

OWNER/DEVELOPER:
RYAN JANSEN
KIRKLAND CROSSING, LLC,
13416 WATERTOWN PLANK RD. #245
ELM GROVE, WI 53122

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR.
SUITE 300 BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOC, WI 53066

WETLAND AREA RESTRICTIONS:
THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND AREAS OF THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

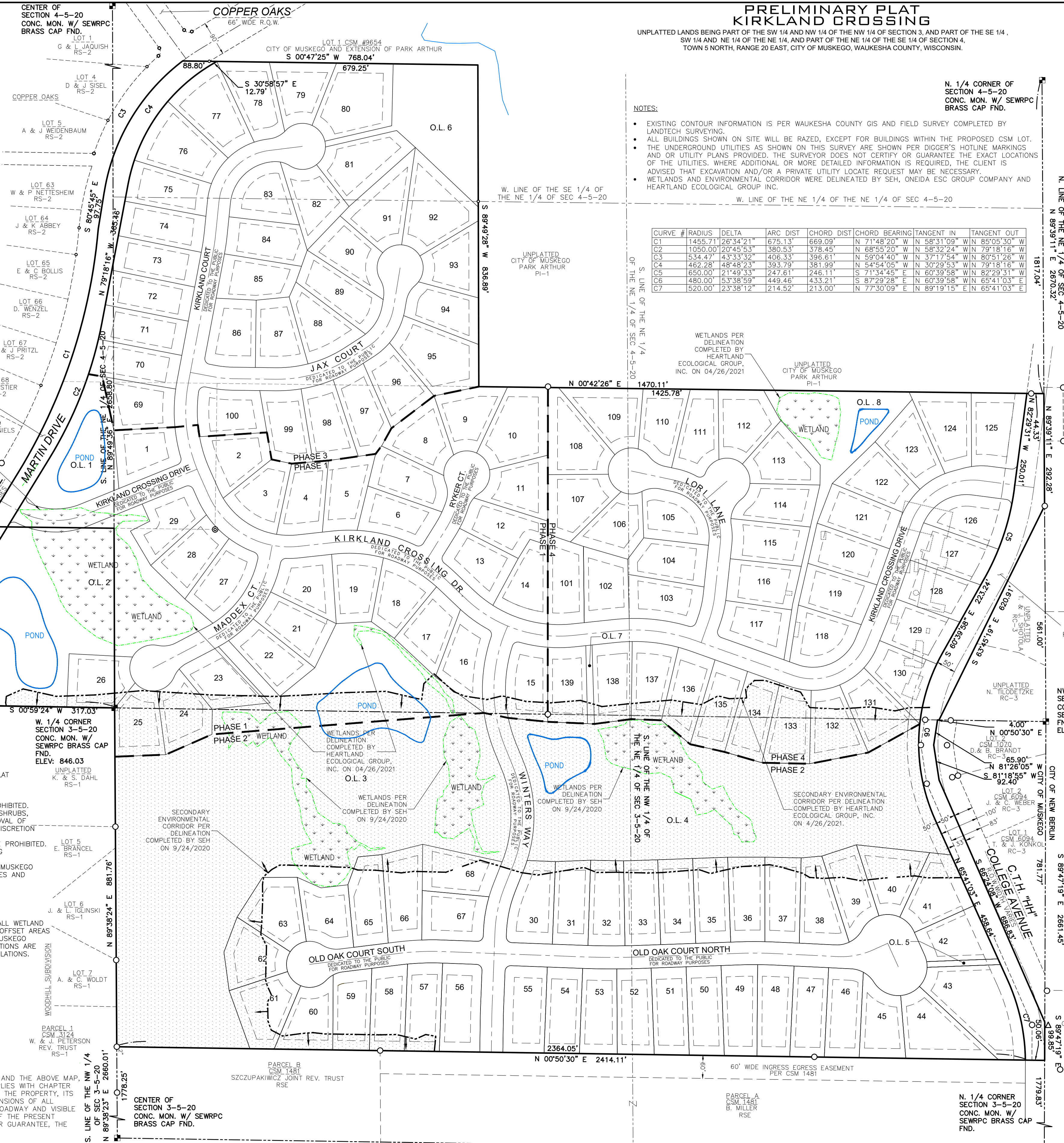
1. GRADING AND FILLING SHALL BE PROHIBITED.
2. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC, INVASIVE, DEAD, DISEASED, OR HAZARDOUS VEGETATION AT THE DISCRETION OF LANDOWNER AND UPON THE APPROVAL OF THE CITY OF MUSKEGO.
4. GRAZING BY DOMESTICATED ANIMALS, I.E. HORSES, COWS, ETC., SHALL BE PROHIBITED.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE NATURAL AREA SHALL BE PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY OF MUSKEGO AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORP OF ENGINEERS.
7. CONSTRUCTION OF BUILDINGS IS PROHIBITED.

