

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:

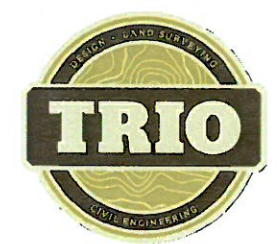
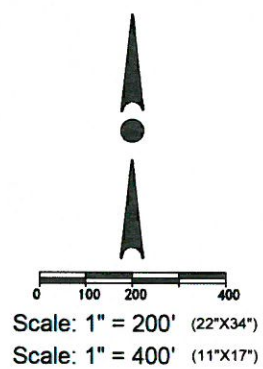
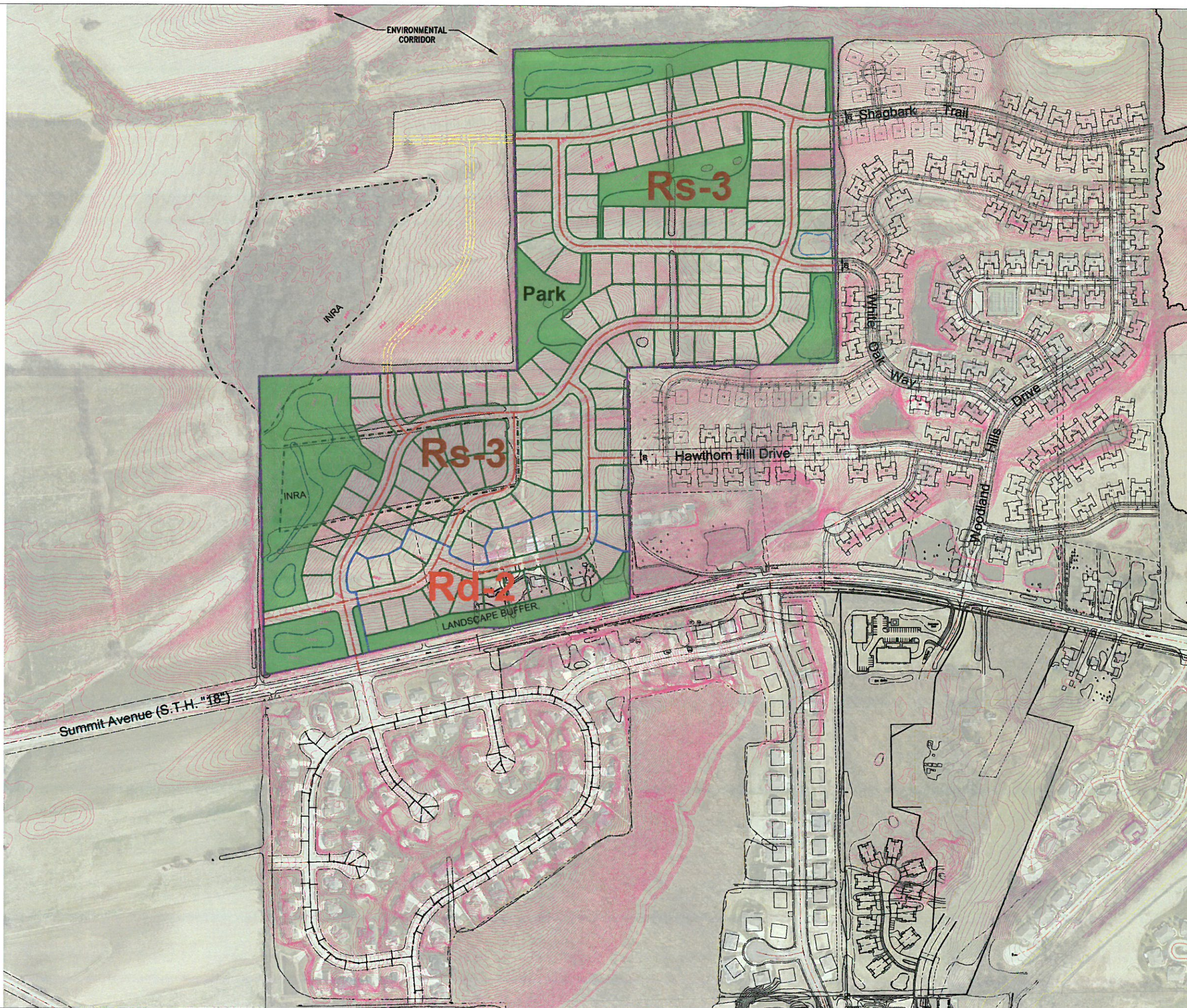
- Street Yard: 25'
- Side Yard: 10'
- Rear Yard: 40'

