

**ADJUSTED TRACT ACREAGE**

DESCRIPTION	Total Area	Adjustment Factor	Adjusted Total Area Deduction	ADJUSTED TRACT ACREAGE
	(acres)	(deduction)	(acres)	(acres)
<b>CALHOUN RD.</b>	<b>88.40</b>			
- Wetlands (outside Floodway)	8.77	-0.95	-8.33	
- Floodway	21.78	-1.00	-21.78	
- Floodplain	5.97	-0.50	-2.99	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
<b>TOTAL ADJUSTED TRACT ACREAGE</b>				<b>54.79</b>
<b>Required conservation area (75% of adjusted)</b>				<b>41.10</b>
<b>LOT COUNT BASED ON ADJUSTED TRACT ACREAGE</b>				<b>11</b>

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.  
 Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

**DENSITY CALCULATION**

Description	Total Area (acres)	Allowable Lots	Notes
<b>TOTAL AREA "4908 S CALHOUN RD"</b>	<b>88.395</b>	<b>17.68</b>	Total area excludes the Calhoun Road right-of-way
<b>LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)</b>	38.395	<b>3.84</b>	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. <i>The 27.8 acres of Wetlands on the site are given to be part of the first 50 ac</i>
<b>TOTAL CONSERVATION SUBDIVISION APPLICATION</b>	<b>88.395</b>	<b>21.52</b>	Maximum # of possible lots in the conservation subdivision.

**PROPOSED ZONING**

R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	20,000 or 32,670	110 or 130	None	40	15	30

\* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.

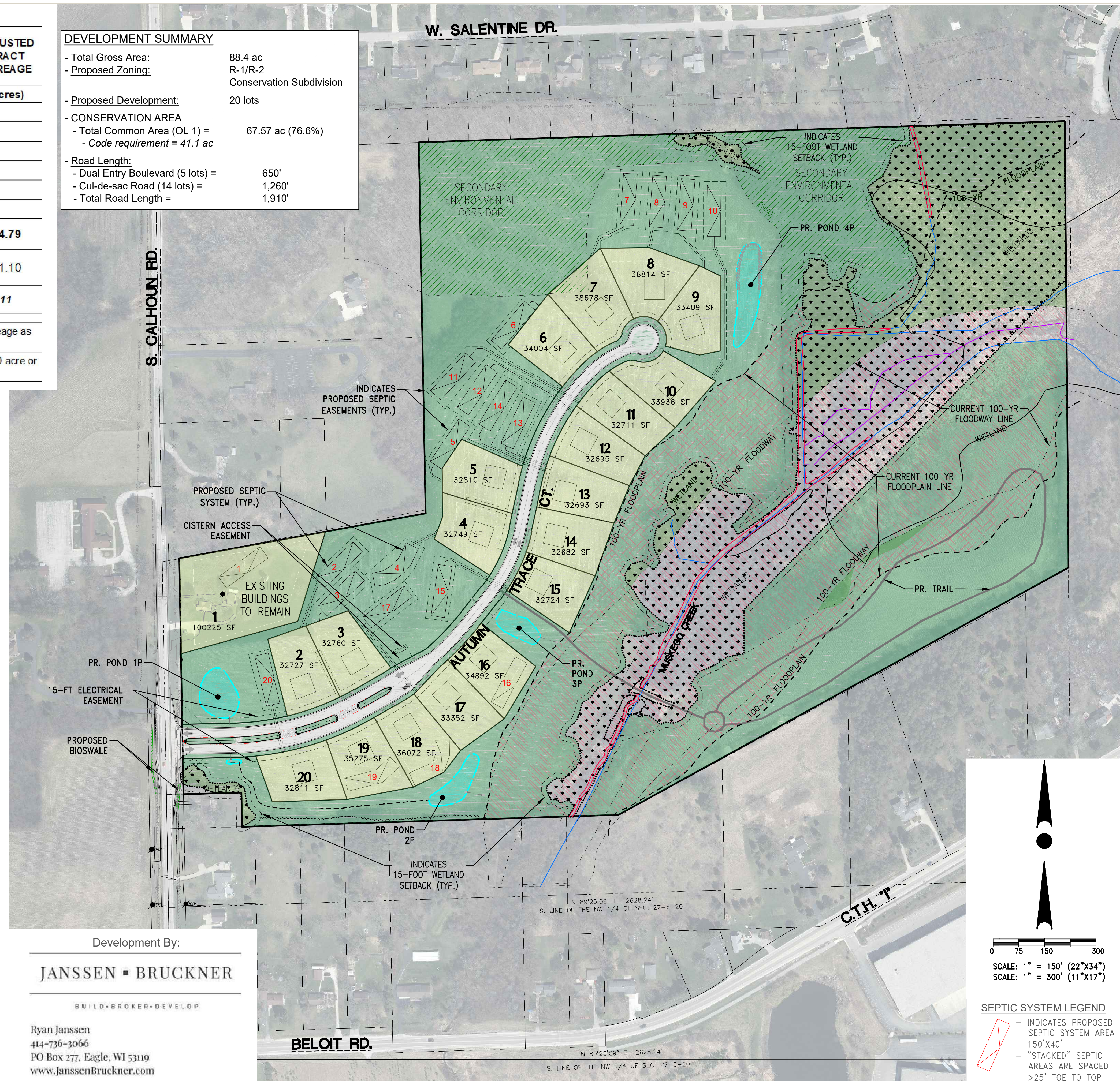
\*\* Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