WETLAND PROTECTION OFFSET RESTRICTIONS:
THERE IS A CITY REQUIRED 15-FOOT WETLAND PROTECTION OFFSET AROUND ALL WETLAND AREAS. THE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND PROTECTION OFFSET AREAS SHALL FOLLOW ALL RESTRICTIONS LISTED IN CHAPTER 400 OF THE CITY OF MUSKEGO MUNICIPAL CODE RELATING TO WETLAND PROTECTION OFFSETS. IF DNR REGULATIONS ARE APPLICABLE, THEN SAID REGULATION SHALL BE IN ADDITION TO ALL CITY REGULATIONS.



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP, LAND DIVISIONS AND FEATURES IS A TRUE REPRESENTATION AND FULLY COMPLIES WITH CHAPTER 392 OF CITY OF MUSKEGO, THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939



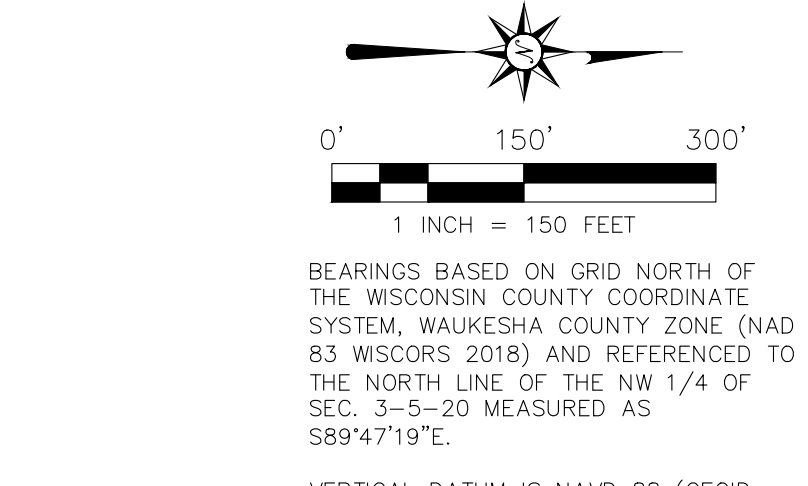
PRELIMINARY PLAT KIRKLAND CROSSING
UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

- NOTES:**
- EXISTING CONTOUR INFORMATION IS PER WAUKESHA COUNTY GIS AND FIELD SURVEY COMPLETED BY LANDTECH SURVEYING.
 - ALL BUILDINGS SHOWN ON SITE WILL BE RAZED, EXCEPT FOR BUILDINGS WITHIN THE PROPOSED CSM LOT.
 - THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - WETLANDS AND ENVIRONMENTAL CORRIDOR WERE DELINEATED BY SEH, ONEIDA ESC GROUP COMPANY AND HEARTLAND ECOLOGICAL GROUP INC.

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1455.71'	26°34'21"	675.13'	669.09'	N 71°48'20" W	N 58°31'09" W	N 85°05'30" W
C2	1050.00'	20°45'53"	380.53'	378.45'	N 68°55'20" W	N 58°32'24" W	N 79°18'16" W
C3	834.47'	43°33'59"	406.33'	396.61'	N 59°04'40" W	N 37°17'54" W	N 80°51'26" W
C4	462.28'	48°48'23"	393.79'	381.99'	N 54°54'05" W	N 30°29'53" W	N 79°18'16" W
C5	650.00'	21°49'33"	247.61'	246.11'	N 71°34'45" E	N 60°39'58" W	N 82°29'31" W
C6	480.00'	53°38'59"	449.46'	433.21'	S 87°29'28" E	N 60°39'58" W	N 65°41'03" E
C7	520.00'	23°38'12"	214.52'	213.00'	N 77°30'09" E	N 89°19'15" E	N 65°41'03" E

