



July 18, 2020

Village of Union Grove
Attn: Mike Aimone, Village President
925 15th Avenue
Union Grove, WI 53182

RE: Canopy Hill – Conceptual Plan Presentation

Dear Village Board:

Bear Development “Bear” in conjunction with JLA Architects and Pinnacle Engineering Group are pleased to present to the Plan Commission, Community Development Authority and Village Board a revised master plan for the Canopy Hill development. At previous meetings we had the opportunity to listen to the concerns and ideas from a variety of stakeholders and we took the opportunity to revise both the site plan and product type to better align with the feedback provided. We are excited to present the Village with the revised plan and incorporate any additional feedback to ensure the development is a success and something all stakeholders will be proud of.

Noted below is some of the important feedback and ideas discussed at prior meetings:

- Increase the diversity of housing types
- Increased the owner-occupied housing
- Decrease the number of multifamily rental homes
- Include a walking trail that can service the park area
- Create a usable park / nature area
- Allocate land for future public service operations

How we responded to the feedback provided:

- *Increase the diversity of housing types*
 - o To increase the diversity of housing types, we have incorporated both townhomes and ranch duplexes into the master plan. Thirty (30) duplex townhomes, consisting of sixty (60) homes have been included, as well as four (4) ranch duplexes, equating to eight (8) homes. In total, 68 homes have been added to the master plan
 - All townhomes will be two stories, consist of three to four bedrooms per unit and sized at approximately 2,000 square feet each. These homes will be offered both with or without basements and be part of a condominium association. The units are designed for young professionals and families while offering a single-family home experience but at a price point 20% to 35% less than a new single-family home. We anticipate the price to be between \$275,000 to \$325,000 per home.

- The ranch duplexes will be single story and range from 1,450 square feet to 1,760 square feet per side. These homes are typically purchased by empty nesters looking to limit the number of stairs within the home and eliminate the home maintenance. All units will be part of a condominium association and priced between \$290,000 and \$350,000 per each side.
- *Increased the owner-occupied housing*
 - The owner-occupied housing increased 24% from 203 homes to 251 homes
- *Decrease the number multifamily rental homes*
 - Total number of multifamily rental units decreased by 83% from 360 units (included multifamily and senior rental homes) to 60
- *Create a usable park / nature area*
 - We have included 13.5 acres dedicated to a park
- *Include a walking trail that can service the park area*
 - We have included an approximate 1,700 linear ft trail from the future public service operations parcel (east side of Canopy) to the far west side of the development
- *Allocate land for future public service operations*
 - We have identified 5.36 acres on the southeast side of the Canopy Hill development to be allocated as land for future public service operations

Enclosed in this conceptual plan package please find:

- Canopy Hill Concept Plan
- Canopy Hill Phasing Plan
- Canopy Hill – Concept Plan Presentation PPT
 - Master Site Plan
 - Single Family Exterior Samples
 - Single Family Interior Perspective Views
 - Preliminary Multifamily Exterior Elevations
 - Preliminary Multifamily Perspective Views
 - Multifamily Interior Perspective Views
 - Preliminary Duplex Exterior Elevations
 - Preliminary Duplex Perspective Views
 - Duplex Interior Perspective View

Our team greatly appreciates the dedication and feedback that all stakeholders have made in transforming Canopy Hill into the development that is being presented on Monday, 7/20. The ideas and feedback provided have generated a vision and master plan for Canopy Hill that best fits and serves the community. We look forward to continuing our partnership in finalizing the Canopy Hill vision to facilitate a Spring 2021 groundbreaking.

