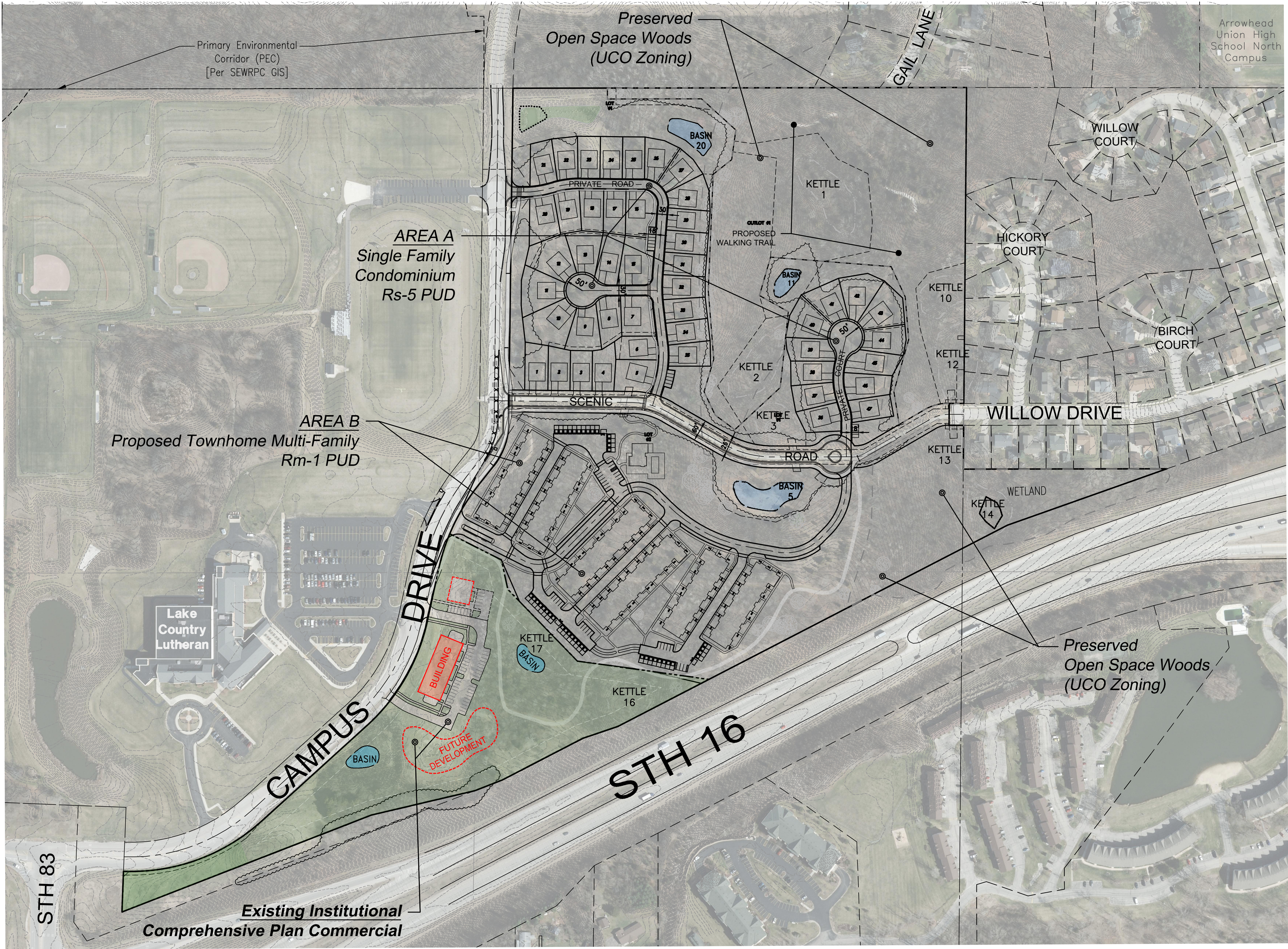




ZONING CHARACTERISTICS FOR FUTURE COMMERCIAL
- Potential zoning = B-1 or B-2
- Lot Area = 20,000 sf & 100' wide
- B-1 Setbacks:
 - Rear Yard = 40'
 - Side Yard = 40'
 - Street Yard = 40'
- B-2 Setbacks:
 - Rear Yard = 25'
 - Side Yard = 10'
 - Street Yard = 30'



4100 N Calhoun Road, Suite 300
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

DEVELOPMENT SUMMARY

Total Gross Area	
Area A - RS-5 (PUD)	= 27.487 acres
Area B - Institutional	= 16.916 acres
Existing Institutional I-1	= 8.909 acres
Total Area	= 53.312 acres

Proposed UCO (Isolated Natural Resource Area)	
Area A - UCO	= 11.018 acres
Area B - UCO	= 3.494 acres
Proposed UCO Area	= 14.512 acres

AREA A Development Summary

- Total Area:	27.487 acres
- Public Road Dedication	-1.850 acres
- UCO Area:	- 11.018 acres
- Net Area:	14.619 acres

- Zoning:	RS-5 PUD
- "Clustered Conservancy Community"	
- 47 Unit - Single Family Condominiums	
- Net Density = 47 / 14.619	= 3.21 units/acre

AREA B Development Summary

- Total Area:	16.916 acres
- UCO Area:	- 3.494 acres
- Net Area:	13.422 acres

- Zoning:	RM-1 PUD
- 150 Unit - Townhome Multi-Family	

EXISTING INSTITUTIONAL Development Summary

- Total Area:	8.909 acres
- Existing Zoning:	I-1 "Institutional"
- Comprehensive Plan:	Commercial (e.g., B-1 or B-2)

ISOLATED NATURAL RESOURCE AREA NOTE:

Isolated Natural Resource Area boundary shown (in orange) hereon was delineated by Heartland Ecological Group Inc. in February 2020.

HORIZONTAL DATUM PLANE:

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°54'10"E.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC. and Waukesha County GIS topographic data.

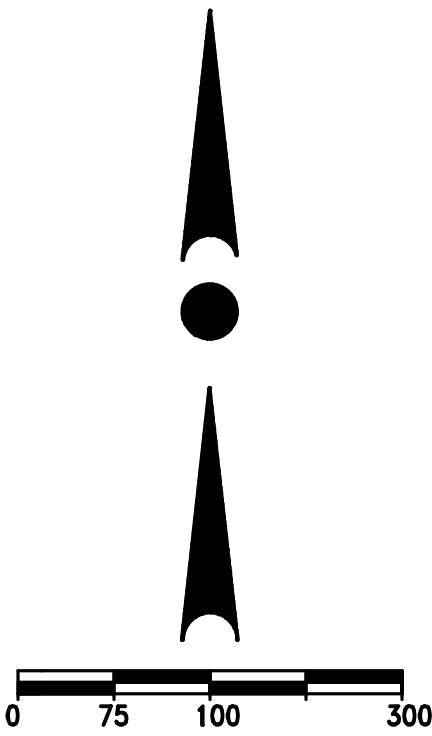
OWNER
LUTHERAN HIGH SCHOOL ASSOCIATION
OF GREATER MILWAUKEE
10427 W. LINCOLN AVENUE, SUITE 1300
WEST ALLIS, WI 53227

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



MASTER PLAN - Lake Country Lutheran East Lands

Village of Hartland Wisconsin



Scale: 1" = 150' (22"x34")

Scale: 1" = 300' (11"x17")

September 3, 2020