- REVIEWING AUTHORITIES:**
- CITY OF MUSKEGO
 - WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
 - WI DEPARTMENT OF ADMINISTRATION
- TOTAL PARCEL AREA =** 112.51 ACRES
 • CSM LOT 1 = -0.64 ACRES
 • SUBDIVISION AREA (SITE) = 111.87 ACRES
- PROPOSED DEVELOPMENT =** 139 LOTS
 + 1 CSM LOT
 140 LOTS
- DENSITY =** 139 LOTS/111.87 ACRES = 1.24 UNITS/ACRE
- CURRENT ZONING**
RSE, RS-1 & M-1
- PROPOSED ZONING**
PD
- LOT SIZE**
- MINIMUM AREA: 20,000 S.F.
 - MINIMUM AVERAGE WIDTH: 100' AVERAGE OR 90' MINIMUM AS FOLLOWS:
 - 100' AVERAGE: LOTS 1-6, 8-30, 40-45, 55, 56, 60-64, 67-69, 76-96, 98-100, 102-110, 112, 133, 138, 139
 - 90' MINIMUM: LOTS 7, 31-39, 46-54, 57-59, 65, 66, 70-75, 89, 97, 101, 111, 134-137
- BUILDING SETBACKS**
- FRONT = 30'
 - FRONT SETBACK FOR CORNER LOT SIDE STREET = 25'
 - SIDE = 12.5'
 - REAR = 25'
- PROPOSED FAR =** 25%
- PROPOSED OPEN SPACE =** 70% OF LOT AREA*
 *RECOGNIZING THAT AN ADDITIONAL 26.6% OF THE DEVELOPMENT IS PRESERVED OPEN SPACE IN OUTLOTS, AND THE SUBDIVISION INCLUDES A PROPOSED PAVED TRAIL CONNECTION TO PARK ARTHUR.
- OUTLOT OPEN SPACE =** 29.76 ACRES (26.6% OF SITE)
- WETLAND AREA = 4.81 ACRES
 - (EXCLUDING 10,000 S.F. FILL AT MARTIN DRIVE ENTRY ROAD)
- SEC AREA IN OL = 19.76 ACRES
 - ROAD LENGTH = 9,050 LF (65.1 LF/LOT)
 - AVERAGE LOT SIZE = 21,405 S.F.

- LEGEND**
- SECTION CORNER MONUMENT FOUND 3/4 REBAR OR NOTED FOUND 1" IRON PIPE OR NOTED
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - WATER VALVE
 - HYDRANT
 - CMCP CULVERT
 - WELL
 - TV PED
 - SEPTIC VENT
 - UTILITY POLE
 - GUY WIRE
 - OUTBUILDING
 - HOUSE
 - SILLO
 - BARN
 - WIRE FENCE
 - CHAINLINK FENCE
 - SOIL BORE
 - MARKER POST OR NOTED SIGN
 - OVERHEAD UTILITY
 - UNDERGROUND ELEC.
 - UNDERGROUND TV
 - AT&T UNDERGROUND PER PLAN
 - EXISTING SPOT GRADE
 - FLOOR ELEVATION
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - WETLANDS



