

NOTICE OF PUBLIC HEARING

Pursuant of Section § 62.23(7) of the Wisconsin State Statutes and Sections § 550-141, § 550-152G(2), & § 550-152H(6) of the City of Watertown Municipal Code, a notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 16th day of May, 2023 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, to consider the request of Bielinski Development, Inc. (applicant and owner) for a Planned Unit Development – General Development Plan (GDP) as described below:

Area A-D

Lot 2 of Certified Survey Map No. 3936, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 45 to 47 inclusive, as Document No. 1035213. (Parcel No. 291-0815-0642-003)

Lot 1 of Certified Survey Map No. 3936, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 45 to 47 inclusive, as Document No. 1035213. (Parcel No. 291-0815-0642-004)

Lot 1 of Certified Survey Map No. 3937, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 48 to 50 inclusive, as Document No. 1035214. Excepting therefrom those lands conveyed to the City of Watertown in a Warranty Deed recorded on April 16, 2007 as Document No. 1218040. (Parcel No. 291-0815-0642-005)

Area C(b)

Lot 1 of Certified Survey Map No. 3941, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 60 to 62 inclusive, as Document No. 1035218. (Parcel No. 291-0815-0642-006)

Lot 1 of Certified Survey Map No. 3939, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 54 to 56 inclusive, as Document No. 1035218. (Parcel No. 291-0815-0642-007)

Area G (Condos)

Legal Description Phase I:

Being a part of Lot 1 of Certified Survey Map 3942 located in the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of said Lot 1; thence 149.93 feet along the east line of said Lot 1 and along the arc of a curve to the right, whose radius is 2,970.00 feet, and whose chord bears S13°16'26"W, 146.61 feet to the south line of said Lot 1; thence along the south line of said Lot 1 the following 4 courses; thence N75°18'32"W, 110.17 feet; thence N87°27'57"W, 89.08 feet; thence S85°49'08"W, 88.68 feet; thence S79°07'40", 88.45 feet; thence N06°30'50"W, 176.70 feet to the north line of said Lot 1; thence along the north line of said Lot 1 the following 2 courses; thence S86°29'30"E, 261.73 feet; thence 165.59 feet along the arc of a curve to the right, whose radius is 896.81 feet and whose chord bears S81°12'70"E, a distance of 165.36 feet to the point of beginning. Said lands contain 59,479 square feet (1.37 acres).

Expansion Real Estate Legal Description:

Being a part of Lot 1 of Certified Survey Map 3942 located in the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of said Lot 1; thence along the north line of said Lot 1 the following six courses;

thence S89°36'37"E, 83.00 feet; thence 142.87 feet along the arc of a curve to the left, whose radius is 230.00 feet and whose chord bears N72°35'41.5"E, a distance of 140.58 feet; thence N54°48'00"E, a distance of 70.20 feet; thence N37°14'36"E, 132.14 feet; thence 107.10 feet along the arc of a curve to the left, whose radius is 233.00 feet and whose chord bears S73°19'23"E, a distance of 106.16 feet; thence S06°30'50"E, 176.70 feet to the south line of said Lot 1; thence along the south line of said Lot 1 the following six courses; thence S72°26'44"W, 88.45 feet; thence S65°45'48"W, 88.45 feet; thence S59°04'52"W, 88.45 feet; thence S52°24'02"W, 88.41 feet; thence S45°36'57"W, 91.20 feet; thence N89°36'37"W, 229.23 feet to the east line of said Lot 1; thence N00°23'23"E, along the east line of said Lot 1, 140.00 feet to the point of beginning. Said lands contain 105,561 square feet (2.42 acres).

Areas H and I

That part of Lot 1 of Certified Survey Map No. 3822, being a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ of Section 6, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, and recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on May 18, 1999, in Volume 18 of Certified Survey Maps at Pages 102 to 105 inclusive, as Document No. 1018437, and lands being a part of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, Jefferson County, State of Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of Lot 142 of Hunter Oaks Phase VI; thence North 89°22'45" West, along the North line of said Lot 142, a distance of 321.40 feet; thence North 06°10'08" West, a distance of 136.77 feet; thence North 16°56'32" West, a distance of 132.25 feet; thence North 27°32'36" West, a distance of 148.14 feet; thence North 37°44'22" West, a distance of 121.56 feet; thence North 48°21'48" West, a distance of 159.42 feet; thence North 58°30'54" West, a distance of 109.08 feet; thence North 66°55'31" West, a distance of 113.49 feet; thence 138.55 feet along the Easterly right-of-way of Hunter Oaks Boulevard and the arc of a curve to the left, whose radius is 3,030.00 feet and whose chord bears North 13°14'57" East, a distance of 138.55 feet; thence 143.95 feet along the Southerly right-of-way of Belmont Drive and the arc of a curve to the right, whose radius is 896.80 feet and whose chord bears South 67°28'11" East, a distance of 143.80 feet; thence North 08°39'44" East, along the right-of-way of Belmont Drive and Easterly line of Lot 3 of Certified Survey Map No. 3940, a distance of 205.52 feet; thence South 62°59'28" East, along the Southerly line of Hunter Oaks Phase VII, a distance of 260.58 feet; thence South 41°55'46" East, along the Southerly line of said Hunter Oaks Phase VII, a distance of 156.35 feet; thence South 44°09'44" East, along the Westerly line of Hunter Oaks Phase V, a distance of 59.67 feet; thence South 36°09'53" East, along the Westerly line of Hunter Oaks Phase V, a distance of 147.46 feet; thence South 40°44'51" East, along the Westerly line of Hunter Oaks Phase V, a distance of 111.50 feet; thence South 54°16'16" East, along the Westerly line of Hunter Oaks Phase V, a distance of 89.43 feet; thence South 05°37'38" East, along the Westerly line of Hunter Oaks Phase IV and VI, along the Westerly line of Hunter Oaks Phase IV, a distance of 301.80 feet; thence South 00°37'15" West, along the Westerly line of Hunter Oaks Phase VI, a distance of 150.22 feet to the point of beginning. (Parcel Nos. 291-0815-0643-001 and 291-0815-0644-022)

