

PROPOSED CONDOMINIUM ASSOCIATION DEVELOPMENT

PROPOSED ZONING: TWO-FAMILY RESIDENTIAL DISTRICT (TR-6)

PROJECT PARCEL SIZE: APPROXIMATELY 4.02 ACRES

MAXIMUM LOT COVERAGE

DUPLEX BLDG. AREA: 3,230 SF EACH x 5 = 16,150 S.F.  
4,340 SF EACH x 5 = 21,700 S.F.

DETACHED GARAGE: 864 SF

TOTAL BLDG. AREA = 38,714 S.F.

PAVED DRIVE & DRIVEWAY AREAS: 26,500 S.F.

LOT COVERAGE PERCENTAGE: 37.2% (< 40%)

TOTAL GREEN SPACE & POND AREA: 109,896 S.F.

MAXIMUM GROSS DENSITY

10 2-UNIT DUPLEX BUILDINGS / 4.02 ACRES = 5.0 DU/ACRE (<6.0 DU/ACRE)

MAXIMUM BUILDING HEIGHT

PRINCIPAL BUILDING: MAX. 35 FEET

ACCESSORY BUILDING: MAX. 15 FEET

MINIMUM DWELLING SIZE

DUPLEX BUILDING: 24 FEET BY 40 FEET

PARKING REQUIREMENTS

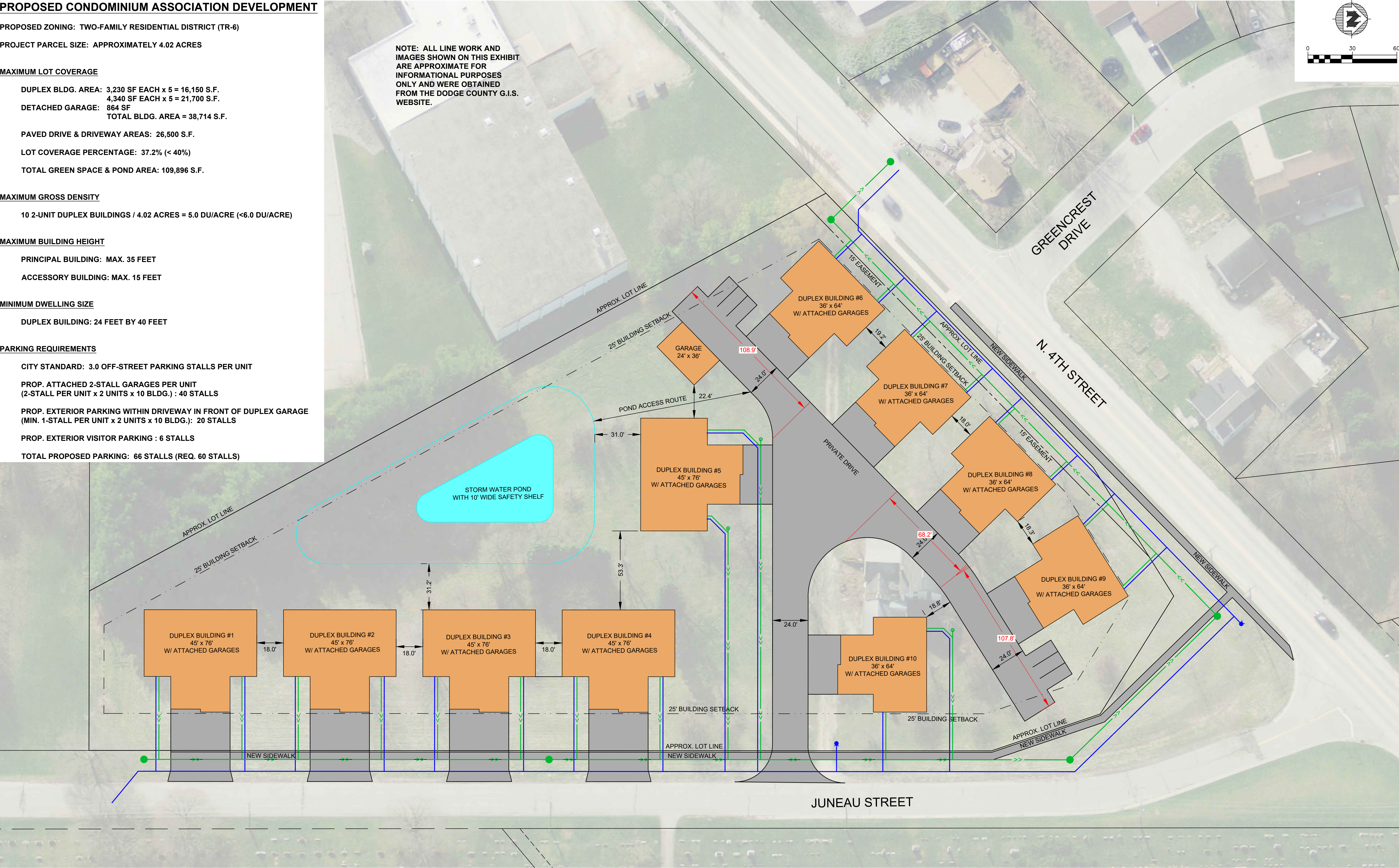
CITY STANDARD: 3.0 OFF-STREET PARKING STALLS PER UNIT

PROP. ATTACHED 2-STALL GARAGES PER UNIT  
(2-STALL PER UNIT x 2 UNITS x 10 BLDG.): 40 STALLS

PROP. EXTERIOR PARKING WITHIN DRIVEWAY IN FRONT OF DUPLEX GARAGE  
(MIN. 1-STALL PER UNIT x 2 UNITS x 10 BLDG.): 20 STALLS

PROP. EXTERIOR VISITOR PARKING : 6 STALLS

TOTAL PROPOSED PARKING: 66 STALLS (REQ. 60 STALLS)



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	JL	-	-	-	-
	DESIGNED BY:	Init	-	-	-
	CHECKED BY:	Init	-	-	-
PLOT DATE: 12/12/2025 2:23 PM, G:\20\20015\20015000\CADD\C3D\20015000 Concept Plan F.dwg					



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201 Corporate Drive, Beaver Dam WI 53916  
(920) 887-4242 www.msa-ps.com  
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ROBERT STANGLER - CONDOMINIUM DEVELOPMENT

1225 NORTH FOURTH STREET

CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

CONCEPTUAL SITE LAYOUT - OPTION F

PROJECT NO:  
20015000

SHEET  
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