

# DOWNING SITE PLAN

CITY OF WAUKESHA, WI



## SITE DATA SUMMARY

Parcel Area: 79.94 acres  
 Proposed Development: Residential  
 Proposed Zoning: Rs-3 & Rd-2

### Rs-3 Zoning Standards:

**Building Setbacks:**  
 - Street Yard: 25'  
 - Side Yard: 10'  
 - Rear Yard: 40'

### Lot Requirements:

- Lot Size: 10,500 s.f. typical (8,000 s.f. min. per zoning)  
 - Lot Width: 85'-90' typical (65'/75' corner min. per zoning)

### Rd-2 Zoning Standards:

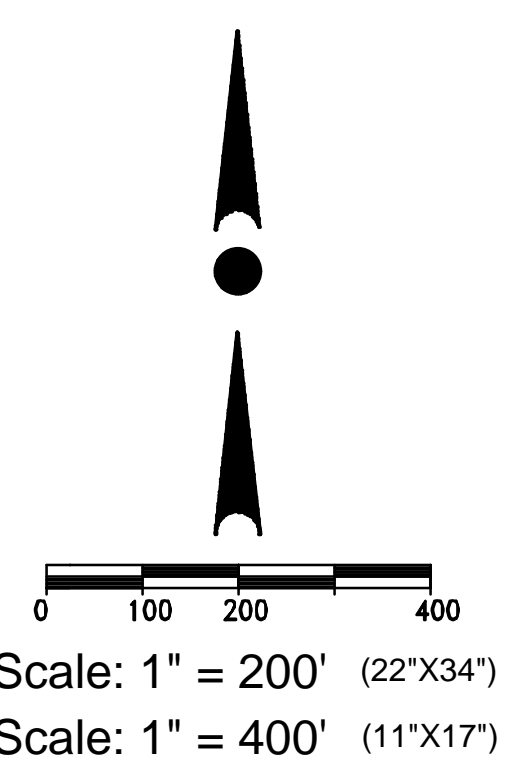
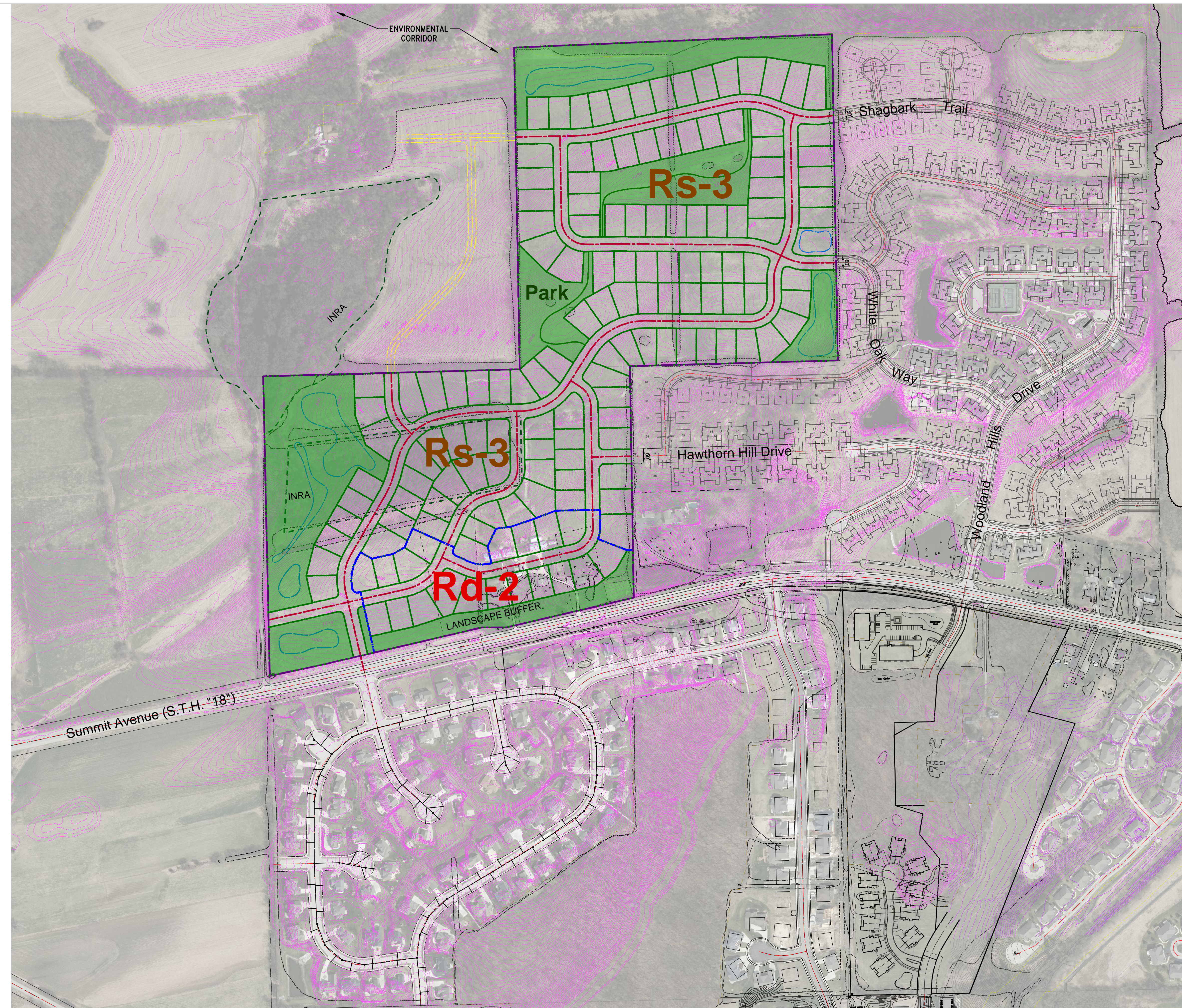
**Building Setbacks:**  
 - Street Yard: 25'  
 - Side Yard: 10'  
 - Rear Yard: 40'

### Lot Requirements:

- Lot Size: 11,000 s.f. typical (9,000 s.f. min. per zoning)  
 - Lot Width: 90' typical (70'/80' corner min. per zoning)

Neighborhood	Typ Lot Size	Total Lots
Rs-3 Zoning	10,500 sf +	129
Rd-2 Zoning	11,000 sf +	19 (38 units)

**Proposed Development: 148 Lots/167 units**  
 [2.09 un/ac]



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