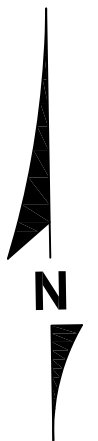


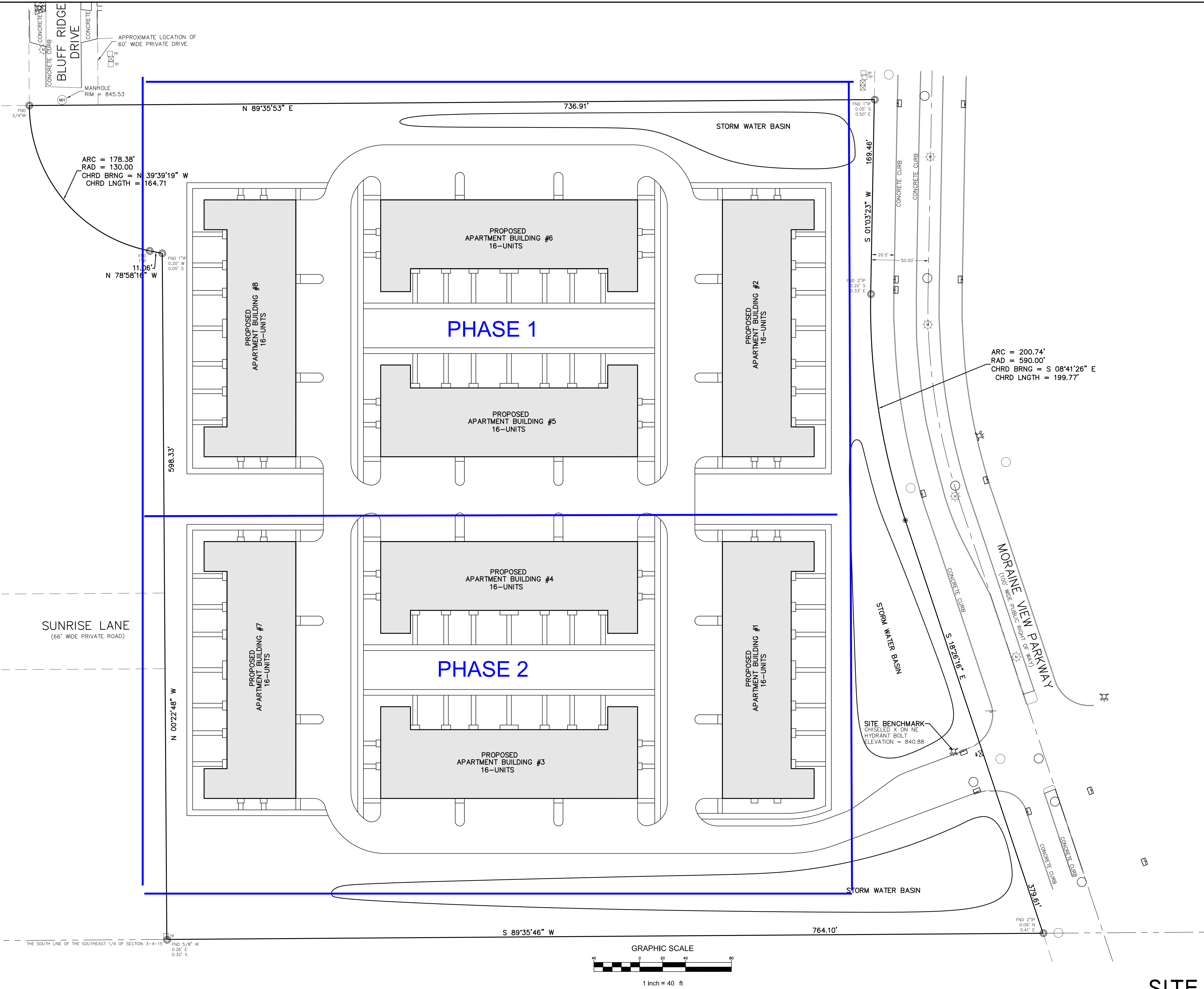
CONCEPTUAL SITE PLAN

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



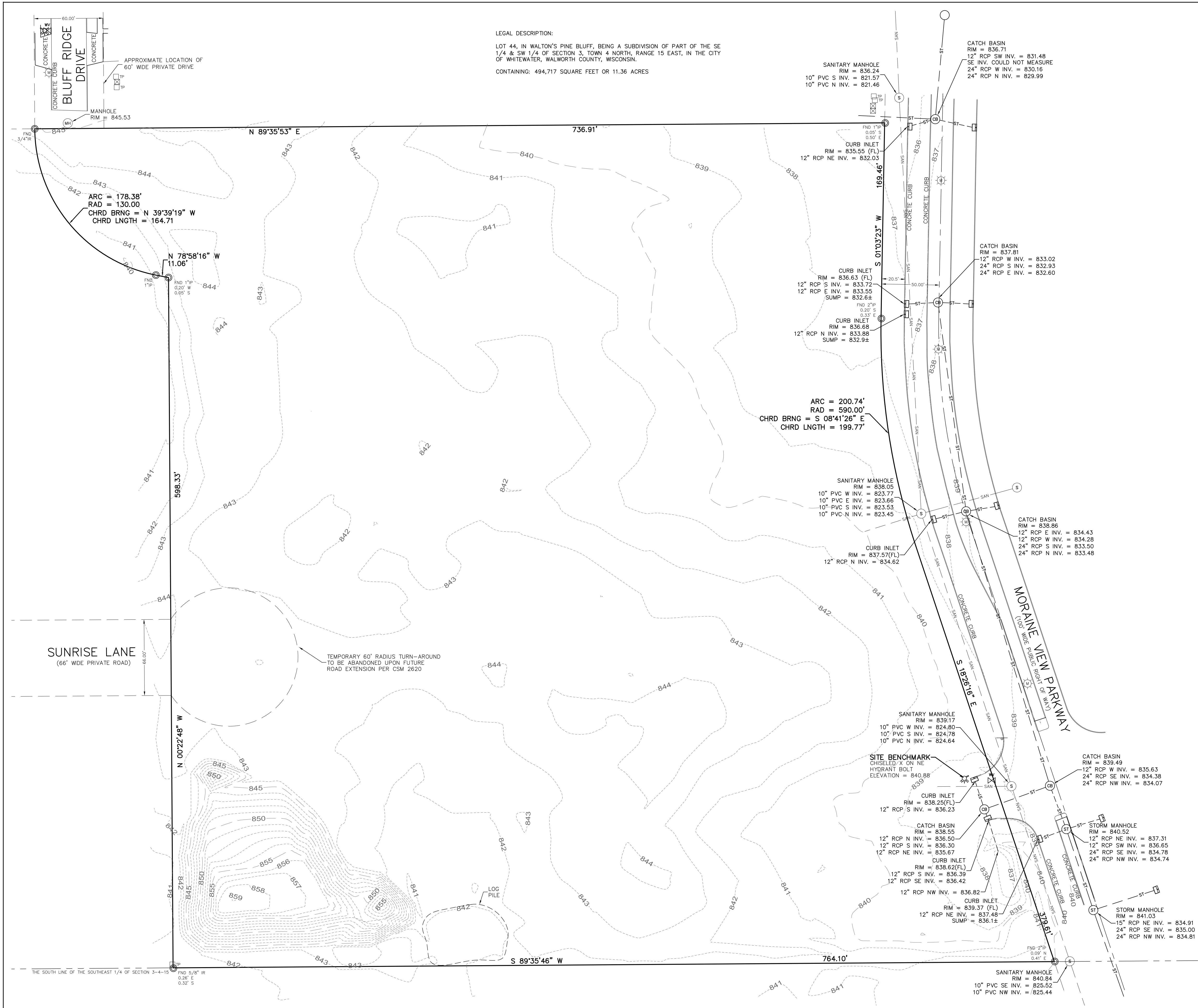
WHITEWATER MULTI-FAMILY DEVELOPMENT
MORaine VIEW PARKWAY WHITEWATER, WISCONSIN

CJE NO.: 2364R0
JANUARY 26, 2024



SITE PLAN

C1.0



LEGAL DESCRIPTION:
LOT 44, IN WALTON'S PINE BLUFF, BEING A SUBDIVISION OF PART OF THE SE 1/4 & SW 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.
CONTAINING: 494,717 SQUARE FEET OR 11.36 ACRES

