



PROPOSED DEVELOPMENT OF

"MONARCH"

IN THE CITY OF WAUKESHA

September 2017

**Location:** On the west side of Hwy X (Saylesville Road), West of Waukesha West High School.

**Site Size:** About 31 acres.

**Current Zoning:** Rs-3 Single Family Residential District

**Development Proposal:** To create a community of 36 lots with an average lot size of 15,951 square feet. The homesites will be clustered and surrounded by 13.35 acres of permanently preserved open space which includes pristine woods. The proposed development will have one entrance from Highway X. None of the homesites will access on Highway X directly.

**General Character of Development:** It is envisioned that this will be a community of architecturally controlled homes with attractively landscaped and natural permanent open space areas. The open spaces will include woods, storm water areas and private walking trails.

**Preliminary Building Restrictions:** One story home-minimum 1,500 square feet of living space.

Two story home-minimum 1,650 square feet of living space.

Minimum 2 car attached garage.

Permitted siding materials – solid wood, fiber-cement, vinyl, stone, brick, stucco.

**Common  
Open Space:**

Within the subdivision there will be open space areas which will be maintained by an association of homeowners. These open spaces will consist of woods with trails and storm water basins. Each property owner will own an undivided interest in the open space.

**Homeowners  
Association:**

Each lot owner will automatically become a member of the subdivision homeowners association which includes the right to use the open space areas and requires the payment of annual dues for the maintenance thereof.

**Utilities:**

All of the homesites will be served by sanitary sewer and water as well as electricity, natural gas, telephone and cable t.v.

**Drainage:**

Storm water control basins will be constructed at strategic locations within the development. These basins will regulate the flow of storm water and sediment from the site onto neighboring parcels and will be constructed in compliance with State and City requirements.

**Timing:**

If approval is granted on a timely basis, construction will begin in spring, 2018. The entire development will be constructed at one time. It will not be phased.

**262.650.9700**

**[www.siepmannrealty.com](http://www.siepmannrealty.com)**

**MONARCH**  
**CITY OF WAUKESHA**  
**SEPTEMBER 2018**

Existing Zoning:	Rs-3 Single Family Residential District
Overall Site Area:	31.3 Acres
Number of Lots:	36
Length of Roads:	4,018
Density per Master Plan:	5.5 Dwelling Units per Acre
Number of Lots Proposed:	36
Density as Proposed:	.87 Acre per Lot
Minimum Lot Size:	12,388 Square Feet
Average Proposed Lot Size:	15,951 Square Feet
Common Area Open Space:	13.35 Acres (43% of Land Area)
Preliminary Building Restrictions:	1,500 Square Feet-One Story/1,650 Square Feet-Two Story
Homeowners Association:	Yes
Utilities:	Sewer, Municipal Water, Natural Gas, Electricity, Cable, and Telephone
Timing:	Spring 2018



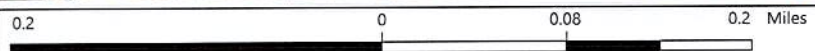
# City of Waukesha Property Map



### Legend

- Parcels
- City Limits
- Railroads
- Right of Way
- TIF Districts**
- 09
- 11-1
- 11-2
- 11-3
- 11-4
- 12
- 13
- 14
- 16
- 17
- 18
- 19
- 20
- 21
- Historic Districts
- FEMA Floodplain
- Water Bodies
- Easement Line
- DA
- Extended Tie Line
- IA

1: 5,042



Print Date: 8/30/2017  
City of Waukesha GIS

This map is a user generated static output from an Internet mapping site and is for reference only. The data found on this site is considered to be correct, but should not be used for engineering or survey applications without verifying the information from officially recorded sources.

Notes:

# MONARCH PRELIMINARY PLAT



NW COR OF  
NW 1/4 OF  
SEC 20-6-19  
FOUND BRASS  
CAP MONUMENT  
N: 359,625.06  
E: 2,458,343.98

PARCEL 2  
CSM 2759

PARCEL 3  
CSM 2759

LOT 5  
HOLIDAY  
HILLS SUB'D

HOLIDAY  
HILL RD.

LOT 5  
HOLIDAY  
HILLS SUB'D

TOWN OF WAUKESHA

PARCEL 2  
CSM 2758

PART OF OUTLOT 8  
LAWRENCE WOODS SUB'D

N. LINE NW 1/4 SECTION 20

LOT 1  
CSM 1592

LOT 27

LOT 26

OVERLOOK FARMS SUB'D

LOT 25

STONEGATE RD.  
60' PUBLIC R.O.W.

LOT 24

LOT 23

TOWN OF WAUKESHA

W. LINE NW 1/4 S

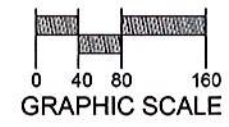
LOT 9

LOT 8

LOT 7  
OVERLOOK FARMS SUB'D

LOT 6

LOT 5



**Siepmann**  
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