All persons wishing to be heard are invited to be present. Written comments may be submitted to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH:

May 2, 2023
and
May 9, 2023

(BLOCK AD)



Planned Unit Development General Development Plan

(Remaining Undeveloped Parcels)

City of Watertown

April 14th, 2023
(Revised)



PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. ("Bielinski") and the City of Watertown ("City") reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Dr. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the agricultural use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski’s development of Area H-2 (Phase I). Bielinski plans to develop the 26 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	\$16,200,000.00
Area C(b): Condominium Project with “The Sabrina” (68 Units)	\$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	\$36,400,000.00
Total Estimated Value	\$73,340,000.00

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



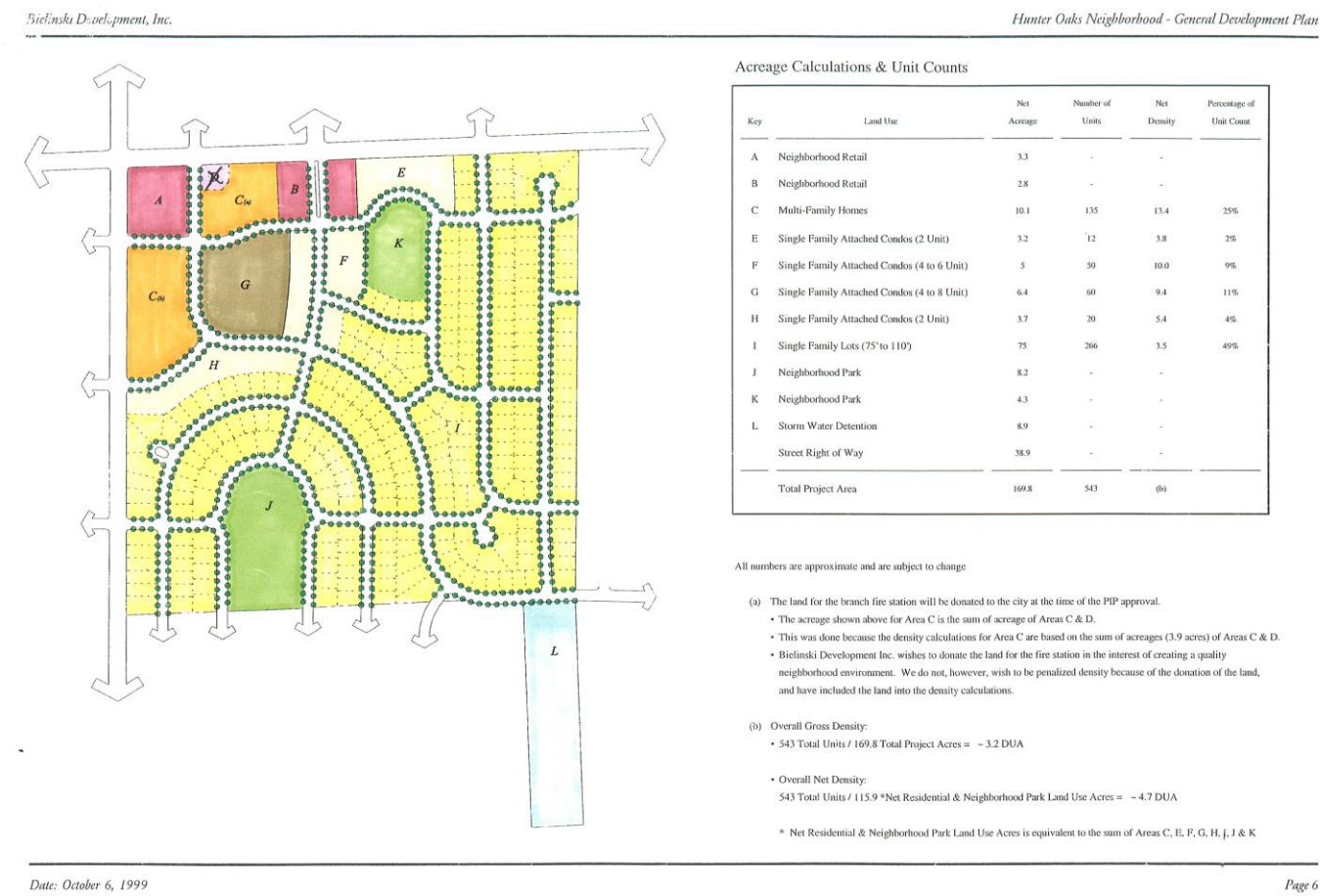
Surrounding Zoning

Hunter Oaks Neighborhood	
North:	General Industrial
South:	PUD
East:	PUD
West:	PUD

