

NOTES

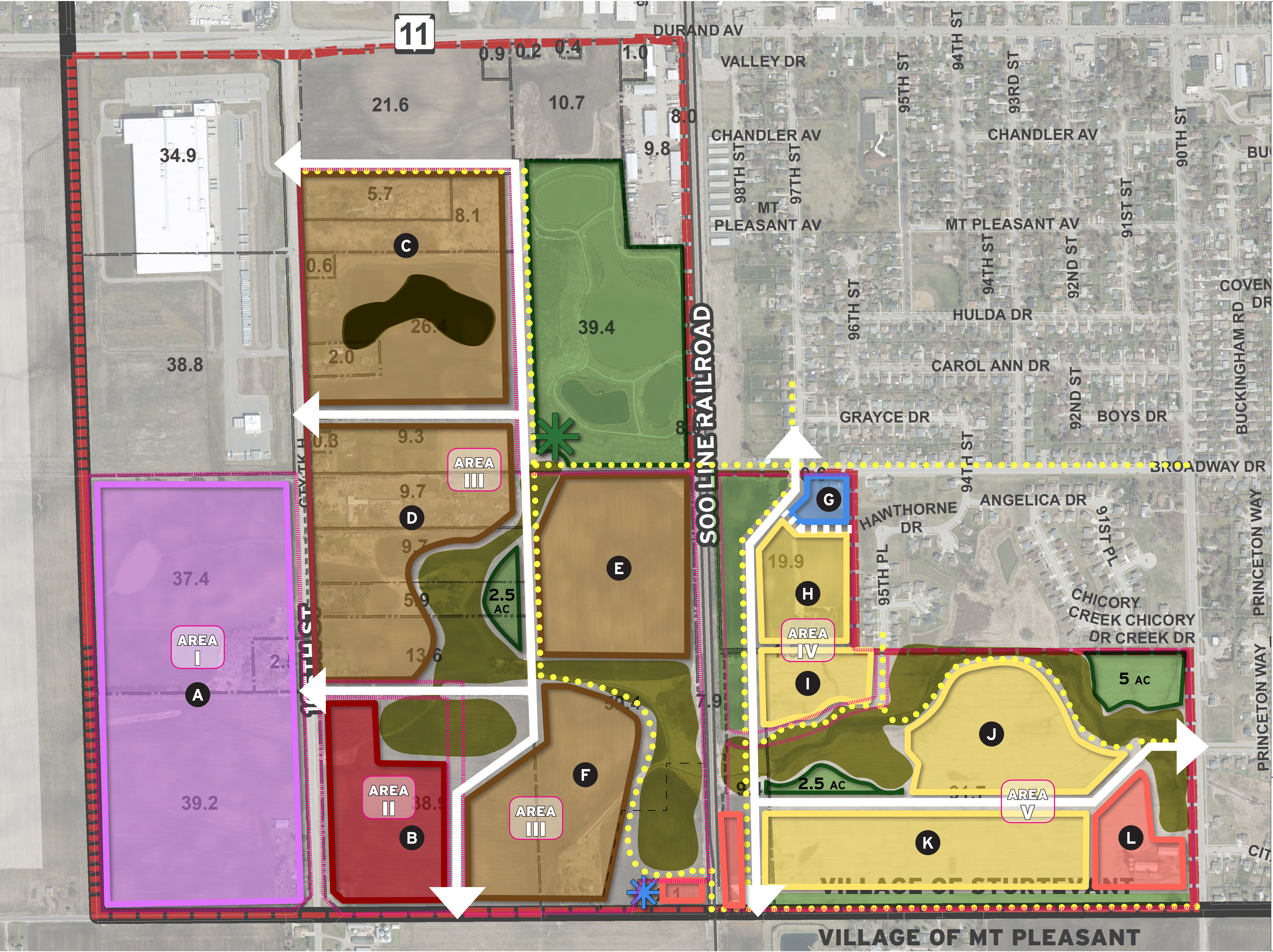
DEVELOPMENT OPPORTUNITY SITES

- A 37 ACRES
- B 39 ACRES
- C 13.3 ACRES
- D 27 ACRES
- E 34 ACRES
- F 28 ACRES
- G 24.5 ACRES
- H 15 ACRES
- I 2 ACRES
- J 9 ACRES
- K 6.5 ACRES
- L 17 ACRES
- M 21.5 ACRES
- N 6.8 ACRES

Development site sizes outlined above describe the gross area available for development after major roads/access routes, open spaces and stormwater management facilities have been incorporated.

