

SITE DATA

126.79 ACRES
(ENTIRE PROPERTY)
8.21 ACRES
(CITY WTP PARCEL)

63.03 ACRES
(PROPOSED DEVELOPMENT PARCEL)
62.52 ACRES
(EXCLUDING 0.51 AC EX. R/W)
57.62 ACRES
"Buildable Area"
(EXCLUDING 4.9 ACRES OF WETLAND)

PROPOSED URBAN - MDR (4-8 UNITS/AC.)

SINGLE FAMILY - 113 UNITS
MULTI FAMILY - 36 UNITS
TOTAL - 149 UNITS
DENSITY - 2.6 UNITS/AC.

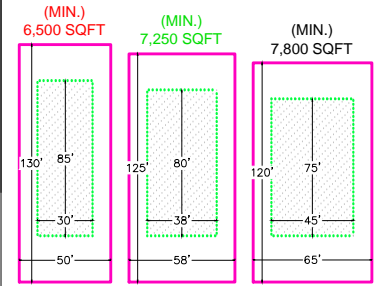
WETLAND BUFFERS - 6.2 ACRES
PROPERTY BUFFER - 10.4 ACRES
STORMWATER - 5.4 ACRES
REMAINING ACREAGE - 35.62 ACRES
DENSITY - 4.2 UNITS/AC.

CONCEPT "MDR"
~4,800 L.F. (±7.1 AC) - PROPOSED 2-WAY ROADWAY
~2,480 L.F. (±2.1 AC) - PROPOSED 1-WAY ROADWAY
~XXXX L.F. - TRAIL (MUST EXCEED ROADWAY)

- NOTES**
- DIMENSIONAL REQUIREMENTS WILL BE UPDATED/REVISED AFTER CONCEPT COMMENTS HAVE BEEN RECEIVED AND DISTRICT PARAMETERS DETERMINED.
 - NO PRELIMINARY ENGINEERING HAS BEEN COMPLETED AT THIS TIME. LOTS/UNITS MAY NEED TO BE ELIMINATED IN ORDER TO ACCOMMODATE GRADING, STORMWATER, OR UTILITY DESIGN.
 - A SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED AT THIS TIME. THE INFORMATION AND BOUNDARY SHOWN HEREON SHOULD BE USED FOR CONCEPT PURPOSES ONLY.
 - TREE PRESERVATION, LANDSCAPING AND SCREENING REQUIREMENTS SHALL BE REVIEWED WITH THE CITY.
 - SOIL ANALYSIS SHALL BE CONDUCTED TO IDENTIFY AREAS SUITABLE FOR STORMWATER TREATMENT.
 - AREAS GREATER THAN 12% SLOPE FOR 50' MAY BE CONSIDERED "STEEP". THERE ARE NO STEEP SLOPES ON THIS PROPERTY.

LOT EXAMPLES

NOTES - LOT NUMBERS ARE COLOR CODED AS INDICATED BELOW BASED UPON THE BUILDABLE WIDTH AT THE SETBACK LINE. THEREFORE CORNER LOTS ARE LARGER TO ACCOUNT FOR THE INCREASED CORNER SETBACK. ADDITIONAL, THE LOT WIDTH ON A CULDESAC OR TURNAROUND IS MEASURED AT 35 FT FROM THE RIGHT OF WAY TO AVOID EXCESSIVE LOT SIZE.



MDR - LOT REQUIREMENTS
7,000 SQFT MIN LOT AREA (SF)
4,000 SQFT MIN LOT AREA (TWN)
3,000 SQFT MIN LOT AREA (MF)
50' MIN LOT WIDTH (SF)
30' MIN LOT WIDTH (TWN)

25' FRONT YARD SETBACK
15' CORNER YARD SETBACK
10' SIDE YARD SETBACK
20' REAR YARD SETBACK

→ EXISTING STORMWATER RUNOFF
→ PROPOSED STORMWATER RUNOFF



PROJECT: VORAN PROPERTY
TYME PROPERTIES, LLC.

SHEET NO. **CONCEPT**

Auth•Consulting/associates
S&L Land Surveying a division of A.C/a

AC/a

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DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

DRAWN BY: JMS
CHECKED BY: MDH
DATE: 04/28/25
DWG FILE: 287-ACA (TYME)
REF FILE:
JOB NUMBER: 287-ACA

CONCEPT W/CITY SEWER
REVISION DESCRIPTION:
NAME: JMS
DATE: 04/29/25

CONCEPT SITE PLAN

DRAFT
OPTION "MDR"