Surrounding Land Use

Hunter Oaks Neighborhood	
North:	Industrial/Business Park
South:	Vacant Farmland and Single Family
East:	Developed Condominiums, a Park and Single-Family Homes
West:	Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only



UPDATED GENERAL DEVELOPMENT PLAN

See next page for proposed General Development Plan Site Map

General Mix of Dwelling Unit Types and Land Uses

This General Development Plan will consist of changes to the originally approved and expired GDP with an additional 27 Two-family Ranch Style Condominiums known as “Hunter Oaks Villas” and Condominium Area C(b) with 34 Two-family 1302 Sabrina Ranch Style condominium buildings and 91 single family home lots with revised site layouts and architecture design standards.

Relationship to Nearby Properties / Public Streets

The subject property is located amongst a variety of land uses which makes the area unique. Directly north of Hunter Oaks Neighborhood is an existing industrial/business park served by West Street. West and South of the property are currently farmland and then HWY 26 bypass. East of the property is fully developed as condominiums, single family lots and a park.

RELATIONSHIP TO MASTER PLAN

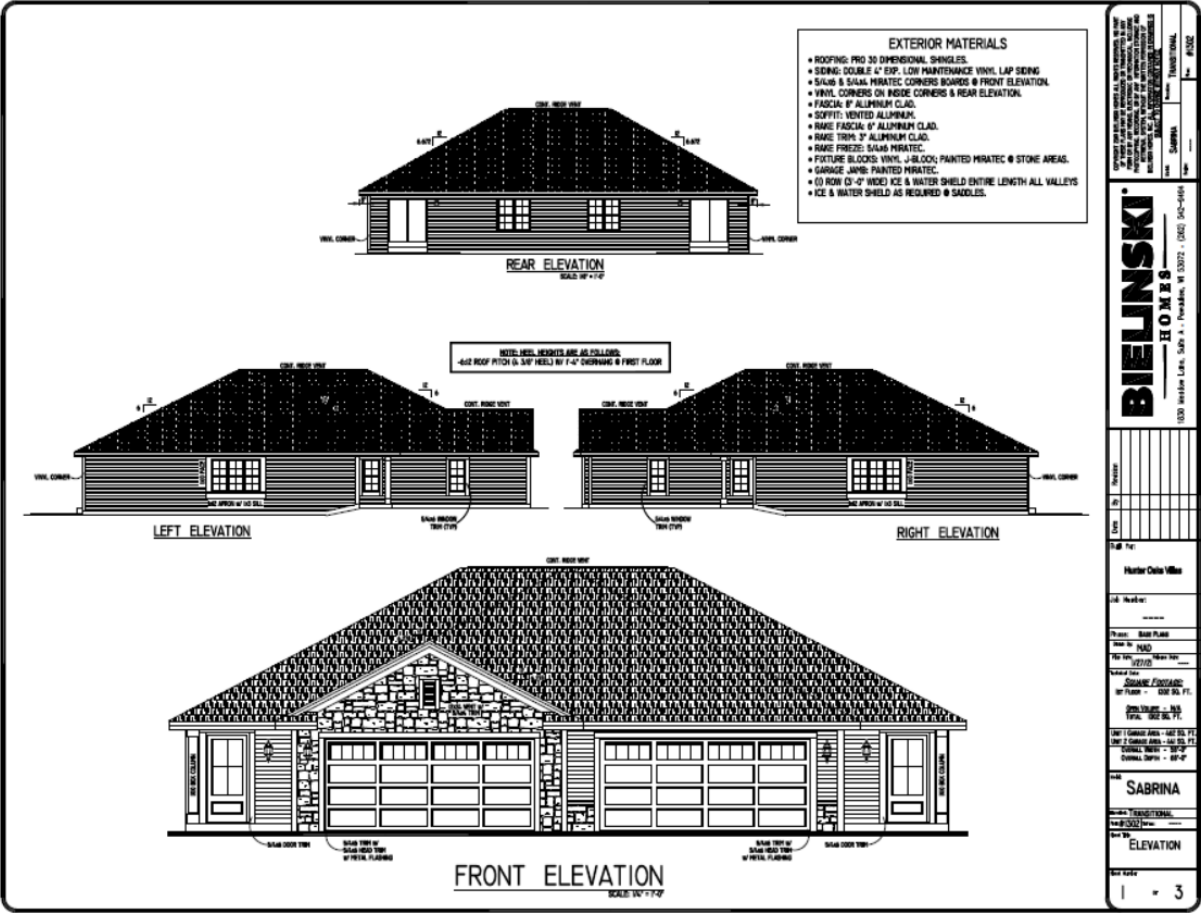
The comprehensive land use plan for the City of Watertown currently designates this property as Planned Neighborhood. According to the Plan, this land use category is designed for a careful mixed use of residential development with active recreation nearby.

