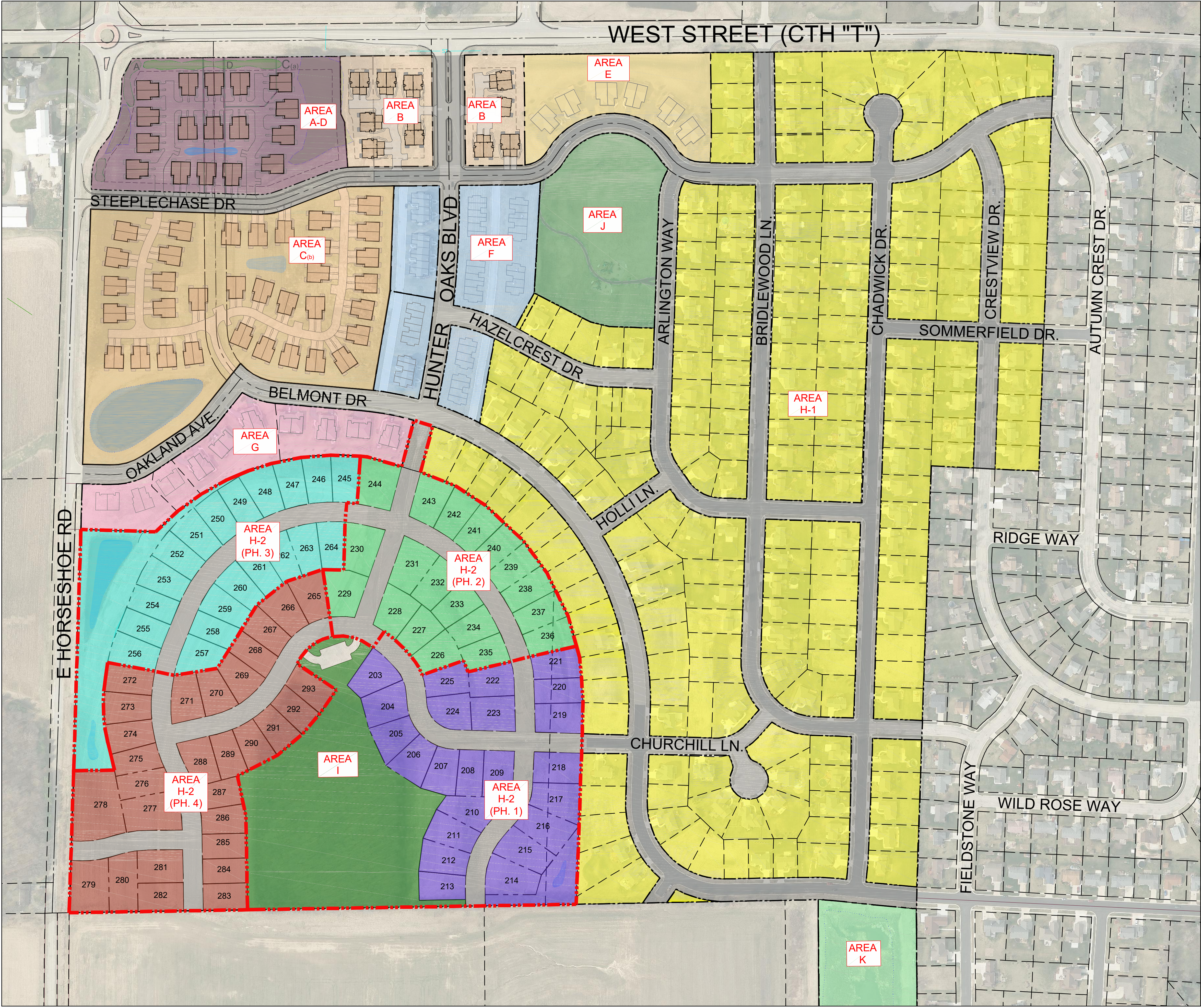




GENERAL DEVELOPMENT PLAN
"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

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)

