



Mancuso Concept

Neumann Companies Inc is eager to provide details regarding its latest subdivision in the City of New Berlin, located at the corner of Grange Ave Sunnslope Rd. Neumann Companies has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000. Neumann Companies has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past eight years, including again this year!

The New Berlin Plan Commission / Common Council recently adopted revisions to Neighborhood G, Sections 26 & 35 – South Moorland Road Corridor. These revisions led to the creation of the new R-6 Section 35 Low Density Single Family Residential Zoning District. **Mancuso Concept** will feature 34 single family lots and will be one of the first communities to develop with the R-6 zoning district.

The proposed concept plan utilizes a boulevard access point at both Sunnslope Road and Grange Ave. The intent is to utilize a design similar to the subdivisions in the area with 60 feet wide right-of-way and the typical City of New Berlin residential street pavement cross section.

The average lot size for Mancuso Concept Plan is 27,413 square feet with a density of 1.22 lots/acre. All lots and stormwater management facilities are located in upland. All lots with rear or side yards abutting Sunnslope Road will have a 50 feet wide landscape easement which can provide a buffer and screening using berms and landscape plantings. This landscape easement will be designed in accordance with the R-6 Zoning District requirements. Also a 30 feet wide landscape easement along Grange Avenue will be provided. In addition to the landscape easements a multi-use paved trail will be constructed along Sunnslope Road from Grange Ave south to the parcel property line.

This community will be a deed restricted community with an incorporated home owners association. The responsibilities of the home owners association include management of the stormwater management facilities and commonly owned land. The deed restrictions will reflect the minimum home size, construction materials, and other pertinent details regarding the community standards. The minimum home size floor areas are anticipated to be 2,000 square feet for a ranch/one story home and 2,200 square feet for a two-story homes. Natural building materials and stone accent requirements will be included.

Mancuso Concept is within the existing sanitary sewer and water service areas. Stormwater management will be located in the southwest corner of the parcel.

This concept plan also illustrates a vision for the development of the lands directly south of Mancuso Concept. The parcel owned by Krokowski is not represented by Neumann Companies Inc. and the concept plan for the parcel is provided to demonstrate the potential for the development of the lands immediately adjacent to Mancuso Concept.



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Development Summary

Developer:

Neumann Companies Inc.

Engineer and Surveyor:

Trio Engineering

Subdivision Data:

Total Lots – 34

Total Area – 31.15

Density – 1.22 lots/acre (net)

Total Road Length – 2,750 l.f. (80.9 l.f. /lot)

Zoning: R-6 Section 35 Low-Density Single-Family-Residential Zoning District

Design Data:

Lot Area = 25,000 s.f. (minimum)

27,413 s.f. (average)

Lot Width = 110' (Typical)

130' (Corner)

Setbacks:

Front = 30 ft.

Side = 10 ft.

Rear = 25 ft.