Hunter Oaks has been granted entitlements and zoning approval for a mix use neighborhood. The requested amendments reflect an adjustment in the use, site design, architectural and modifications on unit counts.

ARCHITECTURAL THEMES & IMAGES

Bielinski Homes strives to upgrade architecture and curb appeal designs by developing popular distinct Ranch Style condominium building to enhance the internal streetscape on all sites. The buildings utilize traditional styles which incorporate other warm character elements into the design to create a sense of place and neighborhood. The proposed Sabrina 1302 buildings for Areas A-D (Phase III) and Area C(b) will be 2-unit ranch style condominium buildings arranged with 2-bedroom configurations and designed to attract young professionals, retirees, single and small family households. The buildings feature individual garages for each unit and efficient living spaces. Below is the proposed condominium building for the 2-unit areas.

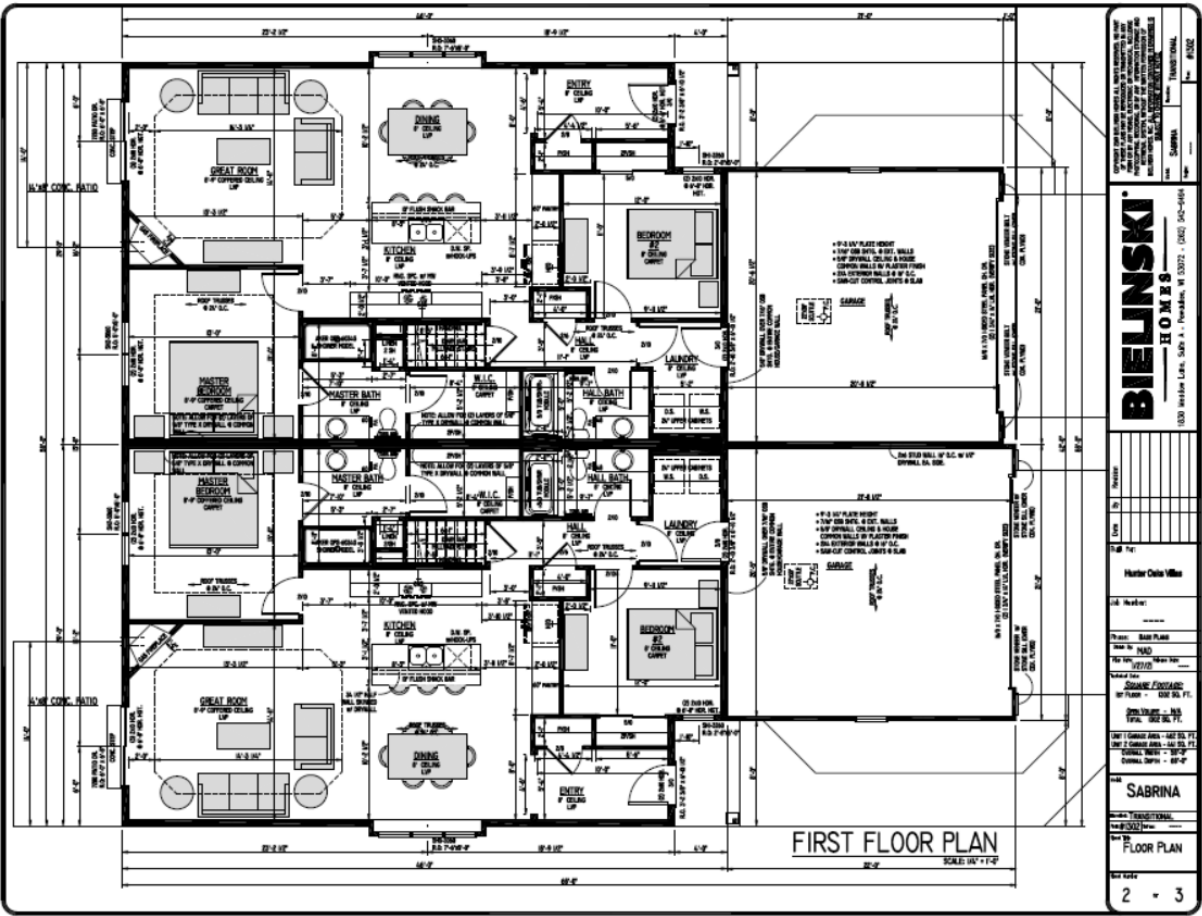
Sabrina 1302 Elevations



AMENITIES

- A Ranch Style Condominium
- Private Entry
- 2 Bedroom and 2 Full Baths
- Master Bedroom with Coffered Ceiling
- Great Room with Coffered Ceiling and Corner Gas Fireplace
- First Floor Laundry
- 2 car garage
- Concrete Patio
- Quality Interior Finishes
- Washer & Dryer in Each Unit
- Individually Metered Utilities
- Individual HVAC Units & Hot Water Heaters

Sabrina 1302 Floor Plan



Initial List of Zoning Standards Which Will Not Meet the PUD

Bielinski Homes is seeking the flexibility allowed by the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk zoning requirements, however the proposed use, layouts and densities calculations are proposed to change.