Best Regards,

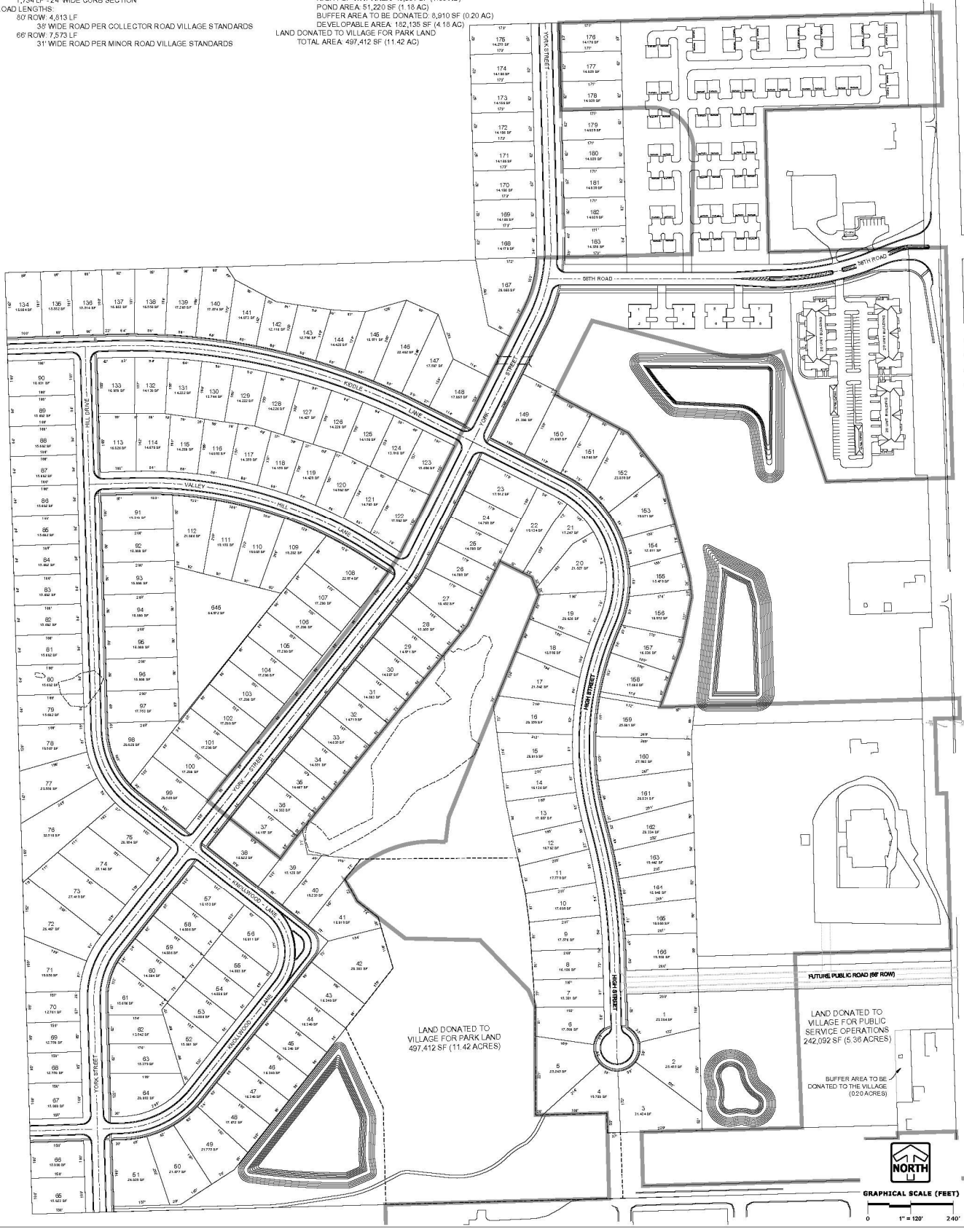
A handwritten signature in black ink, appearing to be 'CB', with a large, sweeping flourish at the end.

