

**PETITION FOR PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT  
RS-80, RD-80, and RM with PUD OVERLAY  
CANOPY HILL**

Your Petitioners, Bear Development, LLC, respectfully represent to the Plan Commission and Village Board of the Village of Union Grove, as follows:

That Newport Group, LTD, is the owner of record of the real estate which is subject to this petition and which is more fully described as follows:

**PARCEL NUMBERS:**

151-186-03-21-30-001-111; 251-186-03-21-30-001-012;  
351-186-03-21-30-001-013; 451-186-03-21-30-001-014

**SITE ADDRESS OR DESCRIPTION:**

NWQ Hwy 45 & 58<sup>th</sup> Road., Union Grove, WI

**CURRENT LAND USE CATEGORY:**

Agriculture

**PETITIONER NAME:**

Bear Development, LLC

**PETITIONER HOME OR BUSINESS ADDRESS:**

4011 80<sup>th</sup> St  
Kenosha, WI 53142

**PETITIONER PHONE AND EMAIL:**

Attn: Craig Bartsch

O: 262.842.0460

E: [craig@beardevelopment.com](mailto:craig@beardevelopment.com)

**PROPERTY OWNER CONTACT INFORMATION:**

Newport Group, LTD

8338 Corporate Dr., Suite 300

Racine, WI 53406

Attn: Ray Leffler

O: 262.898.7777

E: [rayleffler@hotmail.com](mailto:rayleffler@hotmail.com)

Sec. 118-703 (b) (1)

- i) That the Petitioners are requesting a Planned Unit Development Overlay District over the entire Canopy Hill development
- ii) That the subject property consists of 157.18 acres and is in the north west quadrant of Highway 45 & 58<sup>th</sup> Road.
- iii) That the subject property is presently classified as RS-90 with a PUD Overlay.
- iv) That the Petitioners are also requesting a zoning amendment to RS-80, RD-80, and RM with a Planned Unit Development Overlay to facilitate the Canopy Hill development which will include 60 multi-family residential units, 8 ranch duplex condominium units, 66 townhome duplex condominium units, 188 single family residential lots and a 3.39 acre property for independent and/or assisted senior living.
- v) That the property was granted Village Board approval of a Concept Plan for the proposed development.
- vi) That the Petitioners request the Planned Unit Development to allow flexibility in the development of the project known as Canopy Hill.
- vii) That the Petitioner's acknowledge that the subject property shall be developed as a unified and coordinated Planned Unit Development in accordance with Village of Union Grove Municipal Code, Section 118-696 through 118-706.
- viii) That the Canopy Hill development shall provide a community benefit reflected in:
  - (1) Coordinated site planning that will complete the development of formerly vacant land.
  - (2) Safe and Efficient Pedestrian and Vehicular Connections.
  - (3) Consistent Architectural Style, Design and High-Quality Building Materials.
  - (4) Attractive Landscaping Planning.
- ix) The Petitioner's represent that the Planned Unit Development will require modifications and flexibility in the underlying zoning district requirements. The Petitioner's seek the flexibility allowed by the PUD to create and establish a unified development.
- x) That the total area to be included in the PUD as open space will be approximately 48.42 acres. This calculation includes 18.17 acres that will be donated to the village for park land.
- xi) That the Multifamily development will consist of a density calculation of 14.88 units per acre.
- xii) That the Canopy Hill development will be services by public sanitary sewer and water.
- xiii) That the total estimated valuation of structure and site improvement costs for the entire Canopy Hill development will be approximately \$112,780,000.
- xiv) That the Organizational Structure will consist of (a) Bear Development, LLC – Canopy Hill Single Family Development Co.; (b) Bear Development, LLC – Canopy Hill Townhome Development Co.; (c) Bear Development, LLC – Canopy Hill Multifamily Development Co.
- xv) That the proposed departures from the standards of development include (a) RD-80 zoning for the townhome and ranch duplex condominium units will consist of 2 lots;

- (b) sidewalk along east side of Kiddle Lane (Lots 18-38) has been removed as the 18" sanitary sewer interceptor will need to be placed in this location
- xvi) That the expected date of commencement of physical development for Phase 1 and Phase 2A is July 1, 2021. Development staging is further outlined in the attached plan set.

Sec. 118-703 (b)(2)

- i) That the general development plan, which includes the materials outlined in this section, is addressed in the following attached plan set.
- 30% Civil Plans (Single Family & Multifamily)
  - 30% Landscape Plan
  - 30% Lighting Plan
  - CSM #1 (4 Lots)
  - CSM #2 (Redivision of Lot 2 into 2 lots)
  - Preliminary Plat (Single Family lots)
  - Preliminary Condominium Plat
  - Multifamily Schematic Design -1st & 2<sup>nd</sup> Floor Plans; Exterior Elevations
  - ALTA Survey
  - Rezoning Exhibit
  - Preliminary Stormwater Report & Exhibits
  - Hydrology Exhibit
  - Fire Truck Access Exhibit