Areas A-D, B and C(b) Two-Family Ranch Style Condominiums

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4,350 Sq. Ft. per dwelling unit	2,600 Sq. Ft. per dwelling unit
Minimum Lot Width	100’	SAME
Minimum Street Frontage	50’	SAME
Minimum Street Yard	40’	25’
Minimum Side Yard	10’ Lot Width or 8’ minimum	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	3’ : rear/side, 10’ : street	SAME
Minimum Between Buildings	20’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions:

Density Exemptions:

Bulk Exemptions:

Landscape Exemptions:

Parking Exemptions:

Public Roads:

The applicant seeks to amend the use in areas: A-D, B and C(b).
from Neighborhood Commercial to Multifamily
None Requested.
None Requested.
None Requested.
None Requested.
The applicate is seeking to amend that all roadways be private with a minimum width of 27’ and a maximum width of 30’ within areas A-D, B and C(b).

Area H-2 Phase 1-4: Single Family Home Sites (Standard R1 Zoning)

Single Family Zoning	AREA H-2	
General Required Setbacks	R1 Zoning Standards	Proposed PUD
Minimum Lot Area	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	75’	75’
Minimum Front Yard (2 Story)	25’	SAME
Minimum Front Yard (Corner Lot)	25’	SAME
Minimum Side Yard (1 to 2 Story)	8’	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	NA	NA
Minimum Between Buildings	16’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 Spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements on the underlying zoning district.

Land Use Exemptions:

Density Exemptions:

Bulk Exemptions:

Landscape Exemptions:

Parking Exemptions:

The applicant seeks to amend the use in areas: H-2, Phases 1-4 (91 single family home sites)
from Multifamily to Single Family
None Requested.
None Requested.
None Requested.
None Requested.



EXPIRED GDP SITE CALCULATIONS

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	N/A	N/A	
K	Neighborhood Park	4.3	N/A	N/A	
L	Storm Water Detention	8.9	N/A	N/A	
	Street Right-of-Way	38.9			
	Total Project Area	169.7	571		



PROPOSED GDP SITE CALCULATIONS

(Lands Owned & Developed by Bielinski Homes, Inc.)

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A-D	Two-Family Ranch Condos (2)	6.5	34	5.23	6.8%
B	Two-Family Ranch Condos (2)	3.5	20	5.71	4.0%
C(b)	Two-Family Ranch Condos (2)	13.1	68	5.20	13.7%
E	Two-Family Attached Condos (2-Unit)	3.3	12	3.64	2.4%
F	Multi-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Two-Family Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H2-P1	Single-Family Lots	8.5	26	3.06	5.2%
H2-P2	Single-Family Lots	5.3	18	3.39	3.6%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.1	27	3.33	5.4%
I	Neighborhood Park	7.1	N/A	N/A	
J	Neighborhood Park	4.4	N/A	N/A	
K	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	32.5			
	Total Project Area	173.20	497		

Overall Gross Density:

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

Overall Net Density:

- 497 Total Units / 140.70 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or “common greens” are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

LANDSCAPING

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provide pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

PARK

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreational use for the surrounding residents.

DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area I) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1.

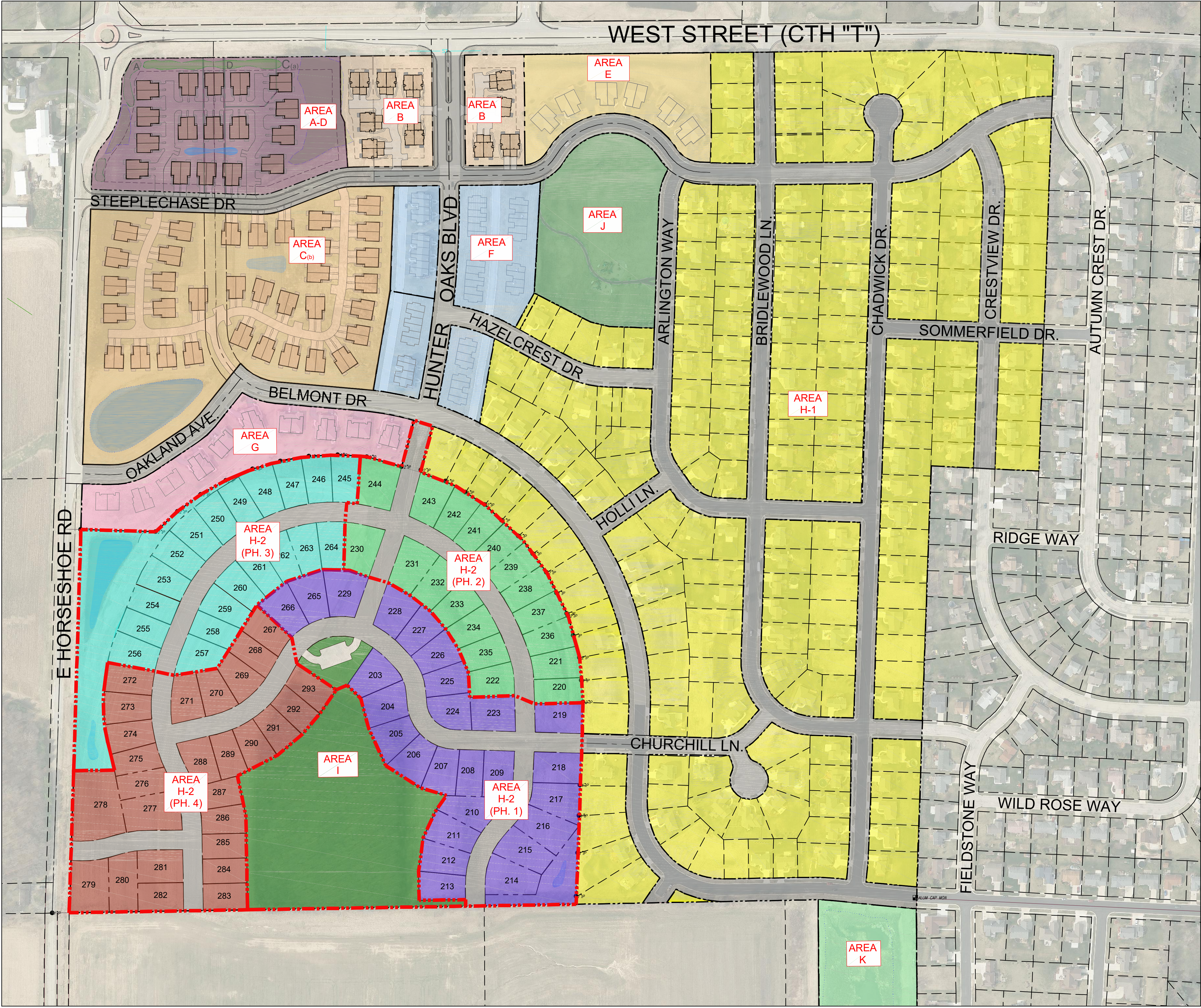
Bielinski Homes shall make improvements to the +/-300’ right-of-way located in H2-PH1 (Phase 1) prior to park & pond dedications. Improvements would be included but not be limited to grading, utility installation, asphalt roads and sidewalks. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