CJ
engineering
civil design and consulting
9205 W. Center Street
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Milwaukee, WI 53222
PH: (414) 443-1312
www.cj-engineering.com

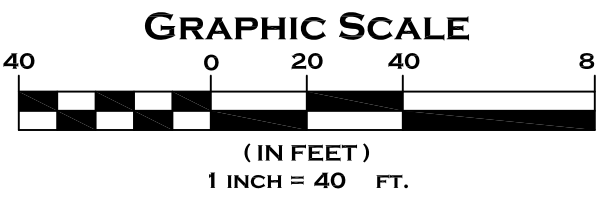
CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
www.CAPITOLSURVEY.COM



- NOTES
- SUBJECT PROPERTY ZONED: R-3, MULTI FAMILY RESIDENTIAL.
 - SETBACKS BASED ON THE CITY OF WHITEWATER ZONING CODE AND ARE AS FOLLOWS:
A. FRONT, THIRTY FEET FIRST FLOOR.
B. SIDE, FIFTEEN FEET; CORNER LOTS TWENTY-FIVE FEET.
C. REAR, THIRTY FEET.
D. SHORE, SEVENTY-FIVE FEET. ALL SHORELAND SHALL BE IN COMPLIANCE WITH CHAPTER 19.46, AND IN ADDITION MAY REQUIRE DNR APPROVAL.
 - LEGAL DESCRIPTION BASED ON INFORMATION FROM WALWORTH COUNTY TAX RECORDS. LEGAL DESCRIPTION NOT PROVIDED BY CLIENT.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES; DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55127C0029E, WITH A DATE OF IDENTIFICATION OF 9/3/2014, IN COMMUNITY NO. 550200, CITY OF WHITEWATER, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK — THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3-4-15, FOUND CONCRETE MONUMENT WITH BRASS CAP WITH AN ELEVATION OF 829.59.
 - SITE BENCHMARK — CHISELED CROSS ON NORTHEAST BOLT ON HYDRANT. AS SHOWN HEREON.
 - ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT NAVD OF 1988(12).
 - SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCOS), WALWORTH COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

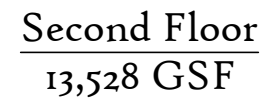
LEGEND		
	SAN	SANITARY SEWER
	ST	STORM SEWER
	W	WATER MAIN
	G	BURIED GAS LINE
	TEL	BURIED TELEPHONE LINE
	FO	BURIED FIBER OPTIC LINE
	///	OVERHEAD UTILITY LINES
	CATV	BURIED CABLE TELEVISION LINES
	CS	COMBINATION SEWER
	W	WOOD FENCE
	M	METAL FENCE
	---	EDGE OF TREES AND BRUSH
	994.32 DS	DOOR SILL ELEVATION
	FD	FIRE DEPARTMENT CONNECTION
	ET	ELECTRIC TRANSFORMER
	EM	ELECTRIC METER
	EP	ELECTRIC PEDESTAL
	EB	ELECTRIC BOX AT GRADE
	TB	TELEPHONE BOX AT GRADE
	TP	TELEPHONE PEDESTAL
	TV	TV PEDESTAL
	GM	GAS METER
	AC	AIR CONDITIONER
	UP	UTILITY POLE
	WS	WOOD SIGN
	MS	METAL SIGN
	FP	FLAG POLE
	B	BOLLARD
	994.32 DS	DOOR SILL ELEVATION
	HY	HYDRANT
	WV	WATER VALVE
	GV	GAS VALVE
	MH	MANHOLE
	SMH	STORM MANHOLE
	CB	CATCH BASIN
	CI	CURB INLET
	MLP	METAL LIGHT POLE
	CLP	CONCRETE LIGHT POLE
	WLP	WOOD LIGHT POLE
	MB	MAIL BOX
	FO	FIBER OPTIC MARKER
	GW	GUY WIRE

www.DiggersatHotline.com
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DIAL 811 OR (800) 242-8511