Craig Bartsch
Project Manager
Bear Development, LLC
Direct: 262.842.0460
Mobile: 414.758.3032
Email: craig@beardevelopment.com

SINGLE FAMILY: 60'x60' BUILDING PADS
 TOTAL NUMBER OF LOTS: 183 LOTS
 ZONING: R-30 ZONING DISTRICT
 50' MINIMUM FRONTAGE
 8,000 SF MINIMUM
 STREET SETBACK: 25 FT
 SIDE SETBACK: 15' TOTAL (MIN. 6' ON ONE SIDE)
 REAR SETBACK: 30 FT
MULTI FAMILY: (3) - 20 UNIT BUILDINGS
 TOTAL UNITS: 60 UNITS
PARKING:
 TOTAL STALLS: 147 STALLS
 PARKING RATIO: 2.45 STALLS PER UNIT
SETBACKS:
 STREET SETBACK: 25 FT
 SIDE SETBACK: 20 FT
 REAR SETBACK: 30 FT
DUPLEX RANCH STYLE TOWNHOMES: 8 UNITS
 3,964 SQ FT FOOTPRINT
DUPLEX 2 STORY TOWNHOMES: 60 UNITS
 1,200 SQ FT FOOTPRINT (2,400 TOTAL)
 1,734 LF - 24' WIDE CURB SECTION
ROAD LENGTHS:
 80' ROW: 4,813 LF
 38' WIDE ROAD PER COLLECTOR ROAD VILLAGE STANDARDS
 66' ROW: 7,575 LF
 31' WIDE ROAD PER MINOR ROAD VILLAGE STANDARDS

TOTAL ACRES:
MULTIPLE FAMILY:
 TOTAL AREA: 175,816 SF (4.03 AC)
 OPEN SPACE: 82,817 SF (1.90 AC)
 BUILDING/PAVEMENT: 92,999 (2.13 AC)
SINGLE FAMILY:
 TOTAL AREA: 6,111,208 SF (140.29 AC)
 ROW AREA: 859,905 SF (19.74 AC)
 LOT AREA: 3,176,277 SF (72.96 AC)
 OPEN SPACE/PONDS: 1,057,051 SF (24.25 AC)
 WETLANDS AREA: 215,075 SF (4.94 AC)
DUPLEXES:
 NORTH OF 58TH ROAD: 379,416 SF (8.71 AC)
 OPEN SPACE: 202,855 SF (4.65 AC)
 PAVEMENT/BUILDING: 176,561 SF (4.05 AC)
 SOUTH OF 58TH ROAD: 74,160 SF (1.70 AC)
 OPEN SPACE: 50,380 SF (1.16 AC)
 PAVEMENT/BUILDING: 23,780 SF (0.54 AC)
 LAND DONATED TO VILLAGE FOR PUBLIC OPERATIONS SERVICES
 TOTAL AREA: 289,216 SF (6.64 AC)
 RIGHT OF WAY AREA: 45,351 SF (1.05 AC)
 POND AREA: 51,220 SF (1.18 AC)
 BUFFER AREA TO BE DONATED: 8,910 SF (0.20 AC)
 DEVELOPABLE AREA: 192,135 SF (4.41 AC)
 LAND DONATED TO VILLAGE FOR PARK LAND
 TOTAL AREA: 497,412 SF (11.42 AC)

