



**PRELIMINARY SUBDIVISION PLAT & REZONING**

**OLDE FARM Subdivision**

***A Bielinski Planned Residential Development with 17 Single Family Lots in the City of Waukesha***

DEVELOPMENT SUMMARY

<b>Proposed Development:</b>	<b>Single Family Lots</b>
<b>Proposed Zoning:</b>	<b>RS-3</b>
Parcel Acreage Area:	<b>12.3</b>
Total Number of Single Family Lots	<b>17</b>
Typical Lot Size	<b>12,010- 22,367sq. Ft.</b>
Typical Lot Width	<b>74' - 99'</b>
Density Per Acre	<b>1.38 lots</b>
Public Road Length	<b>943'</b>
Wetlands	
<b>Minimum Zoning Requirements:</b>	<b>RS-3</b>
Lot Area:	<b>8,000 s.f.</b>
Lot Width:	<b>65'/75' corner</b>
Building Height:	<b>35'</b>
<b>Building Set backs:</b>	
Front Yard:	<b>25'</b>
Side Yard:	<b>10'</b>
Rear Yard:	<b>40'</b>
One Story Min. Sq. Ft.	<b>1,000 s.f.</b>
Two Story Min. Sq. Ft. 1st Floor	<b>800 s.f.</b>
<b>Total Number of Homes</b>	<b>17</b>
<b>Estimated Project Value</b>	<b>\$10,200,000</b>
<b>Yr. Tax Revenue (.20% rate)</b>	

**Summary:**

**Olde Farm Subdivision-** Is a proposed single family development with 17 residential lots in a setting of a rolling hill, wetlands designed for open green space with interconnecting rustic trail to the park on the east and the wetlands and Pepple Creek area on the west. The development will have enhanced landscaping features & ponds to provide more greenspace/buffer for the single family lots. Bielinski Homes is very excited about the future opportunity of constructing more quality single family homes in the City of Waukesha. The land will need to be rezoned to RS-3 to provide relief & flexibility on lot set backs.

**Proposed Zoning: RS-3 Single Family (provides correct relief)**

Lot Area: 8,000 sf min. Lot Width: 65' min (75' corner)

**Set backs:**

Street = 25'

Side = 10'

Rear = 40'



