



## 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

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

#### 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'