



“The Glen of River Hills”

A New Neighborhood
With Homes, Clubhouse
and Lifestyle That
Provide One Remarkable
Experience

vision

-A Cornerstone Development
Master-Planned Residential



BUILDING EXCEPTIONAL
LIFESTYLES. EVERY DAY!





This neighborhood would balance open spaces, walking paths and the existing attractive natural environmental features...

- 54 homes are grouped in clusters of 7-11 divided by tree hedgerows or trail corridors.
- Estimating an average of \$675,000 per home, total minimum valuation for the neighborhood when completed we project to \$36.5MM. Expansive interior open space and amenities have been retained to allow interior lots back yard access to community open space as a native wildflower meadow. Amenities might include open-air pergola stage for community neighborhood concerts, theater or other gatherings, as well as firepits with bench rings for small group get-togethers.
- Crushed-stone pathways would meander throughout the neighborhood and in and around the adjacent environmental conservation open space. Within the neighborhood these would be private, and open to the public within the conservation. Cornerstone would install the entire walkway system, including the public access entryways. The ponds within the conservation area would include fountains with up-lighting, if approved, and these would be electrified via pedestals installed by Cornerstone and maintained by the new HOA.
- The site landscaping will be extensive and appropriate for River Hills. Cornerstone would attempt to maintain and dramatically enhance the tree lines along Brown Deer Road, with an emphasis on a natural topographic feel, yet with a goal for undulated berthing and plantings of orchard trees and flower crab apple trees to screen this road for the community.





The Glen of River Hills homes could be ranch-style and designed for a “Country Comfortable” architectural presentation...





...or these homes could be
designed for a “European Country
Cottage” architectural
presentation...





In either case the homes will present in a way that is complimentary to River Hills...

- Yes, the homes will be smaller than the average River Hills property. They will range in size from approximately 1,800 – 2,600 square feet, not including the lower levels or garages. As the grading plan is developed we will attempt to utilize on-site dirt to create many homes with exposures for walkout and lookout lower levels.
- The homes will all be ranch-style, with no second stories, but lower profiles. We will vary the streetside presentations so the homes maintain interest and beauty and are non-monotonous collectively. No two of the same home shall be built next to each other. Exterior appointments will be detailed and variable, as well.
- Landscape screening between homes will be generous and thoughtful. Owners will be able to choose from varying professionally designed plans, yet customizable for outside living appeal. For example, buyers will be able to choose from upgraded decks, screened porches, stoned fireplaces and more. All homes will include a landscaping sprinkling system.





Our interior layouts are well finished...

- The homes will be customizable on the interior, yet have extensive high-end finishes included, such as granite or quartz, Kohler fixtures, hardwood floors and more.
- Lower levels can be finished in many ways to accommodate further needs and desires of each buyer, which will add to the overall tax creation for this neighborhood. Over the years we have built guest suites, party bars, offices, movie theaters and workout rooms in the lower levels of our homes. Each owner can team with our Option Coordinators to make this happen.





The Glen of River Hills could have a clubhouse, pool, pickleball & bocce courts, ponds, walkways and extensive landscaping.

- The +/- 3,500 square foot clubhouse and pool will be integrated into the existing Wisconsin Farmstead with pickle ball, bocce/putting greens, raised gardens and orchards as amenities. The clubhouse can be used for owners for private or neighborhoods gatherings, special events, and HOA board functions. There will also be a pool table and exercise room, as well as a large outdoor pool with plenty of outdoor tables and seating.





It would be our intention to have a comprehensive & inclusive homeowners' association at The Glen of River Hills...

- Buyers here would be acknowledging and joining in on a neighborhood association that would oversee the collective exterior maintenance of the property, including the cutting of everyone's' lawns, maintaining their plant beds, and handling snow removal.
- In addition to this, the homeowners' association (HOA) will be created for a variety of key reasons:
 - To give 'The Glen' a true feeling of neighborhood, allowing homeowners to participate in gatherings and activities, if they wish, and to maintain the entire property in such a way that a sense of community, security and care abounds.
 - To maintain a sharp and beautiful property throughout. Yes, there will be rules and regulations set from the start to enhance values, protect presentation, and create structure that is fair and equitable to all who live here.
 - Establish committees that report to the HOA Board and drive key community functions, such as social activities, newsletters, finance and buildings and grounds.





Next Steps for *The Glen of River Hills*

Where do we go
from here??

Thank you for
your valuable
time.