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)

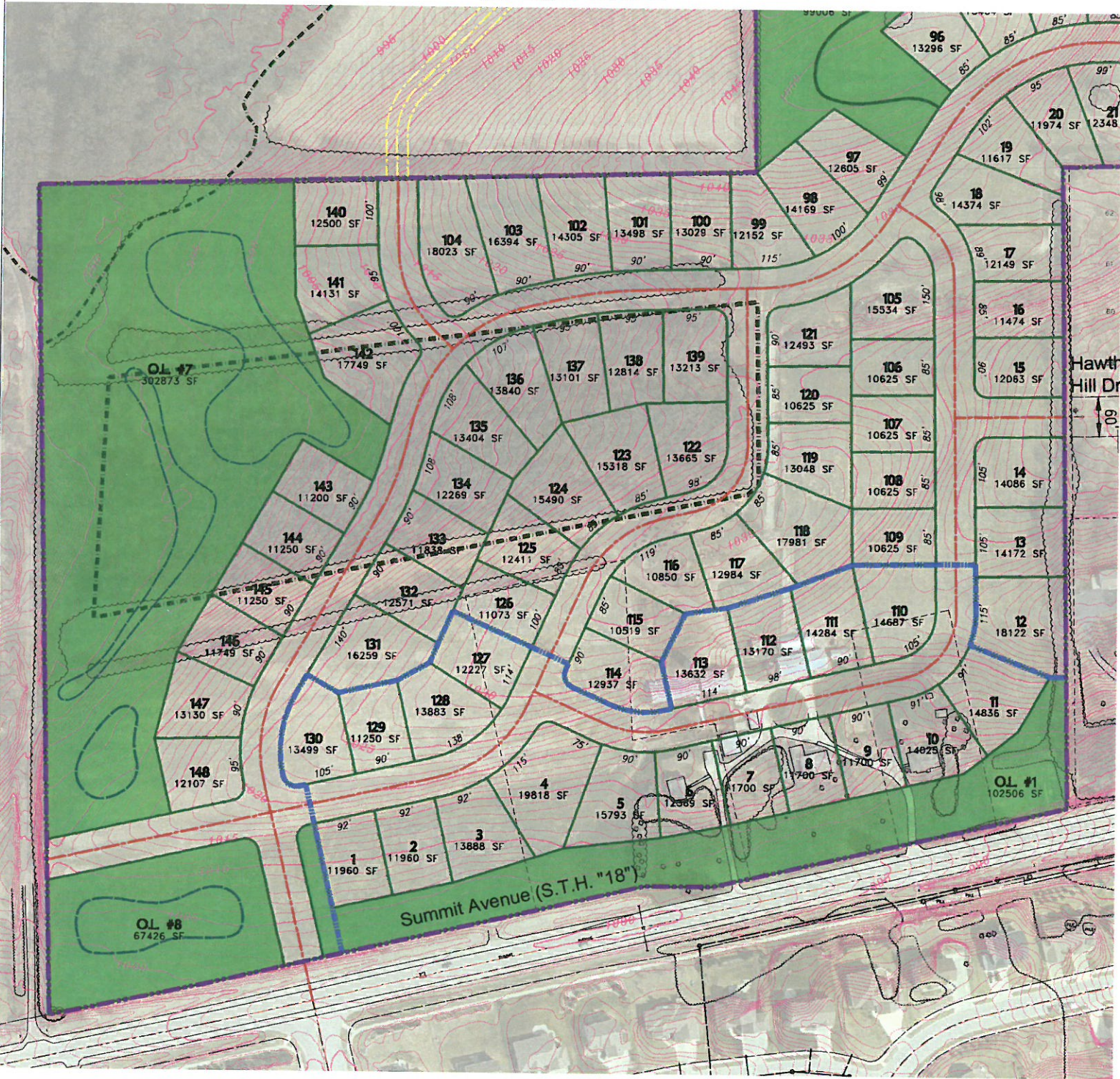
Proposed Development: 148 Lots/167 units
 [2.09 un/ac]



4100 N. CALHOUN ROAD, SUITE 300
 BROOKFIELD, WI 53005
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 FAX: (262) 790-1481
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SOUTHERN AREA



