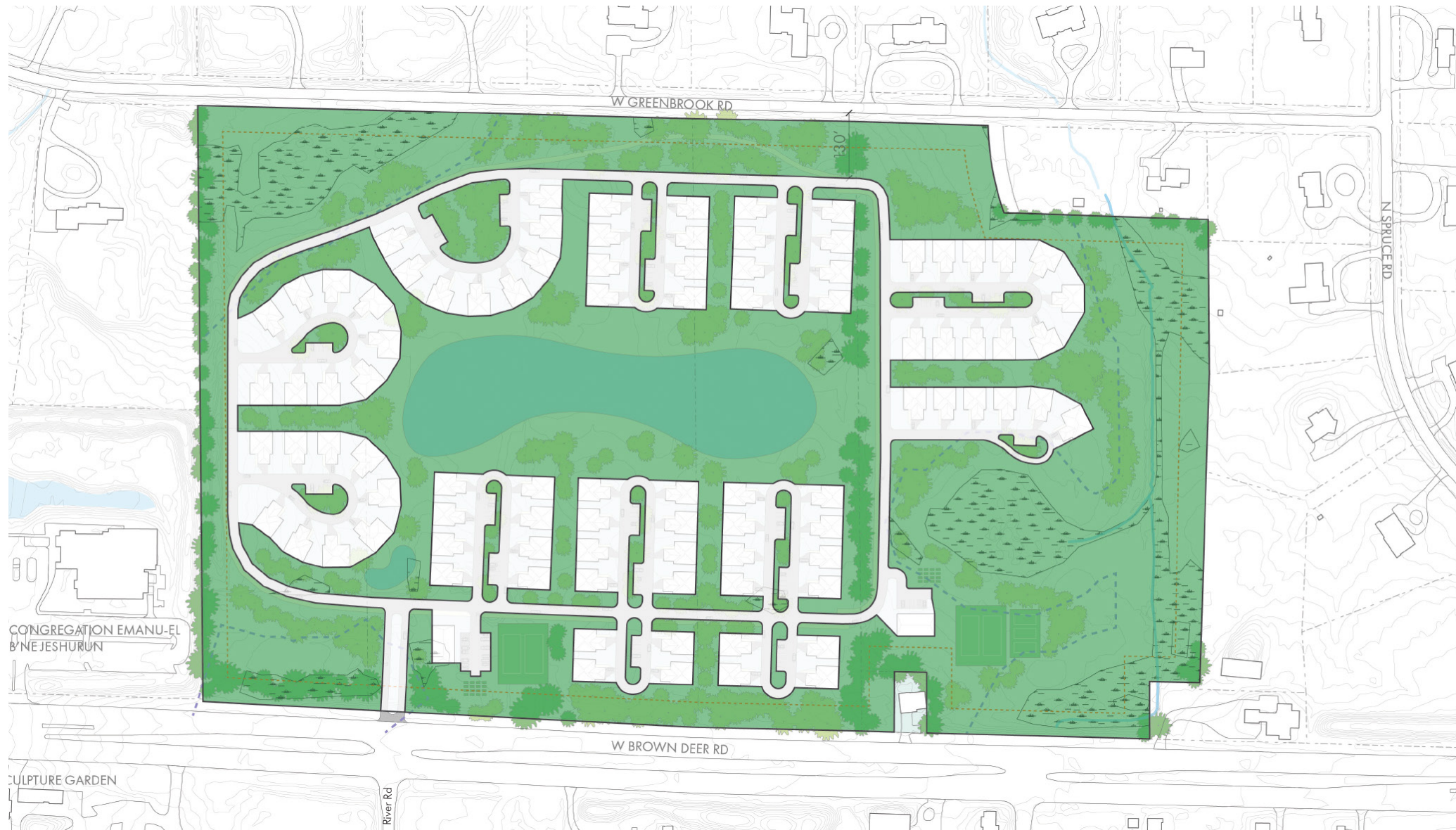
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68% SHARED OPEN SPACE



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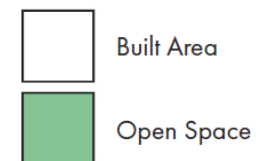
Site is 53.4 acres

The built up area is approximately 17.2 acres, or 32% of the total site area

The remaining 68% (36.2 acres) is open space

The open space calculation includes the area of the ponds (3.3 acres) and preserved wetlands (4.6 acres)

LEGEND





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