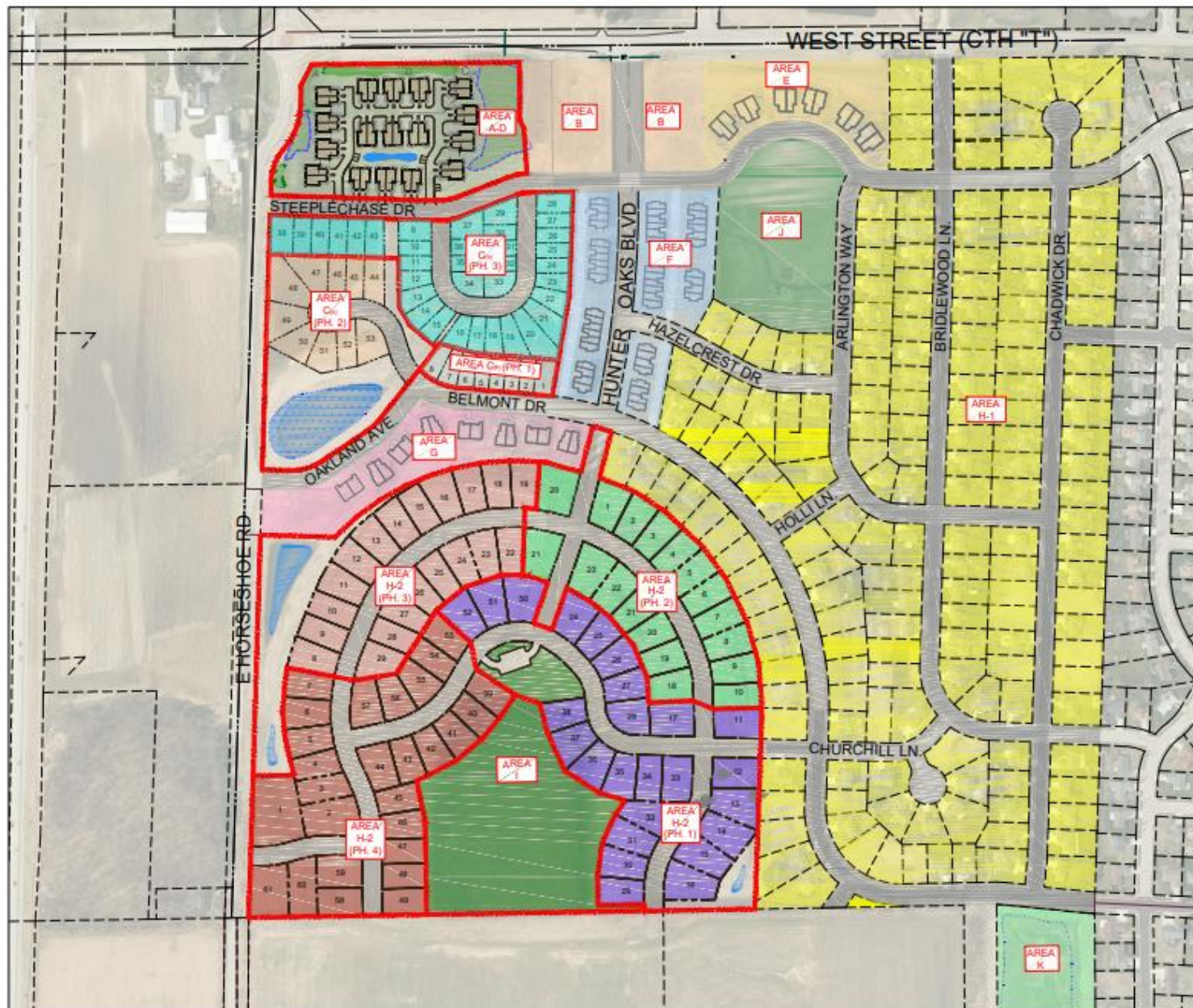


A full-sized map can be found either in the BS&Z Office at 106 Jones Street, Watertown on the second floor, or online at <https://cms4files.revize.com/watertownwi/PH%20Amend%20Chapter%20550%20-%20Bielinski%20Hunter%20Oaks%20PUD%202024%20WEBSITE%20&%20CLERK.pdf>



BIELINSKI
HOMES
GENERAL DEVELOPMENT PLAN
(AMENDMENT)

"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Total Count
A	Neighborhood Retail	0.5	-	-	-
B	Neighborhood Retail	0.5	-	-	-
C	Multi-Family Homes	2.5	33	13.2	3.0%
C ₁	Multi-Family Homes	4.2	81	12.1	18.1%
D	Neighborhood Park	0.5	-	-	-
E	Single-Family Attached Condos (2 Unit)	3.5	12	3.4	2.0%
F	Single-Family Attached Condos (4 to 8 Unit)	0.5	12	2.4	0.0%
G	Single-Family Attached Condos (8 to 16 Unit)	0.5	12	2.4	11.0%
H	Single-Family Attached Condos (20 Unit)	0.5	20	4.0	0.0%
I	Single-Family Lot (75 to 110 ft)	0.5	299	5.9	51.0%
J	Neighborhood Park	0.5	-	-	-
K	Neighborhood Park	0.5	-	-	-
L	Storm Water Detention	0.5	-	-	-
M	Storm Right of Way	0.5	-	-	-
Total Project Area		189.7	371	-	-

Site Data Table (Amended)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Total Count
A-D	Multi-Family Condos (2 Unit)	0.5	20	4.0	0.0%
B	Single-Family Attached Condos (2 Unit)	3.5	12	3.4	0.0%
C ₁ (PH 1)	Single-Family Lot	1.0	12	1.2	0.0%
C ₁ (PH 2)	Single-Family Lot	0.5	12	2.4	0.0%
C ₁ (PH 3)	Single-Family Lot	0.5	12	2.4	0.0%
E	Single-Family Attached Condos (2 Unit)	3.5	12	3.4	0.0%
F	Single-Family Attached Condos (4 to 8 Unit)	0.5	12	2.4	0.0%
G	Single-Family Attached Condos (8 to 16 Unit)	0.5	12	2.4	0.0%
H-1	Single-Family Lot	0.5	12	2.4	0.0%
H-2 (PH 1)	Single-Family Lot	0.5	12	2.4	0.0%
H-2 (PH 2)	Single-Family Lot	0.5	12	2.4	0.0%
H-2 (PH 3)	Single-Family Lot	0.5	12	2.4	0.0%
H-2 (PH 4)	Single-Family Lot	0.5	12	2.4	0.0%
I	Neighborhood Park	0.5	-	-	-
J	Neighborhood Park	0.5	-	-	-
K	Storm Water Detention	0.5	-	-	-
L	Storm Right of Way	0.5	-	-	-
Total Project Area		189.7	371	-	-

Overall Gross Density:

• 453 Total Units / 163.4 Total Project Acres = 2.77 DU/A

Overall Net Density:

• 453 Total Units / 122.8 = 3.69 DU/A

*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C₁, E, F, G, H, I, J



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Scale: 1" = 150' (22"x34")

Scale: 1" = 300' (11"x17")

DATE: 5-17-2024