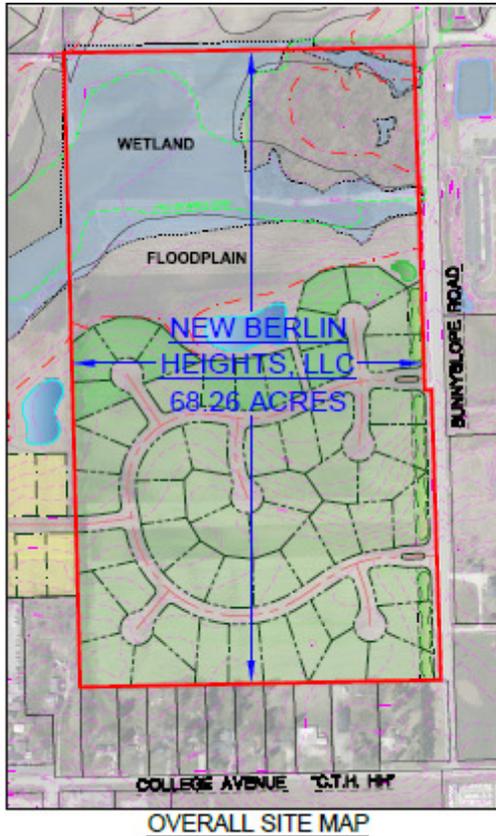


Thomson Hollow

Thomson Companies is pleased to introduce it's newest subdivision in the City of New Berlin, **Thomson Hollow**. Thomson Companies has been developing single-family residential subdivisions in the City since 1968 and, to date, has created 12 premier subdivisions and over 1,750 lots. During this same period of time, Thomson Companies has also developed 4 condominium developments and over 300 ownership units as well as 5 apartment communities with over 850 market rate residential units in the City.



The development of the lands for the proposed **Thomson Hollow** subdivision was contemplated as single-family residential with the original adoption of the New Berlin 2020 Comprehensive Plan. This subdivision is included in Neighborhood G. Recently, the Plan Commission and the Common Council adopted revisions to Neighborhood G, Sections 26 & 35 – South Moorland Road Corridor which led to the creation of new R-6 Section 35 Low-Density Single-Family Residential Zoning District. **Thomson Hollow** will feature 54 single family lots and will be the first single-family residential subdivision to development under the new R-6 Section 35 Low-Density Single-Family Residential Zoning District.

Throughout Neighborhood G, the Comprehensive Plan advocates the preservation of environmentally sensitive areas and the creation of open spaces. The concept plan for **Thomson Hollow** preserves 26.7 acres of open space

which includes wetlands, floodplain, forested areas, and uplands. Residential development is focused on 41.6 acres. The R-6 Zoning District by it's very nature creates lots with home sites clustered near the streets and vastly open rear yards.

The proposed concept plan utilizes a primary loop street with 2 boulevard access points to Sunny Slope Road. Similar to the existing subdivisions in the area, the developer proposes a 60 feet wide right-of-way within which a typical City of New Berlin residential street pavement cross-section can be constructed. The southern access point is purposely placed at a high point of Sunny Slope Road to provide optimal visibility during ingress and egress. The northern access point also provides sufficient visibility for ingress and egress.



The primary loop street concept provides for the introduction of 2 cul-de-sacs into the interior of the loop and for the clustering of homes around the cul-de-sac. The rear of the cul-de-sac lots are abutting the rear of the lots along the loop street which creates a privately held open space corridor that can vary from 150 feet to 200 feet in width that meanders the entire inner loop area. Similarly, the proposed concept utilizes cul-de-sacs in all 4 corners of the developed area; again creating home clusters around the cul-de-sac and extensive open space at the rear of the lots. To the south, cul-de-sac lots form extensive open space with the large and deep residential lots

having frontage on College Avenue. To the north, the cul-de-sac lots are adjacent to 26.7 acres of contiguous open space; a formulae that was used with great success with the development of the High Grove Subdivisions.

The average lot size for the **Thomson Hollow** concept plan is 25,993 square feet with a density of 1.30 lots per net acre of developable land and 0.79 lots per gross acre. All lots and stormwater management facilities are located upland and outside of the environmental features of the site. No mitigation of wetlands or floodplain compensatory storage is anticipated with this proposed concept plan. To preserve these environmental features, the developer proposes the creation of 11 lots ranging from 20,134 square feet up to 24,645 square feet. The R-6 zoning district allows, with the approval of the Plan Commission and the Common Council, the creation of lots smaller than 25,000 square feet for the purpose of preserving environmental features. All 11 of these lots are on the northern boundary of the subdivision and are adjacent to the 26.7 acres of preserved open space and the 100 year floodplain. For these smaller lots, all other required parameters of the R-6 zoning district will be maintained. Essentially, the depth of these 11 lots has been reduced which provides the added benefit of an undeveloped and naturally preserved buffer for the nearby wetlands. All lots with rear or side yards abutting Sunny Slope Road will have a 50 feet wide landscape easement which can provide a buffer and screening using undulating berms and landscape plantings.

Thomson Hollow will be a deed restricted community and will include a home owners association for the management of the open spaces including the stormwater management facilities. The deed restrictions will generally provide controls for the minimum home size, construction materials, landscaping, fencing, pools, etc. The minimum home size floor areas are expected to range between 2,000 to 2,200 square feet for a ranch/one-story homes and 2,200 to 2,400 square feet for a two-story homes. Natural building materials with long duration warranties will be encouraged; however, recognition will be given to new advances in the production of high quality construction materials that emulate natural materials and maintain a high standard. The community identity will be further enhanced with common mailbox clusters and coach lights selected by the developer.

Thomson Hollow is within the existing sanitary sewer and water service areas. Local sanitary sewer will be extended southerly from the existing sanitary interceptor sewer at the intersection of Brook Hollow Court and Sunny Slope Road. Local water mains will connect to the existing 16" water main in the eastern right-of-way of Sunny Slope Road and create a water main loop through **Thomson Hollow**. Ultimately, the local sanitary sewer and local water main will service lands to the immediate west of **Thomson Hollow**. Stormwater management will be controlled in upland areas of the development and will ultimately interact with stormwater management facilities for the lands immediately west of **Thomson Hollow**.

This concept plans also depicts a means by which the lands immediately to the west of **Thomson Hollow** and presently under the ownership of Ray & Marie Saltzmann could develop. The developer of **Thomson Hollow** does not represent Ray & Marie Saltzmann and any representations of how their land could develop is merely an exhibit to demonstrate the potential for development of the lands to the immediate west of **Thomson Hollow**.

Thomson Hollow

DEVELOPMENT SUMMARY

Developer:

New Berlin Heights LLC

Engineer & Surveyor:

Trio Engineering

Subdivision Data:

Total Lots – 54 Lot

Total Area – 68.26 Acres

Developable Area – 41.59 Acres

Density – 1.30 Lots/Acre (net) and 0.79 Lots/Acre (Gross)

Total Road Length – 4,590 l.f (85.0 l.f./lot)

Zoning: R-6 Section 35 Low-Density Single-Family Residential Zoning District

Design Data:

Lot Area = 25,000 s.f. (Minimum)
20,000 s.f. (Lots 3-9 & 11-14)

Lot Width = 110' (Typical)
130' (Corner Lot)

Setbacks:

Front = 30 Ft
Side = 10 Ft
Rear = 25 Ft