VILLAGE PROPERTY

Brown Deer Road, Village of River Hills



53.4 acres

PUBLIC INFORMATION MEETING

October 27, 2021



Exploring options based on previous housing proposals



Brown Deer Road

22,300+ vehicles daily (WisDOT)



Brown Deer Road looking north



Views from Greenbrook Road looking south





CONSIDERATIONS

limited site access landscape buffers

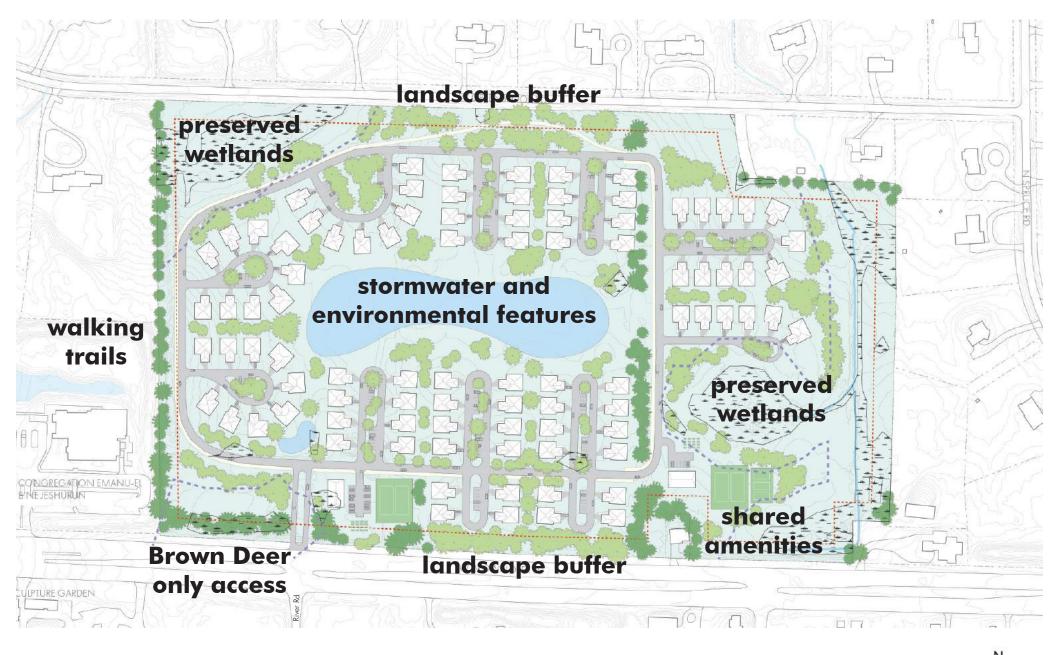
unique housing type enhanced natural features neighborhood impact economic impact