EXISTING CONDITIONS SURVEY
FOR
WHITEWATER MULTI-FAMILY
MORaine VIEW PARKWAY
WHITEWATER, WI

DRAWN BY:	RAP	DATE:	12/01/2023
CHECKED BY:	MJB	DRAWING NO.	EC - 0
CSE Job No.:	23 - 116	SHEET	1 OF 1

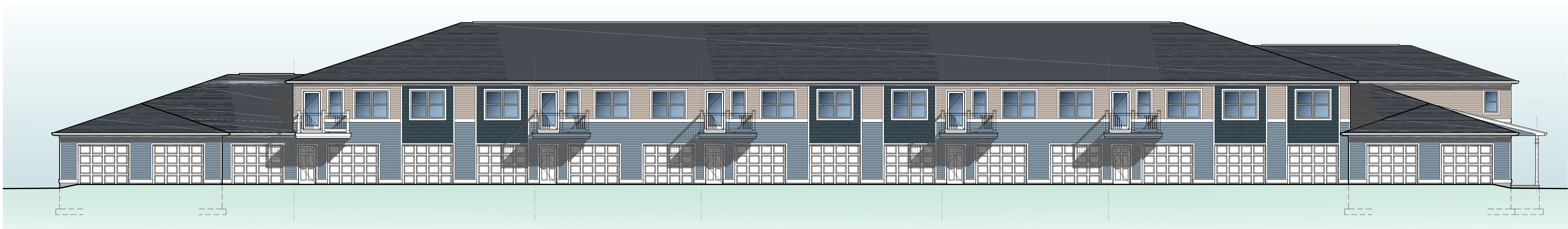


232'-0"



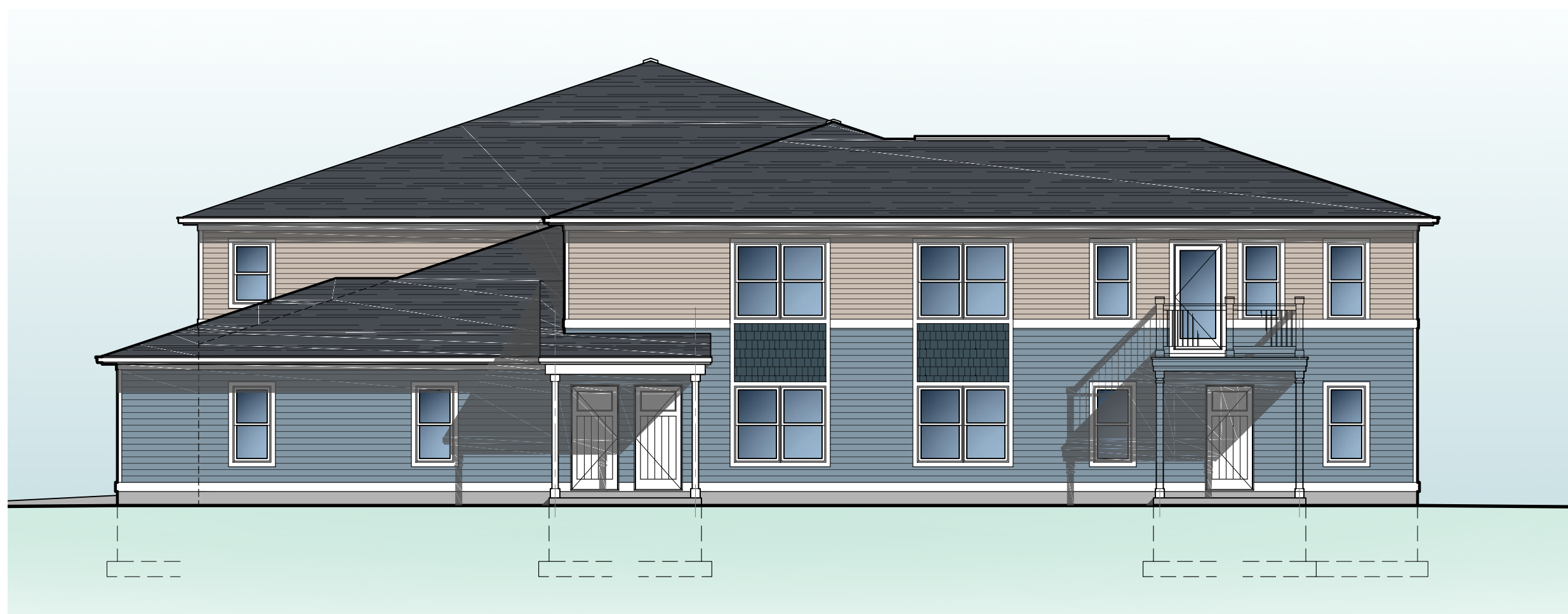
RENDERING OF SIMILAR PROJECT
(Currently in Construction)