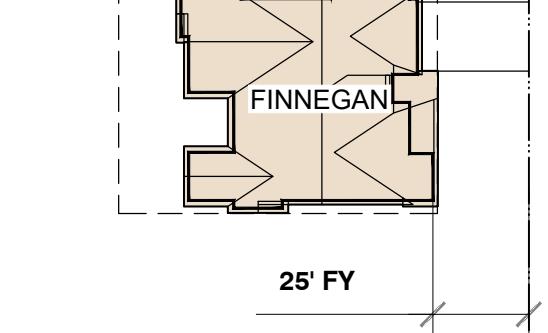
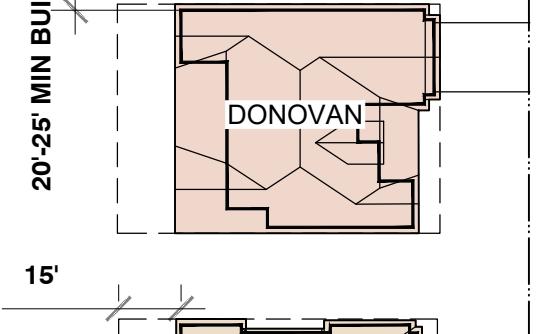
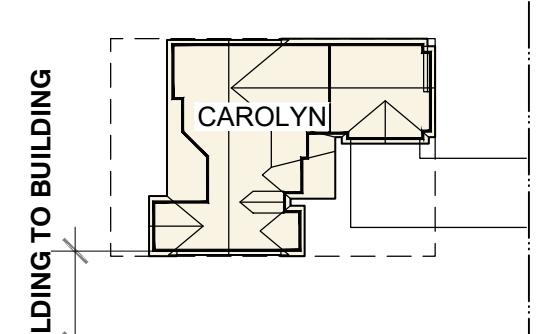
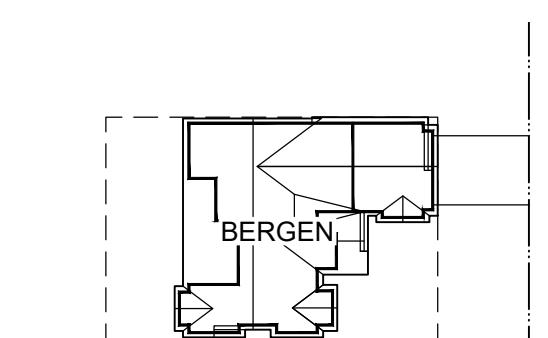
SITE SUMMARY

53.40 ACRES SUBJECT AREA

25.18 ACRES ALLOCATED FOR DEVELOPMENT WITH AND CONTAINING +/- 8.0 ACRES OPENSPACE/ AMENITY AREAS

28.22 ACRES DEDICATED FOR CONSERVATION

54 SINGLE FAMILY HOMES



20'-25' MIN BUILDING TO BUILDING

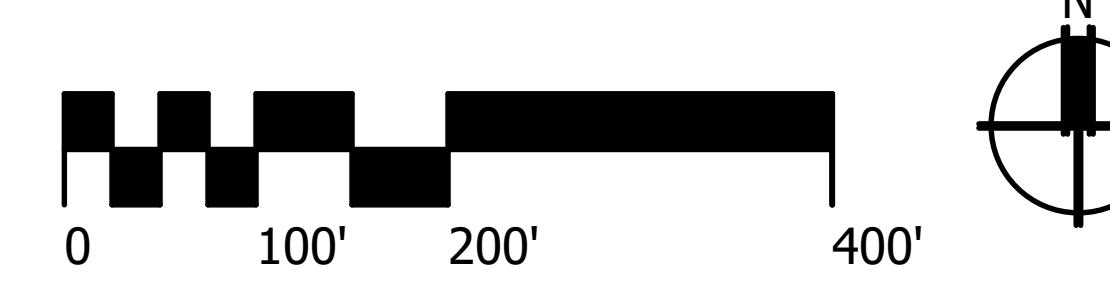
PRIVATE ROAD 24'



THE GLEAM OF RIVER HILLS

CONCEPT SITE PLAN- DRAFT

River Hills, Wisconsin



September 28th, 2021

CORNERSTONE
DEVELOPMENT
N63 W 23849 MAIN STREET
SUSSEX, WI 53089

BUILDER
DEVELOPER



4100 N CALHOUN ROAD,
SUITE 300
BROOKFIELD WI 53005

CIVIL ENGINEER
SURVEYOR



LAND PLANNER
LANDSCAPE ARCHITECT