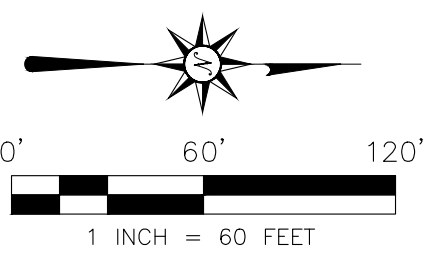
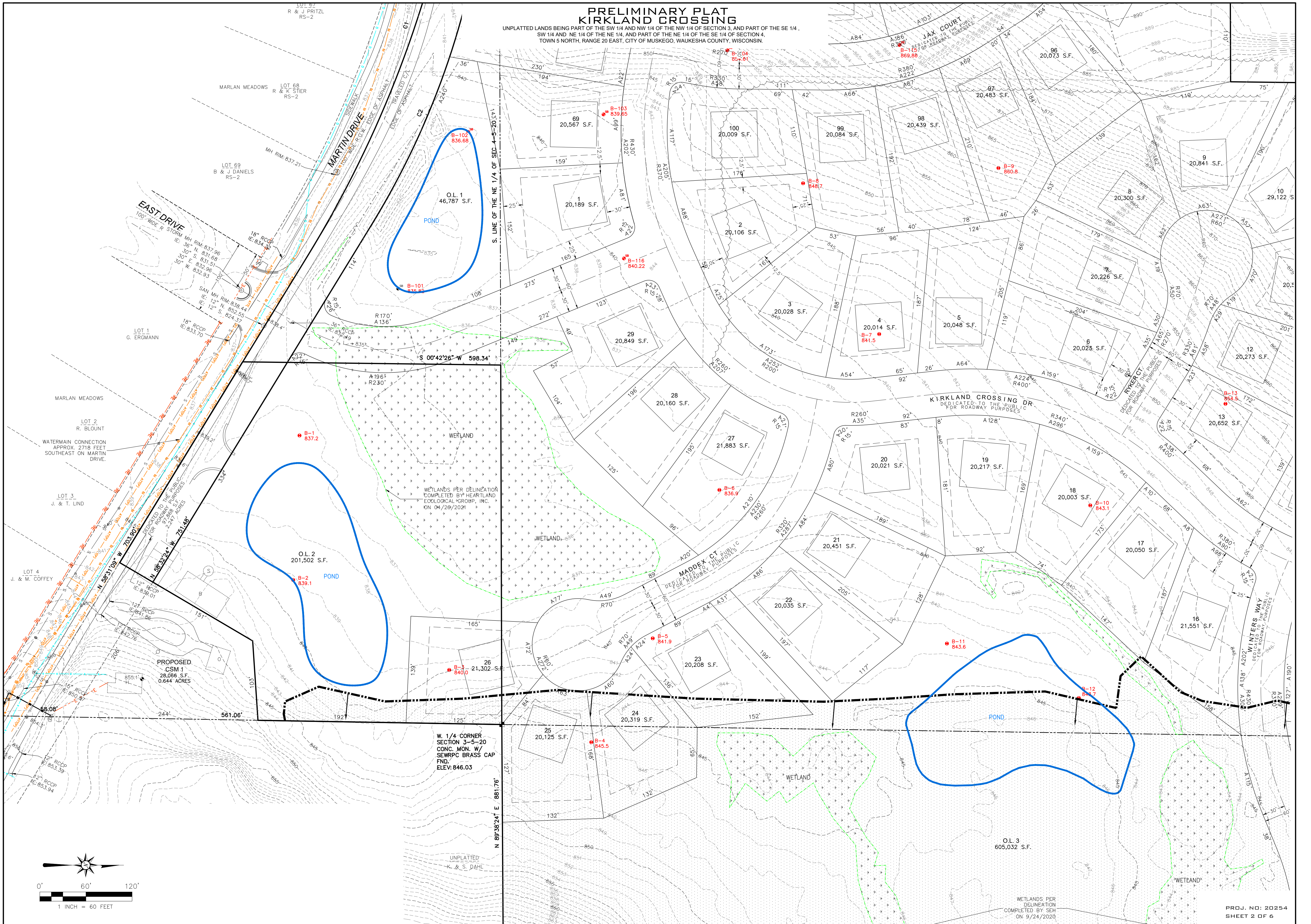
BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2018) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 3-5-20 MEASURED AS S89°47'19"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