LEGEND

- Municipal Boundary
- Study Area
- New Road
- Bike / Pedestrian Trail
- Park or Open Space
- Pond/Wetland Area
- Development Opportunity Site

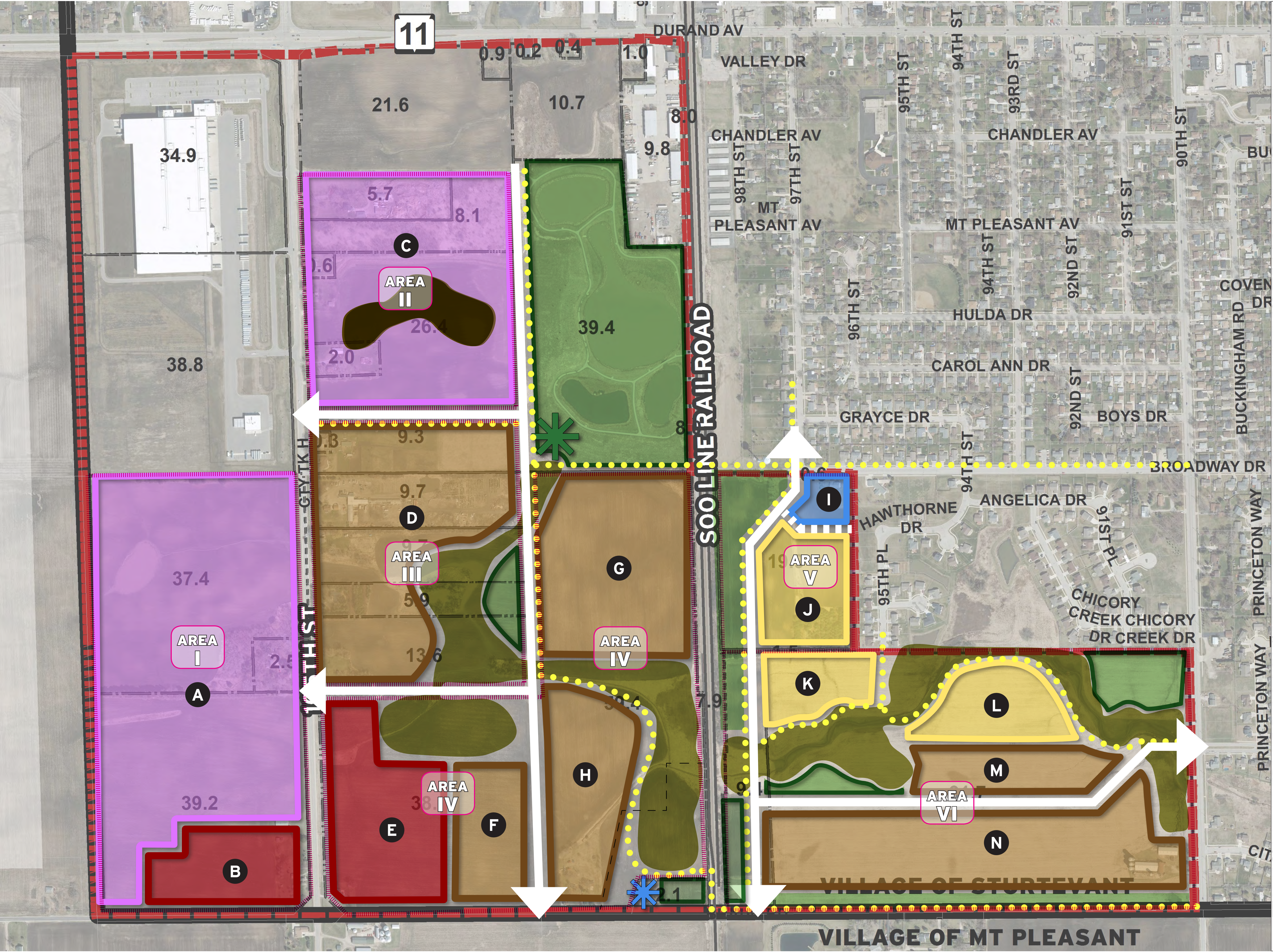


NOTES

- AREA I (76.5 ACRES)**
- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
• 38 acres (net) for development
- AREA II (24.2 ACRES)**
- B** RETAIL CENTER & HOTEL
• 12 acres (net) for development
- AREA III (160.2 ACRES)**
- C** MULTI-FAMILY RESIDENTIAL
• 70 to 80 acres (net) for development
- D** Low/Mid-Density MFR (10 to 20 du/ac)
- E** 700 to 1,400 units
- AREA IV (29.3 ACRES)**
- G** INSTITUTIONAL USE
• 2 acres (net) for development
- H** SINGLE-FAMILY RESIDENTIAL
• 12 acres (net) for development
- I** Low/Mid-Density SFR (5 du/ac)
• 60 units
- AREA V (91.7 ACRES)**
- J** SINGLE-FAMILY RESIDENTIAL
• 35 acres (net) for development
- K** Mid/High-Density SFR (6 to 10 du/ac)
• 210 to 350 units
- L** COMMERCIAL USE OR AMENITY SPACE
• 6.5 acres (net) for development

LEGEND

- | | |
|-------------------------|----------------------------|
| Municipal Boundary | Development Area |
| Study Area | Multi-Family Residential |
| New Road | Single-Family Residential |
| Bike / Pedestrian Trail | Retail / Hotel |
| Park or Open Space | Industrial / Business Park |



NOTES

AREA I (76.5 ACRES)

- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
 - 33 acres (net) for development
- B** HOTEL
 - 5 to 10 acres (net) for development

AREA II (42.8 ACRES)

- C** BUSINESS PARK / LIGHT INDUSTRIAL USE
 - 21.5 acres (net) for development

AREA III (48.2 ACRES)

