



PRELIMINARY SUBDIVISION PLAT & REZONING

Skyline Subdivision- A Bielinski Planned Residential Development with a 156 Single Family Lots

City of Waukesha

DEVELOPMENT SUMMARY

Proposed Development:	Single Family Lots
Proposed Zoning:	RS-3
Parcel Acreage Area:	79.94
Lots: 1-51, 95-106 & 115-145 (Lot width 75'-80')	94
Lots: 52-94, 107-114 & 146-156 (Lot width 82'-92')	62
Total Number of Single Family Lots	156
Typical Lot Size	8,000 to 11,000 s.f.
Typical Lot Width	67' - 95'
Density	2.0 lots per acre
Minimum Zoning Requirements:	
Lot Area:	8,000 s.f.
Lot Width:	65'/75' corner
Building Height:	40'
Building Setbacks:	
Front Yard:	25'
Side Yard:	10'
Rear Yard:	40'
One Story Min. Sq. Ft.	1,000 s.f.
Two Story Min. Sq. Ft. 1st Floor	800 s.f.
Proposed Public Park:	6 acres
Playground & Active Park	2.49 acres
Passive Use Park	3.51 acres
Lot & Home Assessed Value	
Total Number of Homes	156
Estimated Project Value	\$72,000,000
Yr. Tax Revenue (.20% rate)	

Summary:

Skyline Subdivision- A proposed single family development with 156 residential lots in a setting of majestic rolling hills and valleys, wetlands designed for green space with two proposed public parks with interconnecting rustic trails located on the NW edge of the City of Waukesha. With 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 consistent with the City of Waukesha comprehensive plan.