



4100 N. CALHOUN RD
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

SITE DATA TABLE

- Total Area 33.51 ac
 - Wetland Area - 1.72 ac
 - Floodplain - 0.08 ac
 - Sub-total - 1.80 ac
 - Upland SEC - 3.95 ac
 - Sub-total - 5.75 ac
- Development Area 27.76 ac
 - **Proposed R-1S zoning**
 - **99 lot Single-family Subdivision**
 - Density = 99 / 33.51 = 2.95 un/ac
- Outlot Open space = 8.4 ac (25% of site)
- Total Road Length = 4,570 lf (46.16 lf/lot)
- Proposed Public Infrastructure:
 - Lift Station, 700' of forcemain & 585' of watermain

Proposed Zoning - R-1S

One-family Residence District - Small Lots

- Minimum Lot Area = 6,000 sf
- Minimum Lot Width = 60'
 - Min. Corner Lot = 66'
- Minimum Lot Depth = 100'
- Minimum Yard / Setbacks:
 - Front = 20' minimum 25' maximum
 - Side = 6'
 - Rear = 20'
 - Shoreland = 75'
 - Lot Frontage = 30'
 - Porch Setback = 12'
 - Street Side Setback on a corner lot = 10'
 - Pavement from lot line = 5'
- Max lot coverage = 50%
- Max impervious = 70%
- Min greenspace = 30%

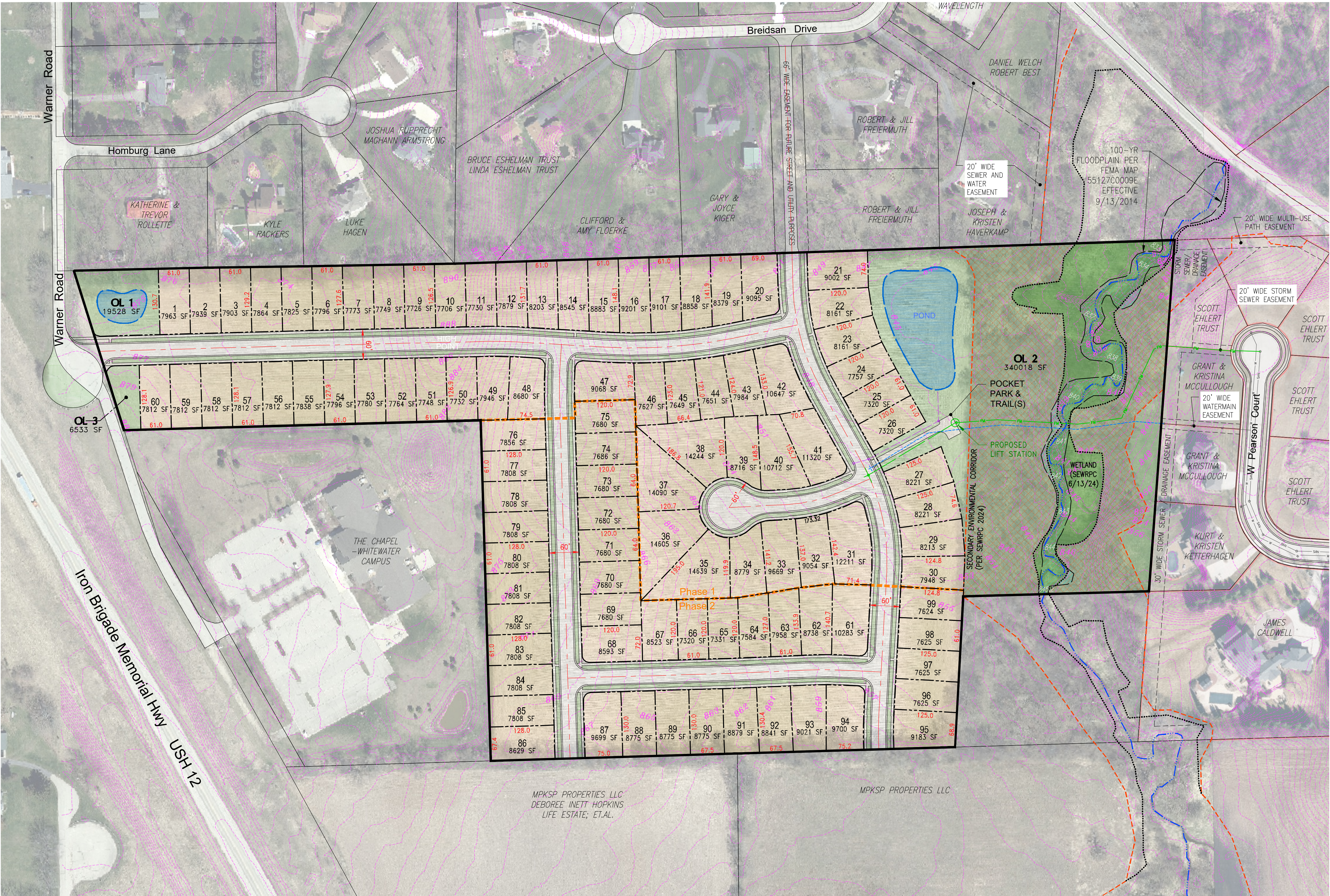
Storm Water Management

- City of Whitewater requirements:
- 80% TSS removal
 - Peak discharge rates shall be reduced to pre-development conditions for 2-yr thru 100-yr events
 - Infiltrate stormwater to reduce the runoff volume where applicable & appropriate



Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")

DATE: 8/5/2025



SITE PLAN

HALE FARM SUBDIVISION
WHITEWATER, WI

BIELINSKI
HOMES