



CONCEPT PLAN REVIEW

Hale / Pearson Farm Subdivision

A Bielinski Planned Residential Development with 99

Single Family Small Lot Subdivision in the City of Whitewater

DEVELOPMENT SUMMARY

Proposed Development:	Single Fam. Small Lot
Current Future Land Use Plan	Single Family Residential
Proposed Zoning:	RS-1 / PUD?
Parcel Acreage Area:	33.5
Total Number of Single Family Lots	99
Typical Lot Size Square Feet	7,200 s. f.
Typical Lot Width	60'
Typical Lot Depth	120' min
Density Per Acre	2.96 units
Public Road Length	4,570'
Open Space: Wetlands and Outlot	8.4 acres
Minimum PUD Zoning Request:	RS-1 PUD
Lot Area:	6,000 s. f.
Lot Width:	60' / 66' corner
Lot Depth:	100'
Building Height Max:	35'
Front Yard:	20'
Front Corner:	10'
Side Yard:	8'
Rear Yard:	20'
One Story Min. Sq. Ft.	1,200 s.f.
Two Story Min. Sq. Ft. 1st Floor	700 s.f.
Total Number of Homes	99
Estimated Project Value	\$37,500,000 to \$42,500,000

Summary:

The Hale Farm- Is a proposed single family subdivision with 99 residential small lots with some designed open green space with enhanced landscaping features, wetland & pond. Bielinski Homes is very excited about the future opportunity of constructing quality single family small homes in the City of Whitewater. This development will possible need PUD zoning to provide some relief & flexibility.

Proposed Public Infrastructure needed: Lift Station, 700' of sewer forcemain & 585' of watermain.

Possible PUD Relief:

Lot Area: 6,000 sf min. Lot Width: 60' min. (66' corner) x 110' Lot Depth
Sidewalks on one side of the street.

Setbacks: Front Street: 20' / Front Corner: 10'

Side Yard: 8' / Rear Yard: 20'