FINANCIAL CAPIBILITIES

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

LIST OF EXHIBITS

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: Revised General Development Plan Dated April 14th, 2023**
Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**
Areas:
A-D (Phase III): Sabrina 1302 Condominium
B (Phase I & II): Adalyn 1300 Condominium
C(b): Sabrina 1302 Condominium



GENERAL DEVELOPMENT PLAN
"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 Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

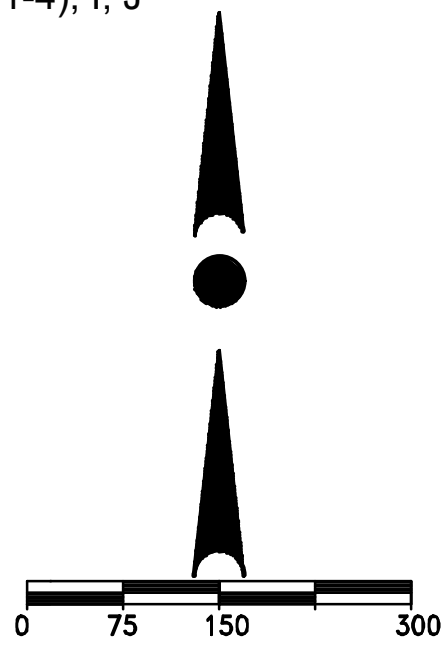
Acreage Calculations & Unit Counts					
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A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	8.5	26	3.06	5.2%
H-2 (P2)	Single-Family Lots	5.3	18	3.39	3.6%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.1	27	3.33	5.4%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:
• 497 Total Units / 173.2 Total Project Acres = 2.87 DUA
Overall Net Density:
• 497 Total Units / 140.7 = 3.53 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



4100 North Calhoun Road
Brookfield, WI 53005
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FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