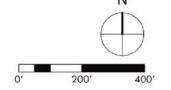
53.4 acres

Combine development and preservation

INTEGRATE DEVELOPMENT, SITE FEATURES, AND AMENITIES







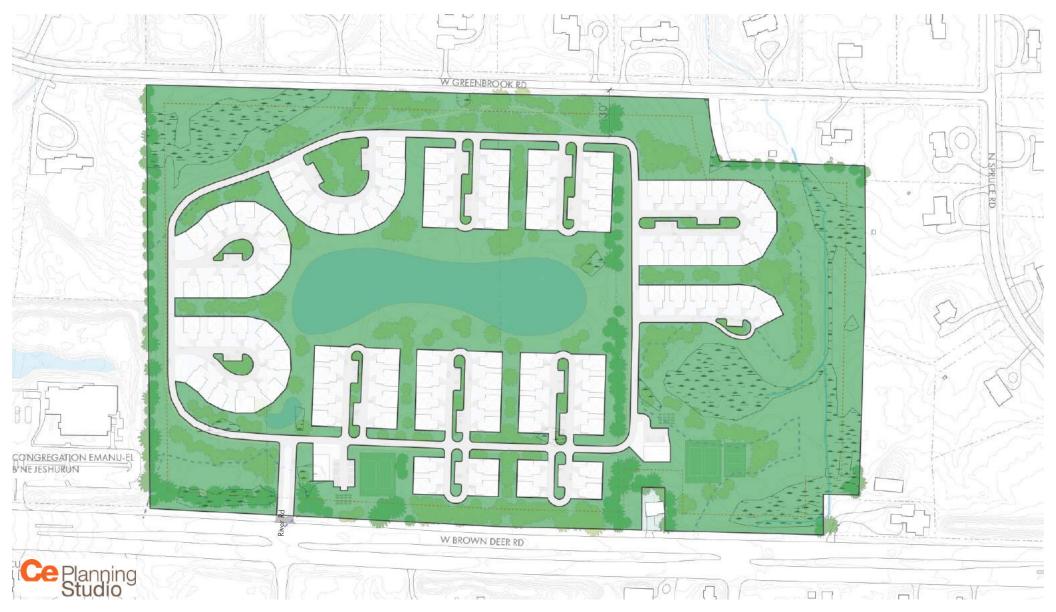
SINGLE FAMILY HOUSING CONCEPT

single story buildings with attached two-car garages 2,000 - 2,5000 SF



91 SINGLE FAMILY HOUSES Two community buildings, tennis courts, raised garden beds .6 acre per lot

68% SHARED OPEN SPACE



91 SINGLE FAMILY HOUSES
Two community buildings, tennis courts, raised garden beds
.6 acre per lot

SINGLE FAMILY HOUSING CONCEPT

single story buildings with attached two-car garages 2,000 - 2,5000 SF



70 SINGLE FAMILY HOUSES One community building, tennis courts, conservation area .76 acre per lot

75% SHARED OPEN SPACE



70 SINGLE FAMILY HOUSES

One community building, tennis courts, conservation area

.76 acre per lot

SINGLE FAMILY HOUSING, SEPARATE CONSERVATION AREA

single story buildings with attached two-car garages 2,000 - 2,5000 SF



50 SINGLE FAMILY HOUSES One community building, tennis courts, shared open space 1.1 acre per lot

SINGLE FAMILY HOUSING, SEPARATE CONSERVATION AREA

single story buildings with attached two-car garages 2,000 - 2,5000 SF



60 SINGLE FAMILY HOUSES
One community building, tennis courts, shared open space
.89 acre per lot

MMSD GREEN INFRASTRUCTURE PROGRAM

FRESH COAST PROTECTION PARTNERSHIP



Public/private partnership to increase green infrastructure implementation in the region.

Primary green infrastructure types covered in the program: bioswales/bioretention constructed wetlands permeable paving sub-surface storage

Funding pays for: design engineering of green infrastructure construction of green infrastructure one-year warranty period one-year plant establishment

SITE FEATURES AND AMENITIES







28.4 acres preserved open space (53%)25 acres for development (47%)



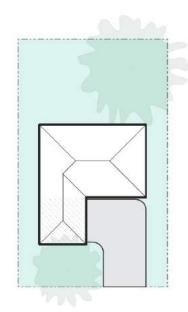
SINGLE FAMILY HOUSING CONCEPT

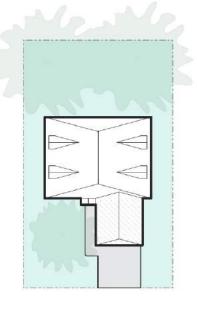
single story buildings with attached two-car garages 1,700sf - 2,500sf



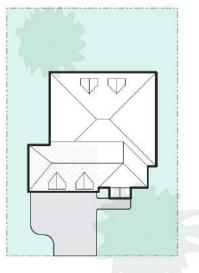
60 SINGLE FAMILY HOUSES
One community building, tennis courts, shared open space

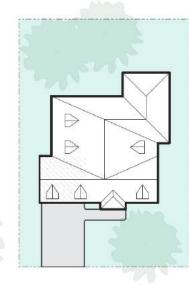
HOUSING SIZE AND LAYOUT VARIATIONS











TYPE 1

1700 SF + 2 CAR GARAGE

(34x50) NUMBER OF UNITS:12 TYPE 2

1900 SF + 2 CAR GARAGE (38×50)

NUMBER OF UNITS: 12

TYPE 3

2000 SF + 2 CAR GARAGE (33x60)

NUMBER OF UNITS: 12

TYPE 4

2200 SF + 3 CAR GARAGE (44x50)

NUMBER OF UNITS: 12

TYPE 5

2500 SF + 2 CAR GARAGE (50x50)

NUMBER OF UNITS: 12

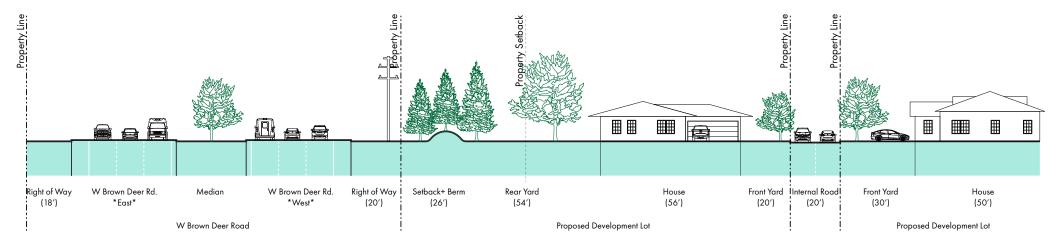


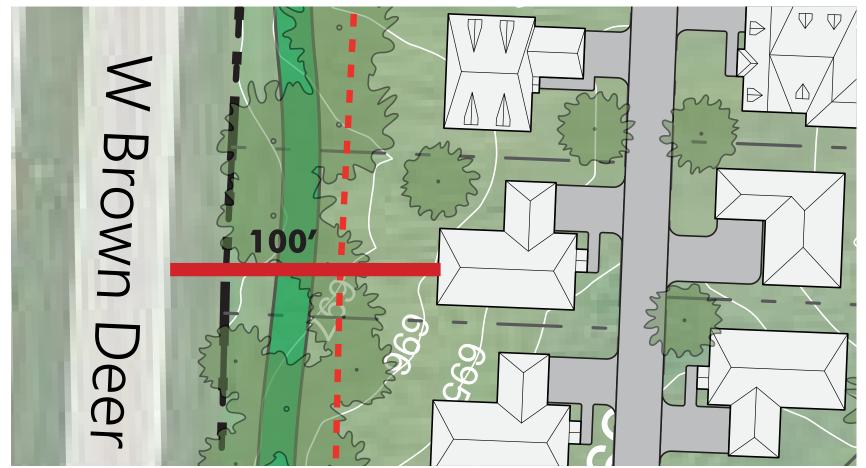
SINGLE FAMILY UNIT TYPES

1,700 sf 1,900 sf 2,000 sf 2,200 sf 2,500 sf



SITE BUFFERS and SETBACKS







SITE BUFFERS and SETBACKS





FRESH COAST PROTECTION PROGRAM

CONSTRUCTED WETLANDS Green Infrastructure





RIVER HILLS CONSERVANCY RIVER HILLS, WISCONSIN

estimated 2.4 million gallons captured **ECT**