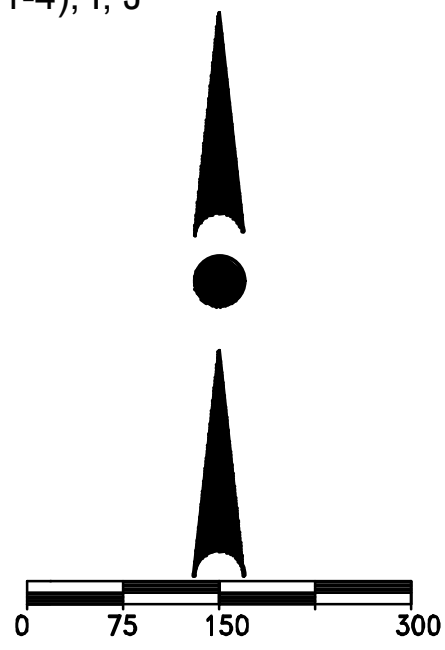
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	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	7.5	23	3.07	4.6%
H-2 (P2)	Single-Family Lots	5.7	19	3.33	3.8%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.7	29	3.33	5.8%
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



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EMAIL: info@trioeng.com



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

DATE: 01-23-2023

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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E. HORSESHOE RD

WEST STREET (CTH T)

EXISTING
WETLAND

EXISTING
WETLAND



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

DATE: 01/23/2023

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)**

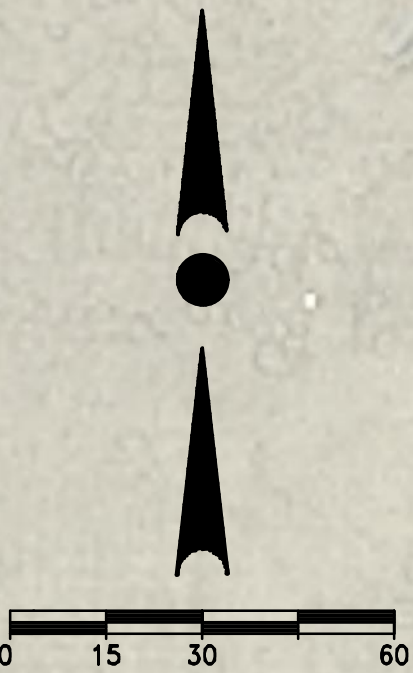
HUNTER OAKS BLVD

STEEPLECHASE

DRIVE



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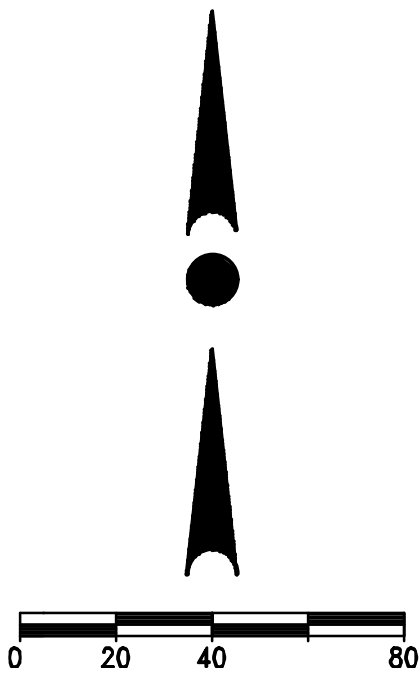
AREA C(b) SITE PLAN
"Hunter Oaks Cottages"
City of Watertown, Wisconsin
SITE PLAN 3



DATA SUMMARY	
<u>Proposed Site</u>	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 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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Scale: 1" = 50' (22"x34")
Scale: 1" = 100'(11"x17")
DATE: 01-23-2023