PROJECT TEAM



04 COLOR RENDERING
NORTH ELEVATION

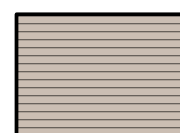
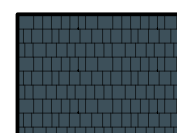
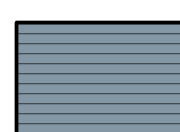

SCALE = 1/8" = 1'-0"

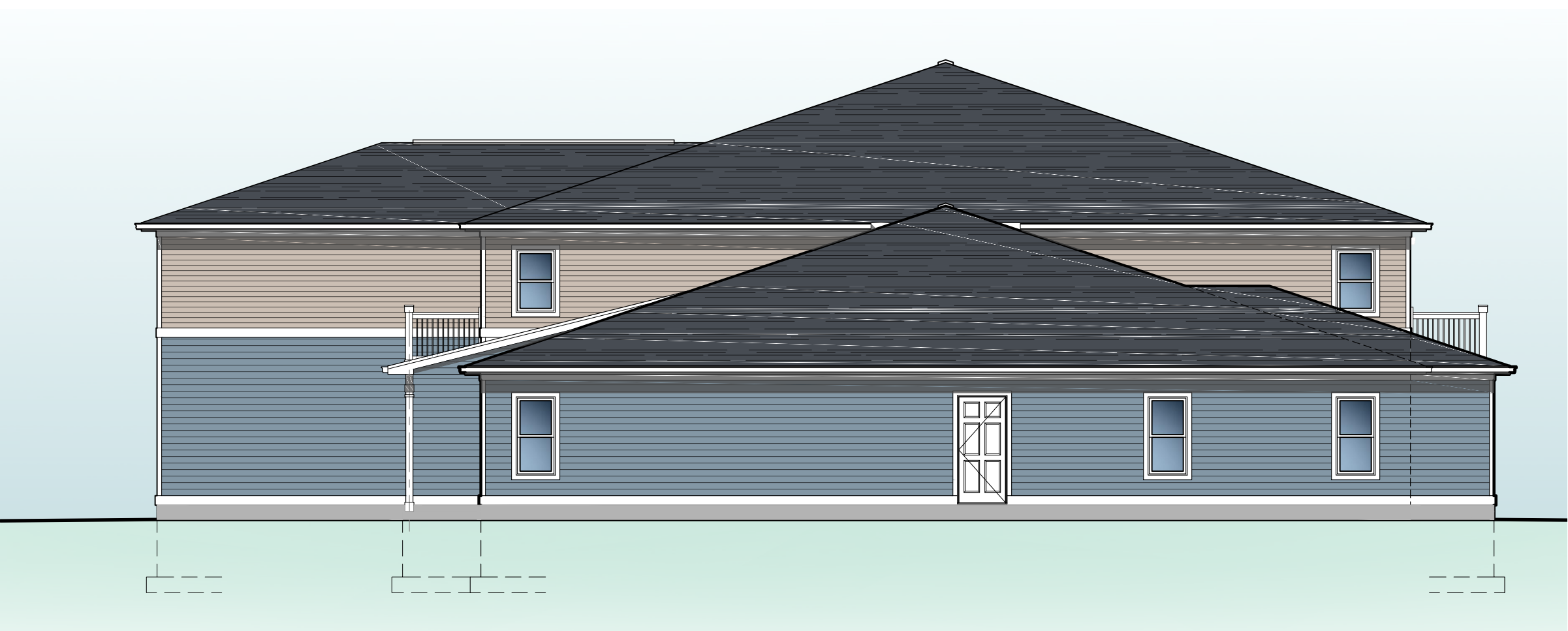


03 COLOR RENDERING
WEST ELEVATION

SCALE = 1/8" = 1'-0"