**ADDITIONAL DESIGN STANDARDS per 275-33**

- Conservation Area Buffer: Existing Road = 100'; Exterior Boundary = 50'
- Conservation Area:
  - Includes Secondary Environmental Corridor, Floodplain and Wetland
  - No less than 30% of adjusted tract acreage shall be for common use
  - May be located on lots that are 10 acres or larger.

**DEVELOPMENT SUMMARY**

- Total Gross Area: 88.4 ac
- Proposed Zoning: R-1/R-2 Conservation Subdivision
- Proposed Development: 20 lots
- CONSERVATION AREA
  - Total Common Area (OL 1) = 67.57 ac (76.6%)
  - Code requirement = 41.1 ac
- Road Length:
  - Dual Entry Boulevard (5 lots) = 650'
  - Cul-de-sac Road (14 lots) = 1,260'
  - Total Road Length = 1,910'

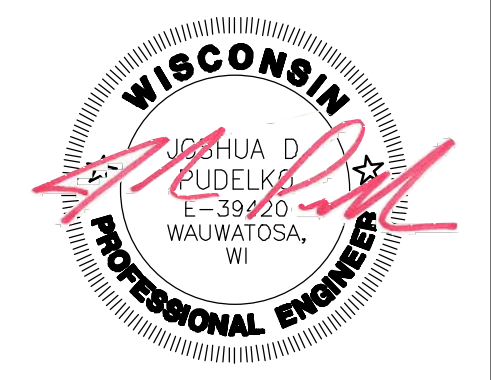


Development By:

**JANSSEN ■ BRUCKNER**

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DESIGN & LAND SURVEYING

**TRIO**

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**PROJECT:**  
**AUTUMN TRACE SUBDIVISION**  
 CITY OF NEW BERLIN, WI  
 BY: JANSSEN - BRUCKNER  
 PO BOX 277  
 EAGLE, WI 53119

**REVISION HISTORY**

DATE	DESCRIPTION
02/24/23	PREL. SUBMITTAL
03/30/23	PER CITY COMMENTS
06/17/23	CIVIL PLANS
06/20/23	NCI SUBMITTAL
07/13/23	CIVIL PLANS
07/31/23	CIVIL PLANS

**DATE:**  
 JULY 31, 2023

**JOB NUMBER:**  
 22-063-1124

**DESCRIPTION:**  
 OVERALL DEVELOPMENT PLAN

**SHEET**  
**C1.1**