AREA H & I SITE PLAN

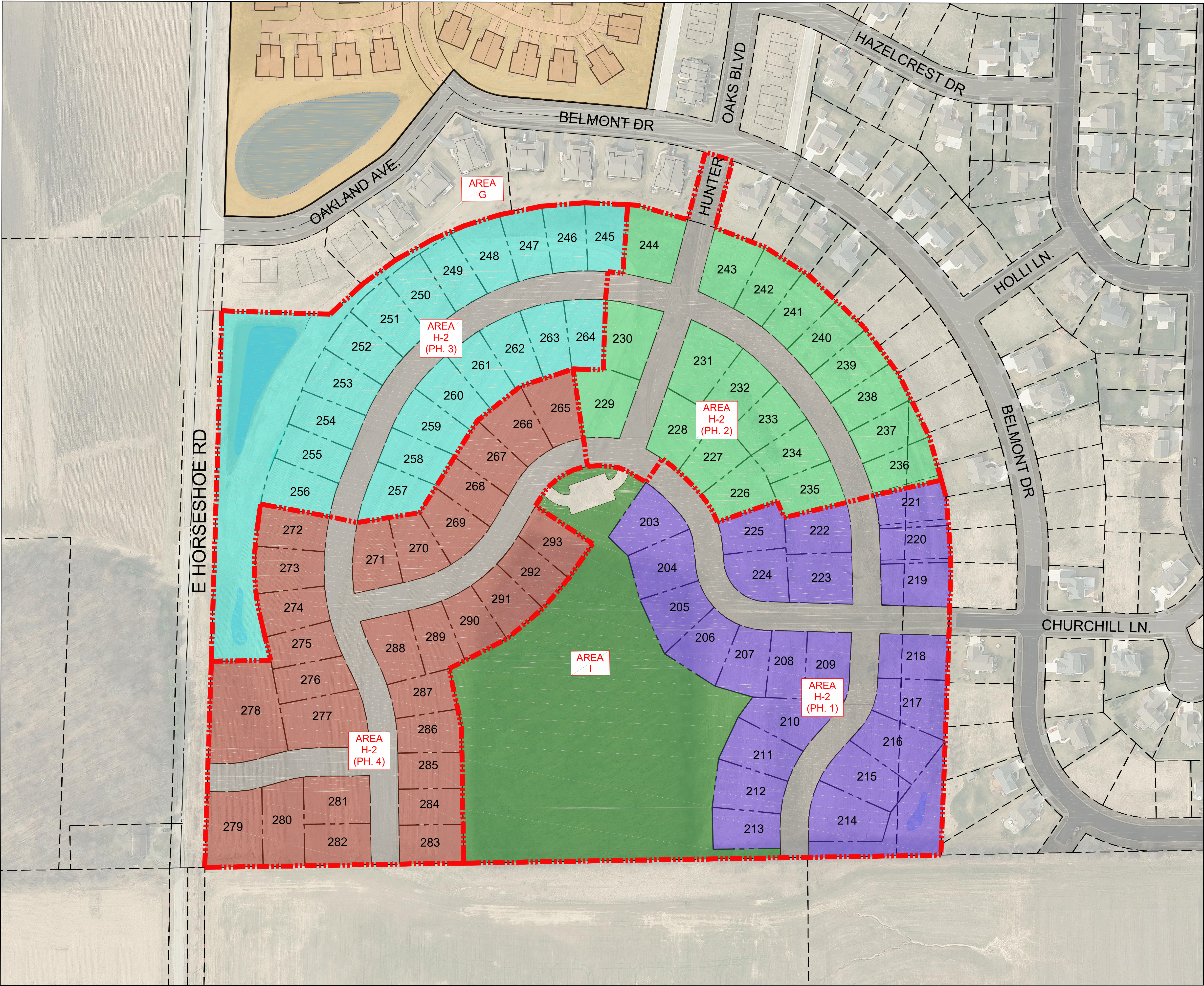
"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin



DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	23 Single Family Lots Area = 7.5 Acres
Phase 2	19 Single Family Lots Area = 5.7 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	29 Single Family Lots Area = 8.7 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" = 200' (11"x17")

DATE: 01-23-2023