- D** MULTI-FAMILY RESIDENTIAL
 - 24 acres (net) for development
 - Low/Mid-Density MFR (10 to 20 du/ac)
 - 240 to 480 units

AREA IV (98.3 ACRES)

- E** RETAIL CENTER
 - 7 to 10 acres (net) for development
 - Potential mixed-use opportunity
- F** MULTI-FAMILY RESIDENTIAL
 - 15 acres (net) for development
 - Mid/High-Density MFR (20 to 30 du/ac)
 - 300 to 450 units
- G** MULTI-FAMILY RESIDENTIAL
 - 20 acres (net) for development
 - Low/Mid-Density MFR (10 to 20 du/ac)
 - 200 to 400 units
- H** MULTI-FAMILY RESIDENTIAL
 - 20 acres (net) for development
 - Low/Mid-Density MFR (10 to 20 du/ac)
 - 200 to 400 units

AREA V (29.3 ACRES)

- I** INSTITUTIONAL USE
 - 2 acres (net) for development
- J** SINGLE-FAMILY RESIDENTIAL
 - 6 acres (net) for development
 - Mid/High-Density SFR (10 du/ac)
 - 60 units

AREA VI (101 ACRES)

- K** SINGLE-FAMILY RESIDENTIAL
 - 12 acres (net) for development
 - Low/Mid-Density SFR (5 du/ac)
 - 60 units
- L** SINGLE-FAMILY RESIDENTIAL
 - 12 acres (net) for development
 - Low/Mid-Density SFR (5 du/ac)
 - 60 units
- M** MULTI-FAMILY RESIDENTIAL
 - 28 acres (net) for development
 - Low/Mid-Density MFR (10 du/ac)
 - 280 units
- N** MULTI-FAMILY RESIDENTIAL
 - 28 acres (net) for development
 - Low/Mid-Density MFR (10 du/ac)
 - 280 units

STURTEVANT SOUTHWEST AREA PLAN

DEVELOPMENT FRAMEWORK - CONCEPT 2

VILLAGE OF STURTEVANT, WISCONSIN

PREPARED FOR:
VILLAGE OF STURTEVANT

PROJECT TEAM:
THE LAKOTA GROUP
EHLERS



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THE LAKOTA GROUP.
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