

Greenfield Highlands

GREENFIELD HIGHLANDS, LLC

Greenfield Highlands is an exciting new development just southwest of Milwaukee in the City of Greenfield, Wisconsin. The development consists of single-family homes and condominiums, as well as commercial space along the retail corridor of Hwy 100. A large one-acre park, playground and bike trail compliment the site's community-focused design. The site had historically remained undeveloped because of its many challenges, including the presence of endangered species, the need for significant topographic relief and high potential cost of infrastructure. But Greenfield Highlands, LLC, along with Sigma, recognized the Highland's tremendous potential as a mixed-use development.

Sigma's approach was to design and implement cost-effective improvements to the site, while maintaining the integrity and features of the natural wetlands and surrounding habitats. Sigma provided Greenfield Highlands with quality, cost-effective improvements to the site, including the highlighted services:

Civil/Site Engineering

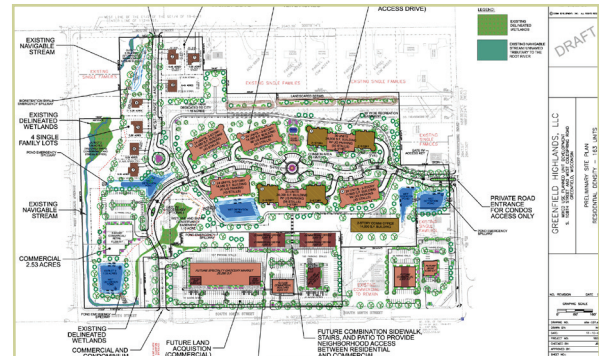
Sigma served as the civil engineer for site improvement, which involving land surveying, civil engineering and construction monitoring. Project elements related to municipal infrastructure include the design of a public sewer and water main extension, and design of public roadway and intersection improvements.

Surveying

Sigma prepared base mapping of overall site for acquisition and assemblage of parcels and conducted property and construction staking. Prepared plat for seven single-family lots and three outlots, one being the future park land to be dedicated to the City for a public park with a playground.

Site Development

Sigma overcame site design challenges such as wide easements for high-tension power lines, wetlands, steep slopes and a stringent WDNR regulatory process to create a low impact "smart growth," pedestrian-friendly development. Comprehensive site development services



included environmental site analysis, design of site utilities and coordination with existing utilities, storm water containment and management, and site layout development.

Storm Water Management

Sigma led the planning and design of the development's storm water management and containment structures, involving six retention ponds, rain gardens and native landscaping. Created infrastructure to manage the storm water in an area-wide setting to optimize the development opportunities, as well as to prevent storm water contamination.

Funding

Sigma assisted Greenfield Highlands to work with the City of Greenfield to procure a \$11.5 million TIF for the project that was necessary to assist with challenges that would have otherwise prevented site development.