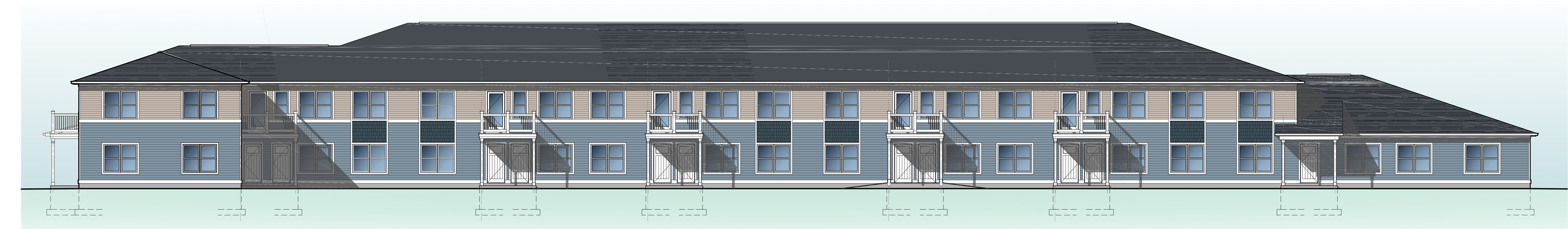
EXTERIOR ELEVATIONS
MATERIAL NOTES

 SDB-1 DOUBLE 4" VINYL LAP SIDING ROYAL BUILDING PRODUCTS ELM GROVE, PROFILE: D4 COLOR: MOCHA	 SDB-3 7" VINYL SHAKE SIDING ROYAL BUILDING PRODUCTS PORTSMOUTH, PROFILE: S7 COLOR: SLATE
 SDB-2 DOUBLE 5" VINYL LAP SIDING ROYAL BUILDING PRODUCTS ELM GROVE, PROFILE: D5DL COLOR: POLARIS	 RFG-1 DIMENSIONAL ASPHALT SHINGLES TIMBERLINE HD COLOR: CHARCOAL



02 COLOR RENDERING
EAST ELEVATION

SCALE = 1/8" = 1'-0"



01 COLOR RENDERING
SOUTH ELEVATION

SCALE = 1/8" = 1'-0"

DRAWING DATE

01.17.2022

SET TYPE

DESIGN PHASE

SHEET NAME

COVER SHEET

SHEET NUMBER

A000

Zoning Analysis

HIGH LEVEL ALLOWABLE UNIT CALCULATION

Lot Area	10.175 Acres
Lot Area	444,139 SF

Proposed Development

Density Check - 128 Units over 8 Buildings

2 Bedroom Units	96	3000	288,000
3 Bedroom Units	32	3500	112,000
Total SF / Dwelling Area			400,000
Lot Area			444,139
Variance			44,139
Units Per Acre	128	10.175	13

Lot Coverage Check

16 Unit Building Footprint	8	14880	119,040 SF	26.8%
End Parking & Drive Lane	8	11180	111,800 SF	25.2%
Lot Coverage			230,840 SF	52.0%

Open Space **213,299 SF**

Lot Coverage Calc 128 Units

350 SF / Unit

Required Open Space **44,800 SF Usable Open Space**

Variance **168,499**

OTHER ZONING NOTES

- 1) Currently R-3 Multifamily
- 2) Requires **Conditional Use** for buildings with more than 4 units
- 3) Minimum Lot Area - See table above
- 4) Setbacks
 - Front - 30'
 - Side 15' (corner 25')
 - Rear 30'
- 5) Lot Coverage - 350 SF of usable open space for each dwelling unit
- 6) 45' max building height
- 7) Park fee required for each unit - could be reduced if sufficient land area was provided for park purposes at the time of subdivision

Min. Lot Area

Efficiency	2000 SF
1 Bed	2500 SF
2 Bed	3000 SF
3 Bed +	3500 + 300 SF