REV: 07/29/2022
 01/17/2022
 PROJ. NO: 20254
 SHEET 1 OF 6

PRELIMINARY PLAT KIRKLAND CROSSING

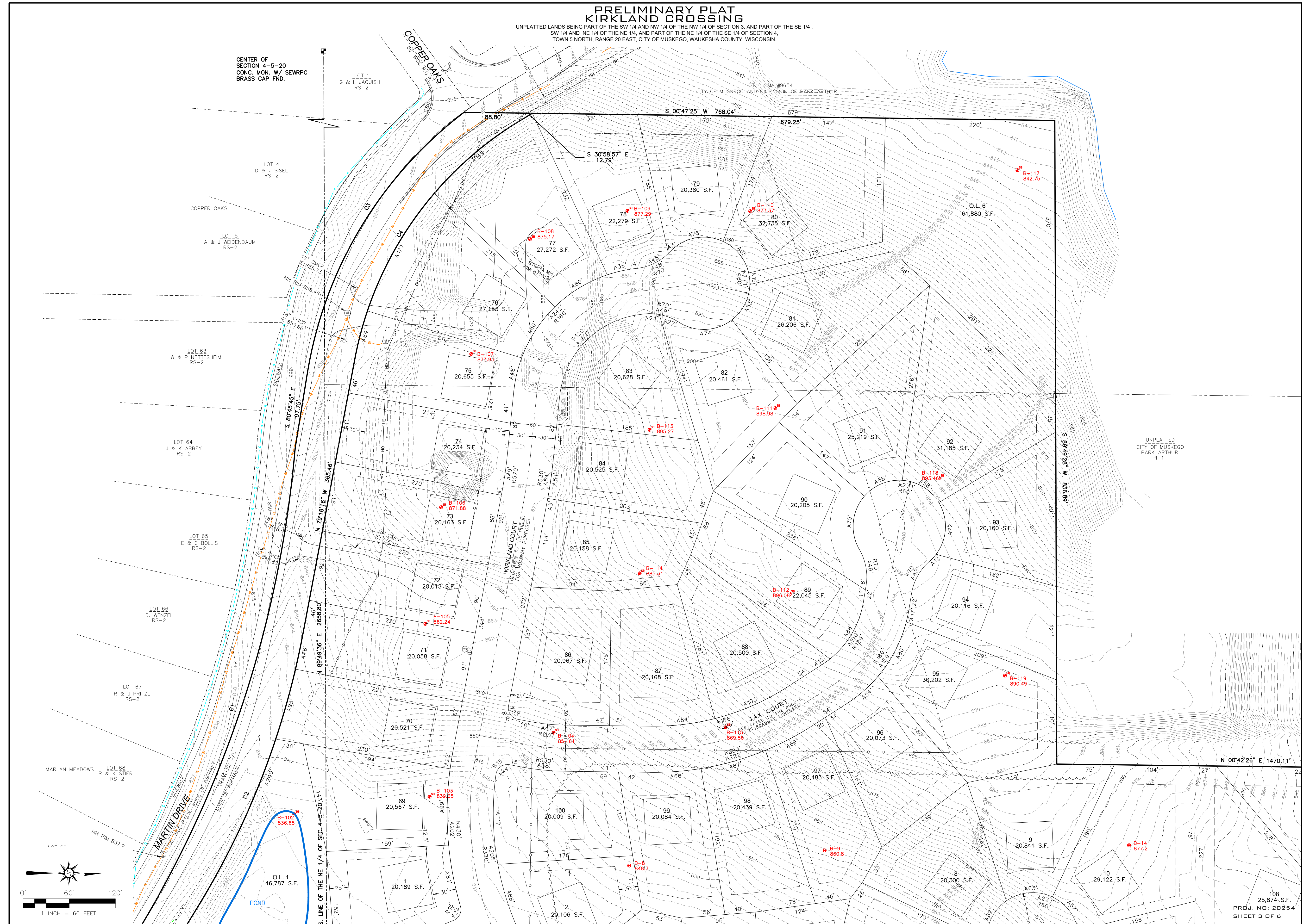
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PRELIMINARY PLAT KIRKLAND CROSSING

