

### 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)  
\*51.4 ACRES  
\*FOR DENSITY CALCULATIONS  
(EXCLUDING ±4.9 ACRES OF WETLAND)  
(and ±6.2 ACRES OF WETLAND BUFFER)

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

SINGLE FAMILY - 113 UNITS  
TWINHOME - 32 UNITS  
TOTAL - 144 UNITS  
DENSITY - 2.8 UNITS/AC.

PROPERTY BUFFER - 10.4 ACRES  
STORMWATER - 5.4 ACRES  
REMAINING ACREAGE - 35.62 ACRES

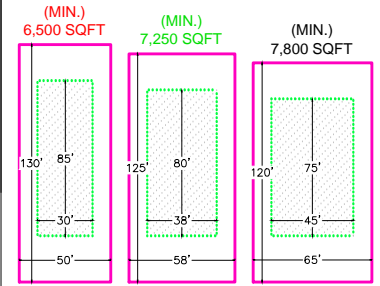
CONCEPT "MDR"  
~4,800 L.F. (±7.1 AC) - PROPOSED 2-WAY ROADWAY  
~2,480 L.F. (±2.1 AC) - PROPOSED 1-WAY ROADWAY  
~XXXX L.F. - TRAIL (MUST EXCEED ROADWAY)

#### 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.										CONCEPT SITE PLAN																			
SHEET NO. CONCEPT																													
<div><div>Auth•Consulting/associates</div><div>S&amp;E Land Shaping a division of A.C/a</div></div>										CORPORATE OFFICE										BRANCH OFFICE									
										400 Technology Drive East Suite 200 Menomonee, WI 54751 Tel 715-232-9490										2320 Kale Street Suite 200 Hudson, WI 54016 Tel 715-381-3277									
										authconsulting.com																			
										DRAWING PHASE:										DRAWN BY: JMS									
										OWNER REVIEW										CHECKED BY: MDH									
										AGENCY REVIEW										DATE: 04/28/25									
										BID DOCUMENT										DWG FILE: 287-ACA (TYME)									
										FOR CONSTRUCTION										REF FILE:									
										AS-BUILT DOCUMENT										JOB NUMBER: 287-ACA									
										REVISION DESCRIPTION:										CONCEPT W/CITY SEWER									
NAME:										JMS																			
DATE:										05/06/25																			

CORPORATE OFFICE

408 Technology Drive East  
Suite A  
Menomonee, WI 54751  
Tel 715-382-4900  
authconsulting.com

BRANCH OFFICE  
2920 Duluth Street  
Suite 101  
Hudson, WI 54016  
Tel 715-381-3877

AuthConsulting/associates  
S&B Land Surveying a division of A/C/a

CONCEPT SITE PLAN

PROJECT:

SHEET NO.

CONCEPT