

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'



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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)

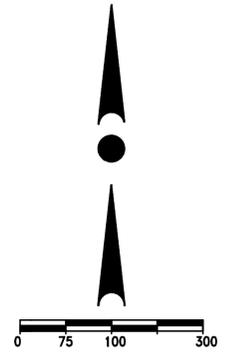
ENTRANCE EXHIBIT - Lake Country Lutheran East Lands

Village of Hartland Wisconsin



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

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

September 3, 2020

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