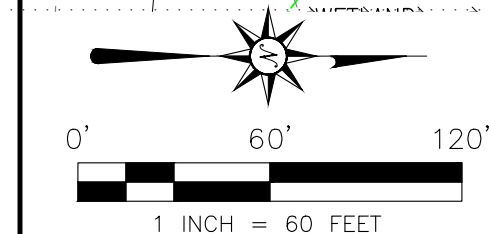
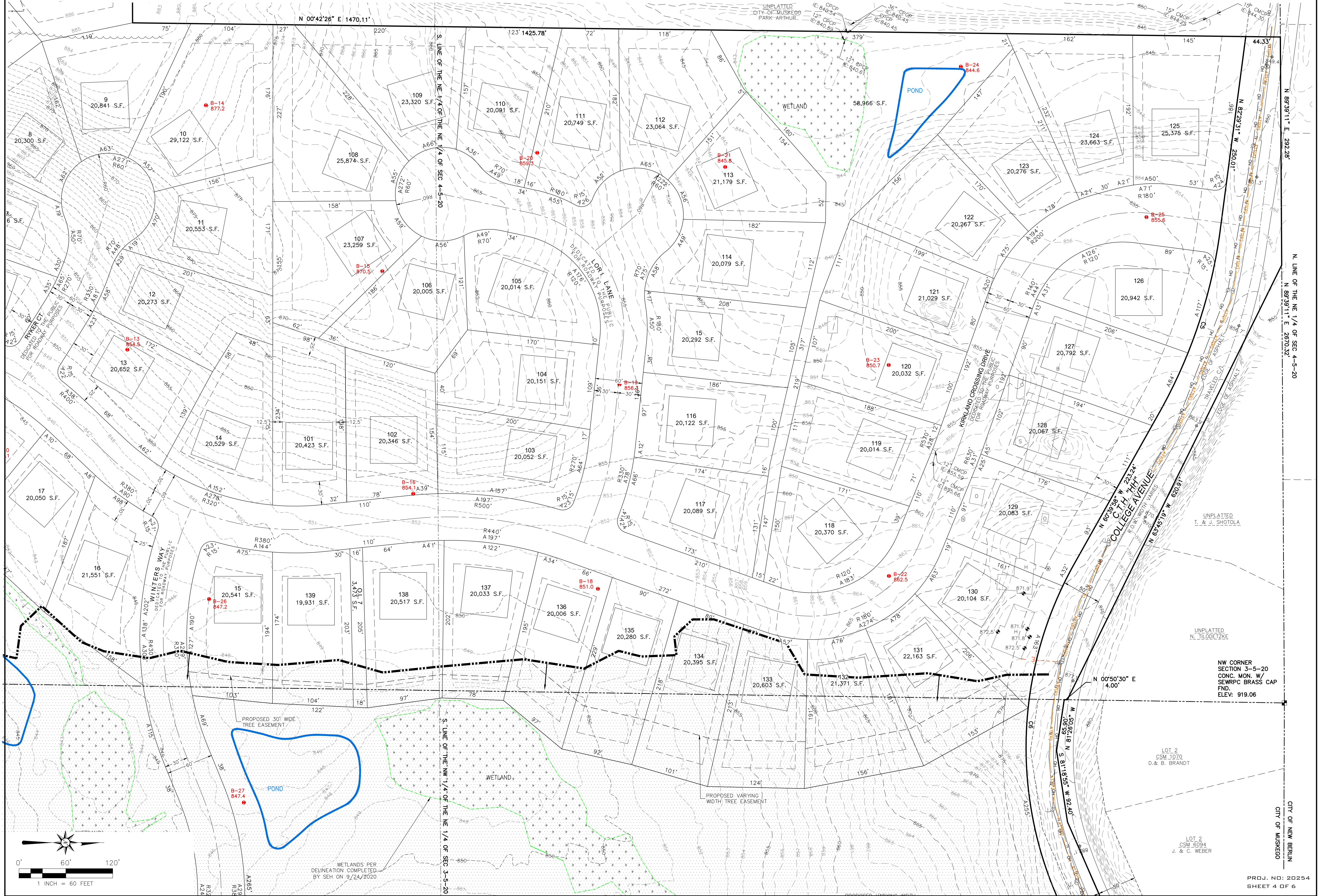
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CENTER OF SECTION 4-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.



PRELIMINARY PLAT KIRKLAND CROSSING

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4,
SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4,
TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



NW CORNER
SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.
ELEV. 919.06

LOT 2
CSM 1070
D. & B. BRANDT

LOT 2
CSM 6094
J. & C. WEBER

PRELIMINARY PLAT KIRKLAND CROSSING

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4,
SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4,
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W. 1/4 CORNER
SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.
ELEV: 846.03

LOT 5
E. BRANCEL

WOODHILL SUBDIVISION

LOT 6
J. & L. IGUNSKI

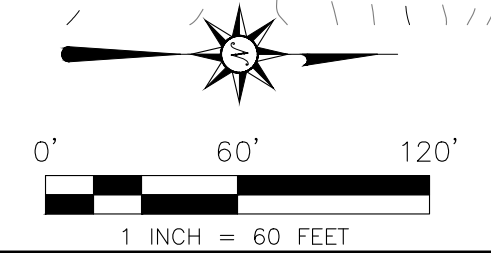
LOT 7
A. & C. WOLDI

PARCEL 1
CSM 3124
W. & J. PETERSON
REV. TRUST

PARCEL B
CSM 1463
SZCZURAKIWOZ JOINT REV. TRUST

PARCEL A
CSM 1481
B. MILLER

CENTER OF
SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.



S. LINE OF THE NW 1/4 OF SEC. 3-5-20
S 89°38'23" W 2660.01'
1778.25'

N 00°50'30" E 2414.11'

PRELIMINARY PLAT KIRKLAND CROSSING

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SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4,
TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



NW CORNER
SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.
ELEV: 919.06

CITY OF NEW BERLIN
CITY OF MUSKEGO

N. LINE OF THE NW 1/4 OF SEC 3-5-20
S 89°47'19" E 2861.45'

UNPLATTED
G. & S. LINDSTROM

