



# Cobblestone Farms

TAK KEY NUMBER: EGLT 1833999

PARCEL SIZE: 160.03 ACRES

DEVELOPER: MK/S-EP, LLC  
ATTN: MIKE KAEREK  
11600 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227

EXISTING TOWN OF EAGLE ZONING: RURAL RESIDENTIAL

- PROPOSED TOWN OF EAGLE ZONING: RESIDENTIAL R-1 PUD
- i. 1 ACRE PER LOT WITH 30% OPEN SPACE
  - ii. OVERALL PROPOSED DENSITY IS 1.58 ACRES PER LOT (INCLUDING DOMAN HOMESTEAD)
  - iii. OFFERS A BLEND OF 3/4 ACRE AND 1 PLUS ACRE HOMESITES
  - iv. TOTAL HOMES - 101
    - 35 - 1+ ACRES SITES
    - 64 - 3/4+ ACRE SITES
    - 1 - 4.8 ACRE HOBBY FARM
    - 1 - 1.45 ACRE STONE HOUSE
  - v. MINIMUM LOT WIDTH - 150' AVERAGE / 180' CORNER (1 ACRE) & 120' / 150' (3/4 ACRE)
  - MINIMUM STREET SETBACK = 35'
  - MINIMUM SIDEYARD = 20'
  - MINIMUM REAR = 20'

## LEGEND - ATTRIBUTES FOR THE SITE

- ① - PROPOSED 30' WIDE LANDSCAPE EASEMENT
- ② - NATURAL DRAINAGE WAY TO CONTINUE TO BE FUNCTIONAL IN COMMON OPEN SPACE
- ③ - INRA TO BE PRESERVED IN COMMON OPEN SPACE
- ④ - WETLAND TO BE PRESERVED IN COMMON OPEN SPACE
- ⑤ - PRESERVATION OF NATURAL LOW AREAS FOR STORMWATER MANAGEMENT
- ⑥ - WOODED STEEP SLOPES TO BE PRESERVED IN OPEN SPACE
- ⑦ - PROPOSED 8' WIDE PEDESTRIAN PATH
- ⑧ - POTENTIAL CONNECTIVITY TO EXISTING WESTERN SUBDIVISION, NO PROPOSED CONNECTION TO PRESERVE STORMWATER AREAS
- ⑨ - OVERLOOK PARK - OBSERVATION AREA WITH FIRE PIT