TID #4 EXISTING OVERALL BOUNDARY
TOTAL OVERALL ACRES: ±149,155 ACRES



CANOPY HILL- CONCEPT LAYOUT

PINNACLE ENGINEERING GROUP

15650 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEGJOB# 959.00

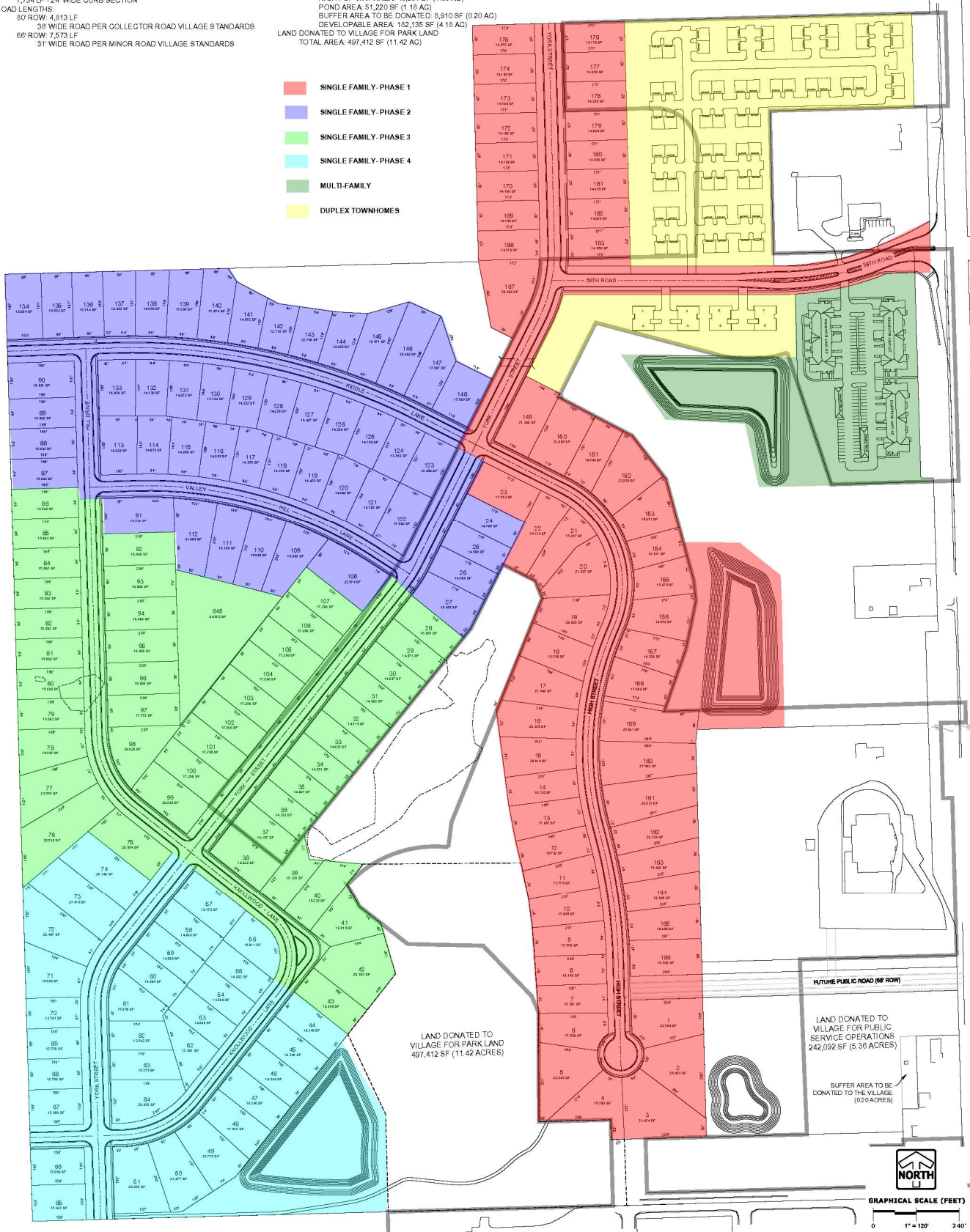
07/16/2020

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- SINGLE FAMILY-PHASE 1
- SINGLE FAMILY-PHASE 2
- SINGLE FAMILY-PHASE 3
- SINGLE FAMILY-PHASE 4
- MULTI-FAMILY
- DUPLEX TOWNHOMES



LAND DONATED TO VILLAGE FOR PARK LAND
 497,412 SF (11.42 ACRES)

FUTURE PUBLIC ROAD (66' ROW)

LAND DONATED TO VILLAGE FOR PUBLIC SERVICE OPERATIONS
 242,092 SF (5.38 ACRES)

BUFFER AREA TO BE DONATED TO THE VILLAGE
 (0.20 ACRES)

