



**Advenir Oakley  
Capital, LLC**

## 75th Street and 130th Avenue LEO Development

**2nd Open House**

*Village of Bristol, Kenosha County*



**LEO**  
Private Rental Residences

### Project Overview

LEO @ Bristol is a new development being proposed on a +/-82-acre site located on 75th Street (State Highway 50) between 130th Avenue and 144<sup>th</sup> Avenue, with +/-10-acres of the overall site dedicated to the Village of Bristol for a future park.

The project is aimed at providing an array of small, low impact housing options to the increasing population of Bristol and the surrounding areas. The project's mixture of for-lease single-family homes, cottage homes, townhomes and villas aims to bring quality housing to the Village without disturbing the existing low-density neighborhood and agriculture land surrounding the site.

### Location and Suitability

The property is currently an open, unimproved field, with existing R-9 zoning, permitting high density residential use. The project has been sized, site planned and designed to be compatible with the adjacent single family uses to the north and west of the property and to provide a transition to the industrial and institutional uses to the south and east. At the same time, the project provides a compatible scale with the single family homes that helps meet the growing need for walkable neighborhoods. Due to its proximity to low density single-family homes, Advenir Oakley Development believes This "missing middle" design intent also assists in providing varying housing choices for shifting household demographics.

Additionally, the thoughtful design of the project helps create an internal sense of community but also sets the tone for thoughtful integration into the surrounding neighborhood.



### Key Points

We believe the LEO Development will generate significant positive externalities, benefiting the immediate neighborhood and surrounding community.

- Property is zoned R-9, permitting a high density use. The developer is not requesting a density increase.
- A residential development would have significantly less impact to traffic than a large commercial development. The development's traffic analysis was approved by DOT January 2023.
- The development will construct public infrastructure such as a lift station to service the area.
- Creation of new, walkable and green spaces that neighbors of the community can enjoy.
- Connectivity to the Root River Environmental Corridor for passive recreation.
- The development will offer much-needed, high-quality, market rate housing.
- The community features American Craftsman style architecture consistent with historic 1940-50s neighborhoods
- Proper pollution mitigation measures will be taken during construction.

### Neighborhood Meeting Location

**Please join us on May 16, 2023 between 5:30-6:30pm** and interact with the project team to better understand the proposed development. **The meeting will be held at the Parkway Chateau (The Wisconsin Room), located at:**

**12304 75th street Kenosha, WI, 53142**

Questions? Please contact **Joann Rubio** at [joann@adveniroakleycapital.com](mailto:joann@adveniroakleycapital.com)