NORTHERN AREA

DOWNING SITE PLAN

CITY OF WAUKESHA, WI



Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

SHEET 2 OF 2



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DATE: 03/24/2019

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Legend

- Parcels
- Plats
- Retired Parcels
- Retired Plats

0 552.38 Feet

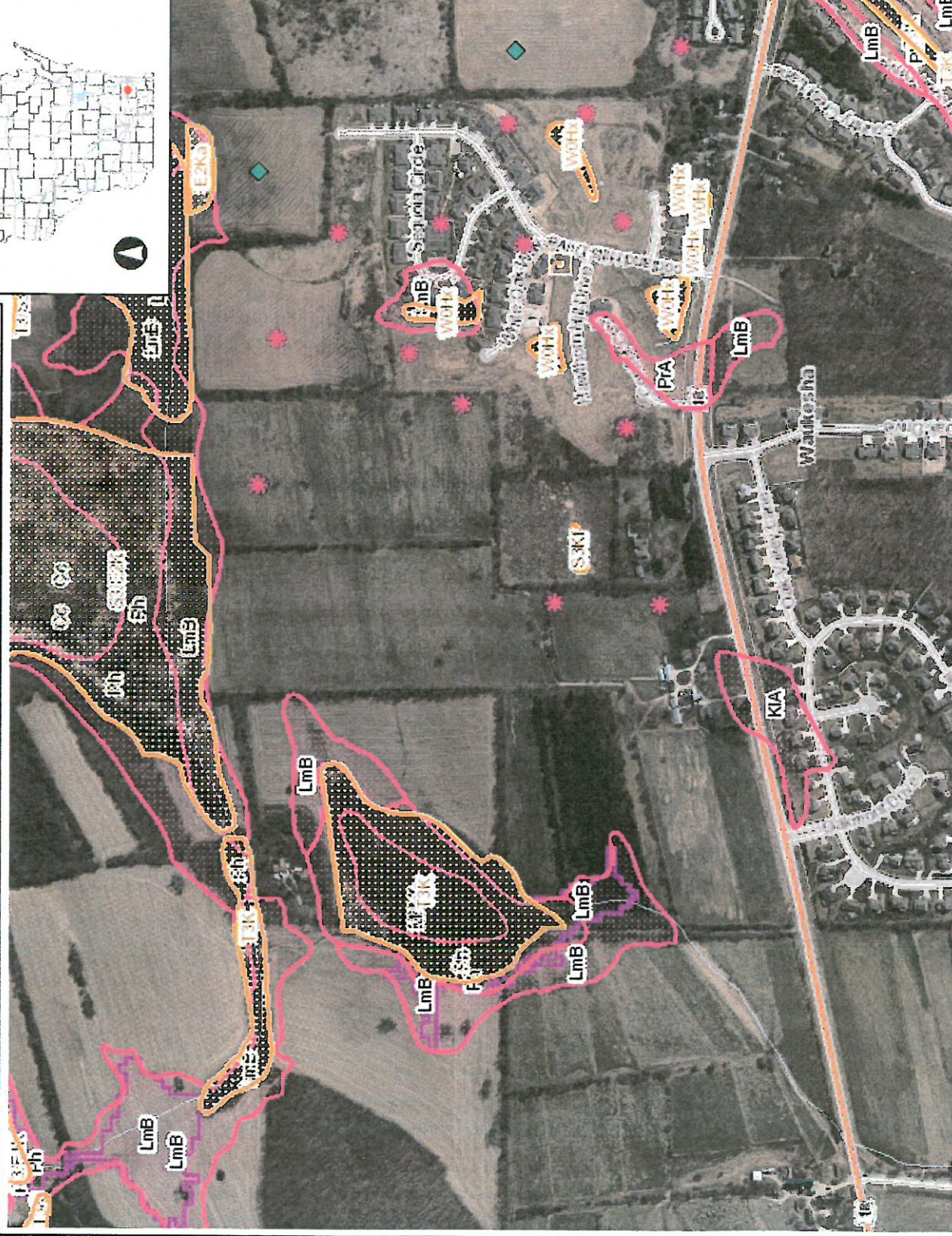
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Notes:

Printed: 1/28/2019



Surface Water Data Viewer Map



Legend

- Wetland Identifications and Confirmations
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- NRCS Wetspots
- Maximum Extent Wetland Indicators
- Minimum Extent Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway

0.3

0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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