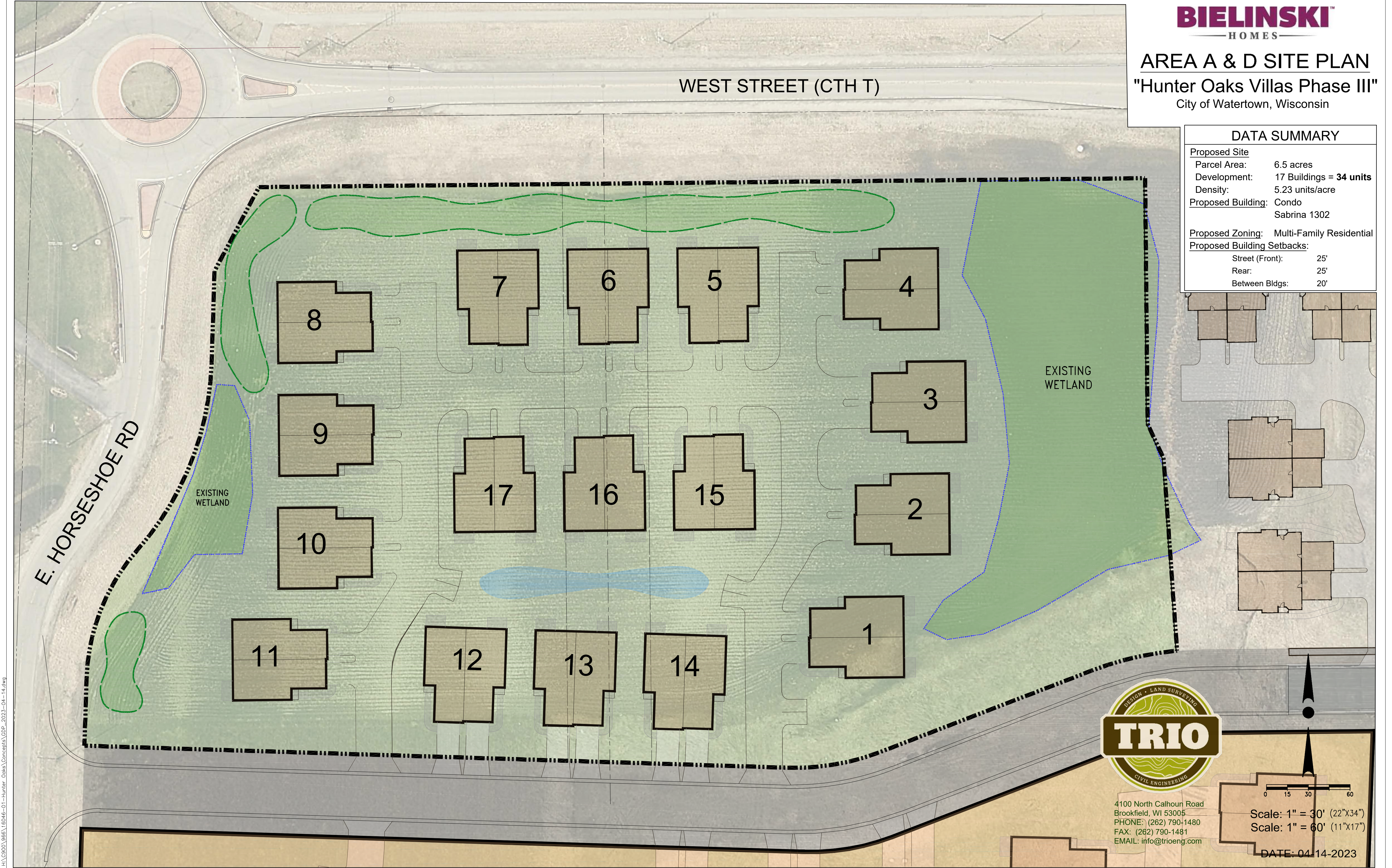
DATE: 04-14-2023

AREA A & D SITE PLAN
"Hunter Oaks Villas Phase III"
City of Watertown, Wisconsin

DATA SUMMARY

<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = 34 units
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'

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0 15 30 60

Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 04/14/2023

AREA B SITE PLAN
"Hunter Oaks Villas Phase II"
City of Watertown, Wisconsin

DATA SUMMARY

<u>Proposed Site</u>	
Parcel Area:	3.5 acres
Development:	10 Buildings = 20 units
Density:	5.71 units/acre
<u>Proposed Building:</u>	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300

Proposed Zoning: Multi-Family Residential
Proposed Building Setbacks:

EXISTING
WETLAND

PHASE II

**PHASE I
(EXISTING)**

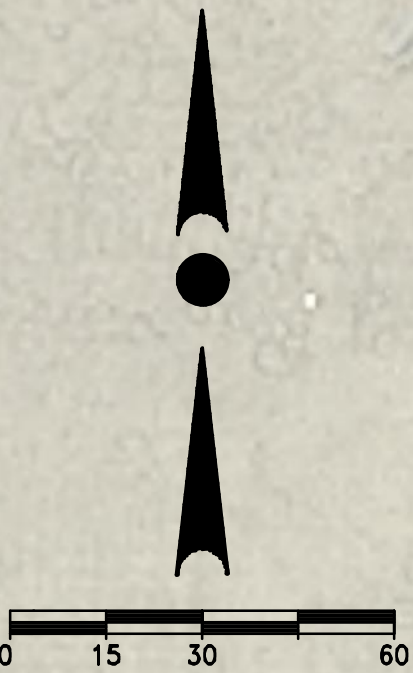
HUNTER OAKS BLVD

STEEPLECHASE

DRIVE



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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 04-14-2023

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AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3

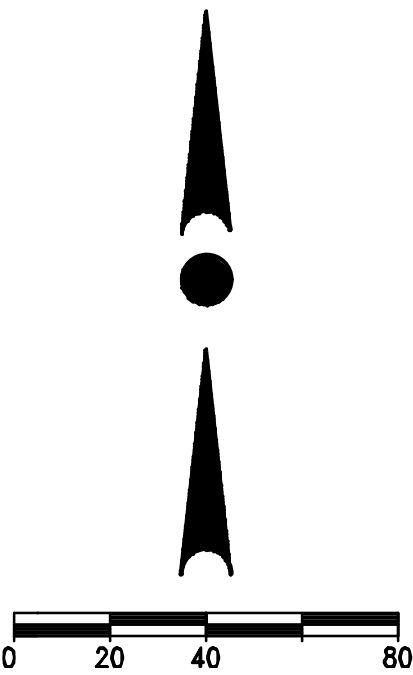


DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 04-14-2023

AREA H & I SITE PLAN

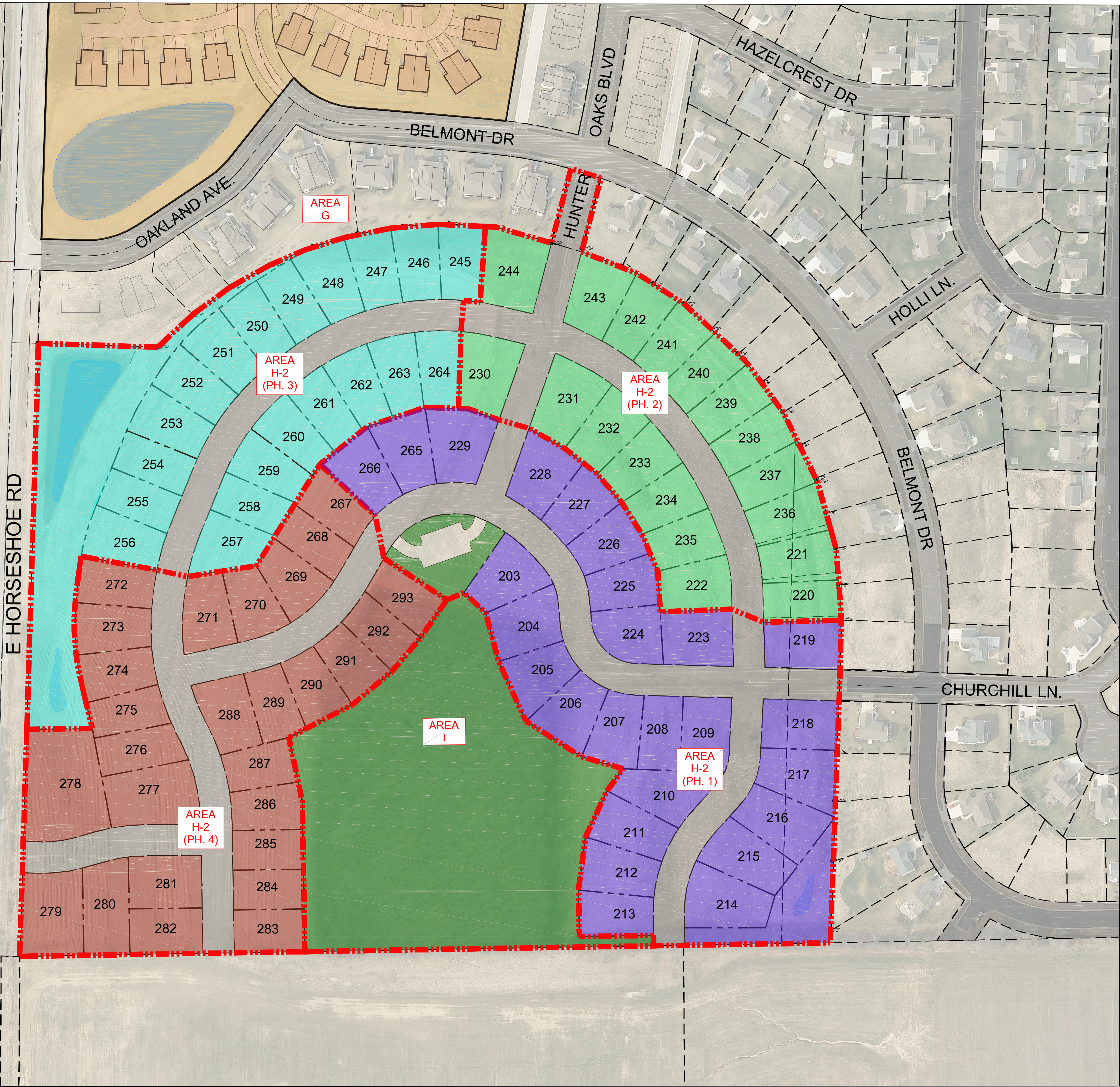
"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin

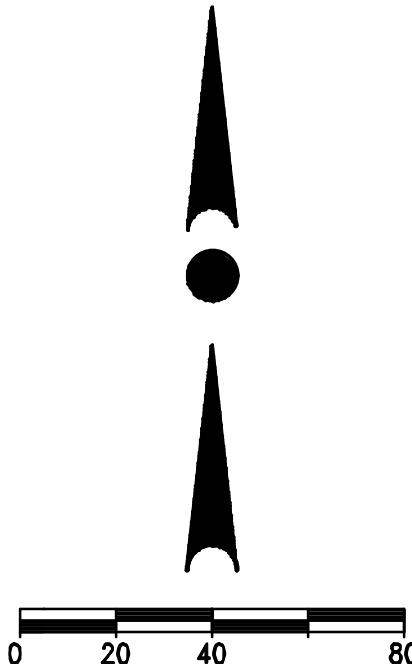


DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	26 Single Family Lots Area = 8.5 Acres
Phase 2	18 Single Family Lots Area = 5.3 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	27 Single Family Lots Area = 8.1 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	



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Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 04-14-2023